

MINUTES

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JULY 12, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

3 NOTES ABOUT PUBLIC PARTICIPATION = RED

4

5 **NOTES:** [1] ADDITIONAL CASE INFORMATION FOR THIS MEETING CAN BE FOUND AT [HTTP://WWW.ROCKWALL.COM/MEETINGS.ASP](http://www.rockwall.com/meetings.asp), AND [2] TO
6 PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND
7 SPECIFIC USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

8

9 I. CALL TO ORDER

10

11 Chairman Chodun called the meeting to order at 6:00 PM. Commissioners present were Derek Deckard, Sedric Thomas, John Womble, Jean Conway
12 and Jerry Welch. Absent from the meeting was Commissioner Brian Llewellyn. Staff members present were Director of Planning and Zoning Ryan
13 Miller, Planners Henry Lee and Bethany Ross, Planning Coordinator Angelica Gamez, Civil Engineer Sarah Johnston, and City Engineer Amy
14 Williams.

15

16 II. APPOINTMENTS

17

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

20

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

23

24 III. OPEN FORUM

25

26 *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
27 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
28 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
29 Act.*

30

31 Chairman Chodun asked if anyone wished to speak to come forward at this time; there being no one indicating such, Chairman Chodun closed the
32 open forum.

33

34 IV. CONSENT AGENDA

35

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

38

39 2. Approval of minutes for the June 28, 2022 Planning and Zoning Commission meeting.

40

41 3. **P2022-031 (ANGELICA GAMEZ)**

42

43 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
44 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-
45 Family 7 (SF-7) District, addressed as 205 S. Clark Street, and take any action necessary.

46

47 Commissioner Thomas made a motion to approve the consent agenda. Commissioner Conway seconded the motion which passed by a vote of 6-0.

48

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 section, please
51 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
52 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
53 to three (3) minutes out of respect for the time of other citizens.*

54

55 4. **Z2022-027 (RYAN MILLER) [REQUEST TO POSTPONE TO JULY 28, 2022]**

56

57 Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Bill Lofland of the Lofland Family for the
58 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
59 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.
60 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,
61 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
62 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
63 action necessary.

64

65 Director of Planning and Zoning Ryan Miller explained that the applicant has submitted a request to table this case to the July 26th Planning and
Zoning Work Session meeting. In the applicant's letter, he cited the recent findings of the water line and the discovery of the wetlands off of Lofland

66 Circle as needing the additional time to revise the concept plan. In response, staff received an email from the President of the HOA of the Oaks of
67 Buffalo Way. The Planning and Zoning Commission will need to decide to whether or not to accept the request to postpone.
68

69 Commissioner Thomas made a motion to approve the request to postpone item Z2022-027 until the July 26, 2022 meeting. Commissioner Deckard
70 seconded the motion which passed by a vote of 6-0.
71

72 5. Z2022-029 (RYAN MILLER)

73 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
74 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,
75 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) District, Single-Family 7 (SF-7)
76 District, and Residential-Office (RO) District land uses, located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.
77

78 Director Ryan Miller provided a brief summary and background in regards to the request. The applicant is requesting to change Planned Development
79 District 59 (PD-59) specifically for just Phase IV to reduce the area for the residential office by 4 lots. Staff should point out that the Residential Office
80 (RO) District does allow single-family homes. Staff mailed 284 notices to property owners and occupants within 500-feet of the subject property.
81 Staff has received 4 notices and 1 email back in favor of the applicant's request. Director Miller then advised that Staff was present and available for
82 questions.
83

84 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating
85 such. Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.
86

87 Commissioner Thomas made a motion to approve item Z2022-029. Commissioner Conway seconded the motion which passed by a vote of 6-0.
88

89 Chairman Chodun advised that this item will go before the City Council on July 18, 2022.
90

91 6. Z2022-030 (RYAN MILLER)

92 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)
93 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,
94 Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 310 S. Goliad Street, and take any
95 action necessary.
96

