

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 28, 2015
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:00pm. Present were Chairman Renfro, Commissioners Mike Jusko, Johnny Lyons, John McCutcheon, Annie Fishman, and Tracey Logan with Commissioner Wendi Conley absent. 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. Approval of Minutes for the March 31, 2015 Planning and Zoning Commission meeting.

2. Approval of Minutes for the April 14, 2015 Planning and Zoning Commission meeting.

3. P2015-029

Discuss and consider a request by Maria Bonilla of Winkelmann & Associates on behalf of Mark Matise of Makko Goliad I, LP for the approval of a replat for Lots 1, 2 & 3, Block A, Kroger 205 Addition being a replat of 11.236-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 E. Quail Run Road and SH-205, and take any action necessary.

4. P2015-031

Discuss and consider a request by Mike Whittle on behalf of Rockwall Rental Properties, LP for the approval of a replat for Lot 13, Block 2, Alliance Addition, Phase 2 being a 0.571-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.

5. P2015-032

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Lowdent LLC, Hall and Lee Land Company LLC, and Temunovic Partnership LTD for the approval of a replat for Lots 4, 5 & 6, Block A, Temunovic Addition being a 2.582-acre tract of land currently identified as Lots 1, 2 & 3, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1320 & 1350 Summer Lee Drive, and take any action necessary.

6. P2015-033

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Lakefront Trail Rockwall Hotel, LP for the approval of a replat for Lot 1, Block A, Marriott Addition being a 2.968-acre tract of land identified as a portion of Lot 3A, Block A, Shoreline Plaza Addition and all of Lot 1-1, Block A, Henry Africa Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the intersection of the IH-30 Frontage Road and Lakefront Trail, and take any action necessary.

Commissioner Fishman made motion to pass the consent agenda. Commissioner Jusko seconded the motion, which passed by a vote of 6-0. Chairman Renfro noted Commissioner Conley was absent.

III. APPOINTMENTS

- 62 7. Appointment with Architectural Review Board representative to receive the Board's
63 recommendations and comments for items on the agenda requiring architectural review.
64

65 The Architectural Review Board Representative came forth and stated the Board had
66 reviewed two projects: 1) a site plan for Life Springs Church off of John King Blvd and 2) a
67 site plan for the Ebby Halliday office building off of Ridge Road. He stated for the church
68 they are recommending re-examining the design along the public road frontage of John King
69 Blvd. The Board is also suggesting a canopy to be added to the façade as well as bigger
70 punched openings and windows. Also, they asked the applicant to incorporate other means
71 of articulation for the façade to avoid it looking too long. The recommendation also includes
72 incorporating more stone on certain parts of the elevation.
73

74 The representative further stated that for the Ebby Halliday office building off of Ridge Road,
75 the Board recommends that they make minor changes which include changing the façade
76 facing Ridge Road to remove the strips and adding more punched openings and windows on
77 the south façade of the building.
78

79 Chairman Renfro asked for questions from Commissioners. No discussion took place
80 concerning this item.
81

82
83 IV. DISCUSSION ITEMS
84

85 8. Z2015-023

86 Hold a public hearing to discuss and consider a request by Rich Darragh of the Skorburg Company on
87 behalf of the owner James Syvrud for the approval of a zoning change from a Commercial (C) District to
88 a Planned Development District for townhomes, on a 9.24-acre tract of land identified as Tract 9 of the
89 D. Atkins Survey, Abstract No. 001, City of Rockwall, Rockwall County, Texas, zoned Commercial (C)
90 District, situated within the Scenic Overlay (SOV) District, located on the east side of Ridge Road north
91 of the intersection of W. Yellow Jacket Lane and Ridge Road, and take any action necessary.
92

93 Planning Manager, Ryan Miller, explained to the Commission that the applicant has submitted
94 letter requesting to withdraw this case, however it will have to be kept on the agenda since
95 advertisements were sent to the property owners within 500 feet of the subject property. Mr.
96 Miller advised the Commission that action will need to be taken at the next scheduled meeting to
97 officially accept the request to withdraw, but no discussion or action is needed at this time.
98

99 9. Z2015-024

100 Hold a public hearing to discuss and consider a request by Rich Darragh of the Skorburg Company on
101 behalf of the owner William Audy Riggs, SR Estate for the approval of a zoning change from an
102 Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District land
103 uses, on a 93.00-acre tract of land identified as Tract 33 of the J. Strickland Survey, Abstract No. 187,
104 City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of
105 Breezy Hill Road north of FM-552, and take any action necessary.
106

107 Chairman Renfro asked the applicant to come forth and speak. Additionally, he clarified that this
108 is not a public hearing and no public testimony would be taken. Planning Manager, Ryan Miller,
109 advised that the public hearing would take place on August 11 and that the City Council public
110 hearing would be held on August 17th.
111

112 John Arnold
113 Skorburg Company
114 8214 Westchester Dr, Suite 214
115 Dallas, TX 75225
116

117 Mr. Arnold came forward and gave slide presentation of the new proposal and stated it included
118 changes that were made after hearing the concerns of residents at the previous public hearing.
119 He spoke of traditional developments that they have been involved with in the City; such as
120 Breezy Hill and Stone Creek. He feels that these developments are high quality communities
121 that respect natural amenities and assets. Mr. Arnold also spoke of the importance of open

space in their developments, which they try to create for the enjoyment of their communities. The new concept also includes a new road layout and preservation of the historic structure.

