

# MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
JUNE 28, 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

7 I. CALL TO ORDER

8  
9 **Chairman Eric Chodun brought the meeting to order at 6:00 PM. Commissioners present were John Womble, Derek Deckard, Sedric Thomas, Jerry  
10 Welch, Jean Conway and Brian Llewellyn. Staff members present were Planning Director Ryan Miller, Planners Henry Lee and Bethany Ross, Planning  
11 Coordinator Angelica Gamez, Civil Engineer Sarah Johnston, Assistant City Engineer Jeremy White, and City Engineer Amy Williams.**  
12

13 II. APPOINTMENTS

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

17  
18 **A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural  
19 Review Board meeting.**  
20

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 the  
24 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 the OPEN  
25 FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings  
26 Act.*  
27

28 **Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time.**  
29

30 **Bob Wacker**  
31 **309 Featherstone Drive**  
32 **Rockwall, TX 75087**  
33

34 **Mr. Wacker came forward and expressed his gratitude as he will be recusing himself from the Architectural Review Board.**  
35

36 **Chairman Chodun asked if anyone else wished to speak to come forward at this time. There being no one indicating such, Chairman Chodun closed  
37 the open forum.**  
38

39 IV. CONSENT AGENDA

40  
41 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)  
42 and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*  
43

44 2. Approval of minutes for the June 14, 2022 Planning and Zoning Commission meeting.  
45

46 3. **P2022-030 (ANGELICA GAMEZ)**

47 Consider a request by Keaton Mai of the Dimension Group on behalf of Justin Webb of Rockwall 205 Investors, LLC for the approval of a Preliminary Plat for  
48 Lots 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall,  
49 Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection  
50 of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.  
51

52 4. **P2022-032 (ANGELICA GAMEZ)**

53 Discuss and consider a request by Christophe Guignard of KRISS USA, Inc. on behalf of Matt Wavering of the Rockwall Economic Development Corporation  
54 (REDC) for the approval of a Replat for Lots 9-11, Block A, Rockwall Technology Park Addition being a 16.44-acre tract of land being identified as Lots 7 & 8,  
55 Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) and Light Industrial  
56 (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the  
57 intersection of FM-549 and SH-276, and take any action necessary.  
58

59 5. **P2022-033 (BETHANY ROSS)**

60 Consider a request by Josh Millsap of KFM Engineering & Design on behalf of Tony Austin of Rockwall Downtown Lofts, LTD for the approval of a Replat for  
61 Lot 2, Block A, TAC Rockwall Addition being a 3.338-acre tract of land identified as Lot 1, Block A, TAC Rockwall Addition, City of Rockwall, Rockwall County,  
62 Texas, zoned Downtown (DT) District, situated at the southwest corner of the intersection of SH-66 and SH-205 [N. Goliad Street], and take any action necessary.  
63

64 **Commissioner Thomas made a motion to approve the consent agenda. Vice-Chairman Welch seconded the motion which passed by a vote of 7-0.**

65 V. ACTION ITEMS

66

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

69

70 6. P2022-028 (BETHANY ROSS)

71 Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD)  
72 for the approval of a Preliminary Plat for Lots 1 & 2, Block A, Rockwall ISD Addition being a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the  
73 J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 94 (PD-94) for limited Neighborhood  
74 Services (NS) District land uses, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

75

76 Director of Planning and Zoning Ryan Miller provided a brief summary and history in regards to the request. Back in May, a rezoning case came  
77 through to rezone the property to Planned Development District 94 for Neighborhood Services district land uses. In the case memo for the case,  
78 Staff did summarize the infrastructure requirements associated with this development. Following the zoning approval, the applicant submitted a site  
79 plan, and while working through the comments, the school district indicated that they were looking to request waivers to certain infrastructure  
80 requirements associated with the site plan. Based on this, staff required them to submit a preliminary plat, whose purpose is to provide sufficient  
81 information to evaluate and review the general design of a development and ensure compliance to the Comprehensive Plan, the Unified Development  
82 Code (UDC), and the Subdivision ordinance contained in the Municipal Code of Ordinances. The applicant is requesting approval of the preliminary  
83 plat with certain waivers to infrastructure that would be required with this development. Specifically, what is required to this site would be  
84 improvements to four (4) roadways. The school district is looking to dedicate the right-of-way-required but is asking to waive the road construction.  
85 They have cited the Traffic Impact Analysis submitted as being the reason for why they are requesting the waiver of the roadway. Staff should point  
86 out that that study has not been approved by Staff and the City's consultants have identified major discrepancies. Should the Commission and City  
87 Council choose to approve this, those waivers would deem the preliminary plat to be in conformance and meet the technical requirements. Should  
88 the City Council choose to deny the waivers, then the preliminary plat would be denied because it would not meet the criteria for a preliminary plat.  
89 This is important because they currently have a site plan in process, and should the preliminary plat be denied, then staff would be obligated to  
90 forward a recommendation of denial for the site plan due to adequate facilities not being provided. Director Miller then advised that the applicant and  
91 staff were present and available to answer questions.