97 Director Ryan Miller provided a brief history and summary in regards to the request. The applicant is requesting to amend the current Specific Use
98 Permit (SUP) to take out two words (craft winery) out of that stipulation and allow the ability to bottle and sell wine onsite. According to the applicant,
99 this request is being made to offer patrons more options. IF the change is approve, the site will remain in compliance with the current requirements
100 for a craft winery and/or craft brewery. Staff mailed 112 notices to property owners and occupants within 500-feet of the subject property. Director
101 Miller then advised that the applicant and Staff were present and available for questions.
102

103 Eva Cannon
104 421 Bedford Falls
105 Rockwall, TX 75087
106

107 Mrs. Cannon came up and was prepared to answer questions.
108

109 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating
110 such. Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.
111

112 Commissioner Deckard made a motion to approve item Z2022-030. Vice-Chairman Welch seconded the motion which passed by a vote of 6-0.
113

114 Chairman Chodun advised that this item will go before the City Council on July 18, 2022.
115

116 7. Z2022-031 (HENRY LEE)

117 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
118 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,
119 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
120 necessary.
121

122 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting the approval of an SUP to allow the construction
123 of a guest quarters/detached garage that exceeds the maximum allowable square footage. The applicant has submitted the application, residential
124 plot plan, and conceptual building elevations and indicated that they will be demolishing approximately 4,637.7 square-feet of existing structures
125 and landscape features. They are requesting to construct a new 30' x 50' or 1500-square foot detached garage with a bathroom which is what is
126 adding the guest quarters request. The request does generally conform to the dimensional requirements for the guest quarters besides the size.
127 However, the building will be set off fairly off the road by 50 or 60 feet. The applicant received a Certificate of Appropriateness (COA) from the Historic
128 Preservation Advisory Board on June 16, 2022. Staff mailed 88 notices to property owners and occupants within 500-feet of the subject property.
129 Staff has since received 3 notices back in favor of the applicant's request. Planner Lee then advised that the applicant and Staff were present and
130 available for questions.
131

132 Commissioner Deckard wanted clarification on what was being torn down and what was being requested.
133

134 Vice-Chairman Welch asked if the HPAB had any comments or concerns regarding the request.

135 Mark Combs
136 401 S. Clark Street
137 Rockwall, TX 75087
138

139 Mr. Combs came forward and provided additional details in regards to the request.
140

141 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating
142 such. Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.
143

144 Chairman Chodun made a motion to approve item Z2022-031. Commissioner Thomas seconded the motion which passed by a vote of 6-0.
145

146 Chairman Chodun advised that this item will go before the City Council on July 18, 2022.
147

148 8. Z2022-032 (HENRY LEE)

149 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
150 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,
151 Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the southeast corner of the
152 intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.
153

154 Planner Henry Lee provided a brief summary in regards to the request. The applicant has requested approval of an SUP for a self-service car wash.
155 The applicant has submitted an application, concept plan, and building elevations depicting the layout of the proposed self-service car wash. It will
156 consist of a single-entrance tunnel that has three (3) lanes and a bailout lane with the entrance facing W.Yellowjacket Lane and be parallel to Ridge
157 Road. The concept plan also indicates 20 vacuum stalls and 5 parking spaces. Staff mailed 32 notices to property owners and occupants within 500-
158 feet of the subject property. Staff has since received 1 notice back in regards to the applicant's request. Planner Lee then advised that the applicant
159 and Staff were present and available for questions.
160

161 Chairman Chodun asked if the noise ordinance was the biggest concern in regards to the request.

162 Commissioner Thomas asked if a recommendation for approval was made, would the sound ordinance have to be met.
163

164 Kirk Eyring
165 203 S. First Street
166 Lufkin, TX 75901
167

168 Cody Carter
169 203 S. First Street
170 Lufkin, TX 75901
171

172 Mr. Eyring and Mr. Carter came forward and provided a PowerPoint presentation in regards to the request.
173

174 Commissioner Deckard wanted clarification in regards to the placement of the vacuums.
175

176 Scott Penley
177 2925 114th Street
178 Grand Prairie, TX 75050
179

180 Mr. Penley came forward and provided details in regards to the decibel levels of the proposed car wash.
181

182 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time.
183

184 Bob Wacker
185 309 Featherstone Drive
186 Rockwall, TX 75087
187

188 Mr. Wacker came forward and wanted to remind the Commission of a previous proposed car wash near Dalton Road.
189

190 Chairman Chodun opened the public hearing and asked anyone else who wished to speak to come forward at this time. There being no one indicating
191 such. Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.
192