Mr. Arnold went on to explain that future land plan calls for 2.0 units per acre and the new proposal does not have a lot under 100-foot wide and would be a good transition from Breezy Hill to the larger lots on Anna Cade. The concept plan includes five, one acre lots facing Anna Cade Road and the plan is also not showing a connection to Anna Cade Road. Only emergency access will be provided and it will be gated off. The subdivision will also connect directly into the adjacent Breezy Hill Subdivision and keep traffic off of Anna Cade Road and Breezy Hill Lane.

Mr. Arnold further explained that the new proposal consist of 130 lots and a residential density of 1.38 units per acre. The new proposed plan has 94 fewer lots or 42% less density than the original plan. The 17.2-acres of open space does not conform to the Comprehensive Plan requirement of 20% open space, but that they are willing to take out three lots in order to meet that requirement.

Mr. Arnold went on to explain the focus will be on the amount of open space, ponds, and trees and that the larger lots will provide the look of more open space.

Mr. Miller added that the City has initiated a traffic study with the participation of the developer in order to look at Anna Cade and Breezy Hill Road, and it will also help determine what will be needed for the future.

Mr. Miller also stated that staff recommended that they dedicate the strip of land in between the minor collector and Anna Cade Rd. to the City as right of way. The purpose of this is to ensure that access can be provided to Anna Cade Road in the future when Anna Cade is an improved roadway. This will allow for traffic to properly circulate from east to west, and that portion can be constructed by the City.

Mr. Miller added that the letters of opposition that were received from adjacent neighbors were included in Commissioners packets; he further noted that letters received are from properties outside of the notified area, and that these properties were within the county.

Chairman Renfro asked when the traffic study would be concluded. Mr. Miller stated there was not a definite date but it is projected to be concluded by the end of August or the first of September.

Chairman Renfro advised that this is not a public hearing but a work session, the public hearing will be held August 11, 2015.

Commissioner Logan asked for clarification of where the east/west right of way is. Mr. Miller provided clarification. The applicant does not want to connect to Anna Cade Road, therefore staff has request that the applicant dedicate the right away to the City and when the east/west connector is needed the City could construct that portion of the roadway.

Commissioner Logan also asked if the five lots that face Anna Cade would be in the City limit but with no City adjacent street access. Mr. Miller stated they would have access to Anna Cade Road which is a public roadway and that portion is within the City but it is a county road currently.

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

10. SP2015-016

Discuss and consider a request by Wayne Mershaw of Mershaw Architects on behalf of Rex Walker of Life Springs Church for the approval of a site plan for a church on a seven (7) acre portion of a larger 28.881-acre tract of land identified as Tract 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and SH-205, and take any action necessary.

Chairman Renfro asked applicant to come forth and speak.

Rex Walker
2105 Berkdale
Rockwall, TX

Mr. Walker came forward and gave brief explanation of request.

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

11. SP2015-017

Discuss and consider a request by Humberto Castillo on behalf of Jefflyn Properties VII for the approval of a site plan for an office building on a 0.50-acre parcel of land identified as Lot 1, Block 1, Richard Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 2604 Ridge Road, and take any action necessary.

Michael Twichell
3624 Oak Lawn Ave
Dallas, TX 75219

Applicant came forward and gave brief explanation of request.

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

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

- ✓ P2015-023: Breezy Hill, Phase IXA [Approved]
- ✓ P2015-024: Rockwall Downes, Phase 2 [Approved]
- ✓ P2015-025: Rockwall Downes, Phase 3 [Approved]
- ✓ Z2015-015: Riggs Property (AG to PD) (1st Reading) [Withdrawn]
- ✓ Z2015-016: Discovery Lakes (LI to PD) (1st Reading) [Postponed to August 3rd]
- ✓ Z2015-020: SUP for Life Springs Church (1st Reading) [Approved]
- ✓ Z2015-021: SUP for Children's Light House (1st Reading) [Approved]
- ✓ Z2015-022: Text Amendment to Article IV & V (1st Reading) [Approved]
- ✓ SP2015-015: Variances for H&G Supply [Approved]

Planning Director Robert LaCroix provided a brief update about the outcomes of the above referenced cases at the City Council meeting. The Commission did not have any questions concerning this agenda item.

13. Planning and Zoning Commission Training Session: Planned Development Districts

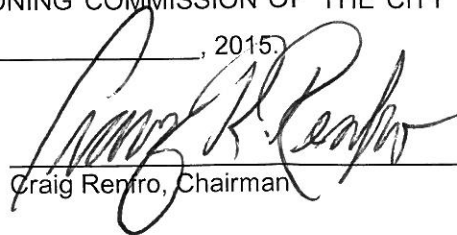
Planning Manager, Ryan Miller, stated this item would be postponed for the next scheduled meeting.

V. ADJOURNMENT

Meeting adjourned at 6:28 p.m.

242 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,
243 Texas, this _____ day of _____, 2015.

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248



Craig Renteria, Chairman

249 Attest:

250 
251 _____
252 Laura Morales, Planning Coordinator