

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 27, 2015
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:00pm. Present were Chairman Renfro, Commissioners Jonathan Lyons, Mike Jusko, John McCutcheon, and Wendi Conley. Absent was Commissioner Tracey Logan. Chairman Renfro introduced new Commissioner Annie Fishman. Staff members present were Director of Planning and Zoning, Robert LaCroix, Planning Manager, Ryan Miller, Senior Planner, David Gonzales, and Planning Technician JoDee Sanford.

II. CONSENT AGENDA

1. Z2015-001

Discuss and consider a request by Harold Fetty of H. D. Fetty Land Surveyor, LLC on behalf of the owner J-BR2, LLC for the approval of a final plat for Lots 1, 2 & 3, Block A, Buffalo Crossing Addition being three (3) non-residential lots currently identified as Tract 17-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being a 7.32-acre tract of land zoned Commercial (C) District, generally located at the southeast corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

Chairman Renfro made a motion to approve the consent agenda. Commissioner McCutcheon seconded the motion, which passed with a vote of 6-0 with Commissioner Logan absent.

III. DISCUSSION ITEMS

2. Z2015-001

Hold a public hearing to discuss and consider a request by James Jackson of Jackson Automotive for the approval of a Specific Use Permit to allow for automotive vehicles to be stored outside overnight in conjunction with an existing minor automotive repair garage on a 0.88-acre parcel of land identified as Lot 2B-2, Block A, Panex LTD Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at 608 White Hills Drive, and take any action necessary.

Planning Technician, JoDee Stanford, gave background information related to this case stating that the applicant has submitted an application for a Specific Use Permit to allow for automotive vehicles to be stored outside overnight in conjunction with an existing minor automotive repair garage facility within a Commercial District. The property is located at 608 White Hills Drive and is doing business as Jackson Automotive. The property was granted a Conditional Use Permit in 1993 for an auto repair garage, minor that included an approximately 7,500 sq. ft. enclosed area designated for outside storage. Also, a CUP and Site Plan was approved for an approximately 3,000 sq. ft. expansion of the facility in 1998, which has been completed.

Ms. Stanford further stated that the applicant is requesting the SUP for the specific purpose of allowing outside storage of vehicles for customers needing to drop off or pick up vehicles after hours and vehicles in need of parts which are unavailable at the time of service within the general parking area as depicted on the site plan. The vehicles would be parked/stored in the eighteen striped head-in parking spaces located on the westerly side of the building. Mr. Jackson is requesting the ability to store the vehicles in the designated area up to 48 hours. The site contains an additional thirty parking spaces along the front of the building that will not be used for overnight storage.

Chairman Renfro asked applicant to come forth and speak.

62 James Jackson
63 608 White Hills Dr.
64 Rockwall, TX
65

66 Mr. Jackson came forward gave brief explanation of request, stating he has been at this location
67 for 21 years and is requesting the Specific Use Permit which would allow for overnight storage
68 in case it was needed on occasion. He stated vehicles that had been stored in the parking lot for
69 quite some time have been removed.
70

71 Commissioner McCutcheon asked if numbers of spaces being requested is an arbitrary number
72 since applicant stated it is not very often that vehicles cannot be stored in the gated area, how
73 many parking spaces he is requesting specifically. Mr. Jackson explained that there is no
74 specific number as it can vary from time to time sometimes there may be one to ten cars
75 sometimes there may be none. If the SUP is granted, he feels it will ensure he is following the
76 ordinance.

77 Chairman Renfro asked if there would be signs indicating it was Jackson Automotive to prevent
78 other people from parking in that area. Mr. Jackson stated he does not have trouble with people
79 parking in his lot, on occasion Grandys employees will use it but it does not happen often where
80 other people use his lot.

