

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 9, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were, Jerry Welch, Mark Moeller, Tracey Logan, John Womble, 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 March 12, 2019 Planning and Zoning Commission meeting.

2. P2019-010

Consider a request by Michael Duval of G&A/McAdams on behalf of John Delin of RW Ladera, LLC for the approval of a final plat for Lot 1, Block A and Lot 1, Block B, Ladera Rockwall Addition 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 Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85) for General Retail (GR) and Single-Family 7 (SF-7) District land uses, situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast and northwest corners of the intersection of SH-66 and John King Boulevard, and take any action necessary.

3. P2019-016

Consider a request by Kevin Patel of Triangle Engineering, LLC for the approval of a replat for Lot 2 of the Cain Properties #1 Addition being a 1.233-acre parcel of land identified as a portion of Lot 1 and Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, 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 7-0.

III. APPOINTMENTS

4. 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 gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

Chairman Lyons indicated that Items # 6 and # 7 would be moved up on the agenda.

IV. PUBLIC HEARING ITEMS

5. P2019-013

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

Senior Planner, Korey Brooks, provided a brief explanation of the request. The applicant is requesting to subdivide two parcels of land into a third parcel. The plat meets the technical requirements of the Unified Development Code and is coming before the Planning and Zoning Commission because Texas Local Government Code requires notifications be sent to property

64 owners within 200 feet of the subject property when there is a residential replat that increases the
65 number of lots. On March 25, 2019, staff mailed 29 notices to property owners/residents within
66 200-feet of the subject property and received one notice in opposition.
67

68 Mr. Brooks advised the Commission staff was available for questions. Chairman Lyons asked for
69 questions from the Commission.
70

71 Commissioner Logan asked if any of the property was in floodplain. City Engineer, Amy Williams,
72 indicated no part of the property was in the floodplain.
73

74 Chairman Lyons opened up the public hearing and asked if anyone wished to speak to come
75 forward and do so; there being no one indicating such Chairman Lyons closed the public hearing
76 and brought the item back to the Commission for discussion or action.
77

78 Commissioner Welch made a motion to approve P2019-013 with staff recommendations.
79 Commissioner Logan seconded the motion which passed by a vote of 7-0.
80

81
82 6. Z2019-004

83 Hold a public hearing to discuss and consider a request by Sandie Wood for the approval of a Specific
84 Use Permit (SUP) for a *guest quarters/secondary living unit* that does not meet the minimum requirements
85 as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code (UDC) on a 3.574-acre
86 parcel of land identified as Lot 1, Block A, Wood Estates Addition, City of Rockwall, Rockwall County,
87 Texas, zoned Single-Family 7 (SF-7) District, addressed as 207 Nash Street, and take any action
88 necessary.
89

90 Senior Planner, Korey Brooks, advised the Commission that the applicant has requested to
91 withdraw the case and action would need to be taken by the Commission.
92

93 Commissioner Womble made a motion to withdraw Z2018-004. Commissioner Fishman seconded
94 the motion which passed by a vote of 7-0.
95

96 7. Z2019-005

97 Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development
98 Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an
99 Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses
100 on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15
101 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of
102 Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205
103 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.
104

105 Planning Director, Ryan Miller, advised the Commission that the applicant has requested to
106 postpone the case to the next scheduled meeting. Mr. Miller indicated the Commission would
107 need to take action.
108

109 Commissioner Moeller made a motion to approve the postponement of Z2019-005. Chairman
110 Lyons seconded the motion which passed by a vote of 7-0.
111

112 8. Z2019-006

113 Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc.
114 on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit
115 (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land
116 identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard
117 Survey, Abstract No. 29 (8.197-acres); and, Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of
118 Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of
119 Aluminum Plant Road, and take any action necessary.
120

121
122 Planning Manager, David Gonzales, provided a brief explanation and background of the request.
123 The applicant is requesting for the approval of a Specific Use Permit for a structure that exceeds
124 60-feet in a Light Industrial District. In January 2019, the applicant requested approval of a site
125 plan for the purpose of expanding SPR's existing operations this request was for the first phase
126 of a multi-phase expansion plan. On March 18, 2019, the Planning and Zoning Commission

