

# MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
MARCH 30, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER

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4 **Chairman Chodun called the meeting to order at 6:03 PM. Commissioners present were John Womble, Derek Deckard, Sedric Thomas, Mark Moeller, Jean Conway, and Vice-Chairman Jerry Welch. Staff members present were Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, Planning and Zoning Coordinator Angelica Gamez, Planner Henry Lee, City Engineer Amy Williams, and Civil Engineers Sarah Johnston and Jeremy White.**

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9 II. OPEN FORUM

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11 *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 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 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 Act.*

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

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19 III. APPOINTMENTS

- 20  
21 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

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

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27 IV. CONSENT AGENDA

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

- 30  
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32 2. Approval of Minutes for the February 9, 2021 Planning and Zoning Commission meeting.

33  
34 **Commissioner Moeller made a motion to approve the consent agenda. Commissioner Thomas seconded the motion which passed by a vote of 7-0.**

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37 V. DISCUSSION ITEMS

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39 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come 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 are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is April 13, 2021.*

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44 3. **Z2021-006 (RYAN MILLER)**

45 Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners C. D. T. Rockwall 2017, LLC; Saddle Star Holdings, LLC; and Gwendolyn Reed for the approval of a Zoning Amendment to Planned Development District 79 (PD-79) [Ordinance No. 20-35] for the purpose of amending the development standards contained in Ordinance No. 20-35 for a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and Featherstone Drive, and take any action necessary.

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52 **Planning and Zoning Director Ryan Miller advised the applicant was present.**

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54  
55 **Pat Atkins**  
56 **3076 Hays Lane**  
57 **Rockwall, TX 75087**

58  
59 **Mr. Atkins came forward and provided a brief summary in regards to his request. He added that it was a change in the verbiage to allow single-story products in the new development.**

60  
61  
62 **Mr. Miller added that the applicant is requesting to change the Type A lots to allow for a new product. As the ordinance is written now, Type A products allow for 50% flat-front entry and 50% j-swing entry. The applicant is proposing is 50% flat-front entry, 50% j-swing and/or modified swing.**

65  
66 Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13,  
67 2021.  
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69 4. **Z2021-007 (RYAN MILLER)**

70 Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm,  
71 LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District  
72 land uses on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County,  
73 Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-549 and FM-1139, and take any action  
74 necessary.  
75

76 Director of Planning and Zoning Ryan Miller advised his applicant was present.  
77

78 Adam Buczek  
79 8214 Westchester Drive, Suite 900  
80 Dallas, TX 75225  
81

82 Mr. Buczek came forward and provided a brief PowerPoint presentation in regards to this request.  
83

84 Mr. Miller provided additional details in regards to the request. The applicant made changes to the concept plan from the original  
85 submittal where they changed the lot mix slightly. The property is currently designated for low-density residential which is two (2) units  
86 per gross acre and the applicant is requesting that you change this to a medium density residential designation which would allow for  
87 2.87 units per acre. Mr. Miller added that this does not meet the comprehensive plan or future land use plan but it does meet the district  
88 strategies in that the product he's providing is 'suburban residential.' When looking at the policies and guidelines for residential, there's  
89 a lot of conforming aspects as well as major areas where this request is not meeting that and it is mostly tied to the 52-foot lot product.  
90 In addition, the Comprehensive Plan talks about discouraging flat-front entry garages and, if approved, only allow up to 25%. In this  
91 case, the applicant is requesting 47.60% flat-front entry so it does not meet the comprehensive plan on that aspect. Staff also proposed  
92 additional changes to the applicant such as removing the 52-foot product in favor of the 62-foot product. Mr. Miller also advised that  
93 dog parks would not be allowed without Council approval. He also added that the applicant's proposal of a park would be a discretionary  
94 decision for the City Council as to whether or not accept that dedication of land.  
95

96 Commissioner Womble asked what percentage of the park would be in the floodplain.

97 Commissioner Deckard asked is there had been any discussion with the City in regards to the park.

98 Commissioner Conway appreciated the curvature of the streets. She asked if the applicant could bring fencing photos to the next  
99 meeting.

