

**MINUTES**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**February 26, 2019**  
**6:00 P.M.**

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, Eric Chodun, Mark Moeller, Annie Fishman, Tracey Logan, and John Womble. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the January 15, 2019 Planning and Zoning Commission meeting.

Commissioner Logan made a motion to approve the consent agenda. Commissioner Moeller seconded the motion which passed by a vote of 7-0.

III. APPOINTMENTS

2. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Planning Director, Ryan Miller, advised the Commission staff would go over the recommendations the Architectural Review Board made during discussion of the case that was reviewed.

IV. DISCUSSION ITEMS

3. Z2019-003

Hold a public hearing to discuss and consider a request by Jeff Bresee of SET Engineers on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for a *Private Sports Arena, Stadium or Track* on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

Senior Planner, Korey Brooks, indicated the applicant was present and would go over the request and staff would be available for questions.

Chairman Lyons asked the applicant to come forward and speak.

Tim Lyssy  
1191 T.L. Townsend Drive  
Rockwall, TX

Mr. Lyssy came forward and indicated he was the construction project manager with Rockwall Independent School District. He shared that one of the things approved with the 2015 bond package was to expand the softball and football facilities. The original plan was to find and purchase land however they were unable to find land that was appropriate and therefore looked into their available resources one of which is the subject property. Mr. Lyssy went on to explain that what they envision doing is using that space as a multi-use space that will have a baseball diamond as well as a limited football and soccer use. The space would be fenced and netted up above the fencing as well as lit. He indicated he was available for questions.

Chairman Lyons asked if there were any questions from the Commission for the applicant.

63 Commissioner Chodun asked if they would be discussing the proposed project with the adjacent  
64 owners/properties. Mr. Lyssy indicated that they have contacted the adjoining Rooms to Go and  
65 the car dealership and neither have expressed any concern over the project.  
66

67 Chairman Lyons asked if it would only be used for practice to limit the wear and tear to the game  
68 fields or would games be held as well. Mr. Lyssy shared the intent is for the field, which will  
69 compose of synthetic turf, to be for practice only, however should there be day tournaments on  
70 weekends they may move those to this field as needed. Chairman Lyons asked how quickly the  
71 field would be built and completed should approval of the SUP be granted. Mr. Lyssy indicated it  
72 would be roughly less than three months given the weather once they go before their Board.  
73

74 Commissioner Welch asked if the netting would it be permanently up. Mr. Lyssy Indicated it  
75 would be permanently up as it would be troublesome to be taking it down after each use.  
76 Commissioner Chodun asked in regards to the bond package was it restricting the use of the  
77 practice field strictly for the high school. Mr. Lyssy indicated he did not have that information off  
78 hand however he would provide that at the next meeting. Commissioner Moeller asked how  
79 confident they are to meeting the lighting requirements in regard to the variance that is being  
80 requested for the lighting going beyond what the City allows for spillage of lighting. Mr. Lyssy  
81 indicated they will do all they can design and construction wise to ensure they get as close to  
82 meeting the requirements. He added that even with lights that will be as high as the ones that  
83 will be used, they will be focused onto the field only and any spillover they feel would not be  
84 counterproductive in this area as it would possibly help safety in the adjoining properties  
85 parking areas.  
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87 There being no further questions Chairman Lyons indicated the case will return to the  
88 Commission for action at the next scheduled meeting.  
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91 4. P2019-008

92 Hold a public hearing to discuss and consider a request by Kevin Osornio on behalf of Jeaniffer Osornio  
93 for the approval of a replat for Lots 1-4, Block A, N. E. & J.O. Addition being a 0.46-acre parcel of land  
94 identified as Lot 2, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single  
95 Family 7 (SF-7) District, situated within the Southside Residential Overlay (SOV) District, addressed as  
96 705 Peters Colony, and take any action necessary.  
97

98 Senior Planner, Korey Brooks, provided a brief explanation of the request. The applicant is  
99 seeking to subdivide the tract of land into four different parcels and is coming before the  
100 Commission because the case will be going before the Parks Board the following week to have  
101 park fees accessed. Mr. Brooks further shared that the two lots that will be facing onto Lamar  
102 Street currently do not have water, and therefore the applicant would be required to extend the  
103 eight inch water line up Lamar Street and loop back up to Peters Colony and additionally will be  
104 required to pave an area of Lamar Street to meet Engineering and Fire codes.  
105

