

MINUTES

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JUNE 9, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER
3

4 Chairman Eric Chodun called the meeting to order at 6:01 PM. The Commissioners present at the meeting were John
5 Womble, Annie Fishman, Sedric Thomas, Tracey Logan, Jerry Welch and Mark Moeller. Staff members present were
6 Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, Planner Henry Lee, Planning and
7 Zoning Coordinator Angelica Gamez and City Engineer Amy Williams. Absent from the meeting were Civil Engineers Sarah
8 Johnston and Jeremy White.
9

10 II. OPEN FORUM
11

12 Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this
13 time. There being no one coming forward, Chairman Chodun closed the open forum.
14

15 III. APPOINTMENTS
16

- 17 1. Appointment with an Architectural Review Board representative to receive the Board's recommendations and comments for items
18 on the agenda requiring architectural review.
19

20 Planning and Zoning Manager David Gonzales explained to the Commission that there was only one case for the
21 Architectural Review Board to review so he could explain their comments and recommendations when the item came up
22 on the agenda.
23

24 IV. CONSENT AGENDA
25

- 26 2. Approval of Minutes for the May 26, 2020 Planning and Zoning Commission meeting.
27

28 3. **P2020-019 (DAVID GONZALES)**

29 Discuss and consider a request by Robert Gunby of Royse City Business Ventures for the approval of a Replat for Lot 9, Block C,
30 Remington Park, Phase 2 Addition being a 3.04-acre tract of land identified as Lots 1 & 2, Block C, Remington Park, Phase 2
31 Addition, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 3958
32 & 3966 Ruger Drive, and take any action necessary.
33

34 4. **P2020-020 (DAVID GONZALES)**

35 Discuss and consider a request by Clint Vincent of Bloomfield Homes, LP for the approval of a Final Plat for Phase 1 of the Terracina
36 Estates Subdivision consisting of 110 single-family lots on a 54.995-acre portion of a larger 81.49-acre tract of land identified as
37 Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District
38 82 (PD-82) for Single-Family 10 (SF-10) District land uses, situated on the west side of Rochelle Road south of SH-276, and take
39 any action necessary.
40

41 Commissioner Moeller made a motion to approve the Consent Agenda. Vice-Chairman Welch seconded the motion which
42 passed by a vote of 7-0.
43

44 V. PUBLIC HEARING ITEMS
45

46 5. **Z2020-018 (RYAN MILLER)**

47 Hold a public hearing to discuss and consider a request by Rex and Beverly Fithian for the approval of a Specific Use Permit (SUP)
48 for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 3.03-acre parcel of land
49 identified as Lot 1, Block A, Hodgdon Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-
50 1.5) District, addressed as 1055 Dalton Road, and take any action necessary.
51

52 Planning and Zoning Director Ryan Miller provided a summary in regards to the request. The applicant is requesting a
53 Specific Use Permit (SUP) for a Residential Infill adjacent to an Established Subdivision. The established subdivision is

54 directly adjacent to the subject property. We define an established subdivision as any subdivision greater than five (5) lots
55 that are 90% developed and are greater than ten (10) years old. In this case, the subdivision directly east of the subject
56 property is the Shores North subdivision. The subject property is physically separated from this subdivision by a tree stand
57 which wraps around the back side of the property. The back of the property is a flood plain and that flood plain encompasses
58 the back property line. The applicant is proposing to construct a large estate style single-family home and does appear to
59 be in compliance with all requirements for the Single-Family Estate 2.0 (SFE-2.0) District. The applicant is also proposing an
60 accessory structure which also meets all of the City's accessory structure requirements and therefore, will not require an
61 SUP and is allowed by right. This is a discretionary case for the City Council pending a recommendation from the Planning
62 and Zoning Commission. Staff sent out 72 notices on May 27, 2020 to residents and property owners within 500 feet and
63 there were three (3) notices in favor of the applicant's request that were returned. The Homeowners Associations (HOAs) at
64 Promenade Harbor, Rockwall Shores, and Shores at Lake Ray Hubbard were the only HOAs that are within 1500 feet of the
65 subject property and were notified of the case. Mr. Miller advised the Commission that the applicant and staff were present
66 to answer questions.

