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MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
February 24, 2015 - 6:00 P.M.
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers

7 **CALL TO ORDER**

8
9 Chairman Craig Renfro called the meeting to order at 6:00 p.m. Present were Chairman
10 Craig Renfro and Commissioners Tracey Logan, Jonathan Lyons, Mike Jusko, Annie
11 Fishman, and John McCutcheon. Commissioner Wendi Conley was absent from the
12 meeting.

13
14 **CONSENT AGENDA**

- 15
16 1. *Approval of Minutes for the August 12, 2014 Planning and Zoning Commission meeting.*
17
18 2. **P2015-005 (Ryan)** - Discuss and consider a request by Harold Fetty of H. D. Fetty Land Surveyor,
19 LLC on behalf of the owner Andrea Holliman for the approval of a replat for Lot 1, Block A,
20 Hoardstroms Addition being a 0.47-acre tract of land identified as a portion of Lot 1 of the W. D.
21 Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50
22 (PD) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay
23 (NGC OV) District, addressed as 904 N. Goliad Street, and take any action necessary.
24
25 3. **P2015-006 (David)** - Discuss and consider a request by Harold Fetty of H. D. Fetty Land Surveyor,
26 LLC on behalf of the owners Chris and Jill Blasé for the approval of a replat for Lot 3, Block A, Blasé
27 Addition being a 4.28-acre tract of land currently identified as Lot 3, Block A, Blasé Addition and a
28 portion of Tract 11-3 of the A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County,
29 Texas, zoned Single Family 10 (SF-10) District, addressed as 1220 East Fork Drive, and take any
30 action necessary.

31
32 Commissioner Logan made a motion to approve all of the Consent Agenda items (#1, 2,
33 and 3). Commissioner Lyons seconded the motion, which passed unanimously (Conley
34 absent).

35
36
37 **PUBLIC HEARINGS**

- 38
39 4. **Z2015-003 (Ryan)** - Hold a public hearing to discuss and consider a request by Cole Franklin of the
40 Skorburg Company on behalf of the owner Larry Hance for the approval of a zoning change from an
41 Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land
42 uses for a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30,
43 City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205
44 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King
45 Boulevard, and take any action necessary [*Requested Postponement to the March 10, 2015 Planning*
46 *and Zoning Commission Meeting*].

47
48 Chairman Renfro announced that the applicant has requested this case be postponed
49 until the March 10th P&Z meeting.

- 50
51 5. **Z2015-005 (David)** - Hold a public hearing to discuss and consider a City initiated request for the
52 purpose of designating the Historic Downtown Courthouse as a Local Landmark per the designation
53 procedures stipulated by Section 6.2, Historic Overlay (HO) District, of the Unified Development

54 Code, being a 0.918-acre parcel of land identified as Rockwall O T Addition, City of Rockwall,
55 Rockwall County, Texas, zoned Downtown (DT) District, addressed as 101 E. Rusk Street, and take
56 any action necessary.
57

58 Senior Planner, David Gonzales, provided background information related to this agenda
59 item. He explained that this structure has been on the downtown Rockwall square since
60 the year 1940. This is the fourth courthouse to be located on the square. The first two
61 buildings burned, and the third courthouse was demolished because its materials were
62 deteriorating. The construction of this particular courthouse was associated with
63 Franklin D. Roosevelt's initiative to help bring about jobs and employee workers during
64 the Great Depression. This is an art deco style design, which, coupled with the other
65 aspects, brings some historical significance to the area. Mr. Gonzales went on to explain
66 that in 2002 the building underwent some level of renovations by way of a grant. The
67 city's Historic Preservation Advisory Board has recommended to the P&Z that it consider
68 granting a historical designation for this courthouse building. Mr. Gonzales explained
69 that 155 notices were sent out to property owners and residents located adjacent to the
70 subject property. Six notices were received back, all expressing support for this historic
71 designation.
72

73 Chairman Renfro opened the public hearing and asked if anyone would like to come forth
74 and speak. There being no one indicating such, Chairman Renfro then closed the public
75 hearing.
76