106 Mr. Brooks indicated his applicant was not present however staff was available for questions.  
107

108 Commissioner Logan why the city did not provide water access to a residential property. Mr.  
109 Brooks indicated it was developer driven as with any other developments.  
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111 There being no further questions Chairman Lyons indicated the case will return to the  
112 Commission for action at the next scheduled meeting.  
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115 5. SP2019-004

116 Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina  
117 Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for a warehouse/manufacturing  
118 facility on a 11.3736-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20, City  
119 of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of  
120 Aluminum Plant Road, and take any action necessary.  
121

122 Planning Manager, David Gonzales, provided a brief explanation of the request. He shared that  
123 the Architectural Review Board reviewed the case and took a look at the elevations and the  
124 exceptions that are being requested by the applicant. He then briefly discussed the  
125 recommendations ARB provided and those revisions/modifications that the applicant makes will

126 come before the Architectural Review for their review at the next scheduled meeting in two  
127 weeks. Mr. Gonzales indicated the applicant was present and available for questions as well as  
128 staff.  
129

130 Commissioner Logan asked in regards to the variance on the height that was being requested.  
131 Mr. Gonzales indicated that the case that is before the Commission is for the site plan only; the  
132 case for the height variance was withdrawn by the applicant and may come back before the  
133 Commission in the future however at this time what is being discussed is the site plan no height  
134 variance is required.  
135

136 Chairman Lyons asked the applicant to come forward.  
137

138 Ignacio Echavarri  
139 President of SPR Packaging  
140 1480 Justin Road  
141 Rockwall, TX  
142

143 Mr. Echavarri came forward and provided a brief summary and background of the request. He  
144 shared that this will be the third expansion of SPR with the initial building at 50,000 square feet  
145 having been built in 2008 followed by the second expansion of a 150,000 square foot building in  
146 20011 and the land for this third expansion having been purchased in 2015. The proposed  
147 expansion will be an expansion from the existing building and will have all the same elements as  
148 that building with an added modern and prominent look. Mr. Echavarri went on to share details  
149 of the plan for the expansion and their intent to have as little impact on the surrounding  
150 neighborhood as possible. He then indicated he was available for questions.  
151

152 Chairman Lyons indicated the case will return to the Commission for action at the next  
153 scheduled meeting.  
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156 6. SP2019-005

157 Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of  
158 CDT Rockwall/2017 LLC for the approval of a site plan for the Saddle Star South Subdivision containing  
159 138 single-family residential lots on a 55.85-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P.  
160 B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG)  
161 District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses,  
162 situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John  
163 King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action  
164 necessary.  
165

166 Planning Manager, David Gonzales, indicated the applicant was present and would discuss the  
167 PD site plan. The case will be required to go before the Parks Board to tie down details such as  
168 the hardscape plan, trail system, Neighborhood Park that will be associated with the site plan in  
169 addition to a treescape plan that once approved would allow them to move onto the engineering  
170 phase. Mr. Gonzales indicated staff was available for questions.  
171

172 Chairman Lyons asked the applicant to come forward.  
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174 Pat Atkins  
175 3076 Hays Road  
176 Rockwall, TX  
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178 Mr. Atkins came forward and shared the case is a continuation of the project Saddle Star which  
179 they are moving forward with and have reviewed all of staffs comments and will make  
180 modifications to the comments provided. He indicated he was available for questions.  
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182 There being no questions Chairman Lyons indicated the case will return to the Commission for  
183 action at the next scheduled meeting.  
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186 7. Director's Report of post Council meeting outcomes of Planning & Zoning cases.  
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- ✓ Z2018-056: Zoning Change (AG to LI) for Friendship Baptist Church (2<sup>nd</sup> Reading) [Approved]
- ✓ Z2018-058: SUP for a Craft Winery and Commercial/Amusement Outdoors (2<sup>nd</sup> Reading) [Approved]
- ✓ Z2019-001: Text Amendment to Article IV, Permissible Uses, UDC (1<sup>st</sup> Reading) [Approved]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

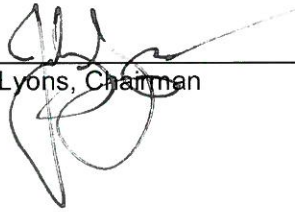
V. ADJOURNMENT

Chairman Lyons adjourned the meeting at 6:37 p.m.

VI. WORK SESSION

8. A work session will be held in the City Council meeting room immediately following the adjournment of the February 26, 2019 Planning and Zoning Commission Work Session meeting to discuss the implementation of a zoning tool as directed by the City Council.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 26 day of March, 2019.

  
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Johnny Lyons, Chairman

Attest:  
  
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Laura Morales, Planning Coordinator