

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS JANUARY 25, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 NOTES: [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT
3 [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases), AND [2] TO PROVIDE INPUT ON A ZONING OR
4 SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT
5 FORM ON THE CITY'S WEBSITE.
6

I. CALL TO ORDER

7
8
9 Chairman Chodun called the meeting to order at 6:00 PM. Commissioners present were Derek Deckard, Sedric Thomas, Mark Moeller, and Jean
10 Conway, John Womble, and Vice-Chairman Jerry Welch. Staff members present were Director of Planning and Zoning Ryan Miller, Planner
11 Henry Lee, City Engineer Amy Williams, Assistant City Engineer Jeremy White and Civil Engineer Sarah Johnston. Absent from the meeting
12 was Planning Coordinator Angelica Gamez.
13

II. APPOINTMENTS

- 14
15
16 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items
17 on the agenda requiring architectural review.
18

19 A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the
20 Architectural Review Board meeting.
21

III. OPEN FORUM

22
23 *This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per
24 the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during
25 the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the
26 Texas Open Meetings Act.*
27
28

29 Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time. There being no
30 one coming forward, Chairman Chodun closed the open forum.
31

IV. CONSENT AGENDA

32
33 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code
34 (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*
35
36

2. P2022-001 (HENRY LEE)

37
38 Consider a request by Nick Hobbs of BGE Engineering on behalf of Randall Schwimmer of Baker Schwimmer Ventures, LLP and Phase 17 Investments
39 for the approval of a Conveyance Plat for Lots 1, 2 & 3, Block A, Seefried Addition being a 23.489-acre tract of land identified as Tracts 25 & 25-1, of the
40 R. B. Irvine Survey, Abstract No. 120 and Tract 1-2 of the J. H. B. Jones Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light
41 Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the
42 intersection of Corporate Crossing and IH-30, and take any action necessary.
43

3. P2022-002 (HENRY LEE)

44
45 Consider a request by Bart Carroll of Carroll Consulting Group, Inc. on behalf of Cathy Strother for the approval of a Final Plat for Lot 1, Block A, Roadside
46 Addition being a 2.7624-acre tract of land identified as Tract 25-1, of the J. Cadle Survey, Abstract No. 65 and Tract 17 of the J. D. McFarland Survey,
47 Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Agricultural (AG) District, situated within the SH-205
48 Overlay (SH-205 OV) District, addressed as 2410 S. Goliad Street [SH-205], and take any action necessary.
49

4. P2022-004 (HENRY LEE)

50
51 Consider a request by Gerald Monk of Monk Consulting Engineers on behalf of 5 Sharp Real Estate for the approval of a Replat for Lot 8, Block A, Sharp
52 Addition being a 1.91-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned
53 Development District 46 (PD-46) for Commercial (C) District land uses, addressed as 3301 Springer Road, and take any action necessary.
54

55 **Vice-Chairman Welch made a motion to approve the consent agenda. Commissioner Conway seconded the motion which passed by a vote of
56 7-0.**
57

V. PUBLIC HEARING ITEMS

58
59 *This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section,
60 please submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff). The Planning and
61 Zoning Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit
62 all comments to three (3) minutes out of respect for the time of other citizens.*
63
64

65 5. **Z2021-057 (RYAN MILLER) [REQUEST TO WITHDRAW]**
66 Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate
67 LTD for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and
68 Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-
69 16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District,
70 located on the west side of SH-205 (S. *Goliad Street*) south of the intersection of SH-205 and FM-549, and take any action necessary.
71

72 **Director of Planning and Zoning Ryan Miller advised the Commission that the applicant has requested to withdraw the case. They indicated that**
73 **they would like more time to meet with the neighborhood and do intend to resubmit. The Commission is tasked with taking action on the request**
74 **to withdraw since it was an advertised case.**
75

76 **Commissioner Womble made a motion to approve the withdrawal of Z2021-057. Commissioner Moeller seconded the motion which passed by**
77 **a vote of 7-0.**
78

79 VI. DISCUSSION ITEMS
80

81 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
82 *forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these*
83 *items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action*
84 *date for the following cases is February 15, 2022.*
85