77 Commissioner Lyons asked what the advantages are to having the building designated
78 as "historic." Mr. Gonzales explained that it brings recognition to the City. Also, he
79 indicated that, ultimately, doing so has a historic element that will hopefully draw tourism
80 to the downtown area. Mr. LaCroix indicated that having it designated as 'historic' is the
81 first step towards seeking "National Registry" landmark status.
82

83 Chairman Renfro offered brief comments about the late Sheri Fowler, a notable historian
84 regarding Rockwall history. He mentioned that this courthouse and its design were
85 considered very progressive for its time. He generally expressed support for designating
86 this courthouse as historic.
87

88 Commissioner McCutcheon asked if any negative aspects exist concerning granting this
89 historic designation or if any restrictions would be placed on it. Mr. Gonzales indicated
90 that there would be no additional restrictions. He clarified that the historic designation
91 would apply to the property (grounds) as well as the building (about .9 acres total).
92

93 Commissioner Lyons made a motion to approve Z2015-005 including any staff
94 recommendations. Commissioner McCutcheon seconded the motion, which passed by a
95 vote of 6 in favor with 1 absent (Conley).
96

97 DISCUSSION ITEMS

- 98
- 99 6. Z2015-007 (David) - Hold a public hearing to discuss and consider a request by Kevin Carr of
100 GearHeads Hot Rod Garage for the approval of a Specific Use Permit (SUP) to allow truck rental in
101 conjunction with an existing minor automotive repair garage on a two (2) acre tract of land identified
102 as Tract 23-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas,
103 zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as
104 3920 E. IH-30, and take any action necessary.
105

106 Kevin Carr came forth and indicated that he is fairly new to Rockwall, and his business is
107 located in a fairly remote area. Therefore, he is hoping to begin doing something to help
108 his business. He explained that U-Haul is a recognizable name, so he believes having
109 about five rentals available at a given time (i.e. 3 trucks / 2 trailers or 2 trucks / 3 trailers)
110 will be beneficial for his business. Most U-Haul rentals are reserved online, so, if there is
111 not going to be any signage, if there was it would just be a small banner type sign that U-
112 Haul would supply for him. The only access would be off of IH-30. He explained that he
113 knows of two other U-Haul rental places in the county. He explained that the building
114 itself used to be blue; however, the lady who owns the property painted it a tan color.
115 Mr. Carr stated that the maximum size truck he might have on site at any given time
116 would be about an eighteen-foot box truck. Following Mr. Carr's comments, the
117 Commission took no action concerning this item, indicating that they will see the
118 applicant again at the public hearing.

119
120 7. Z2015-008 (Ryan) - Hold a public hearing to discuss and consider a request by Herman Douglas
121 Utlely for the approval of a zoning change from an Agricultural (AG) District to a Single Family Estate
122 2.0 (SFE-2.0) District for a 4.502-acre tract of land identified as Tract 1 of the S. R. Barnes Survey,
123 Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated
124 within the SH-205 By-Pass (SH-205 BY OV) District, addressed as 1815 E. Quail Road, and take any
125 action necessary.
126

127 Mr. Miller, Planning Manager, explained that the applicant is not present this evening, so
128 he will explain the case. He stated that this property is located on Old East Quail Run
129 Road near John King Boulevard. They would like to subdivide the property in the future,
130 and would like to change the zoning from AG to SF Estate 2.0, which requires a minimum
131 two acres for the parcel of land. No action was taken by the Commission concerning this
132 item.
133

134 8. Z2015-009 (David) - Hold a public hearing to discuss and consider a request by Chris and Jill Blasé
135 for the approval of a Specific Use Permit (SUP) for a detached garage that does not conform to the
136 requirements as stipulated by Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV,
137 *Permissible Uses*, of the Unified Development Code for a 4.05-acre parcel of land identified as Lot 1,
138 Block 1, Blasé Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10)
139 District, addressed as 1220 East Fork Drive, and take any action necessary.
140