92

93 Chairman Chodun asked what the impact of the dedication variance was.

94 Commissioner Thomas stated that he did not recall this being requested at the time of the zoning change request.

95 Commissioner Deckard asked if there was a cost or dollar figure associated with the construction the applicant is wanting to pass on.

96

97 Chairman Chodun asked the applicant to come forward.

98

99 Will Salee  
100 1050 Williams Street  
101 Rockwall, TX 75087

102

103 Mr. Salee came forward and provided additional details as well as a PowerPoint presentation in regards to the request.

104

105 Chairman Chodun asked if this was an oversight by the District.

106 Director Miller wanted to address that Engineering comments and infrastructure requirements were outlined back at the initial pre-application  
107 meeting.

108 Commissioner Womble wanted further explanation in regards to the process of the school district being approved.

109 Commissioner Deckard asked if this bond project and future projects could be in jeopardy.

110

111 After further discussion, Commissioner Thomas made a motion to deny P2022-028. Commissioner Deckard seconded the motion to deny which  
112 passed by a vote of 6-1 with Commissioner Llewellyn dissenting.

113

114 7. P2022-029 (BETHANY ROSS)

115 Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD)  
116 for the approval of a Preliminary Plat for Lot 2, Block A, Rockwall – CCA Addition being a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird  
117 Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-  
118 95) for limited Neighborhood Services (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John  
119 King Boulevard, and take any action necessary.

120

121 Director of Planning and Zoning Ryan Miller provided a brief summary and history in regards to the request. In May, this property was rezoned from  
122 Agricultural to Planned Development District 95 for Neighborhood Services district land uses. In the case memo, staff summarized the infrastructure  
123 associated with the development. Following the zoning being approved, the applicant submitted a site plan package requesting waivers to the  
124 infrastructure. Based on this, staff requested that they submit a preliminary plat for this project. Specifically in this case, staff is looking at the  
125 infrastructure that the applicant is requesting to waive. When looking at the required roadway infrastructure there is a portion of Stableglen that  
126 extends from the northern property line to the southern property line. The applicant is looking to dedicate the right-of-way for that street but is  
127 requesting a waiver to the roadway requirements for that street. Director Miller then advised that the applicant and staff were present and available  
128 for questions.

129

130 Commissioner Llewellyn asked for clarification in regards to how this item was different to the previous request.

131

132 Chairman Chodun asked the applicant to come forward.

133

133 Will Salee  
134 1050 Williams Street  
135 Rockwall, TX 75087  
136

137 Mr. Salee came forward and provided additional details and a brief PowerPoint presentation in regards to the request.  
138

139 After brief discussion between the Commission, Vice-Chairman Welch made a motion to deny P2022-029. Commissioner Thomas seconded the  
140 motion to deny which passed by a vote of 7-0.  
141

142 Chairman Chodun advised this item will go before the City Council in July 5, 2022.  
143

144 8. MIS2022-011 (RYAN MILLER)

145 Discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a *Miscellaneous Request* for  
146 a *Variance* to the *Utility Placement* requirements in the *General Overlay District Standards* to allow overhead utilities along [1] a portion of SH-276 between John  
147 King Boulevard and Rochelle Road and [2] a portion of Corporate Crossing [FM-549] between the IH-30 Frontage Road and SH-276, City of Rockwall, Rockwall  
148 County, Texas, being right-of-way, and take any action necessary.  
149

