

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

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:02 p.m. The Commissioners present at the meeting were, Jerry Welch, Mark Moeller, Tracey Logan, and John Womble. Absent from the meeting was Commissioner Eric Chodun and Annie Fishman. 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 February 26, 2019 Planning and Zoning Commission meeting.

2. P2019-006

Discuss and consider a request by Debora Allegranti of CBOCS Texas, LLC on behalf of Eric Borkenhagen of Kohls Illinois, Inc. for the approval of a replat for Lots 6 & 7, Market Center East Addition being a 9.012-acre tract of land identified as Lot 1, Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 823 & 845 E. IH-30, and take any action necessary.

3. P2019-014

Discuss and consider a request by Mike Whittle and Randall Noe of Rockwall Rental Properties, LLC for the approval of a replat for Lots 16 & 17, Block 2, Alliance Addition, Phase 2 being a 0.98-acre tract of land identified as Lots 14 & 15, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6520 & 6530 Alliance Addition, and take any action necessary.

4. P2019-015

Discuss and consider a request by Matt Moore of Claymoore Engineering on behalf of Phil Wagner of the Rockwall Economic Development Corporation for the approval of a replat for Lot 4, Block E, Rockwall Technology Park Addition being a 3.634-acre parcel of land identified as Lot 1, Block E, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the northwest corner of the intersection of Technology Way and Observation Trail, and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Commissioner Moeller seconded the motion which passed by a vote of 5-0 with Commissioners Chodun and Fishman absent.

III. APPOINTMENTS

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

Architectural Review representative, Julian Meyrat, gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. ACTION ITEMS

6. SP2017-025

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Doug Fox of Cornerstone Church for the approval of an amended site plan for a church on a six (6) acre parcel of land

64 identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas,
65 zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed
66 as 1565 Airport Road, and take any action necessary.
67

68 Senior Planner, Korey Brooks, provided a brief explanation and background of the case. In August
69 2017, the applicant submitted a request for approval of a site plan for an approximately 21,600
70 square foot house of worship. While reviewing the proposed site plan, landscape plan, treescape
71 plan, photometric plan, and building elevations, staff notified the applicant of the variances
72 required to construct the building. At the time of this review, it appeared that the rear of the
73 building did not have a parapet wall providing screening from the mechanical equipment that was
74 thought to be mounted on the roof. In response to this, staff requested that the applicant provide
75 the height of the parapet wall, and indicate how the equipment would be screened. In addition,
76 staff requested that the applicant provide a dash line on the building elevations indicating where
77 the equipment would be located. The applicant submitted revised comments noting that the
78 rooftop units (RTU's) were to be screened utilizing a six foot tall masonry wall matching the
79 exterior materials used on the building; however, the applicant intended for the HVAC system to
80 be on the ground and screened by a six foot wing wall (despite indicating RTU's on the provided
81 comments as opposed to noting HVAC's). Staff was under the impression that the intent of the
82 applicant's comment was to provide a six foot tall masonry wall on the rear of the building where
83 there was no parapet wall. The revised building elevations depicted a sloped dash line on the east
84 and west building elevations, but did not indicate the provision of a parapet wall. At the time of
85 building permit, a comment was made indicating a need to show the parapet wall, but this was
86 never followed up on and a building permit was issued. Based on this issuance the applicant felt
87 like they had addressed all of staff's comments, and the applicant commenced construction of the
88 building. Currently, the building shell has been erected. Recently, it was discovered by staff that
89 the building did not incorporate the required parapet in accordance with the requirements of the
90 Unified Development Code, and that the variance was not requested by the applicant as part of
91 the original case nor was it approved as part of this case. Based on this, staff notified the applicant
92 that this would need to be rectified prior to the City giving final acceptance to the project.
93

