

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
March 31, 2015
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:00pm. Present were Chairman Renfro, Commissioners Jonathan Lyons, Mike Jusko, John McCutcheon, and Annie Fishman. Absent were Commissioners Wendi Conley and Tracey Logan. Staff members present were Director of Planning and Zoning, Robert LaCroix, Planning Manager, Ryan Miller, Senior Planner, David Gonzales, and Planning and Zoning Coordinator, Laura Morales.

II. CONSENT AGENDA

1. P2015-011

Discuss and consider a request by Duane and Jennifer Piercy for the approval of a final plat for Lot 1, Block A, Piercy Place Addition being a 1.21-acre tract of land identified as Tract 21 of the R. Ballard Survey, Abstract 29, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated west of the intersection of Hartman Street and Renfro Street, and take any action necessary.

Chairman Renfro made motion to pass the consent agenda. Commissioner Jusko seconded the motion, which passed with a vote of 5-0. Chairman Renfro noted Commissioners Wendi Conley and Tracey Logan were absent.

III. PUBLIC HEARINGS

2. Z2015-003

Hold a public hearing to discuss and consider a request by Cole Franklin of the Skorburg Company on behalf of the owner Larry Hance for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) and General Retail (GR) District land uses for a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary.

Chairman Renfro indicated that the applicant has submitted a request to withdraw this case. Commissioner McCutcheon made a motion to accept the withdraw request for this item. Commissioner Lyons seconded the motion, which passed by a vote of 5-0 with Commissioners Logan and Conley absent.

3. Z2015-010

Hold a public hearing to discuss and consider a request by Noah Flabiano of the Skorburg Company for the approval of a zoning change from Planned Development District 70 (PD-70) for limited commercial/retail land uses to a Planned Development District for townhomes on a 10.142-acre tract of land being identified as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary *[Requested Postponement to the April 28, 2015 Planning and Zoning Commission Meeting]*.

Chairman Renfro indicated that the applicant has requested that this item be postponed until the April 28th Planning & Zoning Commission Meeting. Having read the item into the record as required, no discussion took place concerning the item, and no action was taken.

63 4. Z2015-011

64 Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text
65 amendment to Article IX, Tree Preservation, Section 11.1, Tree fund administration, of the Unified
66 Development Code [Ordinance No. 04-38] for the purpose of modifying this section of the code, and
67 take any action necessary.

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69 Planning Manager, Ryan Miller, provided background information related to this agenda item.
70 He indicated that this is a city initiated request to amend the city's tree preservation ordinance
71 regulations to allow money received by developers for tree mitigation to be utilized for not only
72 the purchase of trees but also to help plant and irrigate the trees planted.

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74 Chairman Renfro opened the public hearing and asked if anyone would like to come forth and
75 speak at this time. There being no one wishing to come forth and speak, he then closed the
76 public hearing.

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78 Chairman Renfro asked for clarification as to why the suggested change to the ordinance
79 regulations includes omitting "utilizing either city staff or contract labor." Mr. Miller indicated
80 that the language is being struck in one area, but it will still be included in the regulations
81 elsewhere. Chairman Renfro clarified that money is now collected from developers in lieu of
82 donating actual trees. He expressed concerns regarding allocating funds to anything other than
83 actual trees. Mr. Miller explained that the funds would still be used to help mitigate trees – it will
84 just allow funds to also be used for equipment and labor necessary to plant those trees. Mr.
85 LaCroix indicated that this change would also allow for vegetation type material, other than
86 actual trees, to be purchased and installed as well as the contract or staff labor needed to plant
87 and transplant trees and vegetation. Chairman Renfro expressed concern about mixing funds
88 that will purchase actual trees, with the original intent having been to mitigate trees, with funds
89 that would be utilized for labor to plant the trees. He generally expressed that he feels approval
90 of this change may be going against the original intent of the tree mitigation ordinance.

91
92 Commissioner Lyons suggested that perhaps the fund could be broken up into percentages
93 where a certain percentage of the money could be utilized for actual trees and the other
94 percentage could be allocated to the labor for planting the trees. He suggested perhaps fifty
95 percent be allocated for purchase of actual trees.

