

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
SEPTEMBER 28, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER
3

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

10 II. APPOINTMENTS
11

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

15 A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the
16 Architectural Review Board meeting.
17

18 III. OPEN FORUM
19

20 *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.*
21 *Per 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*
22 *during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting*
23 *per the Texas Open Meetings Act.*
24

25 Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time. There being
26 no one coming forward, Chairman Chodun closed the open forum.
27

28 IV. CONSENT AGENDA
29

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

- 33 2. Approval of Minutes for the September 14, 2021 Planning and Zoning Commission meeting.
34
35 3. **P2021-047 (HENRY LEE)**
36 Consider a request by ClayMoore Engineering on behalf of the Rockwall Central Appraisal District (RCAD) for the approval of a Replat for Lot 2,
37 Block A, Lofland Industrial Park Addition being a 1.707-acre parcel of land identified as Lot 1A-R, Block A, Lofland Industrial Park Addition, City of
38 Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 841 Justin Road, and take any action necessary.
39
40 4. **P2021-048 (ANDREW REYNA)**
41 Consider a request by Jeremy Epton for the approval of a Replat for Lots 2, 3, & 4, Block A, Epton Addition being a 4.95-acre parcel of land identified
42 as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 1 (SF-1) District, addressed as 2075 Airport Road,
43 and take any action necessary.
44

45 Vice-Chairman Welch made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by a
46 vote of 6-0 with Commissioner Deckard absent.
47

48 V. PUBLIC HEARING ITEMS
49

50 *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*
51 *section, please submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff). The*
52 *Planning and 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*
53 *speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*
54

- 55 5. **Z2021-032 (HENRY LEE)**
56 Hold a public hearing to discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge LLC for the approval
57 of a Specific Use Permit (SUP) for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant
58 (i.e. Dutch Bros. Coffee) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall,
59 Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection
60 of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.
61

62 Planner Henry Lee provided a brief summary in regards to the request. He reminded the Commission that they had reviewed this case at
63 the last September 14th meeting and voted to table the item until today's meeting. This was due to wanting to give the applicant more time
64 to reorient the building so that the service window will be away from Ridge Road. The applicant has made changes to the site and also

65 submitted a new concept plan resolving the concerns expressed by the Commission. Mr. Lee then advised that the applicant and Staff
66 were present and available for questions.

67
68 Chairman Chodun asked the applicant to come forward.

69
70 Sam Moore
71 2505 Penshurst Court
72 Celina, TX 75009
73

74 Mr. Moore came forward and provided additional details in regards to the request.

75
76 Chairman Chodun opened the public hearing and asked anybody who wished to speak to do so at this time. There being no one indicating
77 such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

78
79 Commissioner Thomas made a motion to approve item Z2021-032. Commissioner Conway seconded the motion which passed by a vote
80 of 6-0.

81
82 Chairman Chodun indicated that the case will go before the City Council on October 4, 2021.

83
84 6. Z2021-036 (HENRY LEE)

85 Hold a public hearing to discuss and consider a request by Adam Shiffer of the Skorburg Company on behalf of Gordon C. Fogg for the approval of
86 a Zoning Change to amend Planned Development District 91 (PD-91) [Ordinance No. 21-36] to incorporate a 20.00-acre tract of land identified as
87 Tracts 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District,
88 addressed as 505 Clem Road, and take any action necessary.

89
90 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting to amend Planned Development District
91 91 (PD-91) which includes an additional 20 acres and additional 34 homes. The total would then be 78.41 acres and 132 single-family
92 residential lots with the overall density proposed with this subdivision being 1.69 dwelling units per acre. The amended concept plan
93 indicates that 15.84 acres (20.2%) of open space has been provided meeting the 20% requirement by the Unified Development Code (UDC).
94 The amended concept plan also includes new amenities such as a dock on the pond as well as a pavilion. The proposed amendment to
95 PD-91 still meets all of the requirements of the UDC. On September 23, 2021, staff mailed out 31 notices to property owners and occupants
96 within 500-feet of the subject property as well as all Homeowners Associations (HOAs) within 1,500-feet of the subject property. At this
97 time, staff had only received one (1) email from a property owner outside of the notification area in opposition to the request and one (1)
98 notice from a property owner within the notification area in opposition to the request.