127 approved the requested site plan for Phase 1 for the purpose of constructing an approximately
128 78,615 square foot single-story, warehouse facility on an 11.3736-acre portion of the subject
129 property. Currently, the subject property is vacant, with the exception of the Columbia Extrusion
130 Corporation's existing structures located on the west side of the subject property. The applicant
131 is requesting to allow for a maximum overall height of 100-feet for structures that will be located
132 in the areas identified as Phases 2, 3, 4 and 5 as depicted on the concept plan they have provided.
133 This area will house the high bay extruders necessary for SPR's business operations. The
134 applicant has stated to staff that SPR's business involves the production of flexible packaging
135 products through a process called extrusion. The extrusion of certain plastics require additional
136 height to process, and SPR has set a maximum height of 100-feet from grade for these structures.
137

138 Mr. Gonzales further indicated that the construction for all of the buildings will be composed of
139 tilt-up wall construction, matching their existing building located just south of and adjacent to the
140 subject property. The area's extending above the tilt-up wall construction, which enclose the high
141 bay extruders will have pre-finished metal panels. These metal panels will have a height of not
142 more than 100-feet. The applicant has provided conceptual building elevations and a phasing
143 plan indicating uniformity with each phase being planned. These elevations will require a
144 recommendation by the Architectural Review Board prior to being considered by the Planning and
145 Zoning Commission during the site plan review. Due to the height of the structures being
146 requested, the applicant submitted a screening plan with the site plan for Phase 1 showing the
147 incorporation of a thick vegetative screen being incorporated adjacent to the north and west
148 property lines. The applicant has provided staff with this same landscape screening plan, which
149 has been incorporated in the draft SUP ordinance and will be required to be built with Phase 1 of
150 the development per this ordinance. Additionally, the applicant has provided a line of site study
151 that evaluates the visual impacts of the proposed structures from Justin Road, E. Washington
152 Street, and the Park Place neighborhood. Photographs were also included indicating
153 superimposed structures and their visibility based on direction and topography of these areas. A
154 development plan submitted by the applicant indicates an area where the maximum height of
155 structures is limited to 100-feet and that this area is a minimum distance of 500-feet from the west
156 property boundary the Park Place Addition and 132-feet from Industrial Road. It should be known
157 that within a Light Industrial District, the rear yard setback for a structure adjacent to a residential
158 district is a minimum of 20-ft + $\frac{1}{2}$ of the building height greater than 36-feet [i.e. 20-ft + (60-ft - 36-
159 ft = 24-ft/2)]. This means the minimum rear setback in this case would be 32-feet from the west
160 property line.
161

162 The Unified Development Code states that "(a)ll structures shall conform to the height
163 requirements specified for the zoning district of the subject property as stipulated by Section
164 7.03." Based on this, the maximum height for any structure within a Light Industrial (LI) District
165 is 60-feet; however, a "(b)uildings height may be increased up to 120-feet if approved through a
166 Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council." The
167 applicant is requesting to allow for a maximum overall height of 100-feet for Phases 2, 3, 4 and 5,
168 which will house the high bay extruders processed with this SUP. According to the Unified
169 Development Code, non-residential developments that are adjacent to or directly across the street
170 from a residential development should incorporate a minimum ten foot landscape buffer that
171 incorporates trees on 50-foot centers. In this case, the applicant is providing a 50-foot landscape
172 buffer with the addition of evergreen and Live Oak trees along the western and northern property
173 boundaries. The proposed landscape plan exceeds the minimum requirements of the UDC and
174 has been included as a condition of approval in the draft SUP ordinance.
175

176 Additionally when analyzing the applicant's request, and given the need for the additional height
177 required for the high bay extruders, the applicant has provided staff with a landscape screening
178 plan and line of sight study that attempts to mitigate the visual impact of the proposed structures.
179 The applicant has also provided a development plan assuring that the 100-foot tall structures will
180 not be closer than 500-feet from the existing or future home sites within the Park Place
181 Subdivision. Additionally, and with the exception of PD-59 Park Place Addition and a vacant 1.945-
182 acre tract of land zoned Agricultural District located at the intersection of E. Washington Street
183 and Airport Road, the surrounding properties adjacent to the subject property are zoned Light
184 Industrial District. With this being said, a request for a Specific Use Permit is discretionary for the
185 City Council. The Planning and Zoning Commission is tasked with considering if this request will
186 adversely affect the neighboring properties, and provide a recommendation to the City Council.
187

188 Mr. Gonzales further noted that on March 29, 2019, staff mailed 99 notices to property owners and
189 residents within 500-feet of the subject property and also emailed a notice to the Park Place
190 Homeowner's Associations, which is the only HOA located within 1,500-feet of the subject
191 property participating in the Neighborhood Notification Program. Staff had received nine notices
192 in favor of the request, four notices in opposition and one notice that was undecided.
193