86 6. **Z2022-001 (RYAN MILLER)**
87 Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson,
88 Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In
89 the Estate of Ernest Fields for the approval of a PD Development Plan for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots
90 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 &
91 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* and
92 the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon
93 Road and Summer Lee Drive, and take any action necessary.
94

95 **Chairman Chodun advised that Commissioner Womble would like to recuse himself from the case.**
96

97 **Director of Planning and Zoning Ryan Miller advised the Commission that they had two (2) cases regarding Planned Development District 32**
98 **(PD-32).**
99

100 **Chairman Chodun asked the applicant to come forward.**
101

102 **Asher Hamilton**
103 **1920 McKinney Avenue, Suite 200**
104 **Dallas, TX 75201**
105

106 **Mr. Hamilton came forward and provided a brief summary in regards to his request. He added that they will not requesting any variances at the**
107 **moment. They do have one issue with the roadway but they have been working on a TIA.**
108

109 **Commissioner Deckard asked if the zoning for the area already allows for condos.**
110 **Commissioner Conway asked if the 218 unallocated units in the district were multi-family or if they were just the amount of condos.**
111 **Commissioner Deckard asked if the two upcoming cases would max out the condo count in the area.**
112

113 **Chairman Chodun advised that this item will be brought back to the Commission for discussion or action on February 15, 2022.**
114

115 7. **Z2022-002 (RYAN MILLER)**
116 Hold a public hearing to discuss and consider a request by Louis Clark of KinoD LLC on behalf of D. W. Bobst of 101 Hubbard Dr. LLC, Gary Shultz of
117 Culpepper/Spatex JV, and Allen Anderson for the approval of a PD Development Plan for a 42-unit condominium and retail/office building on a 1.20-acre
118 tract of land identified as Lot 1, Block D, Harbor District Addition and Lots 3 & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall,
119 Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* of Planned Development District 32 (PD-32), generally located at the northeast
120 corner of the intersection of Sunset Ridge Drive and Summer Lee Drive, and take any action necessary.
121

122 **Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is requesting 42-units that would**
123 **be a For Sale product. Mr. Miller added that it does meet the design guidelines for the district.**
124

125 **Vice-Chairman Welch asked if both of the proposed projects were allowed to be done by right.**
126

127 **Chairman Chodun advised that this item will be brought back to the Commission for discussion or action on February 15, 2022.**
128

129 8. **Z2022-003 (RYAN MILLER)**
130 Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for
131 the approval of a Specific Use Permit (SUP) for a *Restaurant 2,000 SF or More with Drive Through or Drive-In* to construct two (2) restaurants on an 8.684-
132 acre tract of land identified as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned

133 Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District,
134 generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.
135

136 **Director of Planning and Zoning Ryan Miller wanted to add that this case will be reposted in the paper tomorrow due to changes being made to**
137 **the square footage.**

138
139 **Bowen Hendrix**
140 **Jordan Kluff**
141 **4403 N. Central Expressway, Suite 200**
142 **Dallas, TX 75205**
143

144 **The applicants came forward and provided a brief summary in regards to their request. They also provided further explanation in regards to the**
145 **changes in the square footage of the restaurants.**

146
147 **Mr. Miller also asked the applicants to indicate some of the pedestrian spaces that they were required to thru the PD development plan that was**
148 **approved.**

149
150 **Chairman Chodun advised that this item will be brought back to the Commission for discussion or action on February 15, 2022.**
151

152 **9. Z2022-004 (RYAN MILLER)**

153 Hold a public hearing to discuss and consider a request by Mike and Mary Frasier for the approval of a Specific Use Permit (SUP) for a Guest
154 Quarters/Secondary Living Unit/Accessory Dwelling Unit on a 0.74-acre parcel of land identified as Lot 13, Block E, Wade Addition, City of Rockwall,
155 Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 704 Jackson Street, and take any action necessary.
156

157 **Chairman Chodun asked the applicant to come forward.**

158
159 **Mr. Miller added that guest quarters are allowed in SF-7 district and the applicant's request does appear to comply with those conditional land**
160 **use standards.**