67
68 Chairman Chodun asked for questions from the Commission.

69
70 Commissioner Fishman asked where the access to the home was. Planning and Zoning Director Ryan Miller replied that
71 Dalton Road would be the access road. There is a driveway backed to a 60 foot setback and that would connect to the main
72 house.

73
74 Chairman Chodun asked the applicant to come forward.

75
76 Rex Fithian
77 653 Mission Drive
78 Rockwall, TX 75087

79
80 The applicant came forward and advised the Commission that he was available to answer any questions.

81
82 Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come forward and do so at this
83 time; there being no one indicating such, Chairman Chodun closed the public hearing and brought the item back to the
84 Commission for discussion or action.

85
86 Commissioner Moeller made a motion to approve item Z2020-018 with staff recommendations. Commissioner Womble
87 seconded the motion which passed by a vote of 7-0.

88
89 Chairman Chodun advised the applicant that the next City Council meeting would be June 15, 2020.

90
91
92 **6. Z2020-019 (RYAN MILLER)**

93 Hold a public hearing to discuss and consider a request by J. W. Jones for the approval of a Specific Use Permit (SUP) for
94 Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.33-acre parcel of land
95 identified as a portion of Lot 1050 and all of Lot 1051, Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas,
96 zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 247 Chris Drive, and
97 take any action necessary.

98
99 Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. The subject property is located
100 in Planned Development District 75 (PD-75) which is the Lake Rockwall Estates subdivision. It does have an underlined
101 zoning of Single-Family 7 (SF-7) District and the actual subject property sits on about a lot and a half. As part of the conditions
102 of approval, the applicant is being asked to replat the property prior to the receiving of a building permit. The applicant is
103 requesting an SUP for a Residential Infill in an Established Subdivision. Again, we define an established subdivision as any
104 subdivision greater than five (5) lots that are 90% developed and is greater than ten (10) years old. In this case, Lake Rockwall
105 Estates has been in existence prior to 1968, considered to be more than 90% developed and consists of five (5) lots. The
106 majority of the homes along Chris Drive are modular homes with some traditional housing adjacent to the street. The
107 applicant is proposing to build a traditional single-family home made of mostly brick construction with some stone accents
108 and hardie board on the front. One thing to point out is the applicant is not proposing to build a garage, however, this is not
109 uncharacteristic of other houses in the area. The applicant will be removing the modular home but will leave the concrete
110 drive in place. Staff is requiring that they leave two (2) off street parking spaces as a condition of approval so if they leave
111 that concrete driveway then they would be meeting the requirements. This is a zoning case discretionary to the Planning and
112 Zoning Commission and 161 notices were mailed out to residents and property owners. There were only two (2) in favor of
113 the request that were returned to Staff. Also, there are no Homeowners Associations located within 1500 feet, therefore, no
114 HOAs were notified. Mr. Miller then advised the Commission that the applicant and Staff were present to answer questions.

115
116 Chairman Chodun asked for questions from the Commission.

117
118 Chairman Chodun asked the applicant to come forward.

119
120 J.W. Jones
121 555 N. 5th Street
122 Garland. TX 75040
123

124 The applicant came forward and provided additional details in regards to the request.

125
126 Commissioner Logan asked if the driveway would be connected once the modular home was gone. The applicant, Mr. Jones,
127 replied that there will be a sidewalk leading from the current sidewalk to the house.
128

129 Chairman Chodun opened the public hearing and asked if anyone wished to speak to come forward and do so at this time;
130 there being no one indicating such, Chairman Chodun closed the public hearing and brought the item back to the
131 Commission for discussion or action.
132

133
134 Commissioner Thomas made a motion to approve item Z2020-021. Vice-Chairman Welch seconded the motion which passed
135 by a vote of 7-0.

