

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 29, 2019
6:00 P.M.

I. CALL TO ORDER

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

II. OPEN FORUM

Chairman Chodun explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Chairman Chodun closed the open forum.

III. CONSENT AGENDA

1. Approval of Minutes for the September 10, 2019 Planning and Zoning Commission meeting.
2. Approval of Minutes for the September 24, 2019 Planning and Zoning Commission meeting.

3. P2019-039

Consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Julia McKinney for the approval of a replat for Lot 8, Block A, Ellis Centre Phase 2 Addition being a 1.21-acre parcel of land identified as Lot 4, Block A, Ellis Centre Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.

4. P2019-041

Consider a request by David Raines for the approval of a replat for Lot 35, Block A, Chandler's Landing, Phase 18, Section 2 being a 0.19-acre tract of land identified as Lot 12, Block A, Chandler's Landing, Phase 18, Section 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 8 (PD-8) District for single family land uses, addressed as 5808 Constellation Circle, and take any action necessary.

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

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

V. PUBLIC HEARINGS

6. Hold a public hearing to discuss and consider imposing a moratorium on accepting and reviewing subdivision plats for commercial and residential property situated within the City's Extraterritorial Jurisdiction (ETJ), and take any action necessary.

63 Planning Director, Ryan Miller, provided a background and explanation of the request. He shared
64 that the City has an interlocal agreement with Rockwall County that allows the City to process and
65 review subdivision plats within the City's extraterritorial jurisdiction. The subdivision plat is an
66 important way that the City ensures that the proper infrastructure is being provided to property
67 being developed within the City's ETJ. On October 22nd the Rockwall County Commissioners
68 Court approved a motion to notify all cities in Rockwall County that the interlocal agreements
69 would need to be amended to account for two things. The County is in the process of changing
70 their subdivision regulations which will affect the unified regulations contained in the document
71 and there was also a lawsuit challenging certain requirements of their subdivision regulations
72 which are incorporated in those unified regulations contained in the interlocal agreement. Until
73 the new unified regulations are adopted it would become difficult for the City to review plats,
74 therefore what the City is proposing is to impose a moratorium of 90 days on commercial
75 development and 120 days on residential developments for subdivision plats in the ETJ.

76
77 Mr. Miller advised the Commission staff was available for questions.

78
79 Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come
80 forward and do so; there being no one indicating so Chairman Chodun closed the public hearing
81 and brought the item back to the Commission for discussion or action.

82
83 Commissioner Welch made a motion to approve the moratorium. Commissioner Womble
84 seconded the motion which passed by a vote of 7-0.

85
86 VI. DISCUSSION ITEMS

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88 7. MIS2019-014

89 Hold a public hearing to discuss and consider an amendment to the OURHometown Vision 2040
90 Comprehensive Plan for the purpose of updating the water and wastewater master plans, and take any
91 action necessary.

92
93 Senior Planner, Korey Brooks provided a brief explanation of the request. Planning Director
94 indicated that with the impact fees are on the way to be approved, the City had the consultants
95 look at the water, water waste master plan and based on the Capital Improvement Plans approved
96 with the impact fee study they have adjusted the plan as necessary. When the Comprehensive
97 Plan was done those master plans were incorporated into the Comprehensive Plan because of
98 that public hearings will have to be held to go over any changes to those Master Plans. Once
99 approved by City Council it will be adopted by Ordinance.

100
101 Mr. Miller indicated staff was available for questions.

102
103 Chairman Chodun asked for questions from the Commission.

104
105 There being no questions Chairman Chodun indicated the case will return to the Commission for
106 action at the next scheduled meeting.

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109 8. P2019-040

110 Discuss and consider a request by Perry Bowen on behalf of Kyle Bryan and Haley Brook Bowen for the
111 approval of a replat for Lots 1 & 2, Block A, Haley & Kyle Addition being a 0.97-acre parcel of land currently
112 identified as Lot A, Block 107, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, being
113 zoned Single-Family 7 (SF-7) District, addressed as 501 S. Clark Street, and take any action necessary.

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115 Senior Planner, Korey Brooks, shared that the agenda item was in the discussion items because
116 it will go before the Park Board next week to have park fees accessed. It will come back at the next
117 scheduled Planning and Zoning meeting on the consent agenda.