150 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is requesting a variance to the  
151 underground utilities requirement. The properties are within an Overlay district and they have a requirement that all utilities be placed underground.  
152 Currently, the REDC has four (4) separate projects and two (2) regional detention ponds that are in process but projected to move forward in the  
153 future. The REDC is proposing a variance that would allow this requirement to be pushed off for five (5) years at which time the REDC would bury  
154 the lines along 276 and Corporate Crossing. Director Miller advised that variances to the overlay district require the approval of the Planning and  
155 Zoning Commission, and in cases with overhead utilities, it also requires approval from the City Council. He added that representatives from the  
156 REDC and staff were present and available to answer questions.  
157

158 Chairman Chodun asked in what form this five year agreement would come in.  
159

160 Chairman Chodun asked the applicant to come forward.  
161

162 Matt Wavering  
163 2610 Observation Trail, Suite 104  
164 Rockwall, TX 75032  
165

166 Mr. Wavering came forward and provided additional details in regards to the request.  
167

168 After brief discussion, Vice-Chairman Welch made a motion to approve MIS2022-011. Commissioner Thomas seconded the motion which passed by  
169 a vote of 7-0.  
170

171 Chairman Chodun advised this item will go before the City Council in July 5, 2022.  
172

173 9. MIS2022-013 (HENRY LEE)

174 Discuss and consider a request by Keaton Mai of the Dimension Group on behalf of Justin Webb of Rockwall 205 Investors, LLC for the approval of a  
175 *Miscellaneous Case* for an *Alternative Tree Mitigation Settlement Agreement* on a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey,  
176 Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally  
177 located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.  
178

179 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting an alternative tree mitigation settlement  
180 agreement. They added that they are making this request as they're going to develop this property in the future and need to get it graded for that  
181 development. As part of the grading, they'll have to remove those trees ahead of time. The City Council, pending a recommendation from the Planning  
182 and Zoning Commission, may consider these tree mitigation settlement agreements and these funds are deposited into the City's tree mitigation  
183 fund. In this case, the applicant is proposing to pay the outstanding mitigation fee in full at \$100 an inch. Planner Lee advised that this is a  
184 discretionary decision for the Board and staff was available for any questions.  
185

186 Chairman Chodun asked the applicant to come forward.  
187

188 Keaton Mai  
189 10755 Sandhill Road  
190 Dallas, TX 75238  
191

192 Mr. Mai came forward and provided additional details in regards to the request.  
193

194 Commissioner Deckard made a motion to approve MIS2022-013. Commissioner Thomas seconded the motion which passed by a vote of 7-0.  
195

196 Chairman Chodun advised this item will go before the City Council in July 5, 2022.  
197

198 10. MIS2022-014 (BETHANY ROSS)

199 Discuss and consider a request by Blas and Ana K. Mejia for the approval of a Miscellaneous Case for a Special Exception for a Front Yard Fence on a 0.263-  
200 acre parcel of land identified as Lot 1, Block 6, Farmer & Merchants Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District,  
201 situated within the Old Town Rockwall (OTR) Historic District, addressed as 502 Kernodle Street, and take any action necessary.  
202

203 **Planner Bethany Ross** provided a brief summary in regards to the request. The applicant is requesting a special exception for a front yard fence at  
204 **502 Kernodle Street**. The proposed front yard fence will be 40 inches in height and will be made from alternating wood pickets. The proposed fence  
205 will have 2 small doors where the existing sidewalks are and a gate where the driveway is. Staff presented this case to the Historic Board on June  
206 16, 2022, and the Historic Board approved the Certificate of Appropriateness as well as recommending approval of the front yard fence to the Planning  
207 and Zoning Commission. Today the Commission is being asked to approve, approve with conditions, or deny the applicant's request.  
208

209 **Commissioner Thomas** made a motion to approve MIS2022-014. **Commissioner Conway** seconded the motion by a vote of 7-0.  
210

211VI. PUBLIC HEARING ITEMS  
212

213 *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, please*  
214 *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 Zoning*  
215 *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 all comments*  
216 *to three (3) minutes out of respect for the time of other citizens.*  
217

218 11. **Z2022-027 (RYAN MILLER)**

219 Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorborg Company on behalf of Bill Lofland of the Lofland Family for the  
220 approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District  
221 land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H.  
222 Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County,  
223 Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located  
224 on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any  
225 action necessary.  
226

