

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MAY 25, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER
3

4 Chairman Chodun called the meeting to order at 6:01 PM. Commissioners present were John Womble, Derek Deckard, Sedric Thomas,
5 Mark Moeller, Jean Conway and Vice-Chairman Jerry Welch. Staff members present were Planning and Zoning Director Ryan Miller,
6 Planning and Zoning Manager David Gonzales, Planning and Zoning Coordinator Angelica Gamez, Planner Henry Lee, and Civil Engineers
7 Sarah Johnston and Jeremy White. Absent from the meeting was City Engineer Amy Williams.
8

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.*
12 *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*
13 *during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting*
14 *per the Texas Open Meetings Act.*
15

16 Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time. There being
17 no one coming forward, Chairman Chodun closed the open forum.
18

19 III. CONSENT AGENDA
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21 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development*
22 *Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*
23

24 1. Approval of Minutes for the May 11, 2021 Planning and Zoning Commission meeting.
25

26 2. **P2021-022 (ANGELICA GAMEZ)**

27 Consider a request by Bryan Connally of CBG Surveying Texas, LLC on behalf Helen Comeav Neller for the approval of a Final Plat for Lots 1 &
28 2, Block A, Neller Addition being an 11.368-acre parcel of land identified as Lot 7, Block 1, Lofland Lake Estates Addition, City of Rockwall,
29 Rockwall County, Texas, zoned Single-Family Estates 4.0 (SFE-4.0) District, addressed as 2380 FM549, and take any action necessary.
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31 3. **P2021-023 (DAVID GONZALES)**

32 Consider a request by Cameron Slow, PE of Teague, Nall & Perkins on behalf of Rockwall Rental Properties, LP for the approval of a Replat for
33 Lot 12 & 13, Block 1, Alliance Addition, Phase 2 being a 4.992-acre tract of land identified as Lots 8, 9, 10, & 11, Block 1, Alliance Addition, Phase
34 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, located at
35 the southeast corner of Horizon Road [FM-3097] and Andrews Drive, and take any action necessary.
36

37 4. **P2021-024 (HENRY LEE)**

38 Consider a request by Scott H. Johnson for the approval of a Replat for Lot 1, Block A, Johnson Addition being an 0.24-acre parcel of land identified
39 as Lot E, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 505
40 E. Bourne Street, and take any action necessary.
41

42 5. **P2021-025 (HENRY LEE)**

43 Consider a request by Austin McDaniel of Landev Engineers on behalf of Josh Kirby for the approval of a Replat for Lot 2, Block 1, Our Savior
44 Lutheran Church Addition being a 4.0152-acre parcel of land identified as Lot 1, Block 1, Our Savior Lutheran Church Addition, City of Rockwall,
45 Rockwall County, Texas, zoned Planned Development District 13 (PD-13), addressed as 3003 Horizon Road [FM-3097], and take any action
46 necessary.
47

48 6. **P2021-027 (DAVID GONZALES)**

49 Consider a request by Keaton Mai of the Dimension Group on behalf of Russell Phillips of Rockwall 205 Investors, LLC for the approval of a
50 Preliminary Plat for 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,
51 Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV)
52 District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.
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54 7. **P2021-028 (HENRY LEE)**

55 Consider a request by Akhil D. Vats for the approval of a Replat for Lot 9, Block A, Ellis Centre, Phase Two Addition being a 0.70-acre parcel of
56 land identified as Lot 6, Block A, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated
57 within the IH-30 Overlay (IH-30 OV) District, located at the western corner of the intersection of Alpha Drive and Beta Drive, and take any action
58 necessary.
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60 8. **P2021-029 (HENRY LEE)**

61 Consider a request by Richard and Judy Harris Family Trust for the approval of a Replat for Lots 8-15, Block A, Richard Harris No. 2 Addition
62 being a 2.23-acre tract of land identified as Lots 1-7, Block A, Richard Harris No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned
63 Single-Family 7 (SF-7) District, addressed as 400, 402, 404, 406, 408, 410, & 412 Renfro Street, and take any action necessary.