118
119 Mr. Brooks indicted he was available for questions.

120
121 Chairman Chodun asked for questions from the Commission.

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

9. SP2019-037

Discuss and consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie Martin of Retail Partners, LLC for the approval of a site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740], and take any action necessary.

Planning Director, Ryan Miller, shared that the request came before the Commission last cycle, however because of the 30 day rule by the state, the applicant withdrew the request and now are bringing back the request with the changes and will come before the Commission for action at the next scheduled meeting.

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

Chairman Chodun asked the applicant to come forward.

Anna Blackwell
301 Commerce Street
Fort Worth, TX

Ms. Blackwell came forward provided a brief explanation of the request and indicated that she is the civil engineer on the project on behalf of the owner. She shared that they have been working closely with staff and the Architectural Review Board to address the comments that were provided to them and have made necessary modifications. She indicated she was available for questions.

Chairman Chodun asked for questions from the Commission.

Commissioner Womble asked for recap of the variances being requested, if those were only for the dumpster orientation, space between the drive isles and articulation requirements. Ms. Blackwell indicated that was correct.

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

10. SP2019-040

Discuss and consider a request by Matthew Gardner and Halff Associates on behalf of Reid Caldwell of Rockwall Urban Industrial, LP for the approval of a site plan for a multi-tenant industrial building on a 7.02-acre parcel of land identified as Lot 1, Block D, Ellis Center Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Alpha Drive, and take any action necessary.

Planning Director, Ryan Miller, advised the Commission that the applicant was present to provide comments on the request.

Chairman Chodun asked the applicant to come forward.

Mathew Gardner
3618 Regent Street
Midlothian, TX

Mr. Gardner came forward and provided a brief explanation of the request. They are proposing three light industrial buildings that they are proposing on the site for the purpose of leasing to individual tenants. He shared that they met with the Architectural Review Board who provided comments which they will be addressing. They will be asking for a variance to the slope requirement in the detention pond. He indicated he was available for questions.

Chairman Chodun asked if the tree line would be staying in place. Mr. Gardner stated most would as most are not on their property.

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

187 11. SP2019-041

188 Discuss and consider a request by LeeAnn Latimer on behalf of Dr. Steve Arze of Zaph & Ath Properties,
189 LLC for the approval of a site plan for a medical office building on a 1.36-acre tract of land identified as
190 Lot 2, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C)
191 District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action
192 necessary.
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194 Senior Planner, Korey Brooks, shared that the applicant was unable to attend and went on to give
195 a brief explanation of the request. The applicant is proposing to build a medical office building.
196 The Architectural Review Board took a look at the building elevations and provided some
197 suggestions which staff will provide to the applicant. Mr. Brooks indicated staff was available for
198 questions.
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200 Chairman Chodun asked for questions from the Commission.

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202 Commissioner Womble asked if there would be any variances. Mr. Brooks stated that there would
203 not due to it meeting both the vertical and horizontal articulation requirements.
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205 There being no further questions Chairman Chodun indicated the case will return to the
206 Commission for action at the next scheduled meeting.
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208
209 12. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

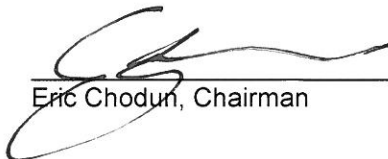
- 210
211 ✓ MIS2019-001: Impact Fee Update (1st Reading) [Approved]
212 ✓ Z2019-021: Amendment to Planned Development District 79 (PD-79) (1st Reading) [Approved]
213 ✓ Z2019-022: SUP for an Accessory Building at 2340 Saddlebrook Lane (1st Reading) [Postponed to
214 November 4, 2019]
215 ✓ Z2019-024: Amendment to Planned Development District 70 (PD-70) (1st Reading) [Approved]
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217 Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced
218 case at the City Council meeting.
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221 VII. ADJOURNMENT

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223 Chairman Chodun adjourned the meeting at 6:29 p.m.
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226
227 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
228 ROCKWALL, Texas, this 12 day of November, 2019.

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Eric Chodun, Chairman

Attest

Laura Morales, Planning Coordinator