227 **Director of Planning and Zoning Ryan Miller** provided a brief summary in regards to the request. The applicant is requesting to rezone this property  
228 to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) district land uses. The applicant has submitted a new concept  
229 plan with a couple of differences from the original. Staff has summarized the density and dimensional requirements as well as noting that the  
230 applicant has increased the minimum dwelling units from "Type D" lots and increasing the open space plan. That open space will consist of open  
231 space, two (2) amenity centers, two (2) public parks, and flood plain. The concept plan originally submitted by the applicant showed less 100-foot  
232 lots, increasing the 100-foot lots around Lofland Circle. In addition, they have removed access to Lofland Circle and are now proposing a 50-foot  
233 landscape buffer as opposed to a 40-foot with a trail that will extend adjacent to that roadway. The applicant is also requesting to not pave Lofland  
234 Circle and instead turn 'Street C' into the minor collector that runs east/west connecting to 'Street A' which is consistent with the Thoroughfare Plan.  
235 The applicant's concept plan, proposed density and development standards do appear to generally conform with the majority of the requirements.  
236 However, changes to the Future Land Use Map and the non-conformities with the Comprehensive Plan do make this a discretionary decision for the  
237 Planning and Zoning Commission and City Council. Staff mailed out 312 notices to property owners and occupants within 500-feet of the subject  
238 property. As of tonight, staff had received 38 responses from property owners inside the city limits, and 33 responses from property owners outside  
239 the City limits. Of the 38 received inside the City limits, 4 notices were in favor and 34 emails, notices, letters were opposed to the request. Director  
240 Miller advised that the applicant and staff were present and available to answer questions.  
241

242 **Commissioner Womble** wanted elaboration on the concept change.  
243

244 **Chairman Chodun** asked the applicant to come forward.  
245

246 **Adam Buczek**  
247 8214 Westchester Drive, Suite 900  
248 Dallas, TX 75225  
249

250 **Mr. Buczek** came forward and provided additional details and a PowerPoint presentation in regards to the request. He added that he would like to  
251 continue with the public hearing at the next P&Z Board meeting.  
252

253 **Commissioner Llewellyn** wanted clarification on the feedback from the Oaks of Buffalo Way meeting.  
254 **Commissioner Deckard** asked if there were any issues with the water and the sewer in the area.  
255

256 **Chairman Chodun** opened the public hearing and asked anyone who wished to speak to come forward at this time.  
257

258 **Bob Wacker**  
259 309 Featherstone  
260 Rockwall, TX 75087  
261

262 **Mr. Wacker** came forward and had questions in regards to the concept plan.  
263

264 **Tim McAllum**  
265 5140 Standing Oak  
266 Rockwall, TX 75032

267  
268 Mr. McAllum came forward and added that he's looking forward to working with the developer on the needed changes. He addressed the room and  
269 asked the public who was in the support of the concept plan and who was not in favor of it.  
270  
271 Leslie Wilson  
272 535 Cullins Road  
273 Rockwall, TX 75032  
274  
275 Mrs. Wilson came forward and expressed her opposition to the request.  
276  
277 David Shoen  
278 3006 San Marcos Drive  
279 Rockwall, TX 75032  
280  
281 Mr. Shoen came forward and expressed his concerns and his being torn with the development.  
282  
283 Andrea Lacquement  
284 5200 Standing Oak Lane  
285 Rockwall, TX 75032  
286  
287 She came forward and expressed her opposition to the request.  
288  
289 Terrence Tippitt  
290 2060 Broken Lance Lane  
291 Rockwall, TX 75032  
292  
293 Mr. Tippitt expressed his wanting to see the changes that are to come with the new concept plan.  
294  
295 Chairman Chodun asked if anyone else wished to speak; there being no one indicating such, Chairman Chodun closed the public hearing and  
296 brought the item back to the Commission for discussion or action.  
297  
298 Mr. Buczek came forward and address public comments.  
299  
300 Commissioner Thomas expressed his concerns to the concept plan.  
301 Commissioner Deckard asked for a schedule in regards to development plan.  
302  
303 Commissioner Deckard made a motion to continue the public hearing for Z2022-027 on July 12<sup>th</sup>. Commissioner Womble seconded the motion which  
304 passed by a vote of 7-0.  
305  
306 VII. DISCUSSION ITEMS  
307  
308 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*  
309 *forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items*  
310 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*  
311 *following cases is July 12, 2022.*  
312  
313 12. Z2022-029 (RYAN MILLER)  
314 Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a Zoning Change amending  
315 Planned Development District 59 (PD-59) [*Ordinance No. 19-08*] being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29,  
316 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) District, Single-Family 7 (SF-7)  
317 District, and Residential-Office (RO) District land uses, located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.  
318  
319 Director of Planning and Zoning Ryan Miller provided a brief history in regards to the request. The applicant is wanting to reduce the five (5) lots by  
320 four (4) lots leaving one (1) residential office lot and the remainder would be redesignated for single-family homes.  
321  
322 Bill Bricker  
323 505 Westway Drive  
324 Rockwall, TX 75087  
325  
326 Mr. Bricker came forward and provided additional details in regards to the request.  
327  
328 Chairman Chodun advised this item will come back to the Commission on July 12, 2022 for discussion or action.  
329  
330 13. Z2022-030 (RYAN MILLER)  
331 Hold a public hearing to discuss and consider a request by Cory Cannon of Siren Rock Brewing Company for the approval of a Specific Use Permit (SUP)  
332 amending *Ordinance No. 18-34 (S-194)* to allow a *Craft Winery* in conjunction with an existing *Craft Brewery* on a 1.233-acre parcel of land identified as Lot 2,  
333 Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 310 S. Goliad Street, and take any  
334 action necessary.