81 Commissioner Lyons asked how many cars typically are stored overnight on a normal day. Mr.
82 Jackson stated it depended on the year. In the summer when they are busier it can be anywhere
83 from ten to twelve. Commissioner Lyons asked how many vehicles can be stored inside the
84 shop. Mr. Jackson stated he can usually fit up to fifteen vehicles.
85

86 There being no further questions staff indicated the case will return to the Commission for
87 action at the next scheduled meeting.
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90 3. Z2015-002

91 Hold a public hearing to discuss and consider a request by Lawrence H. Ringley of Ringley &
92 Associates, Inc. on behalf of Jill Fisher of Steger Dunhill, LLC for the approval of a Specific Use Permit
93 to allow an automobile rental facility on a 0.215-acre portion of a larger 4.218-acre parcel of land
94 identified as Lot 3, Block A, Steger Towne Crossing, Phase 1 Addition, City of Rockwall, Rockwall
95 County, Texas, zoned Commercial (C) District, located at 898 Steger Towne Drive, and take any action
96 necessary.
97

98 Senior Planner, David Gonzales, gave brief explanation of request stating that based on the
99 conceptual site plan submitted, the applicant will lease an area to the rear of the suite and will
100 stripe the area with twenty additional parking spaces should the SUP be approved. These
101 additional parking spaces will be used exclusively for the rental vehicles based on an agreement
102 with the landlord. A condition of approval will be that the rental vehicles remain in the rear
103 designated parking area when the vehicles are not rented in order to keep the general parking
104 area available for customer use. Also, the representative for Avis Budget Car Rental has
105 indicated that the rental vehicles will be limited to interior cleaning only and will be washed off-
106 site. It should be noted that washing of rental vehicles on site will be strictly prohibited, unless
107 equipped and permitted for a car wash system.

108 Mr. Gonzales further stated that the applicant was not present, but will be at the public hearing.
109

110 Commissioner McCutcheon asked if the car washing that will be done off site is tied to the SUP.
111 Mr. Gonzales stated nothing would be put in the SUP concerning car washing, but rather it
112 would be similar to the auto dealerships that have a car washing service that come in with tanks
113 and wash the vehicles.
114

115 Commissioner Jusko asked if there would be fencing around the vehicles. Mr. Gonzales stated
116 that according to the concept plan they will be out in the open.
117

118 Chairman Renfro had question concerning traffic increase in that shopping strip that is fairly
119 active. Mr. Gonzales advised since it is a general parking area, it would be more practical to
120 bring the vehicles to the front for the customers. Stated applicant will be able to answer with
121 more detail. It can be put in the ordinance that parking be kept in the back.
122

123 Commissioner Lyons asked for clarification of whether or not there would be parking in the
124 front. Mr. Gonzales advised that it will be written in the SUP to restrict parking to the rear to
125 avoid rental vehicles in the front.
126

127 There being no further questions staff indicated the case will return to the Commission for
128 action at the next scheduled meeting.
129

130 4. Z2015-003

131 Hold a public hearing to discuss and consider a request by Cole Franklin of the Skorburg Company on
132 behalf of the owner Larry Hance for the approval of a zoning change from an Agricultural (AG) District to
133 a Planned Development District for Single Family 7 (SF-7) District land uses for a 44.56-acre tract of
134 land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County,
135 Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)
136 District, located at the northwest corner of FM-552 and John King Boulevard, and take any action
137 necessary.
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139 Planning Manager, Ryan Miller, indicated applicant is present and he would be presenting the
140 case to the Commission.
141

142 Adam Buzeck
143 Skorburg Company
144 8214 Westchester Dr. Suite 710
145 Dallas, TX 75225
146

147 Mr. Buzeck came forward and gave brief slide show presentation of request. Indicated to staff it
148 included changes that were made from feedback they had received from the work session with
149 City Council two weeks prior to tonight's meeting. Slide show included information of lot sizes,
150 density and price ranges.
151

152 Mr. Miller added that development standards were included in packet provided to the
153 Commission. Also, the original request was for PD Single Family 10 standards, but now changed
154 to a PD Single Family 7 standard this does not change anything in the land use of the PD itself,
155 only tying it to a different residential zoning.
156