161
162 **Michael Frasier**
163 **704 Jackson Street**
164 **Rockwall, TX 75087**
165

166 **Mr. Frasier came forward and provided a brief summary in regards to his request.**

167
168 **Commissioner Conway asked if it was at all visible from the street.**
169 **Mr. Miller added that it is constructed with materials that match the primary structure and also built with very similar architecture.**

170
171 **Chairman Chodun advised that this item will be brought back to the Commission for discussion or action on February 15, 2022.**
172

173 **10. Z2022-005 (RYAN MILLER)**

174 Hold a public hearing to discuss and consider a request by Perry Bowen of Perry Bowen Homes, LLC for the approval of a Specific Use Permit (SUP) for
175 Residential Infill Adjacent to an Established Subdivision on a 0.49-acre parcel of land identified as Lot 2, Block A, Haley & Kyle Addition, City of Rockwall,
176 Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 503 S. Clark Street, and take any action necessary.
177

178 **Director of Planning and Zoning Ryan Miller advised that the applicant was requesting approval of a residential infill and it does meet all of the**
179 **requirements for the SF-7 district.**

180
181 **Perry Bowen**
182 **230 Myers Road**
183 **Heath, TX 75032**
184

185 **Mr. Bowen came forward and provided a brief summary in regards to the request.**

186
187 **Chairman Chodun advised that this item will be brought back to the Commission for discussion or action on February 15, 2022.**
188

189 **11. P2022-003 (HENRY LEE)**

190 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Kyle Tressler of Qualico Development (US), Inc. for the approval
191 of a Final Plat for the Nelson Lake Subdivision being a 120.90-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of
192 Rockwall, Rockwall County, Texas, zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District land uses, generally located at
193 the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary.
194

195 **Planner Henry Lee advised the Commission that this item has to go before the Parks Board and will be back on Consent Agenda at the following**
196 **meeting.**

197
198 **Chairman Chodun advised that this item will be brought back to the Commission for discussion or action on February 15, 2022.**
199

200 **12. MIS2022-001 (HENRY LEE)**

201 Discuss and consider a request Clark Staggs of Foxtrot 46 Development on behalf of Neil Gandy of ADD Real Estates for the approval of a *Miscellaneous*
202 *Case* for a *Tree Mitigation Plan* and an *Alternative Tree Mitigation Settlement Agreement* for a 6.60-acre tract of land being a portion of Tract 21 of the D.
203 Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located on the north side of Airport
204 Road east of the intersection of Airport Road and John King Boulevard, and take any action necessary.

205
206 **Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a tree mitigation plan and**
207 **alternative tree mitigation settlement agreement. Currently, the applicant is working thru the tree mitigation agreement with the Parks Director**
208 **Travis Sales.**

209
210 **Mr. Miller added that this Board is responsible for approving the tree mitigation plan and providing a recommendation for the City Council for**
211 **the alternative tree mitigation agreement.**

212
213 **Commissioner Deckard asked what the applicant was proposing and what they were trying to replace.**

214 **Chairman Chodun asked for clarification in regards to what they would be approving.**

215 **Commissioner Deckard asked if this subject property was in any runway zones or overlays.**

216
217 **Chairman Chodun advised that this item will be brought back to the Commission for discussion or action on February 15, 2022.**

218
219 **13. SP2022-001 (HENRY LEE)**

220 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Kyle Tressler of Qualico Development (US), Inc. for the approval
221 of a *Site Plan* for the Nelson Lake Subdivision being a 120.90-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of
222 Rockwall, Rockwall County, Texas, zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District land uses, generally located at
223 the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary.

224
225 **Planner Henry Lee provided a brief summary in regards to the request. The applicant submitted a site plan, landscape plan, and hardscape**
226 **plan. He added that the request does meet all of the technical requirements.**

227
228 **Commissioner Thomas asked if this item would come back on Consent Agenda at the next meeting.**

229
230 **Chairman Chodun advised that this item will be brought back to the Commission for discussion or action on February 15, 2022.**

231
232 **14. SP2022-002 (HENRY LEE)**

233 Discuss and consider a request by David A. Morales of Pross Design Group, Inc. on behalf of Robert Reece of Alvaplast US (*SPR Packaging*) for the
234 approval of an *Amended Site Plan* for an existing *Office/Warehouse/Manufacturing Facility* on a 10.1893-acre tract of land identified Lot 2, Block A, SPR
235 Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action
236 necessary.