194 Mr. Gonzales advised the Commission that the applicant was present and available for questions
195 as well as staff.
196

197 Chairman Lyons opened up the public hearing and asked the applicant to come forward.
198

199 Ignacio Echavarri
200 1480 Justin Road
201 Rockwall, TX
202

203 Mr. Echavarri came forward shared his appreciation to all of staff and both Council and the
204 Commission for their feedback through the process which he feels they have listened to and have
205 worked with those recommendations to bring what they feel is a good fit to the community. He
206 indicated he was available for questions.
207

208 Chairman Lyons opened up the public hearing and asked if anyone wished to speak to come
209 forward and do so.
210

211 Sue Reeves
212 402 W. Boydston
213 Rockwall, TX
214

215 Ms. Reeves came forward and shared she is a member of the Soroptimist Children's House located
216 at 1350 E. Washington. She asked with Washington Street being a two lane road, where the
217 entrance/exit would be for the employees and delivery trucks and would they be passing the
218 Soroptimst House daily because her concern is with traffic.
219

220 Bill Bricker
221 505 Westway
222 Rockwall, TX
223

224 Mr. Bricker came forward and indicated he is the developer of the Park Place and is currently
225 starting on Phase II. A year and a half ago when SPR approached them with interest in buying the
226 subject property he did due diligence knowing whatever is built and goes on at SPR will affect the
227 Park Place communities, and feels that knowing the future is better than an unknown future as to
228 what will be built. Within the due diligence they looked at SPR what they did as well as their future
229 plans for expansion. Mr. Bricker shared that the things that affect the quiet enjoyment of one's
230 home are not disrupted by SPR plant nor their plans for future expansion. He expressed being in
231 favor of the request.
232

233 David David
234 1020 St. Charles Court
235 Rockwall, TX
236

237 Mr. David came forward and shared that when the initial Specific Use Permit when the applicant
238 was requesting 120 feet variance for the height, the Park Place homeowners were not in support.
239 However since then with the applicants new plan they have done their research and met with SPR
240 and feel that SPR is a good company and are very good stewards of their property. Mr. David
241 generally expressed being in favor of the request.
242

243 Phil Wagner
244 Rockwall Economic Development Corporation
245 2610 Observation Trail
246 Rockwall, TX
247

248 Mr. Wagner came forward and indicated he is with the Rockwall Economic Corporation and
249 expressed they are in favor of the request.

250 Chairman Lyons asked if anyone wished to speak to come forward and do so; there being no one
251 indicating such Chairman Lyons closed the public hearing and asked the applicant back for any
252 additional comments. Mr. Echavarri came forward and shared additional comments in regards to
253 their plans for the future expansions.

254
255 Chairman Lyons brought the item back to the Commission for discussion or action.
256

257 Chairman Lyons generally being in favor of the request. He shared appreciation for the applicant's
258 effort in working with the surrounding neighbors and the concerns they had and he feels SPR will
259 be a good neighbor and asset to the community.
260

261 Commissioner Chodun expressed concern with the height and how it impacts the area and
262 generally expressed not being in favor of the request. Commissioner Logan agreed with
263 Commissioner Chodun's concerns with the height and location and generally expressed not being
264 in favor of the request. Commissioner Welch, Moeller and Fishman generally expressed being in
265 favor of the request.
266

267 General discussion took place between the Commission in regards to the height being requested.
268

269 Commissioner Welch made a motion to approve Z2019-007 with staff recommendations.
270 Commissioner Moeller seconded the motion which passed by a vote of 5-0 with Commissioners
271 Logan and Chodun dissenting.
272

273
274 9. Z2019-007

275 Hold a public hearing to discuss and consider a request by Ruben Garcia and Brandon Mullins on behalf
276 of Forrest B. Davis Jr. for the approval of a Specific Use Permit (SUP) for *outdoor commercial*
277 *amusement/recreation* in conjunction with an existing Craft/Micro Brewery on a 1.215-acre parcel of land
278 identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light
279 Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2015 Kristy
280 Lane, and take any action necessary.
281