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Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. When the original SUP ordinance was in place, there was a condition in the ordinance that prohibited a craft winery and craft distillery. The applicant would like to add a wine product to the brewery.

Eva Cannon  
421 Bedford Falls Lane  
Rockwall, TX 75087

Mrs. Cannon came forward and provided details in regards to the request.

Chairman Chodun advised this item will come back to the Commission on July 12, 2022 for discussion or action.

14. Z2022-031 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a *Specific Use Permit (SUP)* for an accessory *Guest Quarters/Detached Garage* on a 0.7379-acre parcel of land identified as Block 105A-1 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 401 S. Clark Street, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The applicant's request already went to the Historic Board and they did recommend approval.

Mark Combs  
401 S. Clark  
Rockwall, TX 75087

Mr. Combs came forward and was prepared to answer questions.

Chairman Chodun advised this item will come back to the Commission on July 12, 2022 for discussion or action.

15. Z2022-032 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Kirk Eyring of Squirrel's Real Estate, LLC on behalf of Jeff Newland for the approval of a *Specific Use Permit (SUP)* for a *Self-Service Carwash* on a 2.47-acre parcel of land identified as Lot 3, Block A, The Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the southeast corner of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

Planner Henry Lee provided a brief history in regards to the request. He went on to list the conditions of approval recommended by Staff.

Kirk Eyring  
204 West Main  
Lufkin, TX

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

Chairman Chodun advised this item will come back to the Commission on July 12, 2022 for discussion or action.

16. Z2022-033 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Patrick Filson of Kirkman Engineering on behalf of 101 Hubbard Dr., LLC for the approval of a *PD Development Plan* for a *Restaurant* on a 1.021-acre tract of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the *Summit Office Subdistrict* of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, generally located at the southwest corner of the intersection of Horizon Road [FM-3097] and the IH-30 Frontage Road, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is proposing a restaurant that will be two-stories with structured parking on the bottom as well as in the front. The reason this has to come forward for a PD Development Plan is it doesn't adhere to the concept plan that was tied into Planned Development District 32. For the most part, this request does meet the ordinance.

Chairman Chodun advised this item will come back to the Commission on July 12, 2022 for discussion or action.

17. Z2022-034 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southwest corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

Adam Buczek  
8214 Westchester Drive, Suite 900  
Dallas, TX 75225

403 Mr. Buczek came forward and provided a PowerPoint presentation in regards to the request.  
404  
405 Chairman Chodun advised this item will come back to the Commission on July 12, 2022 for discussion or action.  
406

407 18. **P2022-031 (ANGELICA GAMEZ)**  
408 Discuss and consider a request by Terri Bedford of A. J. Bedford Group, Inc. on behalf of Jonathan Fox for the approval of a Replat for Lots 1 & 2, Block A, Fox  
409 Addition being a 0.50-acre tract of land identified as a part of Block 41 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-  
410 Family 7 (SF-7) District, addressed as 205 S. Clark Street, and take any action necessary.  
411  
412 **Planning Coordinator advised that the applicant was not present but the only issue with this plat was that Staff had requested an as built survey to**  
413 **make sure that one of the property lines on the second lot would be able to be moved back. If so, it will go to Parks Board and come back to the**  
414 **Commission as a consent agenda item.**  
415  
416 **Chairman Chodun advised this item will come back to the Commission on July 12, 2022 for discussion or action.**  
417