100 Vice-Chairman Welch asked how large Harry Myers Park is. He would like to hear feedback from the Park Board prior to the next meeting.

101 Commissioner Moeller added that there were many things he liked about the project but he did not like the 52-foot lots.

102 Commissioner Deckard asked if the applicant had a back-up plan just in case the Parks department did not decide to utilize the space.

103 Chairman Chodun asked Amy Williams if there were any water/waste water issues with the property.

104 Commissioner Thomas added that he knew the 52-foot lots are going to be an issue at the public hearing and he advised the applicant  
105 to listen to the recommendations made to him by Staff and the Commissioners.  
106

107 Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13,  
108 2021.  
109

110 5. **P2021-009 (HENRY LEE)**

111 Discuss and consider a request by Brenda Kennedy for the approval of a Replat for Lot 1, Block A, Kennedy Addition being a 0.2342-acre parcel  
112 of land identified as Lot 1, Block A, Richard Harris Subdivision No. 5 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7  
113 (SF-7) District, addressed as 701 N. T. L. Townsend Drive, and take any action necessary.  
114

115 Planner Henry Lee advised his applicant was not present but added that this case was going before the Parks Board on April 6, 2021.  
116

117 Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13,  
118 2021.  
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120 6. **P2021-010 (DAVID GONZALES)**

121 Discuss and consider a request by Doug Stewart on behalf of Bryan Wreyford for the approval of a Replat for Lots 1 & 2, Block A, Wreyford  
122 Addition being a 2.97-acre parcel of land identified as Lot 1 of the Crowell's Hidden Valley Estates Addition, Collin County, Texas, situated within  
123 the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southeast corner of the intersection of County Road 949 and  
124 County Road 536, and take any action necessary.  
125

126 Planning and Zoning Manager David Gonzales advised his applicant was present.  
127

128 Bryan Wreyford  
129 18877 FM 2755  
130 Royse City, TX 75189  
131

132 Mr. Wreyford came forward and was ready to answer any questions regarding his request.

133  
134 **Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13,**  
135 **2021.**  
136

137 7. **P2021-011 (HENRY LEE)**

138 Discuss and consider a request by Mike and Cheryl Birdwell for the approval of a Final Plat for Lots 1 & 2, Block A, Birds Nest Addition being a  
139 4.02-acre tract of land identified as Tract 15 of the J. Smith Survey, Abstract No. 191, Rockwall County, Texas, situated within the City of Rockwall's  
140 Extraterritorial Jurisdiction (ETJ), addressed as 171 Birds Nest Lane, and take any action necessary.  
141

142 **Planner Henry Lee advised that the applicant was present but this case was on the agenda due to it having to be reviewed by Rockwall**  
143 **County since it is in the Extraterritorial Jurisdiction (ETJ).**  
144

145 **Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13,**  
146 **2021.**  
147

148 8. **P2021-012 (DAVID GONZALES)**

149 Discuss and consider a request by Jose Campos of Hines on behalf of CDT Rockwall/2017 LLC for the approval of a Preliminary Plat for Phase 2  
150 of the Saddle Star Subdivision being a 26.827-acre tract of land identified as Tracts 1, 1-05, 2-03, & 2-07 of the P. B. Harrison Survey, Abstract  
151 No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (*Ordinance No. 20-35*), situated within the SH-205 By-  
152 Pass (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and N. John King Boulevard, and take any action  
153 necessary.  
154

155 **Planning and Zoning Manager David Gonzales advised that this will come before the Commission on the Consent Agenda section at**  
156 **the Public Hearing.**  
157

158 **Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13,**  
159 **2021.**  
160