193 Commissioner Deckard made a motion to approve item Z2022-032. Commissioner Womble seconded the motion which passed by a vote of 6-0.
194

195 Chairman Chodun advised that this item will go before the City Council on July 18, 2022.
196

197 9. Z2022-033 (RYAN MILLER)

198 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
199 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,
200 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
201 at the southwest corner of the intersection of Horizon Road [FM-3097] and the IH-30 Frontage Road, and take any action necessary.
202

203 Director Ryan Miller provided a brief summary in regards to the request. The applicant is requesting a PD development plan for the establishment of
204 a mixed office and residential building that will be three (3) stories in height and have a building footprint of 5,100-square feet. The first story will be
205 parking, the second story will be the restaurant, and the third story will be the office land use. The proposed project does not conform to the building
206 lot coverage land use and surface parking requirements. Any PD development plan is a discretionary decision for the City Council pending a
207 recommendation from the Planning and Zoning Commission.

208
209 Staff mailed out 24 notices to property owners and occupants within 500-feet of the subject property. Staff received 2 notices from 1 property owner
210 in favor of the request. Director Miller then advised that the applicant and staff were present and available to answer questions.

211
212 Chairman Chodun asked how aesthetics fit in with the neighboring properties.

213
214 Patrick Filson
215 5200 State Highway 121
216 Colleyville, TX 76034

217
218 Mr. Filson came forward and provided additional details in regards to the request.

219
220 Vice-Chairman Welch asked if the electrical lines will have to be buried.

221
222 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating
223 such. Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

224
225 Vice-Chairman Welch made a motion to approve item Z2022-033 with staff recommendations. Commissioner Conway seconded the motion which
226 passed by a vote of 6-0.

227
228 Chairman Chodun advised that this item will go before the City Council on July 18, 2022.

229
230 10. **Z2022-034 (RYAN MILLER)**

231 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
232 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-
233 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
234 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
235 Hays Road and John King Boulevard, and take any action necessary.

236
237 Director Ryan Miller provided a brief summary and background in regards to the request. The applicant is requesting is to rezone the property from
238 an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses. Specifically, the applicant is proposing
239 to establish a 252-lot residential subdivision that will consist of 157 62x120-foot lots, 78 72x120-foot lots, and 17 82x125-foot lots. The proposed
240 development will incorporate 20.12 % open space, a trail system, and include a 10-foot hike and bike trail along John King Blvd. There will also be
241 an amenity center that will include either a pavilion playground or sports court. Staff mailed out 275 notices to property owners and occupants within
242 500-feet of the subject property. Staff received 1 response within the 500-foot notification buffer in favor of the applicant's request, 1 request inside
243 the buffer opposed to the applicant's request, and 1 email outside of the buffer opposed to the applicant's request, and another email from outside
244 the buffer in favor of the applicant's request. Director Miller then advised that the applicant and staff were present and available to answer questions.

245
246 Bryan Homes
247 8214 Westchester Drive, Suite 900
248 Dallas, TX 75225

249
250 The applicant came forward and provided a PowerPoint presentation in regards to the request.

251
252 Commissioner Thomas asked for the timeline of the construction of the first home.
253 Commissioner Conway asked why there couldn't be any 82' lots in the transition neighborhood.

254
255 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time.

256
257 Bob Wacker
258 309 Featherstone Drive
259 Rockwall, TX 75087

260
261 Mr. Wacker came forward and expressed being in favor of the request.

262
263 Nick Grant
264 1569 Old East Quail Run Road
265 Rockwall, TX 75087

266
267 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating
268 such. Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

269
270 Mr. Grant came forward and expressed that the Commission should proceed with caution with this request.