141 Chris Blase
142 1220 East Fork Drive
143 Rockwall, TX
144

145 Mr. Blasé came forth and explained that this proposed detached garage would be
146 utilized for hobby type projects and extra storage. He explained that he did not
147 realize he would need to seek approval for this detached garage back when he sought
148 and received approval for the guesthouse that is being built on the property.
149 Following brief comments, the Commission took no action concerning this agenda
150 item.
151

152 9. Z2015-010 (Ryan) - Hold a public hearing to discuss and consider a request by Noah Flabiano of
153 the Skorburg Company for the approval of a zoning change from Planned Development District 70
154 (PD-70) for Commercial (C) District land uses to a Planned Development District for townhomes on a
155 10.142-acre tract of land being identified as a portion of a larger 164.812-acre tract of land identified
156 as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being
157 zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205

158 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N.
159 Goliad Street [N. SH-205], and take any action necessary.

160
161 **Adam Buczek**
162 **8214 Westchester Drive**
163 **Skorburg Company, owner and applicant of the property**
164

165 Mr. Buczek explained that this request is concerning about a 10-acre tract of land
166 within the Stone Creek subdivision that is currently zoned Retail. He is now
167 proposing to rezone this small, 10-acre area so that townhomes may be placed there
168 instead. He explained that the Skorburg Company currently has two master planned
169 communities in Rockwall - Breezy Hill and Stone Creek Estates. Chairman Renfro
170 asked what the price point will be on the townhomes. Mr. Buczek explained that the
171 price point will be around \$200,000 - \$230,000. He described that this tract is located
172 at the southwest corner of Stone Creek just south of the actual creek that runs
173 through the property. It is near the northeast corner of Quail Run and SH-205. He
174 explained that there is an existing driveway off of SH-205 near the CVS Pharmacy,
175 and this would be one point of access into this property. Also, when the property
176 was purchased, a parcel was set aside for the city to build a fire station, which has
177 since been built. He explained that there is a heavy tree line that runs through the
178 property as well as a floodplain.

179
180 Commissioner Jusko asked about the size of the townhomes. Mr. Buczek indicated
181 that they will be no less than 1,400 square feet, and some may go up to as large as
182 2,000 square feet.

183
184 Following Mr. Buzchek's presentation, the Commission took no action concerning
185 this discussion item.

186
187 10. SP2015-003 (David) - Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer
188 Architects on behalf of the owner Dr. Umar Burney of the North Dallas Rockwall Land Investors, LLC
189 for the approval of a site plan for a medical office building on a 1.6121-acre tract of land identified as
190 Lot 2, Block A, Ridge/Summer Lee Addition, City of Rockwall, Rockwall County, Texas, zoned
191 Planned Development District 9 (PD-9), situated within the Scenic Overlay (SOV) District, located
192 east of the intersection Ridge Road and Summer Lee Drive, and take any action necessary.

193
194 **Jimmy Strohmeyer**
195 **1620 Fairlakes Point**
196 **Rockwall, TX**
197

198 Mr. Strohmeyer came forth and briefed the council on aspects this project, which would
199 be a new office building. It is located right next to the existing Aldi off of Ridge Road and
200 Summer Lee Drive. This piece was a left over piece of the Aldi development and was
201 purchased from Aldi. It would be a 1,400 square foot office building and would include a
202 doctor's office and rehab center in one. The applicant is going for an "urban modern"
203 type style, which will blend in, architecturally, with the city's requirements. The city's
204 Architectural Review Board looked at the proposed building, including its materials. It
205 was explained that it is recommended that masonry instead of stucco and that more
206 variety be added so that it is not all one height. Regarding the overhang of the canopy
207 elements, it is recommended that a metal color be utilized instead of a stucco color.
208

209 Chairman Renfro expressed some concern about this particular design, in particular that
210 it may not aesthetically fit with other, nearby structures. After brief comments, Mr.
211 Strohmeier indicated that that owner actually wants the building to look a little different
212 than the buildings across the street and nearby. Following the discussion, the
213 Commission took no action concerning this discussion item.