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97 Commissioner McCutcheon asked if the way this ordinance change is worded is similar to what
98 other city's ordinances are like. Mr. LaCroix indicated that over the last several years, we have
99 had less development; however, we have now been seeing an increase in development. So the
100 city is now being faced with receipt of a large number of trees. This change would allow the
101 council to use some of the funds for other things. With how the ordinance is now, the city could
102 possibly have to take possession of a large number of trees and maintain those trees until there
103 are places located to plant those trees. The city does not want to get into the business of
104 running a tree farm. This change will allow things run more efficiently. This change will allow
105 the city's Parks Department, who is responsible for planting and managing donated trees
106 associated with these regulations, to more easily manage the trees. Mr. LaCroix indicated that
107 city staff has been in charge of planting trees; however, this change would allow planting of the
108 trees to be contracted out.

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110 Commissioner Jusko asked if the Parks Department does all of the landscaping and mowing for
111 the city. Mr. LaCroix indicated that some of it is done by the city, and some of it is contracted
112 out. Commissioner Jusko wonders if it would save cost if some of the money donated for tree
113 mitigation could be utilized to hire city personnel to do more of its own landscaping and
114 maintenance instead of contracting it out. Chairman Renfro expressed that doing that would be
115 out of the scope of these regulations.

116
117 Mr. LaCroix explained that city staff in the Parks Department cannot plant hundreds of trees
118 each year. Therefore, this change will allow things to be more efficient by allowing flexibility in
119 contracting out the labor to plant the trees. Mr. Miller clarified that if a developer came in and
120 was required to donate 100 trees and city staff did not have time or manpower to plant those 100
121 trees, they may die. This change would allow a contractor to be hired to plant the trees and
122 provide the needed irrigation to ensure those trees live. He suggested it may be difficult to place
123 percentages on the amount of the tree funds that could be used for purchase of trees versus

124 contract labor to plant those trees. Mr. Miller also explained that this change in the regulations
125 would allow the city to purchase vegetation, other than trees, such as perhaps annuals or
126 perennials.
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128 Commissioner McCutcheon made a motion to approve. Commissioner Jusko seconded the
129 motion, which passed by a vote of 5-0 with Commissioners Logan and Conley absent.
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132 IV. DISCUSSION ITEMS
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134 5. Z2015-012

135 Hold a public hearing to discuss and consider a request by Cindy Levandowski on behalf of the owner
136 Terry Rowe for the approval of an amendment to a Specific Use Permit [*Ordinance No. 09-28*] to allow
137 for a *General Retail Store* within Planned Development District 50 (PD-50) for a 0.16-acre parcel of land
138 identified as Lot 1, Block 1, Henry Addition, City of Rockwall, Rockwall County, Texas, zoned Planned
139 Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North
140 Goliad Corridor Overlay (NGC OV) District, addressed as 907 N. Goliad Street, and take any action
141 necessary.
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143 Chairman Renfro asked applicant to come forth and speak.
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145 Cindy Levandowski
146 131 Griffith Avenue
147 Fate, TX
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149 Mrs. Levandowski indicated that she is here to propose opening a new boutique, which would be
150 located at 907 North Goliad Street. She explained the hours of operation and that the boutique
151 would be an upscale establishment offering clothing and items for ladies and babies. Deliveries
152 would be small, occur only during business hours and would occur at the rear of the building.
153 She will be the owner/operator of the store. She generally described the décor of the store as
154 well as the interior make-up of the store (four retail areas and three non-retail areas). She has
155 been a retail buyer for thirty-five years, and she is very customer-focused. She shared some of
156 her personal, past career experience and the cities in which she has lived in the past, explaining
157 that she currently lives in Fate.
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159 There being no questions staff indicated the case will return to the Commission for public
160 hearing at the next scheduled meeting.
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162 Commissioner Conley arrived to the meeting at this point (6:32 p.m.).
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164 6. Z2015-013 (Ryan)