136 Chairman Chodun advised the applicant that the next City Council meeting would be June 15, 2020.
137

138 7. Z2020-020 (RYAN MILLER)

139 Hold a public hearing to discuss and consider a request by Brian Bader on behalf of Victoria Kaprantzas for the approval of a
140 Specific Use Permit (SUP) for Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit and Carport on a 0.81-acre tract of
141 land identified as Tract 27 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Single-Family
142 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1308 Ridge Road, and take any action
143 necessary.
144

145 Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. The subject property is located
146 on the west side of Ridge Road and it is zoned Single Family 10 (SF-10) District. Currently situated on the property is 3,276
147 square foot single-family home that was constructed in 1975 and at the rear of the property there is a 1,478 square foot
148 accessory building built in 1978. Prior to the applicant taking over the property, this was being used as a detached garage
149 with a portion being an accessory dwelling unit or guest quarters. The applicant is requesting a Specific Use Permit (SUP)
150 to convert the remainder of this detached garage into a secondary living unit and add a carport facing Ridge Road. According
151 to the Unified Development Code (UDC), a secondary living unit/guest quarters/accessory dwelling unit is allowed to be 30%
152 of the main structure and cannot be conveyed separately. The building footprint of the primary structure is 3,276 square feet
153 which would allow a 982.2 square foot accessory dwelling unit. The current accessory dwelling unit is estimated to be
154 approximately 545 square feet. The applicant is proposing to expand this to the full 1,848 square feet which would be 865.2
155 square feet larger than what we currently permit. This would equate to 56.41% of the primary structure's building footprint.
156 The UDC allows carports up to 500 square feet as long as they're attached to the primary structure and are architecturally
157 integrated into that structure. In this case, the applicant is proposing a 28x21 foot carport which is 588 square feet and will
158 be architecturally integrated into the accessory building which means that they would share a common roofline. The
159 applicant's request is 88 square feet over what is permitted and the accessory structure will be attached to the secondary
160 structure. Staff should point out that due to the slope of the property the majority of this structure will be slightly visible from
161 the Ridge Road. The applicant is also proposing to upgrade the exterior of the building from galvanized metal to a hardie
162 board material. Staff sent out 48 notifications to residents and property owners within 500 feet on May 27, 2020. As of tonight,
163 there have been two (2) notices mailed back in favor of the applicant's request. The Waterstone Estates HOA was also notified
164 as it was the only HOA within 1500 feet of the subject property. Mr. Miller then advised the Commission that the applicant
165 and Staff were present to answer questions.
166

167 Chairman Chodun asked for questions from the Commission.

168
169 Chairman Chodun asked the applicant to come forward.

170
171 Brian Bader
172 20603 CR 331
173 Quinlan. TX 75474
174

175 The applicant came forward and provided additional details in regards to the request.

176 Commissioner Thomas had a question in regards to the access to the secondary structure of the house. The applicant replied
177 that there is a radius drive along the front of the house and there will be an additional driveway going down to the carport.
178

179
180 Chairman Chodun opened the public hearing and asked if anyone wished to speak to come forward at this time.