99
100 Chairman Chodun asked the applicant to come forward.

101
102 Kevin Harrell
103 8214 Westchester Drive, Suite 900
104 Dallas, TX 75225
105

106 Mr. Harrell came forward and provided a PowerPoint presentation in regards to the request.

107
108 Vice- Chairman Welch asked questions regarding the dock-whether or not it would be provided.

109
110 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time.

111
112 Barbara Lee
113 628 Cornelius
114 Rockwall, TX 75087
115

116 Mrs. Lee came forward and asked what would separate the homes from back of the property.

117
118 Bob Wacker
119 309 Featherstone
120 Rockwall, TX 75087
121

122 Mr. Wacker came forward and asked if a Traffic Study would have to be done in this area due to the increase in homes.

123
124 Rich Lake
125 788 Featherstone Drive
126 Rockwall, TX 75087
127

128 Mr. Lake came forward and asked if there was a traffic study done on the area as well as asking about the density of the area. Mr. Lake
129 also had a concern in regards to the buffer zone on the farm.

130
131 Steve Curtis
132 2130 FM 1141

133 Rockwall, TX 75087

134 Mr. Curtis came forward and asked questions regarding the dwelling units per gross acre, the pond, and the size of the lots.

135
136
137 Chairman Chodun asked if anybody else wished to speak to come forward at this time; there being no one indicating such, Chairman
138 Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

139
140 Chairman Chodun asked the applicant to come forward and address public comments and concerns.

141
142 Mr. Lake came forward to address the comments made by the public.

143
144 Chairman Chodun added that his big issue with the development is the size of the lots.
145 Commissioner Thomas stated his support for the request.

146
147 Commissioner Thomas made a motion to approve item Z2021-036. Commissioner Moeller seconded the motion which passed by a vote of
148 5-1 with Chairman Chodun dissenting.

149
150 Chairman Chodun indicated the case will go before the City Council on October 4, 2021.

151
152 VI. ACTION ITEMS

153
154 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances*
155 *and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of*
156 *Ordinances.*

157
158 7. MIS2021-012 (ANDREW REYNA)

159 Discuss and consider a request by Eddie Guajardo of Rockwall Independent School District (RISD) for the approval of a Variance to the *Architectural*
160 *Standards* of the IH-30 Overlay (IH-30 OV) District to allow the construction of a building on a 35.295-acre parcel of land identified as Lot 1, Block A,
161 Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30
162 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

163
164 Planner Andrew Reyna provided a brief summary in regards to the request. The applicant is requesting a variance to masonry requirements
165 for the IH-30 Overlay District. The accessory building will be a 12' x 25' footprint or roughly 300 square feet. With the approval of this, this
166 would bring the total number of accessory buildings on the property to 4. The proposed building will not be visible from IH-30 or
167 Yellowjacket Lane. Mr. Reyna then advised the Commission that he was available for questions.

168
169 Chairman Chodun asked the applicant to come forward.

170
171 Eddie Guajardo
172 1050 Williams Street
173 Rockwall, TX 75087

174
175 Will Salee
176 1050 Williams Street
177 Rockwall, TX 75087

178
179 Mr. Guajardo and Mr. Salee both came forward and provided additional details in regards to their request.

180
181 Commissioner Moeller asked about the temporary location of the trailers shown in the aerial photo.
182 Vice-Chairman Welch asked if these structures would be permanent or temporary structures.

183
184 Commissioner Moeller made a motion to approve item MIS2021-012 with staff recommendations. Commissioner Conway seconded the
185 motion which passed by a vote of 6-0.