282 Planning Manager, David Gonzales, provided a brief explanation of the request. The applicants,
283 Ruben Garcia and Brandon Mullins, have submitted a request for a Specific Use Permit to allow a
284 Commercial Amusement/Recreation Outdoor land use in conjunction with an existing
285 craft/microbrewery located within a Light Industrial District. The applicant is requesting to operate
286 an outdoor entertainment area that includes a stage and seating areas and will be located at the
287 rear of the property and will be enclosed by an eight foot wooden fence. The applicants have
288 stated that they would like the opportunity to expand their operations by including an outdoor
289 stage and Biergarten venue for the purpose of incorporating live entertainment, charity events,
290 special events such as corporate events, birthday parties, weddings, and social gatherings into
291 their existing operations. Due to the hours of operation as regulated for a brewery by the Texas
292 Alcoholic Beverage Commission, the applicants would be able to host these events during the
293 hours of 8:00 a.m. 12:00 a.m. Monday through Saturday and 10:00 a.m. – 12:00 a.m. on Sunday.
294 Additionally, the applicants have provided a concept plan for the outdoor venue, which shows
295 that the area will be located at the rear of the facility. The concept plan indicates the location of
296 the outdoor stage area, proposed seating areas, and an eight foot high wood fence that will
297 enclose this area.
298

299 Mr. Gonzales went on to note that according to the Unified Development Code, a Commercial
300 Amusement/Recreation (Outdoor) land use requires approval of a Specific Use Permit in a Light
301 Industrial District. Staff has included language providing for the expiration of the SUP should the
302 land use designation change other than a craft brewery and this has been included as a condition
303 of approval. In addition according to the Unified Development Code, an "(o)utdoor commercial
304 recreational and amusement uses shall be no closer than 300 feet to residentially zoned land
305 unless such setback is reduced or waived by the planning and zoning commission and city
306 council." In this case, the subject property is more than 300-feet from a residentially zoned
307 property and is in conformance with the UDC. Based on the applicant's request, it should be noted
308 that the subject property is situated within the Bodin Industrial Addition, which is primarily zoned
309 Light Industrial District. It should also be noted that the hours of operation are limited by the
310 Texas Alcoholic Beverage Commission for a brewery. As a note, the required number of parking
311 spaces for any facility is calculated based on land use and the square footage of the facility and

312 in this case, the Commercial Amusement/Recreation (Outdoor) use is not considered an indoor
313 use; therefore, no additional parking spaces are required. Based on staff's review, the applicant's
314 request does appear to be in conformance with these requirements; however, the approval of a
315 Specific Use Permit is a discretionary decision for the City Council.
316

317 Mr. Gonzales further noted that on March 29, 2019, staff mailed 27 notices to property owners and
318 residents within 500-feet of the subject property and did not send a neighborhood notification as
319 there are no Home Owners Associations or neighborhood groups participating in the
320 Neighborhood Notification Program within 1,500-feet of the subject property. Staff had received
321 two notices in favor of the applicant's request.
322

323 Mr. Gonzales advised the Commission that the applicant was present and available for questions
324 as well as staff.
325

326 Commissioner Fishman asked if there would be any additional lighting provided. Mr. Gonzales
327 indicated the applicant could better answer that question however if they provided small exterior
328 lights no greater than 15 watts no photometric plan would be required.
329

330 Chairman Lyons opened up the public hearing and asked the applicant to come forward.
331

332 Ruben Garcia
333 2015 Kristi Lane
334 Rockwall, TX
335

336 Mr. Garcia shared they host numerous charitable events that benefit the community and they are
337 a very community oriented business.
338

339 Brandon Mullins
340 2015 Kristi Lane
341 Rockwall, TX
342

343 Mike Richter
344 2015 Kristi Lane
345 Rockwall, TX
346

347 Mr. Richter shared he is with the food truck Mingling Mouth which provides the food to the
348 brewery. In regards to Commissioner Fishman's question to lighting he indicated they would only
349 have accent lighting such as outdoor tea lights. Mr. Garcia added that they do provide safety
350 lighting for walkways and parking. Mr. Richter shared the purpose for the request is to allow them
351 to continue to host events and having a dedicated outdoor stage will be beneficial because there
352 is not much room within the brewery.
353

354 Commissioner Chodun asked in regards to the noise and how that will impact the adjacent
355 properties. Mr. Garcia stated that when the brewery is in operation the adjacent businesses are
356 usually closed.
357

358 Chairman Lyons opened up the public hearing and asked if anyone wished to speak to come
359 forward and do so; there being no one indicating such Chairman Lyons closed the public hearing
360 and brought the item back to the Commission for discussion or action.
361

362 Chairman Logan made a motion to approve Z2019-007 with staff recommendations. Commissioner
363 Fishman seconded the motion which passed by a vote of 7-0.
364
365