181
182 **Ron Mason**
183 **1402 Ridge Road**
184 **Rockwall, TX 75087**
185

186 The applicant, Mr. Mason, came forward and asked if the exterior of the building was going to be 100% hardie board. He was
187 under the impression that some portion of the secondary building would have to be brick. Planning and Zoning Director
188 Ryan Miller explained that recently the State legislature passed HB2439 inhibiting cities from regulating building materials
189 in the majority of districts. As long as the building meets the building code then they are allowed to use hardie board. Mr.
190 Mason also asked how close the new carport would be from the property line to which Mr. Miller replied that the applicant
191 was told it had to be a minimum of six (5) feet from the property line in order to be in compliance with the setbacks. Mr.
192 Mason then asked the number of bedrooms and bathrooms the unit have and Mr. Miller replied that it would have two (2)
193 bedrooms and two (2) bathrooms with a laundry room, living area, and kitchen. Mr. Mason then asked what was the maximum
194 number of people that would be allowed to live within the unit should it be sold. Mr. Miller stated that the City could not
195 regulate that issue. Mr. Mason then explained that the view of the house from his property was much different than what
196 the rest of the public would see. He was inquiring if there could be any fencing required on the south side of the property so
197 the view would be obstructed. Mr. Miller then added that the City cannot require anybody to build a fence on a residential
198 property.
199

200 Chairman Chodun asked if anyone else wished to speak to come forward and do so at this time; there being no one indicating
201 such, Chairman Chodun closed the public hearing and asked the applicant to come back and address questions.
202

203 The applicant, Mr. Bader, came forward again and stated that the intent would be wrought iron all around the house except
204 for the right of the house which would be cedar for privacy.
205

206 Commissioner Womble asked if this was not part of the Scenic Overlay and why the Commission did not have a say in
207 building requirements. Planning and Zoning Director Ryan Miller explained that the property was in the Scenic Overlay but
208 the conditions are only applicable to commercial properties. Commissioner Womble then asked if what was requested was
209 basically twice as large as what was allowed in living quarters to which Mr. Miller replied that it was.
210

211 Commissioner Fishman asked if there was anything restricting this property from becoming a rental property should
212 ownership change. Mr. Miller explained that the City does not have anything to regulate that type of usage.
213

214 Commissioner Womble explained that while he liked the idea of improvement, he could not fully support the request because
215 of the size.
216

217 Commissioner Logan agreed with Commissioner Womble in regards to the size but liked the fact that they would be getting
218 rid of the prior garage.
219

220 Commissioner Moeller added that he is not concerned with the size given that the public in general would not be able to see
221 it from Ridge Road.
222

223 Vice-Chairman Welch made a motion to approve item Z2020-020 with staff recommendations. Commissioner Thomas
224 seconded the motion which passed by a vote of 6-1, with Commissioner Womble dissenting.
225

226 Chairman Chodun advised the applicant that the next City Council meeting would be June 15, 2020.
227

228 **8. Z2020-021 (DAVID GONZALES)**

229 Hold a public hearing to discuss and consider a request by Donald and Cathy Wallace for the approval of a *Zoning Change* from an
230 Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for a four (4) acre tract of land identified as a portion of
231 Tract 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District,
232 generally located northeast of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary.
233

234 Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The applicant is
235 requesting to rezone a four (4) acre portion of a 259 acre tract which is known as the Wallace tract. The applicant is requesting
236 to take the four (4) acre tract, subdividing it by 2 for the purpose of constructing single-family homes in this tract. Most of

237 the homes are zoned Agricultural (Ag) District and, therefore, should the request be approved then the subject property
238 would need to conform to all requirements for Single-Family Estate 2.0 (SFE-2.0) lots. The request does comply with the LDR
239 designation that's contained in the Comprehensive Plan. Staff mailed out 8 notices to residents and property owners within
240 500 feet of the subject property and none were mailed to HOAs as there are none within 1500 feet. There was one (1) notice
241 returned in favor of the request. Mr. Gonzales advised the Commission that the applicants and Staff were present to answer
242 questions.

243
244 Chairman Chodun asked the applicants to come forward.

245
246 Cathy Wallace
247 330 H. Wallace Road
248 Rockwall, TX 75032

249
250 Amie Wallace
251 2305 Falls View
252 Rockwall, TX 75087

253
254 Donnie Wallace
255 2305 Falls View Drive
256 Rockwall, TX 75087

257
258 The applicants came forward and advised they were ready to answer any questions.

259
260 Chairman Chodun opened up the public hearing and asked if anybody wished to speak to come forward at this time.