418 19. **SP2022-030 (BETHANY ROSS)**  
419 Discuss and consider a request by Roxanne Berlien on behalf of Stephen Wall for the approval of an Amended Site Plan for a Restaurant with Drive  
420 Through/Drive-In (i.e. Velvet Taco) on a 0.448-acre tract of land identified as a portion of Lot 1 of the I-30 740 West Addition, City of Rockwall, Rockwall County,  
421 Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 2608 Ridge  
422 Road [FM-740], and take any action necessary.  
423  
424 **Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting approval of an amended site plan for a**  
425 **restaurant. The applicant is also requesting a variance to the corporate branding.**  
426  
427 **Commissioner Deckard asked if the applicant can do something to the outside of the building to bring it more into conformance with Rockwall**  
428 **standards.**  
429  
430 **Chairman Chodun advised this item will come back to the Commission on July 12, 2022 for discussion or action.**  
431

432 20. **SP2022-031 (HENRY LEE)**  
433 Discuss and consider a request by Deborah Binder for the approval of a Site Plan for a Mini-Warehouse and Office/Warehouse Development on a 13.55-acre  
434 tract of land identified as Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District  
435 96 (PD-96) for limited Commercial (C) District land uses, addressed as 5879, 5917 & 5981 FM-3097 [Horizon Road], and take any action necessary.  
436  
437 **Planner Henry Lee provided a brief summary in regards to the request. The building was reviewed today by the Architectural Review Board and they**  
438 **had some recommendations for the applicant regarding roof pitch.**  
439  
440 **Chairman Chodun advised this item will come back to the Commission on July 12, 2022 for discussion or action.**  
441

442 21. **SP2022-032 (HENRY LEE)**  
443 Discuss and consider a request by Phil Craddock, AIA of Craddock Architecture on behalf of Brad Helmer of Heritage Christian Academy for the approval of an  
444 Amended Site Plan for a Gymnasium and Classrooms in conjunction with an existing private school on a 6.64-acre parcel of land identified as Lot 1, Block A,  
445 Heritage Christian Academy, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205  
446 OV) District, addressed as 1408 S. Goliad Street, and take any action necessary.  
447  
448 **Planner Henry Lee provided a brief summary in regards to the request. He added that they are just making some changes to the building elevations.**  
449 **ARB looked over the item and went ahead and recommended approval.**  
450  
451 **Chairman Chodun advised this item will come back to the Commission on July 12, 2022 for discussion or action.**  
452

453 22. **SP2022-033 (HENRY LEE)**  
454 Discuss and consider a request by John Gardner of Kirkman Engineering for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF with a Drive-  
455 Through or Drive-In for the purpose of constructing a restaurant/retail building on a 0.799-acre portion of a larger 2.02-acre parcel of land identified as Lot 2,  
456 Block 1, Meadowcreek Business Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within SH-205  
457 Overlay (SH-205 OV) District, addressed as 2335 S. Goliad Street, and take any action necessary.  
458  
459 **Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval for a restaurant with drive through for**  
460 **Dunkin Donuts.**  
461  
462 **Chairman Chodun advised this item will come back to the Commission on July 12, 2022 for discussion or action.**  
463

464 23. **SP2022-034 (BETHANY ROSS)**  
465 Discuss and consider a request by Matthew Peterson, AIA of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation  
466 John Gardner of Kirkman Engineering for the approval of a Site Plan for a Manufacturing Facility and General Retail Store on a 10.649-acre parcel of land  
467 identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated  
468 within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action  
469 necessary.  
470

471 **Matthew Peterson**  
472 **2400 Great Southwest Parkway**  
473 **Fort Worth, TX 76106**  
474

475 **Mr. Peterson came forward and provided additional details in regards to the request.**

476  
477 **Chairman Chodun advised this item will come back to the Commission on July 12, 2022 for discussion or action.**  
478

479 24. **SP2022-035 (HENRY LEE)**

480 Discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real  
481 Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval  
482 of a Site Plan for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4,  
483 Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of  
484 Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District  
485 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.  
486

487 **Planner Henry Lee provided a brief summary in regards to the request. One thing that staff asked for was a streetscape plan which would show trees**  
488 **and lighting and other pedestrian amenities along the adjacent roadways.**  
489

490 **Chairman Chodun advised this item will come back to the Commission on July 12, 2022 for discussion or action.**  
491