237
238 **Planner Henry Lee provided a brief summary in regards to the request. The applicant is adding a solvent tank and oxidizer system but will also**
239 **be requesting a variance for the parking. The applicant is also asking to allow a living screening as opposed to a solid masonry screening wall.**

240
241 **David Morales**

242 **5310 Harvest Hill Road, Suite 180**

243 **Dallas, TX 75230**

244
245 **Mr. Morales provided additional details in regards to the request.**

246
247 **Commissioner Deckard asked if the applicant had any further growth plans in the future beyond what is being requested.**

248
249 **Pepe Alvarez**

250 **1480 Justin Road**

251 **Rockwall, TX 75087**

252
253 **Mr. Alvarez came forward and provided additional details in regards to the request.**

254
255 **Vice-Chairman Welch asked if the tall areas were what was approved last year.**

256
257 **Chairman Chodun advised that this item will be brought back to the Commission for discussion or action on February 15, 2022.**

258
259 **15. SP2022-003 (HENRY LEE)**

260 Discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval
261 of a *Site Plan* for the expansion of an existing *Motor Vehicle Dealership (i.e. Clay Cooley Hyundai)* being a 7.17-acre tract of land identified as Lot 1, Block
262 1 and Lot 1, Block 2, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30
263 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

264
265 **Planner Henry Lee provided a brief summary in regards to the request. The request is for an amended site plan for the Clay Cooley dealership.**
266 **It is simply tying down the site improvements they had mentioned during the SUP process. There will be expansion of the building as well as**
267 **an addition for an oil change center and car wash. Mr. Lee advised that the request does meet all of the technical requirements.**

268

269 Commissioner Thomas asked if this was being done to come into conformance from the SUP.

270
271 Chairman Chodun advised that this item will be brought back to the Commission for discussion or action on February 15, 2022.

272
273 16. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).

- 274 • P2021-063: Final Plat for the Landon Subdivision [APPROVED]
- 275 • P2021-064: Preliminary Plat for Lot 1, Block A, PS Rockwall County Addition [APPROVED]
- 276 • P2021-067: Preliminary Plat for the Saddle Star North Subdivision [APPROVED]
- 277 • Z2021-050: Text Amendment to Article 04, *Permissible Uses*, of the UDC [APPROVED; 1ST READING]
- 278 • Z2021-051: SUP for *Residential Infill in an Established Subdivision* or 5108 Yacht Club Drive [APPROVED; 1ST READING]
- 279 • Z2021-052: SUP for *Chickens* at 1700 E. SH-66 [APPROVED; 1ST READING]
- 280 • Z2021-053: SUP for *Residential Infill in an Established Subdivision* or 803 Austin Street [APPROVED; 1ST READING]
- 281 • Z2021-054: SUP for a *Congregate Care Facility that Exceeds 36-Feet in the SOV* [DENIED]
- 282 • Z2021-055: SUP for *Restaurant, Less Than 2,000 SF, with Drive-Through or Drive-In* for Victory at Rockwall [APPROVED; 1ST READING]
- 283 • Z2021-056: Zoning Amendment for Planned Development District 85 (PD-85) [APPROVED; 1ST READING]

284
285
286 Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council
287 meeting.

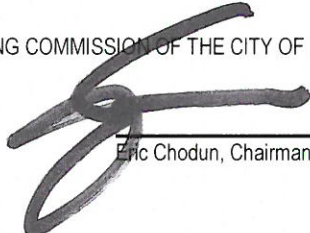
288
289 VII. ADJOURNMENT

290
291 Chairman Chodun adjourned the meeting at 6:53 P.M.

292
293 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 15 day of February
294 _____, 2022.

295
296
297 Attest:

298
299 _____
300 Angelica Gamez, Planning Coordinator



Eric Chodun, Chairman