94 Mr. Brooks further noted that since this notification, the applicant has stated that they do not wish
95 to construct the parapet wall citing the cost required to retrofit the building as being the main
96 reason. Based on this, the applicant has submitted an application requesting the approval of a
97 variance for this issue. As a compensatory measure the applicant is requesting that the Planning
98 and Zoning Commission accept one of the following alternatives: (1) Grant a variance to the
99 requirement and leave the building as-is since the City issued a permit in error; (2) Grant a
100 variance to utilize trees to partially screen the parapet walls at the rear; or (3) Grant a variance to
101 paint the back of the parapet walls that are visible from John King Boulevard a color to match the
102 stucco on the front façades and provide the additional trees mentioned in Option 2 above. The
103 rear of this building is highly visible from John King Boulevard and both staff and the applicant
104 have provided pictures of the visibility of the building. The Planning and Zoning Commission is
105 not limited to approving the variance as presented, and retains discretion with regard to the
106 request. Based on the requirements of the Unified Development Code, since the four sided
107 parapet wall is a requirement of the overlay district it will require a super-majority vote of the
108 Planning and Zoning Commission for approval. If the request is approved, the applicant would be
109 required to amend the existing site plan and provide staff with new documents reflecting the
110 changes required by the Planning and Zoning Commission.
111

112 Mr. Brooks advised the Commission that the applicant was present and available for questions as
113 well as staff.
114

115 Chairman Lyons asked the applicant to come forward and speak.
116

117 Wayne Mershawn
118 2313 Ridge Road
119 Rockwall, TX
120

121 Greg Wallis
122 2313 Ridge Road
123 Rockwall, TX
124

125 Mr. Mershawn came forward and provided additional comments in regards to the case. He shared
126 that they received the quote for the price of parapet wall and it is very cost prohibitive to the
127 project and is the reason they are proposing other options. He added that they are currently 65%
128 complete on the project which also adds to it being even more problematic to try and add the
129 parapet wall at this point.

130
131 Mr. Wallis came forward and shared during the comments that were given to them by staff the
132 main focus was in regards to screening the HVAC mechanical system which they addressed and
133 responded to. They feel the intent of the parapet wall was met.

134
135 Chairman Lyons brought the item back to the Commission for further discussion or action.

136
137 General discussion took place between the Commission in regards to the options that were
138 provided by the applicant and which would better suited.

139
140 Commissioner Womble made a motion to approve SP2017-025 to include the recommendations
141 of the Architectural Review Board to paint the back of the parapets and provide landscape
142 screening as presented. Commissioner Logan seconded the motion which passed by a vote of 5-
143 0 with Commissioners Chodun and Fishman absent.

144
145
146 V. DISCUSSION ITEMS

147
148 7. Z2019-004

149 Hold a public hearing to discuss and consider a request by Sandie Wood for the approval of a Specific
150 Use Permit (SUP) for a *guest quarters/secondary living unit* that does not meet the minimum requirements
151 as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code (UDC) on a 3.574-acre
152 parcel of land identified as Lot 1, Block A, Wood Estates Addition, City of Rockwall, Rockwall County,
153 Texas, zoned Single-Family 7 (SF-7) District, addressed as 207 Nash Street, and take any action
154 necessary.

155
156 Senior Planner, Korey Brooks, advised the Commission that the applicant was present and would
157 provide details of the case.

158
159 Mike Reed
160 Reed Homes
161 307 S. Nash
162 Rockwall, TX

163
164 Mr. Reed came forward and indicated he is the builder working on the project. He shared that the
165 property being discussed had been used as a dump for many years and they have been hauling
166 large amounts of trash and items left behind as well as trimmed trees.

167
168 Sandy Wood
169 8718 Clearlake Drive
170 Rowlett, TX

171
172 Ms. Wood came forward came forward and provided a brief explanation of the request. She shared
173 her son has down syndrome and the area they are trying to get the Specific Use Permit approved
174 for would serve as an area that her son and his friends with special needs could use as an
175 additional independent space to allow independence for her son.

