

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 10, 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, John Womble, Annie Fishman and Sedric Thomas. Absent from the meeting was Commissioner Mark Moeller. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planner, Korey Brooks, Planning Coordinators, Angelica Gamez and 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. APPOINTMENTS

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

Chairman Chodun indicated no cases were reviewed by the Architectural Review Board.

IV. CONSENT AGENDA

2. Approval of Minutes for the November 26, 2019 Planning and Zoning Commission meeting.

3. P2019-045

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 10, LTD for the approval of a final plat for Stone Creek, Phase X containing 118 single-family residential lots on a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, located at the southwest corner of John King Boulevard and Featherstone Drive, and take any action necessary.

4. P2019-046 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 11, LTD for the approval of a final plat for the Breezy Hill, Phase XI containing 78 single-family lots on a 23.849-acre tract of land identified as a portion of Tract 7 and all of Tract 7-06 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located adjacent to Breezy Hill Road north of the intersection of Breezy Hill Road and FM-552, and take any action necessary.

Commissioner Thomas made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

V. PUBLIC HEARING ITEMS

5. Z2019-025 Hold a public hearing to discuss and consider a request for the approval of a text amendment to the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38] for the purpose of allowing the *Rental, Sales, and Service of Heavy Machinery and Equipment* land use by Specific Use Permit (SUP) in the Commercial (C) District, and take any action necessary.

63 Senior Planner, Korey Brooks, provided a brief explanation of the request. On November 4, 2019,
64 City Council directed staff to amend the Unified Development Code to allow rental, sales, and
65 service of heavy machinery with a Specific Use Permit in a Commercial district as was requested
66 by Home Depot. This request use is allowed by right and heavy commercial industrial district and
67 allowed in a light commercial district with a Specific Use Permit. This would essentially allow other
68 developers to make a request that would still be considered on a case by case basis. Mr. Brooks
69 provided the Commission with a draft ordinance listing conditions for approval as well as
70 operational conditions.

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72 Mr. Brooks advised the Commission that Staff was available for questions.

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74 Chairman Chodun 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 Chodun closed the public
76 hearing and brought the item back to the Commission for discussion or a motion.

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78 After general discussion regarding the request, Commissioner Thomas made a motion to approve
79 Z2019-025 with staff recommendations. Commissioner Logan seconded the item which passed by
80 a vote of 6-0 with Commissioner Moeller absent.

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82 VI. ACTION ITEMS

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84 6. SP2019-045 Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf
85 of Alton Frazier of Channell Commercial Corporation for the approval of an amended site plan for an
86 existing industrial building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell
87 Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District,
88 situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King
89 Boulevard, and take any action necessary.

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91 Planning Manager, David Gonzales, provided a brief explanation and background pertaining to the
92 request. On July 8, 2014, the Planning and Zoning Commission approved a site plan for a 295,910
93 square foot warehouse/manufacturing facility. In conjunction with this site plan approval, the City
94 Council approved the following five variances and exceptions for this development which include
95 (1) a variance to the building materials for not incorporating a minimum of 20% natural stone on
96 all facades and to allow for tilt-up wall construction; (2) variance to allow for one light pole to
97 exceed the 20-feet overall maximum height; (3) variance to the minimum parking requirements
98 based on the number of employees per shift; (4) exception for the use of tilt-up wall construction;
99 and, (5) an exception to the vertical and horizontal articulation standards.

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101 Mr. Gonzales further noted that on November 15, 2019, the applicant submitted an application
102 requesting the approval of an amended site plan for the purpose of establishing outside storage
103 areas and realigning the western drive aisle. In addition the applicant had submitted a replat on
104 June 13, 2019 for the purpose of realigning the drive aisle by abandoning certain portions of the
105 firelane & water easements. On July 1, 2019, the City Council approved the plat with the condition
106 that an amended site plan be approved for the realignment of the drive aisle. The final plat is to
107 be filed after approval of the amended site plan and his has been made a condition of approval for
108 this case. Additionally, the future amphitheater to be located at the southeastern portion of the
109 lot will require approval by the Board of Adjustments in order to be located within the building
110 setback as depicted on the site plan and this has also been made a condition of approval for this
111 case.

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113 Mr. Gonzales added that currently, the subject property has outside storage that is located on the
114 north side of the building, adjacent to the Rockwall Service Center. It is the intent of the applicant
115 to relocate a portion of the storage, losing 32 parking spaces; however, there are 42 parking
116 spaces being added to the site increasing the existing parking by 10 spaces, with the additional
117 outside storage being requested, it should be known that the current outside storage located on
118 the north side of the building has limited screening, being two, six-foot tall fence sections with
119 black mesh and is visible from John King Boulevard. Based on the submitted landscape plan, the
120 applicant is proposing to use a three tiered living screen consisting of four Live Oak trees that are
121 14-16 feet in height and measuring 4½ to 5-caliper inches, nine Nellie R. Stevens Holly trees, and
122 23 Needle Point Holly shrubs, with a six foot tall wrought iron fence. In addition, the proposed
123 landscape screening located at the northwest corner of the site requires approval by the Planning
124 and Zoning Commission to allow for not meeting the standards of the UDC, which requires a

masonry wall and canopy trees on 20-ft centers. As an alternative, the Planning and Zoning Commission may approve a screening method in accordance with the Unified Development Code. The applicant is requesting to use Alternative #1 of this section by incorporating a wrought iron fence and three tiered screening for this area. As a compensatory measure, the applicant is providing additional landscaping in this area, which will provide less visibility from John King Boulevard. A variance to the screening requirements for the use of landscape screening for the storage area remains a discretionary decision for the Planning and Zoning Commission and should the Planning and Zoning Commission have any questions, staff will also be available at this meeting.

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

Chairman Chodun opened up the public hearing and asked the applicant to come forward and speak.

Ed Burke
1700 Justin Road
Rockwall, TX 75087

Mr. Burke came forward and provided additional comments and regards to the request and indicated he was available for questions.

Chairman Chodun asked for questions from the Commission. Commissioner Logan inquired for more information in regards to the amphitheater. Mr. Burke provided additional details as to how the amphitheater was envisioned and what purpose it would serve. Additionally, Mr. Burke noted that they are working with staff on a plot plan together to show where they envision the whole property going in the understanding that any additions will have to go before the Architectural Review Board.

Commissioner Chodun asked if anyone else wished to speak to come forward and do so. There being no one indicating such; Commissioner Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Welch made a motion to approve SP2019-045 with staff recommendations. Commissioner Logan seconded the item which passed by a vote of 6-0 with Commissioner Moeller absent.

VII. DISCUSSION ITEMS

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

- ✓ P2019-044: Replat for Lot 3, Block A, SPR Packaging Addition [Approved]
- ✓ P2019-047: Final Plat for Lots 1, 2, & 3, Block A, MTA Andrews Addition [Approved]
- ✓ MIS2019-014: Comprehensive Plan Amendment Adopting the Revised Water/Wastewater Master Plans (2nd Reading) [Approved]
- ✓ MIS2019-015: Alternative Tree Mitigation Settlement Agreement [Approved]

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

VIII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 6:19 p.m.

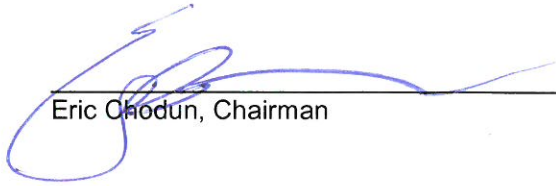
PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

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Attest:



Angelica Gamez, Planning Coordinator



Eric Chodun, Chairman