161 9. **P2021-013 (DAVID GONZALES)**

162 Discuss and consider a request by Bart Carroll for the approval of a Preliminary Plat for the Standards Subdivision being a 32.60-acre tract of land  
163 identified as Tract 13 of the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial  
164 Jurisdiction (ETJ), generally located at the southwest corner of the intersection of S. Munson Street and Streetman Road, and take any action  
165 necessary.  
166

167 **Planning and Zoning Manager David Gonzales advised that the applicant was present but this case was on the agenda due to it having**  
168 **to be reviewed by Rockwall County since it is in the Extraterritorial Jurisdiction (ETJ).**  
169

170 **Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13,**  
171 **2021.**  
172

173 10. **P2021-014 (HENRY LEE)**

174 Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Jen-Liang Wu for the approval of a Preliminary  
175 Plat for the Nelson Lake Subdivision being a 38.012-acre tract of land identified as Tracts 17 & 17-01 of the W. M. Dalton Survey, Abstract No.  
176 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the southeast corner of the intersection of FM-  
177 1141 and Clem Road, and take any action necessary.  
178

179 **Planner Henry Lee advised that they were working on comments in order to establish the preliminary plat for the Nelson Lake**  
180 **Subdivision.**  
181

182 **Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13,**  
183 **2021.**  
184

185 11. **SP2021-005 (DAVID GONZALES)**

186 Discuss and consider a request by Cameron Slown of Teague, Nall and Perkins, Inc. on behalf of Elias Pope of 8020 Hospitality, LLC for the  
187 approval of a Site Plan for a *Restaurant with 2,000 SF or More without Drive-Through or Drive-In* on a 0.90-acre parcel of land identified as Lot 5,  
188 Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [*Ordinance No. 17-*  
189 *22*], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southeast corner of the intersection of the IH-30 Frontage Road  
190 and Sunset Ridge Drive, and take any action necessary.  
191

192 **Planning and Zoning Manager David Gonzales wanted to indicate that the Architectural Review Board did recommend approval of the**  
193 **building elevations.**  
194

195 **Cameron Slown**  
196 **2 Horizon Court**  
197 **Heath, TX 75032**  
198

199 **Mr. Slown came forward and provided additional details in regards to his request. They would request 18 additional parking stalls to be**  
200 **shared from the Trend Tower garage.**

201 Chairman Chodun asked if the parking was the only change from last time.  
202 Commissioner Deckard asked if there was any other space that could be used as parking near the property.

203  
204  
205 Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13,  
206 2021.

207  
208 12. SP2021-006 (HENRY LEE)

209 Discuss and consider a request by Quadri Akamo of Pacheco Koch Consulting Engineers, Inc. on behalf of Gary Hancock of the First United  
210 Methodist Church of Rockwall for the approval of an Amended Site Plan for the expansion of an existing *House of Worship* on a 8.49-acre parcel  
211 of land identified as Lot 7, Block 1, First United Methodist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C)  
212 District, addressed as 1200 E. Yellow Jacket Lane, and take any action necessary.

213  
214 Planner Henry Lee advised that his applicant was present.

215  
216 Morgan Harrison  
217 5519 Preston Fairways Drive  
218 Dallas, TX 75252

219  
220 Ms. Harrison is the architect on the project and she came forward and was prepared to answer questions.

221  
222 Chairman Chodun asked if there were any hurdles with the project. Ms. Harrison answered that the only one was the u-shaped drive on  
223 the front site plan.

224  
225 Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13,  
226 2021.

227  
228 13. SP2021-007 (HENRY LEE)

229 Discuss and consider a request by Nicholas Gamez of DFDVB Homes, LLC on behalf of Zach Shipley for the approval of an Amended Site Plan  
230 for a *Restaurant with Less Than 2,000 SF without Drive-Through or Drive-In* on a 0.018-acre tract of land identified as a portion of Lot 7, Block M,  
231 Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 109 E. Washington Street, and  
232 take any action necessary.