176
177 Mr. Brooks added that the request contains two uses, it contains a detached garage use and also
178 a living quarter's use which are two different uses. For the detached garage if it exceeds the
179 maximum square footage for that district it is required to go before the Board of Adjustments first
180 to request a variance to the maximum square footage. Following that it would come before the
181 Planning and Zoning Commission for a masonry exception if it does not meet the masonry
182 requirement which would be an SUP process. In this case, the guest quarters is an SUP process
183 however the detached garage is not. The Commission would be looking at separating the two uses
184 because it would be hard to regulate in the future to ensure compliance with the SUP if all is in
185 one building.

186
187 Chairman Lyons brought the item back to the Commission for questions or discussion.

188 Commissioner Womble asked for clarification as to what is being proposed. Ms. Wood stated it is
189 for a house and a garage that will contain the secondary living quarters that she intends to use
190 for a play area for her son.
191

192 Commissioner Moeller asked in regards to the material of the main structure. Mr. Reed indicated
193 it would be stone and hardyboard. Commissioner Moeller asked if they have considered those
194 same materials for the secondary quarter's space rather than metal which is what they are
195 proposing. Mr. Reed shared that they had looked into it, would rather not due to the cost, but
196 would go with that option if they had to. Commissioner Moeller shared he does not have a problem
197 with the concept however there are rules that need to be abided by, that being one of them.
198

199 Mr. Brooks added that should the request be approved for the use, it would then have to go before
200 the Board of adjustments for a variance for the maximum size of the entire structure and would
201 then come back to the Planning and Zoning Commission for a masonry exception.
202

203 There being no further questions Chairman Lyons indicated the case will return to the
204 Commission for action at the next scheduled meeting.
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206
207 8. Z2019-005

208 Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development
209 Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an
210 Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses
211 on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15
212 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of
213 Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205
214 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.
215

216 Planning Director, Ryan Miller, indicated that the applicant was present and would provide
217 information in regards to the request.
218

219 Kent Donahue
220 15443 Noel Trail
221 Dallas, TX
222

223 Mr. Donahue came forward and provided a brief explanation of the case. He shared the subject
224 property is a unique site with a beautiful creek in the shape of the state of Texas. He has been
225 working with Planning and Parks staff on ideas to not only add amenities to the creek area but
226 also do a regional park which the south side of town is in great need of. The original plan had 39
227 acres of creek area with hike and bike trails and the lake area with 15 acres of high and dry land
228 however as they got into it they understood that there was a need for a regional park which has a
229 minimum requirement of 50 acres. This allowed them to propose a much bigger park by combining
230 the floodplain area along with 55 acres of high and dry areas. He went on to share that they have
231 been working diligently with staff and will be discussing three different plans with the Parks
232 Department to get their feedback as to which plan they prefer. He provided a brief power point
233 presentation that detailed the concept plan of their proposal for the park amenities as well as the
234 balance of the property which would be residential land use for a subdivision. He indicated they
235 have reviewed staff's comments and are in agreement with the majority of those, he feels they
236 have met all the base standards the City of Rockwall has.
237

238 Mr. Miller added that staff checked for conformance against the newly adopted Comprehensive
239 Plan and for the most part the majority of the plan does conform to it as well as the Future Land
240 Use and the Land Use Plan, however staff made a few recommendations to the applicant.
241

242 Chairman Lyons brought the item back to the Commission for questions or discussion.
243

244 Commissioner Welch asked if it would be developed in two different phases with the creek dividing
245 the two where one couldn't drive all the way across it. Mr. Donahue indicated there will be
246 pedestrian access with pedestrian bridges but no vehicular.
247

248 Commissioner Logan asked if there would be multiple entrances coming off of SH-205. Mr.
249 Donahue indicated there will be two points of entry. Mr. Miller added that they will be required to
250 do a traffic impact study.

251 There being no further questions Chairman Lyons indicated the case will return to the
252 Commission for action at the next scheduled meeting.