186
187 VII. DISCUSSION ITEMS

188
189 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that*
190 *will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place*
191 *when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public*
192 *hearing and/or action date for the following cases is October 12, 2021.*

193
194 8. Z2021-038 (ANDREW REYNA)

195 Hold a public hearing to discuss and consider a request by Darrell McCallum for the approval of a Specific Use Permit (SUP) for *Detached Garage*
196 that exceeds the maximum permissible size for a detached garage on a 1.2080-acre parcel of land identified as Lot 6, Block A, Grady Rash Addition,
197 City of Rockwall, Rockwall County, Texas, zoned Single-Family (SF-10) District, addressed as 1 Soapberry Lane, and take any action necessary.

198
199 Chairman Chodun asked the applicant to come forward.
200

201 Darrell McCallum
202 1 Soapberry Lane
203 Rockwall, TX 75087
204

205 Mr. McCallum came forward and provided a brief summary in regards to the request.
206

207 Commissioner Womble asked what the size was for the current shed.
208 Commissioner Conway asked what material would be on the pitched roof.
209

210 Chairman Chodun advised this item will be brought back to the Commission for discussion or action on October 12, 2021.
211

212 9. Z2021-039 (ANGELICA GAMEZ)

213 Hold a public hearing to discuss and consider a request by Peter Muhl of Rockwall Habitat for Humanity for the approval of a Specific Use Permit
214 (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified
215 as Lot 888A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75)
216 for Single-Family 7 (SF-7) District land uses, addressed as 305 Blanche Drive, and take any action necessary.
217

218 Planning and Zoning Coordinator Angelica Gamez provided a brief summary in regards to the request. The applicant is requesting to
219 construct a single-family home in Lake Rockwall Estates. Since Lake Rockwall Rockwall Estates is considered to be an established
220 subdivision then the applicant does have to go through this SUP process. Staff would like to note that the home does not have a garage
221 and should the applicant decide to add it, then it must meet the standards and requirements as stated in the UDC.
222

223 Chairman Chodun advised this item will be brought back to the Commission for discussion or action on October 12, 2021.
224

225 10. Z2021-040 (RYAN MILLER)

226 Hold a public hearing to discuss and consider approval of a Text Amendment to Article 04, Permissible Uses, and Article 13, Definitions, of the Unified
227 Development Code (UDC) [Ordinance No. 20-02] for the purpose of amending the Permissible Use Charts and definition for Urban Residential, and
228 take any action necessary.
229

230 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. He explained that the Urban Residential
231 land use was something that was created in 2004 and expanded in 2007. Based on a previous case, City Council directed Staff on
232 September 7, 2021 to make some changes. Specifically, they wanted to make sure that there was discretionary oversight anytime Urban
233 Residential was proposed in the Downtown (DT) District. They also wanted to limit the possibility of higher density housing going into that
234 area in the future. Based on that, Staff brought a couple of changes forward. Some of the changes include the changing the definition of
235 Urban Residential, calling out what types of residential Staff is referring to, and changing the Use Chart to make that a SUP which will give
236 the Planning & Zoning Commission and City Council discretionary oversight as opposed to it being allowed by right. Mr. Miller then advised
237 that Staff was available to answer questions.
238

239 Chairman Chodun advised this item will be brought back to the Commission for discussion or action on October 12, 2021.
240

241 11. Z2021-041 (HENRY LEE)

242 Hold a public hearing to discuss and consider a request by Aaron Hawkins on behalf of Tim Thompson of Metroplex Acquisitions for the approval of
243 a Specific Use Permit (SUP) for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant
244 (i.e. Salad and Go) on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of
245 Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North
246 SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take
247 any action necessary.
248

249 Planner Henry Lee indicated that Staff wanted to mention that the bail out lane shown will have to be in indicated as a one-way lane. There
250 will also need to be headlight screening for both drive-throughs.
251

252 Chairman Chodun asked the applicant to come forward.
253

254 Aaron Hawkins
255 4500 Mercantile Plaza Drive
256 Fort Worth, TX 76137
257

258 Mr. Hawkins came forward and provided a brief summary in regards to the request. The request is for a small drive-through restaurant
259 with no indoor seating and no indoor kitchen. There will only be a warmer onsite to heat up certain breakfast items. The food is brought
260 in daily on small box trucks with everything prepackaged so there is nothing onsite.
261

262 Chairman Chodun asked what the number of stacked cars would be. He also asked about the other locations the restaurant was operating
263 at.
264

265 Chairman Chodun advised this item will be brought back to the Commission for discussion or action on October 12, 2021.
266

267 12. SP2021-025 (HENRY LEE)

268 Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Michael Vinson of St. Benedict's Anglican Church
269 for the approval of a Site Plan for a House of Worship on a 7.45-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No.
270 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive,
271 and take any action necessary.