366 10. Z2019-008

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

374 Planning Director, Ryan Miller, provided a brief explanation and background of the request. The
375 applicant submitted an application requesting to amend the PD Development Plan approved under
376 Ordinance No. 17-64. The applicant has stated that the purpose of this application is to change
377 the pedestrian access easement that extends from Lakefront Trail to the Harbor Fountain to a one-
378 way private drive and pedestrian access easement, and to change the construction schedule for
379 Harbor Village project. On January 15, 2019, the Planning and Zoning Commission approved a site
380 plan for a 375-unit condominium building on a 6.2-acre tract of land located at the southwest
381 corner of the intersection of the IH-30 frontage road and Lakefront Trail. While going through the
382 site plan approval process, staff explained to the applicant that the proposed IH-30 improvements
383 which are scheduled for 2021 would restrict the properties west of the subject property and the
384 existing office/retail building adjacent to the takeline from having access to Lakefront Trail, and
385 that the only access to these properties would be provided from the eastbound lanes of the IH-30
386 frontage road drivers in the City of Rockwall would have to take IH-30 west and exit the Bayside
387 exit in Rowlett, and take IH-30 east and exit the Harbor exit prior to crossing into the City's
388 corporate limits to access these properties. Based on this, the applicant has submitted a request
389 to transform the pedestrian access easement providing access to the Harbor Fountain into a new
390 street that would serve as both a pedestrian access easement and a private drive for the properties
391 to the west of the subject property. In accordance with the design guidelines contained in
392 Resolution No. 10-40, staff has requested that the applicant retain the aesthetics of the original
393 pedestrian access easement and use bollards in lieu of a curbed one-way street. Based on this
394 direction the applicant has provided a street cross section showing the proposed new street and
395 a concept plan showing the additional details requested by staff.
396

397 Mr. Miller went on to share that the applicant was required to go through a zoning process to
398 change the PD Development Plan, it will be difficult for the project to be completed in accordance
399 with the construction schedule laid out in Ordinance No. 17-64. This requires that a building
400 permit be issued by June 1, 2019. As a result, the applicant has requested to extend this timeline
401 for a period of one year from the approval date of the proposed ordinance. If the ordinance is
402 approved under the current schedule and the case is not tabled or denied the date the applicant
403 would need a building permit by would be May 6, 2020. The applicant has not requested changes
404 to the construction schedule for the building adjacent to the Harbor Fountain, and the date
405 required for the owner of that property to obtain a building remains as June 1, 2020. Staff should
406 note that the applicant was asked to provide letters from the adjacent property owners indicating
407 their consent to change the access to their properties; however, the applicant has failed to provide
408 these letters to staff. With this being said, the proposed changes should be an improvement to
409 the access of these properties, and should not create any development issues for these property
410 owners. In addition the applicant's request does not change the conformance to the City's codes
411 for the site plan approved with Case No. SP2018-043, and should not have an effect on any future
412 projects ability to conform to the City's Municipal Code of Ordinances or the Unified Development
413 Code and does not change the infrastructure requirements that were identified with Case No.
414 SP2018-043, and no new infrastructure would be required with this case.
415

416 Mr. Miller further noted that on March 25, 2019, staff mailed 41 notices to property owners and
417 occupants within 500-feet of the Freeway Frontage, Harbor Link Mixed-Use, and Harbor
418 Residential Subdistricts and also notified the Lakeside Village and Lago Vista Homeowner's
419 Associations, which are the only HOA/Neighborhood Organizations that are within 1,500-feet of
420 the subject property. No notices were received concerning the applicant's request.
421

422 Mr. Miller advised the Commission that the applicant was present and available for questions.
423

424 Chairman Lyons asked for questions from the Commission.
425

426 Commissioner Womble expressed concerns with allowing vehicles in such a pedestrian zone and
427 asked if there have been any safety concerns been discussed. Mr. Miller shared that there is a
428 separation between the fountain and the driveway and it was always intended for it to be a fire
429 lane access. Therefore what is being proposed is a very minor change to the original plan however
430 by doing it through bollards that could direct traffic while also allowing for pedestrian access.
431

432 Chairman Lyons asked the applicant to come forward and speak.
433

434 James Ziegler
435 8222 Douglas Avenue

436 Dallas, TX

437
438 Mr. Ziegler came forward and provided additional comments and indicated he was available for
439 questions.