214
215 11. SP2015-004 (Ryan) - Discuss and consider a request by Jimmy Strohmeier of Strohmeier
216 Architects on behalf of the owner Russell Phillips for the approval of a site plan for a 265 unit, condo
217 development situated on a 7.58-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown
218 Addition, and a portion of Lots 3 & 4, Block 16 and Lot 4, Block 18, Moton Addition, City of Rockwall,
219 Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior*
220 *Subdistrict* of PD-32, located south of the intersection of Summer Lee Drive and Sunset Ridge Drive,
221 and take any action necessary.

222
223 Mr. Strohmeier provided comments related to this discussion item. He explained that a
224 fairly heavy tree line buffer and creek currently exist, and the goal is to leave these trees
225 in place as much as possible. He explained that there is a future road that is to be
226 located on one end. There will be 265 units with a two-story parking garage and a total of
227 five stories. The roofline elevation, worst case, will be 88,' so they will be asking for a
228 waiver. Mr. Miller explained that a waiver will be requested from the city council for the
229 height of the building as was done associated with the hotel. Also, variances will be
230 requested on the building materials in order for the applicant to utilize the same
231 materials as were used on the retail areas and on the Trend Tower. Mr. Strohmeier
232 explained that the building's height is slated to be somewhat reduced so as to avoid
233 being classified as a 'high rise.' He is not sure at what price point these condos will be;
234 however, he agreed to look into this and get back with an answer. Commissioner
235 Fishman asked if any sort of retail, such as a coffee shop or convenience store, would be
236 included in this complex. Mr. Strohmeier indicated that no retail is anticipated for this
237 complex, as it will be in a somewhat isolated area. Commissioner Logan asked if any
238 traffic studies will be done in order to determine if a traffic signal is needed in this area.
239 Mr. LaCroix indicated that a traffic impact analysis (TIA) was already conducted several
240 years ago, and certain triggers, related to numbers of trips per day, would require an
241 additional TIA to be conducted. Commissioner Logan expressed concern about the
242 additional traffic congestion that may result from this development, especially for those
243 trying to get out onto IH-30 during the morning commute. Mr. Tim Tumulty, City
244 Engineer, expressed that the trigger point is 15,000 per day. He indicated that the on-
245 bound, west entrance ramp on IH-30 between Ridge and Horizon, it will eventually need
246 to be reconstructed in order to allow for better traffic flow in this general area. Following
247 comments, the Commission took no action concerning this discussion item.

248
249 12. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- 250
251 ✓ P2015-003: Lakes of Somerset Master Plat [Approved]
252 ✓ P2015-004: Lakes of Somerset Preliminary Plat [Approved]
253 ✓ Z2015-001: Jackson Automotive SUP (1st Reading) [Approved]
254 ✓ Z2015-002: Avis SUP (1st Reading) [Approved]
255 ✓ Z2015-004: Amendment to S-107 [Hyundai] (1st Reading) [Approved]
256 ✓ Z2014-040: SUP for a Hotel within PD-32 (2nd Reading) [Approved]
257 ✓ SP2014-034: Site Plan for a Hotel within PD-32 [Approved]

258
259 Planning Director Robert LaCroix provided the Commission with brief comments
260 concerning how each of the above listed items turned out at the City Council level. He

261 indicated that there are a couple of mistakes shown on the above listed items. For
262 example, regarding (1) the SUP for a hotel within PD-32, the city council tabled this item
263 in lieu of doing second reading of the ordinance. Also, regarding the site plan for the
264 hotel within PD-32, this item was tabled as well.

265

266**ADJOURNMENT**

267

268 Chairman Renfro adjourned the meeting at 7:04 p.m.

269

270

271**PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF**

272**ROCKWALL, TEXAS, this 10th day of March, 2015.**

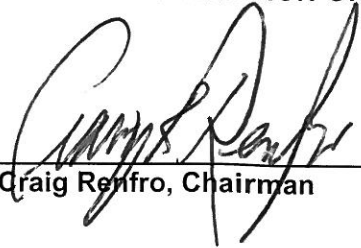
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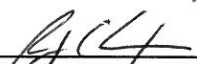
Craig Renfro, Chairman

278 **ATTEST:**

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281



Ryan Miller, Planning Manager