

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
FEBRUARY 23, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER

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4 Chairman Eric Chodun called the meeting to order at 6:00 PM. Commissioners present were Derek Deckard, Jean Conway, Mark Moeller,
5 and Vice-Chairman Jerry Welch. Commissioner Sedric Thomas arrived to the meeting at 6:15 PM. Absent from the meeting were
6 Commissioner John Womble. Staff members present were Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David
7 Gonzales, Planner Henry Lee, Planning and Zoning Coordinator Angelica Gamez, City Engineer Amy Williams and Civil Engineers Sarah
8 Johnston and Jeremy White.

9
10 II. OPEN FORUM

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

14
15 III. APPOINTMENTS

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

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

22
23 IV. CONSENT AGENDA

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25 2. **P2021-006 (DAVID GONZALES)**

26 Consider a request by Joseph Hornisher of Kimley-Horn on behalf of Mark Andrews of 2424 MTA Realty, LLC for the approval of a Replat for Lots
27 4 & 5, Block A, MTA Andrews Addition being an 8.6234-acre tract of land identified as Lots 1 & 2, Block A, MTA Andrews Addition, City of Rockwall,
28 Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2424 Ridge Road, and
29 take any action necessary.

30
31 3. **P2021-008 (DAVID GONZALES)**

32 Consider a request by Bryan Connally of CBG Surveying Texas, LLC on behalf of Dr. Mary Courtin of BLBP Property Group for the approval of a
33 Replat for Lot 1, Block A, BLPB-Mims Addition being a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition,
34 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the
35 southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road, and take any action necessary.

36
37 **Commissioner Moeller made a motion to approve the consent agenda. Commissioner Conway seconded the motion which passed by a**
38 **vote of 5-0 with Commissioners Womble and Thomas absent.**

39
40 V. ACTION ITEMS

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42 4. **MIS2021-003 (HENRY LEE)**

43 Discuss and consider a request by James Best for the approval of a Special Exception to the material standards for residential fences to allow a
44 previously constructed masonry screening wall on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall,
45 Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary.

46
47 **Planner Henry Lee provided a brief summary in regards to the request. On October 27, 2020, The Planning and Zoning Department**
48 **approved a special exception on a six (6) foot, pre-cast concrete screening wall to be constructed at 54 Shadydale Lane. On December**
49 **23, 2020, the applicants submitted a fence permit which was issued on December 28, 2020; however, the screening wall that was**
50 **constructed was actually 8-feet in height which is 2-feet higher than approved. Staff reviewed an exhibit that was turned in with the**
51 **permit showing the proposed fence was actually 8-feet and the applicant constructed the 8-foot fence. The applicant is now coming**
52 **back to the Planning and Zoning Commission to request approval of the additional 2-feet to the approved 6-foot fence.**

53
54 **Chairman Chodun asked if the applicant built the higher fence by error or if it was intentional. Mr. Lee replied that it was indicated to**
55 **Staff that the fence would be 8-feet tall but the applicant was not present at the meeting to express that.**

56
57 **Chairman Chodun asked the applicant to come forward.**

58
59 **Andrew Thomas (on behalf of James Best)**
60 **422 E. I-30, Suite F**
61 **Royse City, TX 75189**

62
63 **Mr. Thomas came forward and provided additional details in regards to the request. He added that there was never an intent to**
64 **misrepresent the height of the wall to the Commission.**

65 Vice-Chairman Welch asked what the ramifications would be if the request were to be denied. Mr. Miller stated that if the request were
66 to be denied then the applicant would have to bring the wall into conformance with the Planning and Zoning Commission's approval.
67 Mr. Welch then asked if the request were to be denied then would it go before the City Council. Mr. Miller answered that the applicant
68 would have the right to appeal to the City Council as they have the right to overturn the Planning and Zoning Commission.
69

70
71 Commissioner Deckard added that he would be in support of the request.

72
73 Commissioner Deckard made a motion to approve MIS2021-003 with staff recommendations. Chairman Chodun seconded the motion
74 which passed by a vote of 5-0.
75

76 VI. DISCUSSION ITEMS
77

78 5. Z2021-004 (HENRY LEE)

79 Hold a public hearing to discuss and consider a request by Juan Maldonado for the approval of a *Specific Use Permit (SUP)* for Residential Infill
80 in an *Established Subdivision* for the purpose of constructing a single-family home on a 0.1150-acre parcel of land identified as Lot 890, Block E,
81 Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family
82 7 (SF-7) District land uses, addressed as 418 Perch Road, and take any action necessary.
83

84 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting the approval of a Specific Use Permit
85 (SUP) for the purpose of constructing a single-family home at 418 Perch Road. With this request, the applicant will need some waivers
86 for the garage orientation as it is not set 20-feet behind.
87

88 Commissioner Conway asked if there was sufficient room to build the project on this lot.
89

90 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on March 9, 2021.
91

92 6. Z2021-005 (RYAN MILLER)

93 Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Alex Freeman and Mark G. &
94 Jessica K. Taylor for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 16
95 (SF-16) District land uses on a 37.844-acre tract of land identified as Tracts 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of
96 Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the southeast corner of the intersection of FM-1141 and
97 Clem Road, and take any action necessary.
98