271
272 Adam Buczek

273 8214 Westchester Drive, Suite 900
274 Dallas, TX 75225
275 Mr. Buczek came forward and addressed the comments made by the public.
276
277 After brief discussion, Commissioner Conway made a motion to approve item Z2022-034 with the stipulation that the screening include evergreen
278 trees. Commissioner Thomas seconded the motion which passed by a vote of 6-0.
279
280 Chairman Chodun advised that this item will go before the City Council on July 18, 2022.
281

282 VI. ACTION ITEMS
283

284 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
285 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*
286

287 11. SP2022-017 (BETHANY ROSS)

288 Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD)
289 for the approval of a Site Plan for a Public Secondary School on a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract
290 No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses,
291 generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.
292

293 Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting approval a site plan of a 150,000-square foot
294 ninth grade center with supplemental land uses including a baseball field/track and field facilities, tennis facility, and 2 practice fields on the subject
295 property. The site plan request does appear to meet most of the City's requirements with the exception of the primary and secondary building
296 articulations. The applicant has provided staff with a letter requesting this exemption and has provided 4 compensatory measures to offset this
297 request. Requests for exemptions are a discretionary decision for the Planning and Zoning Commission so a super majority vote will be required for
298 the approval of this site plan.
299

300 Will Salee
301 1050 Williams Street
302 Rockwall, TX 75087
303

304 Mr. Salee came forward and provided additional details in regards to the request.
305

306 Commissioner Thomas made a motion to approve item SP2022-017. Commissioner Deckard seconded the motion which passed by a vote of 6-0.
307

308 12. SP2022-018 (BETHANY ROSS)

309 Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD)
310 for the approval of a Site Plan for a Public Secondary School a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and
311 Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for limited Neighborhood
312 Services (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any
313 action necessary.
314

315 Planner Bethany Ross provided a brief summary in regards to the request. The purpose of this site plan is for a 150,000-square foot ninth grade
316 center with supplemental land uses including a baseball field/track and field facilities, tennis facility, and 2 practice fields on the subject property.
317 The site plan request does appear to meet most of the City's requirements with the exception of the primary and secondary building articulations.
318 The applicant has provided staff with a letter requesting this exemption and has provided 4 compensatory measures to offset this request. Requests
319 for exemptions are a discretionary decision for the Planning and Zoning Commission so a super majority vote will be required for the approval of
320 this site plan. On May 31st, ARB recommended approval of the building elevations and tonight the Commission is tasked with approving, approving
321 with conditions, or denying the site plan. Additionally, the applicant is submitting a revised preliminary plat asking for only the water line requirement
322 to be waived. Staff would like to ask that the Commission make the approval on the condition that the revised preliminary plat is approved by Council.
323

324 Commissioner Thomas wanted clarification in regards to the roads being added to the site plan.
325

326 Will Salee
327 1050 Williams Street
328 Rockwall, TX 75087
329

330 Mr. Salee came forward and provided additional details in regards to the request.
331

332 Commissioner Deckard made a motion to approve item SP2022-018 with the staff requirement that the preliminary plat be approved by City Council.
333 Commissioner Conway seconded the motion which passed by a vote of 6-0.
334

335 13. SP2022-030 (BETHANY ROSS)

336 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
337 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,
338 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
339 Road [FM-740], and take any action necessary.
340

341 Planner Bethany Ross provided a brief summary in regards to the request. This request is for an amended site plan for the renovation of the existing
342 2,600-square foot restaurant with a drive-thru which previously housed the Long John Silvers. The building is currently considered legally non-
343 conforming and the changes proposed by the applicant do not increase the building's non-conformity. The applicant has requested a variance to
344 the General Overlay District standards and provided 2 compensatory measures to offset the request. Staff should point out that this variance has
345 been approved in the past for other restaurants along I-30. The ARB has recommended approval tonight and the Commission is asked to approve, approve
346 with conditions, or deny the site plan. Request for exemptions are a discretionary decision and require a super majority vote.

347
348 **Stephen Wall**
349 7700 Windrose Avenue
350 Plano, TX 75024

351
352 Mr. Wall came forward and was prepared to answer questions.

353
354 Commissioner Thomas made a motion to approve item SP2022-030 with staff recommendations. Vice-Chairman Welch seconded the motion which
355 passed by a vote of 6-0.

356
357 14. **SP2022-032 (HENRY LEE)**

358 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
359 *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,
360 Heritage Christian Academy, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205
361 OV) District, addressed as 1408 S. Goliad Street, and take any action necessary.

362
363 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting to amend their previous site plan to amend their
364 building elevations for the Heritage Christian Academy. The amended site plan does not change any of the building's conformances with the UDC
365 and the ARB did recommend approval on June 28th.