440
441 Chairman Lyons opened up the public hearing and asked if anyone wished to speak to come
442 forward and do so; there being no one indicating such Chairman Lyons closed the public hearing
443 and brought the item back to the Commission for discussion or action.

444
445 After extensive general discussion between the Commission; Commissioner Welch made a
446 motion to approve Z2019-008 with staff recommendations. Commissioner Chodun seconded the
447 motion which passed by a vote of 5-0 with Commissioners Womble and Logan dissenting.

448
449 V. ACTION ITEMS

450
451 11. SP2019-006

452 Discuss and consider a request by Marla Mauricio of Kimley-Horn and Associates, Inc. on behalf of Steve
453 Russell of Excel Rockwall, LLC (ShopCore Properties, LLC) for the approval of a site plan for a
454 commercial retail building on a 0.69-acre portion of a larger 11.125-acre parcel of land being identified as
455 Lot 11, Block A, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned
456 Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1041 E. IH-
457 30, and take any action necessary.

458
459 Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The
460 subject property is occupied with an existing multi-tenant shopping center. On June 8, 2010, the
461 Planning and Zoning Commission approved a site plan for a multi-tenant shopping center that
462 contained several buildings Rockwall Plaza, Phase II). At that time, the developer was seeking
463 several variances. As a compensatory measure to offset the requested variances, the developer
464 proposed providing a large park area between Buildings 16 and 17 (i.e. between the existing
465 adjacent building and the proposed building). Staff should note, Building 16 was 9,600 SF and
466 Building 17 was 8,800 SF. The park area was approximately 6,600 SF at the time of that request.
467 The City Council approved the associated variances and park area on June 21, 2010. In 2013, staff
468 approved an administrative site plan for a commercial retail building (i.e. the adjacent building) on
469 an approximately 1.7095-acre portion of the subject property. As part of that request, the applicant
470 increased Buildings 16 and 17 to be 11,500 square feet each (i.e. Building 16 was 1,900 square feet
471 larger and Building 17 was 2,700 square feet larger than originally requested. As a result, the park
472 area decreased in size to approximately 4,000 square feet. Building 16 was later constructed;
473 however Building 17 was never constructed. The applicant is requesting approval of a site plan
474 for a commercial retail building (i.e. Building 17 on the site plan approved in 2013), which will be
475 approximately 9,835 square feet. As part of this request, the park will be relocated adjacent to the
476 east façade of the proposed commercial retail building (i.e. the park are will no longer be between
477 the two buildings as originally intended). The existing park area has been reduced in size and
478 resembles an alley. The proposed building will utilize the same design scheme, building materials,
479 and colors as the adjacent commercial retail buildings and will have one (1) retail space and two
480 (2) restaurant with outdoor dining areas. In regards to conformance with the Comprehensive Plan,
481 the proposed building will house retail land uses and incorporate a park area with landscaping,
482 benches, trellises, and a water feature and based on the proposed land use and the incorporation
483 of pedestrian elements, the applicant's request appears to conform to the vision of the IH-30
484 Corridor District and the goals and policies of non-residential development outlined in the
485 Comprehensive Plan. Mr. Brooks then went on to discuss in detail the recommendations the
486 Architectural Review Board made after having reviewed the case in regards to the variances to
487 the building elevations and secondary materials. He noted that the Architectural Review Board
488 made a recommendation of approval.

489
490 Mr. Brooks advised the Commission that the applicant was present and available for questions as
491 well as s the applicant.

492
493 Chairman Lyons asked the applicant to come forward.

494
495 Steve Russell
496 233 North Wacker Ste. 3400
497 Chicago, Illinois

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Mr. Russell came forward and indicated they will adhere to recommendations the Architectural Review Board Provided. .

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

Commissioner Chodun made a motion to approve SP2019-006 with both the recommendations of staff as well as the Architectural Review Board. Commissioner Logan seconded the motion which passed by a vote of 7-0.

VI. DISCUSSION ITEMS

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


- ✓ P2019-006: Replat for Lots 6 & 7, Market Center East Addition [Approved]
- ✓ P2019-009: Replat for Lot 4, Block E, Rockwall Technology Park Addition [Approved]
- ✓ P2019-014: Replat for Lots 16 & 17, Alliance Addition [Approved]
- ✓ Z2019-003: SUP for a Private Sports Arena, Stadium or Track (2nd Reading) [Approved]

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

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 7:51 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 17 day of may, 2019.



Johnny Lyons, Chairman

Attest:


Laura Morales, Planning Coordinator