99 Director of Planning and Zoning Ryan Miller advised the Commission that his applicant was present.
100

101 Chairman Chodun asked the applicant to come forward.
102

103 Adam Buczek
104 8214 Westchester Drive, Suite 900
105 Dallas, TX 75225
106

107 Mr. Buczek came forward and provided a PowerPoint presentation in regards to the request.
108

109 Vice-Chairman Welch asked if only j-swing garages would be incorporated and not any 3-car garages.
110

111 Director of Planning and Zoning Ryan Miller added that the proposed property was located in a low-density residential zoned area which
112 is 2-units per acre. In this case, the applicant's request would be in conformance with the future land use plan. It does appear to meet
113 all of the requirements in the Comprehensive Plan as well as the Planned Development (PD) district standards. The only thing that this
114 request does not meet is the landscape buffer adjacent to all roadways. The applicant is proposing to do extra plantings in the rear of
115 the yards in the properties to the South.
116

117 Commissioner Conway added that she would like to see winding roads in the neighborhood.
118

119 Commissioner Thomas would like to see the single story housing or changes in the design.
120

121 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on March 9, 2021.
122

123 7. P2021-004 (HENRY LEE)

124 Discuss and consider a request by Dewayne Cain of EVSR (D), LLC for the approval of a *Final Plat* for Lots 1 & 2, Block A, DC Addition being a
125 22.27-acre tract of land identified as Tracts 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned
126 Agricultural (AG) District, addressed as 777 Cornelius Road, and take any action necessary.
127

128 Planner Henry Lee indicated that this item is on the agenda due to it having to go before the Parks Board.
129

130 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on March 9, 2021.
131

132 8. P2021-005 (HENRY LEE)

133 Discuss and consider a request by Bryan Connally of CBG Surveying Texas, LLC on behalf Helen Comeav Neller for the approval of a Preliminary
134 Plat for Lots 1 & 2, Block A, Neller Addition being an 11.368-acre parcel of land identified as Lot 7, Block 1, Neller Addition, City of Rockwall,
135 Rockwall County, Texas, zoned Single-Family Estates 4.0 (SFE-4.0) District, addressed as 2380 FM-549, and take any action necessary.

136
137 **Planner Henry Lee indicated that this item is on the agenda due to it having to go before the Parks Board.**

138
139 **Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on March 9, 2021.**

140
141 **9. P2021-007 (DAVID GONZALES)**

142 Discuss and consider a request by Danielle Porten of REP Investments, LLC for the approval of a Preliminary Plat for Lots 1-5, Block A and Lot
143 1, Block X, Blackland Industrial Park Addition being a 10.27-acre tract of land identified as Tract 3-04 of the A. M. Wilson Survey, Abstract No.
144 223, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 3500 Blackland Road, and
145 take any action necessary.

146
147 **Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request and added that the property was**
148 **located in the Extraterritorial Jurisdiction (ETJ). Staff wanted to note that the applicant will be required to provide adequate public**
149 **facilities prior to approval of the final plat.**

150
151 **Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on March 9, 2021.**

152
153 **10. SP2021-002 (DAVID GONZALES)**

154 Discuss and consider a request by Jonathan Stites of Seefried Industrial Properties on behalf of Bill Lofland of Smartt Lofland & J Bond Partners
155 for the approval of a Site Plan for a Warehouse/Distribution Center a 71.022-acre tract of land identified as Tract 20-1 of the A. Hanna Survey,
156 Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located at the southwest corner of Justin
157 Road and Industrial Boulevard, and take any action necessary.

158
159 **Planning and Zoning Manager David Gonzales advised that his applicant was present.**

160
161 **Chairman Chodun asked the applicant to come forward.**

162
163 **Jeff Dolian**
164 **13455 Noel Road, Suite 700**
165 **Dallas, TX 75240**

166
167 **Mr. Dolian came forward and provided a brief summary in regards to the request. He added that they met with the Architectural Review**
168 **Board and they were amenable to making the recommendations and changes that they had.**

169
170 **Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on March 9, 2021.**

171
172 **11. SP2021-003 (HENRY LEE)**

173 Discuss and consider a request by Rolando R. Leal of Good Cluck, LLC on behalf of Charles Corson of CCP LJS Rockwall LP for the approval of
174 an Amended Site Plan for a Restaurant with Drive Through/Drive-In on a 0.448-acre tract of land identified as a portion of Lot 1 of the I-30 740
175 West Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and
176 the Scenic Overlay (SOV) District, addressed as 2608 Ridge Road [FM-740], and take any action necessary.

177
178 **Planner Henry Lee advised that his applicant was present.**

179
180 **Chairman Chodun asked the applicant to come forward.**

181
182 **Rolando Leal**
183 **1207 El Dorado Avenue**
184 **Dallas, TX 75208**

185
186 **Mr. Leal came forward and provided a brief summary in regards to his request.**

187
188 **Chairman Chodun asked if they understood the recommendations provided by the Architectural Review Board. Mr. Leal stated that they**
189 **would be flexible and amenable to adjusting the project as necessary.**

190
191 **Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on March 9, 2021.**

192
193 **12. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).**

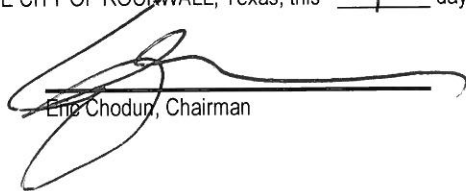
194
195 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council**
196 **meeting.**

197
198 **VII. ADJOURNMENT**

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200 **Chairman Chodun adjourned the meeting at 6:46 PM.**

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PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 7 day of March, 2021.



Eric Chodun, Chairman

Attest: 

Angelica Gamez, Planning and Zoning Coordinator