261
262 Jackson Hunt
263 191 Jeff Boyd Road
264 Rockwall, TX 75087

265
266 Mr. Hunt came forward and asked if the family was going to build two (2) houses since it was wanting to be rezoned to Single
267 Family 2.0. Planning and Zoning Director Ryan Miller answered that it means they would have a minimum lot size of two (2)
268 acres. Mr. Gonzales then added that the four (4) acre tract would be subdivided into 2 separate tracts and there could be a
269 max of one house per tract.

270
271 Chairman Chodun asked if anyone else wished to speak to come forward and do so at this time; there being no one indicating
272 such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

273
274 Commissioner Thomas made a motion to approve item Z2020-021. Commissioner Womble seconded the motion which
275 passed by a vote of 7-0.

276
277 Chairman Chodun advised the applicant that the next City Council meeting would be June 15, 2020.

278
279 **9. Z2020-022 (RYAN MILLER)**

280 Hold a public hearing to discuss and consider a request by Brad Johnson for the approval of a *Specific Use Permit (SUP)* for
281 *Detached Garage* that exceeds the maximum square footage on a 0.666-acre parcel of land identified as Block 38 of the B. F.
282 Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 803 Kernodle
283 Street, and take any action necessary.

284
285 Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. The applicant is requesting to
286 construct a detached garage on the northern portion of the property that exceeds the maximum size. The proposed garage
287 would be 30x40 or 1200 square feet and made out of metal. The structure would be twelve (12) feet in height and be situated
288 near the front façade of the primary structure. It would also be behind a six (6) foot sliding gate that the applicant is proposing
289 to place there as well. He would also be extending the driveway up to the building allowing it to act as a detached garage.
290 The Unified Development Code (UDC) does allow for one (1) detached garage up to 625 square feet along with one accessory
291 structure up to 144 square feet. In this case, the proposed garage is 575 square feet over what is permitted. The UDC does
292 give the Planning and Zoning Commission the ability to review these on a case by case basis through the Specific Use Permit
293 process. The applicant stated that this property would be constructed with a brick ledge for the future inclusion of a brick
294 façade. Mr. Miller advised the Commission that the applicant and Staff were present and available for questions.

295
296 Chairman Chodun asked for questions from the Commission.

298 Commissioner Logan asked if the building materials could be regulated in Old Rockwall. Mr. Miller replied that if the structure
299 met all of the requirements then it could be built out of metal. Through the Specific Use Permit process, the Commission is
300 given more latitude to look at each request. If the building were 625 square feet then a building could be made out of metal.

301
302 Chairman Chodun opened the public hearing and asked the applicant to come forward.

303
304 Brad Johnson
305 803 Kernodle Street
306 Rockwall, TX 75087

307
308 The applicant, Mr. Johnson, came forward and provided additional information in regards to the request.

309
310 Chairman Chodun asked if there would be any screening provided. The applicant explained that he was only doing three (3)
311 bay garage doors across the front.

312
313 Planning and Zoning Director Ryan Miller explained that the property is uniquely faced due to the fact that it has a street on
314 the front and back. The Unified Development Code requires that anywhere adjacent to the street meet the front setback
315 requirements. The applicant's backyard is backing up to the street so, if approved, the applicant must go through Board of
316 Adjustments but he has a good case due to the unique shape and nature of the lot.

317
318 Commissioner Logan acknowledged the brick ledge and asked if there were any plans of constructing the rest out of brick.
319 Mr. Johnson replied that they do have plans to finish off the rest of it but due to other projects they are unable to build it out
320 of brick at this time. Commissioner Logan was concerned with metal buildings in town.

321
322 Chairman Chodun asked if anyone else wished to speak to come forward and do so at this time; there being no one indicating
323 such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

324
325 Commissioner Moeller made a motion to approve item Z2020-022 with staff recommendations. Commissioner Fishman
326 seconded the motion.