492 25. **SP2022-036 (BETHANY ROSS)**

493 Discuss and consider a request by Dustin Mitchell of Aqua Marine Enterprises, Inc. on behalf of Allan Smith of Reliance Worldwide Corporation for the approval  
494 of an Amended Site Plan for a Tornado Shelter on a 7.693-acre parcel of land identified as Lot 4, Block A, Rockwall Technology Park Addition, Rockwall County,  
495 Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1605 Research Circle, and take any action  
496 necessary.  
497

498 **Matthew Mullikan**  
499 **105 St. Mary's, Suite 300**  
500 **Rockwall, TX 75087**  
501

502 **Mr. Mullikan came forward and provided a PowerPoint presentation in regards to the request for a tornado shelter.**

503  
504 **Chairman Chodun advised this item will come back to the Commission on July 12, 2022 for discussion or action.**  
505

506 26. **SP2022-037 (BETHANY ROSS)**

507 Discuss and consider a request by David Shipman of Triten Real Estate Partners on behalf of Robert E. Lambreth of BSKJ Development Corporation for the  
508 approval of a Site Plan for a Warehouse/Distribution Center on a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract  
509 No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as  
510 1725 SH-276, and take any action necessary.  
511

512 **John Hardaway**  
513 **15100 North Dallas Parkway**  
514 **Dallas, TX 75246**  
515

516 **Mr. Hardaway came forward and provided a brief summary in regards to the request.**

517  
518 **Planner Bethany Ross advised that the ARB did recommend approval of this request.**  
519

520 **Chairman Chodun advised this item will come back to the Commission on July 12, 2022 for discussion or action.**  
521

522 27. **SP2022-038 (HENRY LEE)**

523 Hold a public hearing to discuss and consider a request by Hellen Byrd on behalf of Donald Valk for the approval of a Site Plan for a Mini-Warehouse and Office  
524 Warehouse Facility on a 14.78-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County,  
525 Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276, and take any action necessary.  
526

527 **Planner Henry Lee provided a brief summary in regards to the request.**  
528

529 **Hellen Byrd**  
530 **833 Mildren Lane**  
531 **Fate, TX 75087**  
532

533 **Mrs. Byrd came forward and was prepared to answer questions.**

534  
535 **Chairman Chodun advised this item will come back to the Commission on July 12, 2022 for discussion or action.**  
536

537 28. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).  
538



- 539 • P2022-025: Final Plat for the Homestead Subdivision [APPROVED]
- 540 • P2022-027: Final Plat for Lot 1, Block A, PS Rockwall County Addition [APPROVED]
- 541 • Z2022-022: Specific Use Permit (SUP) for a General Retail Store for Chewters [APPROVED; 1<sup>ST</sup> READING]
- 542 • Z2022-023: Specific Use Permit (SUP) for a Restaurant, Less Than 2,000 SF, with a Drive-Through or Drive-In at 906 S. Goliad Street [WITHDRAWN]
- 543 • Z2022-024: PD Development Plan for a Condominium Building in the Harbor District [APPROVED; 1<sup>ST</sup> READING]
- 544 • Z2022-025: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 511 Bourn Street [APPROVED; 1<sup>ST</sup> READING]
- 545 • Z2022-026: Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision at Breezy Hill Lane [APPROVED; 1<sup>ST</sup> READING]
- 546 • Z2022-027: Zoning Change (AG to PD) for the Lofland Tract [POSTPONED TO THE JULY 5, 2022 CITY COUNCIL MEETING]
- 547 • Z2022-028: Zoning Change (AG to PD) for the Southside Hills Subdivision [WITHDRAWN]

548  
549 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.**

550  
551 VIII. ADJOURNMENT

552  
553 **Chairman Chodun adjourned the meeting at 9:55 PM.**

554  
555 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 12 day of July

556 \_\_\_\_\_, 2022.

557

558

559

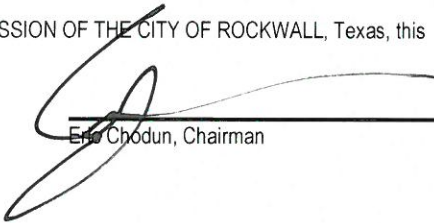
560

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562

Attest:

  
\_\_\_\_\_  
Angelica Garza, Planning Coordinator

  
\_\_\_\_\_  
Eric Chodun, Chairman