272
273 **Planner Henry Lee wanted to note that on the applicant's site plan, they are proposing to establish the parking areas and the landscaping.**
274 **This will cause changes to their current landscape plan which will show the three-tiered screening along the north property line and the**
275 **east property line. The applicant has also indicated that they're requesting to keep the private drive on the east side of the property as a**
276 **private drive.**

277
278 **Chairman Chodun asked the applicant to come forward.**

279 **Dub Douphrate**
280 **2235 Ridge Road, Suite 200**
281 **Rockwall, TX 75087**

282
283
284 **Mr. Douphrate came forward and provided a brief summary in regards to the request. He explained about the requirements that he would**
285 **like waived with the request.**

286
287 **Commissioner Womble asked if the applicant could bring photos in regards to the request.**

288
289 **Chairman Chodun advised this item will be brought back to the Commission for discussion or action on October 12, 2021.**

290
291 **13. SP2021-026 (HENRY LEE)**

292 Discuss and consider a request by Steven Reyes of Architectonics Texas, LLC on behalf of Dr. Stan Tolkachjov for the approval of a Site Plan for a
293 Medical Office building on a 0.688-acre parcel of land identified as Lot 1, Block D, La Jolla Pointe Addition, City of Rockwall, Rockwall County, Texas,
294 zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 505 Ridge Road [FM-740], and take any action
295 necessary.

296
297 **Planner Henry Lee wanted to add that the Architectural Review Board is forwarding a recommendation for approval on this item.**

298
299 **Chairman Chodun asked the applicant to come forward.**

300
301 **Ross Ramsey**
302 **404 S. Fannin**
303 **Rockwall, TX 75087**

304
305 **Mr. Ramsey came forward and was prepared to answer questions.**

306
307 **Chairman Chodun advised this item will be brought back to the Commission for discussion or action on October 12, 2021.**

308
309 **14. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).**

- 310
311
 - 312 • Z2021-032: SUP for a Restaurant with Drive-Through for Dutch Bros. [TABLE TO OCTOBER 4TH]
 - 313 • Z2021-033: Amendment to Planned Development District 4 (PD-4) for a Mixed-Use Development [DENIED]
 - 314 • Z2021-035: Zoning Change from Agricultural (AG) District to Light Industrial (LI) District [TABLE TO OCTOBER 18TH]
 - 315 • Z2021-035: Zoning Change from Agricultural (AG) District to Neighborhood Services (NS) District [DENIED]
 - 316 • Z2021-036: Zoning Change from Agricultural (AG) District to Planned Development District 91 (PD-91) [TABLE TO OCTOBER 4TH]
 - 317 • Z2021-037: SUP for an Accessory Structure at 54 Shadydale Lane [APPROVED; 1ST READING]

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

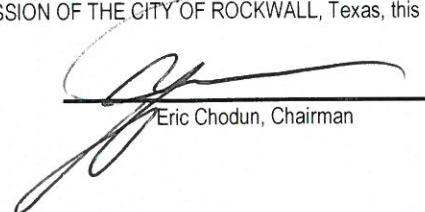
320
321 **VIII. ADJOURNMENT**

322
323 **Chairman Chodun adjourned the meeting at 7:17 P.M.**

324
325 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 12 day of October
326 October, 2021.

327
328
329
330
331 Attest:

332
333 
334 _____
335 Angelica Gamez, Planning and Zoning Coordinator



Eric Chodun, Chairman