157 Commissioner McCutcheon had concerns of road and sidewalk connectivity. General discussion
158 took place concerning creek crossing as well as how connectivity would be done.
159 Commissioner McCutcheon had question of what type of separation would be added to separate
160 existing neighborhood. Mr. Buzeck stated it would be a wood fence.
161

162 Chairman Renfro had concern of what impact on traffic proposal would add. Mr. Miller stated
163 according to the Future Land Use map this area was intended for low density residential
164 therefore it should not impact the roadway.
165 General discussion took place concerning future improvements on roadways along that area.
166

167 Commissioner Lyons asked success rate of houses built close together. Mr. Bezek said demand
168 was high and for this area he feels confident it will sell.
169

170 There being no further questions staff indicated the case will return to the Commission for
171 public hearing at the next scheduled meeting.
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173 5. P2015-003

174 Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the
175 approval of a master plat and open space plan for Phases 1 & 2 of the Somerset Park Subdivision,
176 containing 309 single-family residential lots on a 139.354-acre tract of land identified as Tracts 1 & 7 of
177 the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned
178 Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-
179 205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S.
180 Goliad Street (SH-205), and take any action necessary.
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184 Chairman Renfro asked applicant to come forth and speak.

185
186 Christopher Orr
187 Arcadia Realty

188
189 Mr. Orr came forward and gave brief explanation of request stating this request has been seen
190 before Commission as well as City Council previously. It is 139 acres located at the intersection
191 along 549 and 205. Created neighborhood with three different lot sizes, 60's, 70's and 80's and
192 all front loaded. Plan includes 309 lots, density of 2.2 units per acre.

193
194 Planning Manager, Ryan Miller, also added that the applicant has both a master and preliminary
195 plan and they do conform to the zoning that was approved through Planning and Zoning and
196 City Council late last year. The proposal is an open space plan and will go through the Parks
197 Board for recommendation.

198
199 Chairman Renfro asked what the price points would be for the 60's, 70's and 80's. Mr. Orr stated
200 for the 60's it would be starting at the \$320's with a lot size of minimum 2200 square feet for the
201 70's minimum square feet would be 2,700 square feet and for the 80's it is 3,200 square feet.

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203 There being no further questions staff indicated the case will return to the Commission as an
204 action item at the next scheduled meeting.

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207 6. P2015-004

208 Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the
209 approval of a preliminary plat for Phases 1 & 2 of the Somerset Park Subdivision, containing 309 single-
210 family residential lots on a 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson
211 Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development
212 District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay
213 (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street
214 (SH-205), and take any action necessary.

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216 Planning Manager, Ryan Miller, advised Commission this item would be combined with P2015-
217 003.

218
219 7. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

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221 ✓ P2014-043: Castle Ridge, Phase 3 [Approved]
222 ✓ Z2014-036: Zoning Change SF-10 to PD (1st Reading) [Denied]
223 ✓ Z2014-037: SUP for an Indoor Motor Vehicle/Showroom (1st Reading) [Approved]
224 ✓ Z2014-038: SUP for General Retail Store within PD-50 (1st Reading) [Approved]
225 ✓ Z2014-039: Zoning Change AG to LI (1st Reading) [Approved]
226 ✓ Z2014-040: SUP for a Hotel within PD-32 (1st Reading) [Tabled]
227 ✓ MIS2014-018: Alternate Tree Mitigation Plan [Approved]

228
229 Planning Director Robert LaCroix provided a brief update about the outcomes of the above
230 referenced cases at the City Council meeting. The Commission did not have any questions
231 concerning this agenda item.

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238 IV. ADJOURNMENT

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240 Meeting adjourned at 7:12p.m.

241
242 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,
243 Texas, this 25 day of August, 2015.

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Attest:

Laura Morales

Planning Coordinator

Craig R Renfro
Craig Renfro, Chairman