253
254
255 9. Z2019-006

256 Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc.
257 on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit
258 (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land
259 identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard
260 Survey, Abstract No. 29 (8.197-acres); and, Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of
261 Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of
262 Aluminum Plant Road, and take any action necessary.

263
264 Planning Manager, David Gonzales, advised the Commission that the applicant was present and
265 would be presenting the case and added that a site plan was approved last month and part of that
266 site plan was a landscape screening plan that was approved as well.

267
268 Chairman Lyons asked the applicant to come forward.

269
270 Ignacio Echavarri
271 President of SPR Packaging
272 1480 Justin Road
273 Rockwall, TX

274
275 Mr. Echavarri came forward and stated that they are requesting a Specific Use Permit for a height
276 variance on the three tracts of land that they own north of the railroad track. He shared that they
277 met with neighboring Park Place residents and discussed with them in great detail what they are
278 proposing. Mr. Echavarri then provided a lengthy power point presentation that detailed SPR's
279 background, their vision for their business expansion plans for the future, visual mitigation and
280 renderings of what they plan to provide, what the company is about and what they do, their
281 development plans and the reason for the need of the height variance that they are requesting.

282
283 Chairman Lyons brought the item back to the Commission for discussion/questions.

284
285 Commissioner Womble asked if the rooflines vary with the phases as they are developed or will
286 they keep a continuous roof line throughout the whole thing. Mr. Echavarri indicated that
287 technically they will vary. Commissioner Womble asked if there would be any steam or smoke
288 coming out of the facilities. Mr. Echavarri explained that they are very careful with what they emit
289 and their systems are energy efficient state of the art and do not emit any type of steam or smoke.

290
291 Commissioner Welch asked if this would be the largest company that currently is in Rockwall. Mr.
292 Gonzales indicated that it would be the largest of its kind there are big facilities within the
293 Technology Park but not nearly of this size. Commissioner Welch shared his appreciation to the
294 applicant for providing the master plan for the development in its entirety. Commissioner Logan
295 asked if there are any air quality issues with EPA. Mr. Echavarri explained that they have a very
296 clean record with TECQ who regulates air quality for the State.

297
298 Commissioner Moeller asked in regards to the FFA requirements since they are in proximity of the
299 airport. Mr. Echavarri shared that they have done their due diligence and are in compliance with
300 FFA requirements.

301
302 There being no further questions Chairman Lyons indicated the case will return to the
303 Commission for action at the next scheduled meeting.

304
305 Chairman Lyons called a recess at 7:55 p.m.

306
307 Chairman Lyons called the meeting back to order at 8:04 p.m.

308
309 10. Z2019-007

310 Hold a public hearing to discuss and consider a request by Ruben Garcia and Brandon Mullins on behalf
311 of Forrest B. Davis Jr. for the approval of a Specific Use Permit (SUP) for *outdoor commercial*
312 *amusement/recreation* in conjunction with an existing Craft/Micro Brewery on a 1.215-acre parcel of land
313 identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light

314 Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2015 Kristy
315 Lane, and take any action necessary.

316
317 Planning Manager, David Gonzales, advised the Commission that the applicant was present and
318 would be discussing the case.

319
320 Chairman Lyons asked the applicant to come forward and speak.

321
322 Mike Rictor
323 Mingling Mouth
324 Rockwall, TX

325
326 Mr. Rictor came forward and shared he provides the food for the brewery. He added that the events
327 they host have been gaining popularity and they've outgrown the area on the inside. They would
328 like to have the stage in the back which will be fenced in to allow additional entertainment area for
329 their patrons.

330
331 Brandon Mullins
332 2015 Kristy Lane
333 Rockwall, TX

334
335 Mr. Mullins came forward and provided a brief explanation of the request. They are requesting a
336 Specific Use Permit for an outdoor amusement area. They hold events such as trivia, open mic
337 and karaoke as well as charity events. They would like to get a small stage in the back area of the
338 brewery to for the entertainment events they host.