64
65 Commissioner Thomas made a motion to approve the consent agenda with the exception of item #8. Commissioner Moeller seconded
66 the motion which passed by a vote of 7-0.
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68 IV. ACTION ITEMS
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70 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and*
71 *special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of*
72 *Ordinances.*
73

74 9. MIS2021-006 (HENRY LEE)

75 Discuss and consider a request by James Best for the approval of a Special Exception to the standards for residential fences to allow a previously
76 constructed masonry screening wall on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall
77 County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary.
78

79 Planner Henry Lee provided a brief summary in regards to the request. On October 27, 2020, the Planning and Zoning Commission
80 approved a special exception allowing a 6-foot pre-cast, concrete screening wall. Following this approval the applicant then submitted
81 an application for a building permit which was issued on December 28, 2020. However, it was brought to Staff's attention that the
82 screening wall exceeded the 6-feet that was approved. After reviewing the fence permit, Staff found that the fence permit was for an 8-
83 foot screening wall which was not in accordance with the Planning and Zoning Commission's approval. On February 23, 2021, the
84 Planning and Zoning Commission approved the applicants second special exception request allowing or a total of 8-feet for the
85 screening wall. On April 1, 2021, the Building Inspections Department brought to Staff's attention that a portion of the wall exceeded
86 the permitted 8-feet in height by as much as 9 -inches. The applicant is now returning for approval of a third special exception for the
87 screening wall to be approved as built. Staff should note that within the submitted materials, the applicant's states that columns exceed
88 8-feet by up to 12-inches. This would meant that the updated request would be for a 9-foot tall screening wall. If the applicant is denied,
89 he would be required to bring the fence into conformance with the second approval. Staff should also note that at the time the applicant
90 requested the second variance, the fence had already been constructed and listed as 8-feet was in error on the applicant's behalf.
91

92 Chairman Chodun asked the applicant to come forward.
93

94 Andrew Thomas
95 422 E. I-30, Suite F
96 Royse City, TX 75189
97

98 Mr. Thomas came forward in representation of the applicant James Best. He went on to give additional details in regards to the request.
99 He went on to explain why some of the columns failed the inspection. He added that this was a pre-cast concrete fence that was built in
100 Florida and shipped here whose panels come in 8-foot by 20-foot wide. When looking at the schematic plan, the 8-foot panels have a
101 minimum of 2-inch gap underneath them and the columns do not have that gap because they go into the ground. In addition, the columns
102 on the schematic have a decorative cap that is 3 ½ inches tall. Based on the schematics, it demonstrates on the submitted plan that
103 they are going to be slightly taller than the 8-foot panels by a minimum of 5 ½ inches. There are some characteristics on this property
104 and how you build a fence that alters the columns as well. When looking at the subject property, the front of the house faces Ridge
105 Road and the south of the house faces Shadydale Drive. The fence is constructed to where the property slopes down towards the back
106 and then down towards the north. There are 15 inches that decreases from the front of the fence and then three (3) feet down over the
107 scope of the fence from the south to the north. As a result, you have to stair step the panels to get them installed in perpendicular style.
108 Another issue is the additional height with the drainage gap causing a 2-inch gap on the bottom and 3 ½ inch on the top. Overall the
109 applicant is asking for a variance for the following: lack of landscaping, no 2-inch drainage on the column and the decorative gap, and
110 the slope of the property. The applicant is asking the City to approve the fence as constructed.
111

112 Chairman Chodun asked how they measure the height of the fence that's on a slope. Would they use something to keep it leveled at the
113 top? Mr. Lee responded that they measure from the base of the fence to the top. Chairman Chodun asked if it would vary due to the
114 slope and Mr. Lee replied that the columns do vary in height because of the topography.

115 Vice-Chairman Welch asked if they needed to measure from the inside to the outside if they were to build up when they do their
116 landscaping inside.

117 Commissioner Moeller indicated that he had an issue with approving the item.

118 Director of Planning and Zoning Ryan Miller added additional details in regards to the request.

119 Commissioner Deckard asked if the fence had been changed since last time it was approved.
120

121 Mr. Thomas (the applicant's representative) came forward and presented a photo of the constructed fence.
122

123 After further discussion, Chairman Chodun made a motion to approve item MIS2021-006. Commissioner Womble seconded the motion
124 which passed by a vote of 5-2 with Commissioners Moeller and Conway dissenting.
125

126 V. DISCUSSION ITEMS
127

128 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will*
129 *come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when*
130 *these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or*
131 *action date for the following cases is June 15, 2021.*

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10. **Z2021-014 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorborg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District 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, Texas, zoned Agricultural (AG) District, generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

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

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

Commissioner Conway indicated how impressed she was with the updated concept plan.