233  
234 Planner Henry Lee advised that his applicant was present. He added that the applicant meets most of the Unified Development Code  
235 (UDC) requirements but they do not meet the parking requirements for the Downtown District. This request does require a major  
236 waiver so it does have to go before the City Council.

237  
238 Nicholas Gamez  
239 3818 Shelley Blvd  
240 Dallas, TX 75211

241  
242 Mr. Gamez came forward and provided details in regards to his case. He advised that the only issue they encountered was the placement  
243 of the a/c unit and the screening for it.

244  
245 Vice-Chairman Welch wanted further explanation on the restaurant.

246 Commissioner Deckard gave further explanation on the split level a/c units.

247 Commissioner Conway added that there should be some split levels that can deliver the job at hand due to them being used a lot in  
248 Europe.

249  
250 Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13,  
251 2021.

252  
253 14. SP2021-008 (HENRY LEE)

254 Discuss and consider a request by Thomas Jones of Tomden Engineering on behalf of Rockwall Friendship Baptist Church for the approval of a  
255 Site Plan for an existing *House of Worship* on a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of  
256 Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5651  
257 SH-276, and take any action necessary.

258  
259 Planner Henry Lee advised that the applicant was present

260  
261 Tom Jones  
262 5815 Meadow Crest Drive  
263 Dallas, TX 75230

264  
265 Mr. Jones came forward and provided a brief summary in regards to his request.

266  
267 Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13,  
268 2021.

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15. **SP2021-009** (DAVID GONZALES)

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

**Planning and Zoning Manager David Gonzales advised that the applicant was present.**

**David Morales**  
**5310 Harvest Hill Road, Suite 180**  
**Dallas, TX 75230**

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

**Commissioner Conway asked where the subject property was located in relation to the Park Place Subdivision.**

**Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13, 2021.**

16. **SP2021-010** (DAVID GONZALES)

Discuss and consider a request by Randall Eardley of Weir & Associates, Inc. on behalf of Stephen Doyle of Structured REA-Rockwall Land, LLC for the approval of a Site Plan for a sports and recreation facility on a 6.38-acre portion of a larger 31.65-acre tract of land identified as Tract 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and FM-549 Overlay (FM-549 OV) Districts, generally located at the southeast corner of the intersection of Corporate Crossing [FM-549] and the IH-30 Frontage Road, and take any action necessary.

**Chairman Chodun advised that this case had been withdrawn by the applicant.**

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

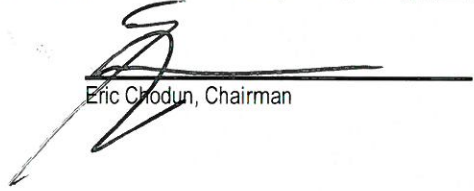
- P2021-004: Final Plat for Lots 1 & 2, Block A, DC Addition [APPROVED]
- P2021-005: Preliminary Plat for Lots 1 & 2, Block A, Neller Addition [APPROVED]
- P2021-007: Preliminary Plat for Lots 1-5, Block A and Lot 1, Block X, Blackland Industrial Park Addition [APPROVED]
- Z2021-001: SUP for Residential Infill in an Established Subdivision at 2825 Marcie Lane [APPROVED; 2<sup>nd</sup> READING]
- Z2021-002: SUP for a Car Wash at 3611 N. Goliad Street [DENIED; 1<sup>ST</sup> READING]
- Z2021-004: SUP for Residential Infill in an Established Subdivision at 418 Perch Road [APPROVED; 1<sup>ST</sup> READING]
- Z2021-005: Zoning Change (AG to PD) for Winding Creek [APPROVED; 1<sup>ST</sup> READING]

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

VI. ADJOURNMENT

**Chairman Chodun adjourned the meeting at 7:15 PM.**

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 13 day of April, 2021.

  
Eric Chodun, Chairman

Attest:   
Angelica Gamez, Planning and Zoning Coordinator