339
340 Ruben Garcia
341 2015 Kristy Lane
342 Rockwall, TX

343
344 Mr. Garcia came forward and shared that with the numerous charity events they host as well as
345 other events they've outgrown the area they're in currently and by opening and fencing in the back
346 area would give them the much needed space to continue hosting and providing entertainment
347 for the patrons as well as their numerous charity events.

348
349 Chairman Lyons brought the item back to the Commission for questions or discussion.

350
351 Commissioner Welch asked if the parking requirement would be impacted by expanding to the
352 backyard where they will have more capacity. Mr. Gonzales explained that since it is just
353 concerning a use for the outdoor area it does not require any additional parking built in the
354 ordinance.

355
356 There being no further questions Chairman Lyons indicated the case will return to the
357 Commission for action at the next scheduled meeting.

358
359 11. Z2019-008
360 Hold a public hearing and consider a request by James Ziegler of PegasusAblon on behalf of Rockwall
361 Rental Properties, LP for the approval of a PD Development Plan amending Ordinance 17-64 and in
362 accordance with Ordinance No. 17-22, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-
363 Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall
364 County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay
365 District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail,
366 and take any action necessary.

367
368 Planning Director, Ryan Miller, provided a brief explanation and background of the request. He
369 shared that recently the applicants purchased the Harbor Retail and they came before the
370 Commission and got a site plan approved for the property. It is tied to a PD Development Plan that
371 has certain time limits associated with it and upon finding out that the particular site plan hindered
372 some circulation to other properties in the District, Mr. Ziegler has chosen to come back and
373 amend the PD Development Plan to incorporate a roadway that would provide access to those
374 properties. He advised the Commission that the applicant was present and available for questions
375 as well as staff.

376 Chairman Lyons asked the applicant to come forward.

377
378 Jim Ziegler
379 8222 Douglas Ave.
380 Dallas, TX

381
382 Mr. Ziegler came forward and provided a brief explanation of the request. He shared that currently
383 they own the Harbor retail and have the adjoining site, north of the fountain, under contract for a
384 multi-family project for which a site plan has been approved. In going thru that process they
385 realized that with the construction of the IH-30 expansion at the road coming down onto the lake
386 will turn into a one way road going back to the east causing anybody going into their adjoining
387 properties to have to go back on IH-30 to the Dalrock exit and make a U-turn and back to be able
388 to get into the property. The view corridor to the fountain is a wide open area and in the approved
389 site plan had that as an emergency access point for fire trucks to be able to get around the entire
390 project however in looking at how they can help the circulation to allow better access, they are
391 asking to make that an actual drive that the public could access those other properties without
392 having to go back across the lake and turn around and come back. He added that it will be a private
393 drive not a public street and will have landscape to it to allow the visual of it to look pedestrian as
394 well as possibly adding sidewalk between the project and that drive with identified crosswalks in
395 the pavement such as pavers that would allow pedestrians to cross safely. Mr. Miller added that
396 one other aspect of this case is since the applicant has had to change the plan it puts them out
397 past their timelines and will be requesting a year extension.

398
399 Chairman Lyons brought the item back to the Commission for discussion/questions.

400
401 Commissioner Womble asked for clarification if it would be a one way street. Mr. Ziegler indicated
402 that it would be a one way coming from the east coming down the drive and going back out to the
403 service road. He added that they feel the overall traffic will be minor.

404
405 There being no further questions Chairman Lyons indicated the case will return to the
406 Commission for action at the next scheduled meeting.

407
408 12. P2019-010

409 Discuss and consider a request by Michael Duval of G&A/McAdams on behalf of John Delin of RW
410 Ladera, LLC for the approval of a final plat for Lot 1, Block A and Lot 1, Block B, Ladera Rockwall Addition
411 being a 47.694-acre tract of land identified as a portion of Tract 4-01 and all of Tract 5 of the M. B. Jones
412 Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District
413 85 (PD-85) for General Retail (GR) and Single-Family 7 (SF-7) District land uses, situated within the 205
414 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast
415 and northwest corners of the intersection of SH-66 and John King Boulevard, and take any action
416 necessary.