165 Hold a public hearing to discuss and consider a request by Cole Franklin of the Skorburg Company on
166 behalf of Breezy Hill 405, LTD for the approval of a zoning amendment to Planned Development District
167 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and allow for
168 changes to the development standards contained in *Exhibit 'C'* of Ordinance 14-26 for 405.184-acres of
169 land identified as Tract 7 & 7-1 of the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall
170 County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action
171 necessary.
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173 Chairman Renfro asked applicant to come forth and speak.
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175 Adam Buczek
176 8214 Westchester Drive, Suite 710
177 Dallas, TX 75225
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180 Mr. Buczek came forth and provided the P&Z Commissioners with an overview of proposed
181 changes to this development (Breezy Hill). He explained that this is about a 400 acre Planned
182 Development subdivision. The subject property is 9.946 acres and would consist of 47
183 residential lots and 20 acres of Commercial. The overall, proposed, density would not be
184 changing (2.0 units per acre). Essentially, 20 additional residential lots are being requested to

185 be added to the overall PD. He went on to explain how the additional residential lots will be
186 added while still maintaining the original density. He explained the various lot sizes and
187 development standards that would be present in the overall PD. Windsor Homes will be their
188 affiliate, and they will be one of the builders. The projected price point of the homes would be
189 high-200's up to the mid 300'S. 2,400 to 3,000 square feet will be the estimated size of the
190 residential homes.

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192 Commissioner Conley indicated that she believes this type of product (larger home with smaller
193 yards) is much needed in Rockwall because we currently do not have these.

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195 Chairman Renfro indicated that he believes the concept plan visually looks like a large density (a
196 lot of lots). Discussion took place related to the overall density and the transition between lower
197 density and higher density placed homes within the neighborhood as one drives down the
198 street.

199
200 Mr. Buczek went on to explain that about 20.5 acres will end up being open space, park land and
201 trails. He explained that he has been working with Andy Hesser on the city's Parks Department
202 staff to obtain a \$400,000 grant from the State to help develop the trails and trail connections
203 and enhance the proposed open space.

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206 Mr. Miller pointed out that the applicant does have to pay pro-rata equipment fees for the
207 purchase of parkland-related equipment and trails.

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209 Mr. LaCroix explained that the PD is intended to be walkable and have trails to have connectivity.

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211 There being no further questions or discussion, staff indicated the case will return to the
212 Commission for public hearing at the next scheduled meeting.

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214 7. P2015-008

215 Hold a public hearing to discuss and consider a request by Michael Clark for the approval of a
216 residential replat for Lots 6 & 7, Block K, Sanger Brothers Addition, being a 0.23-acre parcel of land
217 currently identified as the eastern ½ of Lot 3, Block K, Sanger Brothers Addition, City of Rockwall,
218 Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential
219 Neighborhood Overlay (SRO) District, addressed as 808 Sam Houston Street, and take any action
220 necessary.

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222 Chairman Renfro asked applicant to come forth and speak.

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224 Teresa Dabney
225 2824 Misty Ridge
226 Rockwall, TX

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228 Ms. Dabney came forth and explained that she would like to subdivide this larger lot into two,
229 separate lots. It was explained that this lot was previously brought forth with a requested four-
230 plex; however, at this time, the request is simply to subdivide the lot into two, separate lots.

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232 There being no questions staff indicated the case will return to the Commission for public
233 hearing at the next scheduled meeting.

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236 8. P2015-012

237 Discuss and consider a request by Warren Corwin of Corwin Engineering on behalf of Ryan Joyce of
238 the Skorburg Company (BH Phase V 80' POD, SF, LTD) for the approval of a preliminary plat for 79
239 single family residential lots, identified as Phase V of the Breezy Hill Subdivision, being a 25.597-acre
240 tract of land situated within the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall
241 County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District
242 land uses, situated on the west side of Breezy Hill Road north of the intersection Breezy Hill Road and
243 FM-552, and take any action necessary.

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Planning Manager, Ryan Miller, provided background information related to this case.

There being no questions staff indicated the case will return to the Commission for public hearing at the next scheduled meeting.

9. SP2015-005

Discuss and consider a request by Mike Whittle of Caruth Lake Development for the approval of a site plan for a general office building on a 0.566-acre parcel of land identified as Lot 10, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6525 FM-3097, and take any action necessary.