327
328 Commissioner Logan added that she thinks this building will be a lot more visible than the one mentioned earlier in the
329 meeting.

330
331 Commissioner Thomas added that although he would like for the structure to be constructed out of brick, he still thinks it is
332 going to being value to the property.

333
334 The item Z2020-022 passed by a vote 5-2 with Commissioner Womble and Commissioner Logan dissenting.

335
336 Chairman Chodun advised the applicant that the next City Council meeting would be June 15, 2020.

337
338 VI. ACTION ITEMS

339
340 10. P2020-021 (DAVID GONZALES)

341 Discuss and consider a request by Angel Hernandez for the approval of a Preliminary Plat for Lots 1-5, Block A, Hernandez Addition
342 being a ten (10) acre tract of land identified as Tract 8-05 of the J. Merriman Survey, Abstract No. 155, Rockwall County, Texas,
343 situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 3533 Backland Road, and take any action
344 necessary.
345

346 Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. This is a ten (10) acre
347 piece of land and the applicant is requesting to layout five (5) residential lots on this particular tract. Due to the new Interim
348 Interlocal Agreement, this request needs to go through the Preliminary Plat process. The applicant is required to meet all of
349 the conditions within that. There was an item that was turned in by the applicant and his surveyor where he was trying to
350 meet the minimum requirements, however, it does not meet the standards required by the agreement. If a recommendation
351 for denial is forwarded by the Planning and Zoning Commission then we recommend a denial without prejudice which would
352 allow the applicant to resubmit this at his convenience without having to wait a year to reapply. Should the Commission
353 choose that then there will be conditions of approval such as the following: the applicant is required to provide a will-serve
354 letter from Blackland Water Supply Company, they are required to provide a letter for the septic systems that will be provided
355 for wastewater, and we are also requiring letters from the three entities. There are two of their easements located between
356 Lots 2 and 3 and the letters must state that it is okay to cross their easements with the 60 foot private roadway. Mr. Gonzales
357 advised the Commission that Staff was present to answer questions.
358

359 Chairman Chodun asked for questions from the Commission.
360

361 Commissioner Logan wanted clarification as to how many mobile homes were present on the property and how many more
362 the applicant was wanting to place. Mr. Gonzales explained that the applicant is required to have water and sewer and those
363 are challenges at this time.
364

365 Planning and Zoning Director Ryan Miller explained to the Commission that the permitting has to go through Rockwall
366 County. The only thing Staff looks at is the plat and it does not meet the technical requirements therefore that request for
367 denial without prejudice is wanted.
368

369 Commissioner Thomas made a motion to deny without prejudice for item P2020-021. Commissioner Moeller seconded the
370 motion which passed by a vote of 7-0.
371

372 11. SP2020-005 (DAVID GONZALES)

373 Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of Grey Stogner of Metroplex Acquisition Fund,
374 LP for the approval of a *Site Plan* for a *daycare center* on an eight (8) acre tract of land being identified as a portion of Lot 8, Block
375 A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for
376 General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located north of the intersection
377 of Stone Creek Drive and Miramar Drive, and take any action necessary.
378

379 Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. He explained that the
380 applicant met with the Architectural Review Board and they are forwarding a recommendation of approval including the
381 variances that are associated with the applicant's request. The daycare center that is requested is allowed by right under the
382 General Retail (GR) District and is the underlined development for Planned Development 70 (PD-70) District. The submitted
383 site plan package is in compliance with PD-70 and the technical requirements of the Unified Development Code (UDC). The
384 applicant is requesting two (2) variances associated with the request. A letter was provided by the applicant describing the
385 compensatory measures that will take place due to requesting the variances. The first will be for the building articulation of
386 the structure. The UDC requires horizontal articulation/vertical articulation and the applicant meets the horizontal articulation
387 on three sides. The provided additional gables on the front side to provide some relief for the façade. The General Overlay
388 District standards calls for exterior materials to be 90% masonry and a maximum of 50% cementitious type of material. In
389 this case, the applicant is providing a hardie plank lap siding around the structure where it exceeds the 50% on three sides.
390 According to the Unified Development Code, an applicant is allowed to request variances and exceptions in a request. The
391 applicant has indicated an increase in the amount of stone, addition of decorative shutters, adding gables to provide relief,
392 along with an addition of a cupola with a weather vane at the top of the building by the primary entrance. This decision does
393 provide approval of a ¾ majority vote. Mr. Gonzales advised the Commission that the applicant and Staff were present and
394 available for questions.
395