366
367 **Phil Craddock**
368 1309 Kirkwood Road
369 Rockwall, TX 75087

370
371 Mr. Craddock came forward and was prepared to answer questions.

372
373 Commissioner Deckard made a motion to approve item SP2022-032. Commissioner Conway seconded the motion which passed by a vote of 6-0.

374
375 15. **SP2022-034 (BETHANY ROSS)**

376 Discuss and consider a request by Matthew Peterson, AIA of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation
377 for the approval of a *Site Plan* for a *Manufacturing Facility* and *General Retail Store* on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall
378 Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549
379 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action necessary.

380
381 Planner Bethany Ross provided a brief summary in regards to the request. This is a request for a site plan for a 189,000-square foot light
382 manufacturing facility. The proposed site plan generally conforms to the District Development standards of the UDC with the exception of 6 variances
383 requested by the applicant. The applicant has provided a letter requesting these variances and exceptions and has provided 6 compensatory
384 measures to offset these requests. The ARB did recommend approval of this site plan this afternoon. The Commission is asked to approve, approve
385 with conditions, or deny the site plan which will require a super majority vote.

386
387 **Matt Wavering**
388 2610 Observation Trail, Suite 104
389 Rockwall, TX 75032

390
391 Mr. Wavering came forward and provided additional details to the request.

392
393 Commissioner Thomas made a motion to approve item SP2022-034. Commissioner Womble seconded the motion which passed by a vote of 6-0.

394
395 16. **SP2022-036 (BETHANY ROSS)**

396 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
397 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,
398 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
399 necessary.

400
401 Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting approval for a tornado shelter which will be
402 in the very back of the property and will be screened by evergreens. On May 31st, ARB recommended approval of the elevations with the condition
403 that the applicant paint the structure the accent color of the EZ-Flo building. The Commission is asked to approve, approve with conditions, or deny
404 the site plan which will require a super majority vote.

405
406 **Matthew Mullikan**
407 105 St. Mary's Street, Suite 300
408 Rockwall, TX 75087

409

410 Mr. Mullikan came forward and provided additional details in regards to the request.

411

412 Commissioner Deckard made a motion to approve item SP2022-036. Commissioner Thomas seconded the motion which passed by a vote of 6-0.

413

414 VII. DISCUSSION ITEMS

415

416 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
417 *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*
418 *are considered for action by the Planning and Zoning Commission.*

419

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

421

- 422 • P2022-028: Preliminary Plat for Lots 1 & 2, Block A, Rockwall ISD Addition [APPROVED]
- 423 • P2022-029: Preliminary Plat for Lot 2, Block A, Rockwall – CCA Addition [DENIED]
- 424 • P2022-030: Preliminary Plat for Lots 1-14, Block A, Creekside Commons Addition [APPROVED]
- 425 • P2022-032: Replat for Lots 9-11, Block A, Rockwall Technology Park Addition [APPROVED]
- 426 • P2022-033: Replat for Lot 2, Block A, TAC Addition [APPROVED]
- 427 • MIS2022-011: Variance to the Underground Utility Requirements for the REDC [APPROVED]
- 428 • MIS2022-013: Alternative Tree Mitigation Plan for Creekside Commons [APPROVED]
- 429 • Z2022-022: Specific Use Permit (SUP) for a *General Retail Store* for Chewters [APPROVED; 2ND READING]
- 430 • Z2022-024: PD Development Plan for a *Condominium Building* in the Harbor District [APPROVED; 2ND READING]
- 431 • Z2022-025: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* at 511 Bourn Street [APPROVED; 2ND READING]
- 432 • Z2022-026: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* at Breezy Hill Lane [APPROVED; 2ND READING]
- 433 • Z2022-027: Zoning Change (AG to PD) for the Lofland Tract [POSTPONED TO THE JULY 18, 2022 CITY COUNCIL MEETING]

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

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437 III. ADJOURNMENT

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439 Chairman Chodun adjourned the meeting at 7:44 pm.

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441 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 26 day of July
442 _____, 2022.

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Attest:

Angelica Gamez, Planning Coordinator

Eric Chodun, Chairman