Senior Planner, David Gonzales, indicated prior to applicant coming forward there was a member of the Architectural Review Board that was present to go over the two applications.

ARB member came forth and gave brief explanation of outcome of recommendations after ARB met with the applicant.

Chairman Renfro asked applicant to come forth and speak.

Mike Whittle
7205 Ship Road
Rowlett, TX

Mr. Whittle came forth and gave brief explanation of request.

There being no questions staff indicated the case will return to the Commission for public hearing at the next scheduled meeting.

10. SP2015-006

Discuss and consider a request by Mike Whittle of Caruth Lake Development for the approval of a site plan for a general office building on a 0.57-acre parcel of land identified as Lot 4, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6540 Alliance Drive, and take any action necessary.

Senior Planner, David Gonzales, explained to the Commission this item will be combined with SP2015-005.

11. SP2015-007

Discuss and consider a request by Maria Bonilla of Winkelmann and Associates, Inc. on behalf of Mark Matisse of MAKKO Goliad I, LP for the approval of a site plan for a grocery store and fuel center on a 11.28-acre tract of land identified as Lots 2 & 3, Block A, Quail Run Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southeast corner of the intersection of N. Goliad Street (SH-205) and E. Quail Run Road, and take any action necessary.

Chairman Renfro asked applicant to come forth and speak.

Kristina Conrad
1331 E Airport Fwy.
Irving TX

Ms. Conrad came forward and gave brief explanation of request.

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Chairman Renfro asked a question concerning the ARB's recommendation of materials, are they open to going back and making the recommended changes. Ms. Conrad advised they are already meeting with the architect to have something to show staff by the end of the week for a pre-submittal review.

Commissioner McCutcheon asked what the flow of the trucks would be. Ms. Conrad explained the plan is to bring the trucks thru Quail Run Road, and back into the loading dock. She further noted the loading dock will be screened from view.

General discussion took place concerning landscape plan that will be incorporated to screen from view the trash compactor as well as the overall landscape surrounding the store.

There being no additional questions, staff indicated the case will return to the Commission for public hearing at the next scheduled meeting.

12. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2015-007: Lakeview Summit, Phase IV [Approved]
- ✓ Z2015-003: Hance Zoning Change [AG to PD] [Postponed]
- ✓ Z2015-007: 3920 E. IH-30 SUP for Truck Rental (1st Reading) [Approved]
- ✓ Z2015-008: Zoning Change [AG to SFE-2.0] (1st Reading) [Approved]
- ✓ Z2015-009: Blasé SUP for Residential Accessory Building (1st Reading) [Approved]
- ✓ Z2015-010: Townhome Zoning Change [PD-70 to PD] (1st Reading) [Postponed]
- ✓ SP2014-003: Medical Office Building [Approved]
- ✓ SP2014-004: Condominiums in PD-32 [Approved]

Planning Director Robert LaCroix provided a brief update about the outcomes of the above referenced cases at the City Council meeting.

No action was taken concerning this agenda item.

13. Planning and Zoning Commission Training Session: Site Plans

Chairman Renfro indicated that this item originated as a result of the last meeting. He explained that, just before the close of each meeting, he would like staff to discuss a specific topic related to the policies and protocols associated with the P&Z Commission. Tonight's topic will cover 'site plans.'

Mr. Miller, Planning Manager, then briefed the Commission on what site plans are, why they are required, when they are required, the objectives associated with reviewing site plans and what to look for when site plans are being reviewed. He also covered what to avoid when reviewing a site plan, what action can be taken, and what actions can be taken associated with variances or exceptions. Mr. Miller and Mr. LaCroix also described the options associated with making one motion versus making separate motions as well as making motions to deny items because the applicant is not meeting some of the city's technical requirements.

No action was taken following Mr. Miller's presentation.

V. ADJOURNMENT

The meeting was adjourned at 7:39 p.m.

368 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,
369 Texas, this 28 day of July 2015.

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Craig Renfro, Chairman

Attest:


Laura Morales, Planning Coordinator