417
418 Planning Manager, David Gonzales, provided a brief explanation of the case. The only purpose the
419 case is coming before the Commission is because it has to go before the Parks Board.

420
421 Michael Duval
422 111 Hillside Drive
423 Lewisville, TX

424
425 Mr. Duval came forward and indicated he was available for questions.

426
427 There being no questions Chairman Lyons indicated the case will return to the Commission for
428 action at the next scheduled meeting.

429
430
431 13. P2019-013

432 Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes,
433 Inc. for the approval of a replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition being
434 a 0.57-acre tract of land identified as Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition, City
435 of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 705 & 707
436 Hartman Street, and take any action necessary.

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Senior Planner, Korey Brooks, provided a brief explanation of the request. The case is coming before the Commission because it has to go before the Parks Board to access fees and in addition since it is going from two lots to three lots, a residential replat increasing the number of lots requires a public hearing and notifications were sent out to properties 200 feet within the subject property.

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

14. SP2019-006

Discuss and consider a request by Marla Mauricio of Kimley-Horn and Associates, Inc. on behalf of Steve Russell of Excel Rockwall, LLC (ShopCore Properties, LLC) for the approval of a site plan for a commercial retail building on a 0.69-acre portion of a larger 11.125-acre parcel of land being identified as Lot 11, Block A, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1041 E. IH-30, and take any action necessary.

Chairman Lyons asked the applicant to come forward and speak in regards to the case.

Steve Russell
233 S. Wacker
Chicago, Ill

Mr. Russell came forward and provided a brief explanation of the case. They are proposing a 9,800 square foot building. Current uses include proposed restaurants and a soft goods retailer.

Senior Planner, Korey Brooks, provided additional information pertaining to the request. There are a couple of variances associated with the request for horizontal and vertical articulation as well as some material variances however those are in order to match the surrounding buildings. A site plan was approved for the tract of land in 2007 and an area between the two buildings was placed for the purpose of a large park and in 2010 the site plan was amended making the park smaller and into more of an alley. This proposed site plan shows that area more narrow however the applicant is proposing a small park area off to the side. The applicant met with the Architectural Review Board and it was discussed how to make it wider to not have the entire walkway eliminated with this development. Mr. Russell added that in the ARB discussion the Board requested some modifications to the alleyway which included movement of some existing trees into tree wells inside the alley way and some relocating of some lighting as well as some realignment of some of the side walls. He indicated they are exploring those options and generally agreeable to making. Mr. Brooks stated that the applicant will be bringing revised elevations as well as renderings of the proposed alleyway modifications at the next scheduled meeting after having addressed both staff and the ARB's comments.

Chairman Lyons brought the item back to the Commission for discussion/questions.

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

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

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

- ✓ P2019-008: Replat for Lots 1 & 2, Block A, N. E. & J. O. Addition [Approved]
- ✓ P2019-009: Replat for Lot 1, Block A, Brakes Plus Addition [Approved]
- ✓ SP2019-004: Alternative Tree Mitigation Plan for SPR [Approved]
- ✓ Z2019-003: SUP for a Private Sports Arena, Stadium or Track (1st Reading) [Approved]

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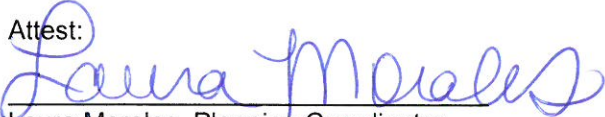
VI. ADJOURNMENT

Chairman Lyons adjourned the meeting at 8:31 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
ROCKWALL, Texas, this 30 day of April, 2019.



Johnny Lyons, Chairman

Attest:


Laura Morales, Planning Coordinator