396 Commissioner Logan had a question in regards to the traffic flow in the location. Mr. Gonzales explained that the area is not
397 considered a heavy user area.
398

399 Vice-Chairman Welch wanted to know how many children the daycare would be serving. He also had a question in regards
400 to the total amount of brick being used.
401

402 Drew Denosky
403 1903 Central Drive
404 Bedford, TX 76021
405

406 The applicant came forward to state that they had met with the Architectural Review Board and they had requested a different
407 stone as well as the decorative shutters and the cupola. He added that the maximum amount of kids that the daycare could
408 hold would be 120 children. The way the daycare operates is that the parents will park and then walk in.
409

410 Vice-Chairman Welch had a question as to what a cupola was.
411

412 Commissioner Thomas asked if the Homeowners association was notified but Mr. Gonzales stated that this did not require
413 mail outs.
414

415 Commissioner Moeller made a motion to approve item SP2020-005 with staff recommendations. Vice-Chairman Welch
416 seconded the motion which passed by a vote of 7-0.
417

418 12. SP2020-009 (RYAN MILLER)

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Discuss and consider a request by Mallory Laremore on behalf of Corby Bell and Mandy Norman for the approval of a Site Plan for an office building on a 0.330-acre tract of land identified as Tract 23 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed 1006 Ridge Road, and take any action necessary.

Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. The applicant is requesting to convert the single-family home into a residential office building. It is located within Planned Development District 53 (PD-53) which allows these conversions through the site plan process. Everything the applicant is proposing meets all of the technical requirements and the only reason why the case is coming before the Commission is because a while back we approved and planted for the resident to the west an alternative screening plan. The applicant was having an issue with people accessing the commercial property thru his residential drive so the City planted crape myrtles along two (2) of those properties that are adjacent to it. Since it is an alternative screening plan, we have asked the applicant to comply with that, which they've indicated they will do, but it has to be presented because it does represent a variance to the City's standards. Approval of this would require a ¾ majority voter and the city is in favor of this because it is at the resident's request. Mr. Miller advised the Commission that the applicant and Staff were present and available for questions.

Chairman Chodun asked the applicant to come forward.

Dub Douphrate
2235 Ridge Road
Rockwall, TX 75087

Commissioner Womble made a motion to approve item SP2020-009. Commissioner Thomas seconded the motion which passed by a vote of 7-0.

VII. DISCUSSION ITEMS

13. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).

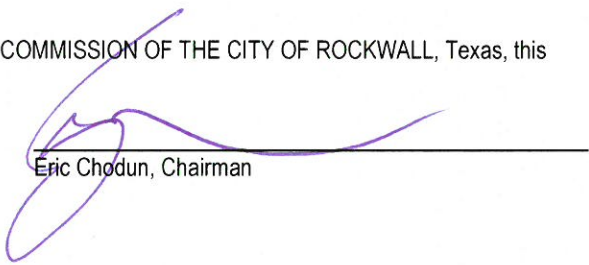
- ✓ Z2020-011: SUP for an Accessory Building at 323 Julian Drive (APPROVED; 2ND READING)

Planning and Zoning Director Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.


VIII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 7:15pm.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this
14 day of July, 2020.


Eric Chodun, Chairman

Attest:


Angelica Gamez, Planning and Zoning Coordinator