Commissioner Thomas added that he was impressed as well.

Commissioner Moeller commended him on the density.

Commissioner Womble asked what the starting price point was for the houses.

Commissioner Deckard asked about the difference between prices in the housing.

Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on June 15, 2021.

11. **Z2021-015 (DAVID GONZALES)**

Hold a public hearing to discuss and consider a request by Jason Castro of Castro Development, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.165-acre parcel of land identified as Lot 6, Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 511 S. Clark Street, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Ryan Withrow
4815 Terry Street
Dallas, TX 75223

Mr. Withrow, the architect, came forward and provided a brief summary in regards to the request. He added that they were wanting to build a duplex two-story home in vacant lot. The lot is located within the 100-year floodplain.

Chairman Chodun asked if there were any variances with the request.

Commissioner Thomas wanted clarification that this lot was zoned for duplex housing.

Mr. Miller asked if there were garages for each of the units.

Commissioner Moeller asked if the second driveway was going to hit into the portion of the street.

Commissioner Deckard liked the aesthetics of the duplex.

Commissioner Womble asked if there was a possibility of requesting a variance with the garage issue.

Commissioner Conway asked if they could turn the existing garage into 2 garages.

Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on June 15, 2021.

12. **Z2021-016 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Mike Mishler of Mishler Builders, Inc. on behalf of John Curanovic for the approval of a Specific Use Permit (SUP) allowing a detached garage that does not conform to the maximum square footage requirements on a 1.948-acre parcel of land identified as Lot 23 of the Willowcrest Estates Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 361 Willowcrest, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

John Curanovic
361 Willowcrest
Rockwall, TX 75032

Mr. Curanovic came forward and provided brief details in regards to his request. He advised that he needed extra storage for his belongings.

Chairman Chodun asked if this would be the only external structure on the property and what the size of it would be.

Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on June 15, 2021.

200 13. **Z2021-017 (DAVID GONZALES)**

201 Hold a public hearing to discuss and consider a request by Tyler Wood of Intrepid Equity Investments, LLC on behalf of Robert B. Baldwin III of
202 RBB/GCF Properties, LP for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 17.03-acre
203 tract of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG)
204 District, generally located on the south side of Airport Road east of the intersection of Airport Road and John King Boulevard, and take any action
205 necessary.

206
207 **Chairman Chodun asked the applicant to come forward.**

208
209 **Tyler Wood**
210 **3055 Bridgecreek Drive**
211 **Rockwall, TX 75032**

212
213 **Mr. Wood came forward and provided a brief history of his company and details to his request.**

214
215 **Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on June 15, 2021.**

216
217 14. **Z2021-018 (DAVID GONZALES)**

218 Hold a public hearing to discuss and consider a request by Dan Gallagher, PE of Kimley-Horn and Associates, Inc. on behalf of L. R. Tipton of the
219 Hitt Family, LP for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 43.237-acre tract of
220 land identified as Tract 11 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District,
221 situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard,
222 and take any action necessary.

223
224 **Chairman Chodun asked the applicant to come forward.**

225
226 **Patrick Hogan**
227 **13455 Noel Road**
228 **Galleria Office Tower, Suite 700**
229 **Dallas, TX 75240**

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231 **Mr. Hogan came forward and gave brief details in regards to the request.**

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233 **Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on June 15, 2021.**

234 15. **Z2021-019 (RYAN MILLER)**

235 Hold a public hearing to discuss and consider the annual update to the OURHometown Vision 2040 Comprehensive Plan (*i.e.* 2019 & 2020
236 *Comprehensive Plan Update*), and take any action necessary.

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238 **Director of Planning and Zoning Ryan Miller gave a brief summary in regards to the request. He added that this was the annual review**
239 **of the upcoming comprehensive plan. He gave brief highlights of all the changes incorporated into the comprehensive plan.**

240
241 **Vice-Chairman Welch explained that there weren't any specific changes in regards to density.**

242
243 **After further discussion, Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on**
244 **June 15, 2021.**

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246 16. **P2021-026 (DAVID GONZALES)**

247 Discuss and consider a request by Humberto Johnson of the Skorburg Co. on behalf of Alex Freeman and Mark G. & Jessica K. Taylor for the
248 approval of a Preliminary Plat for the Winding Creek Subdivision consisting of 39 single-family residential lots on a 38.012-acre tract of land
249 identified as Tracts 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned
250 Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of
251 FM-1141 and Clem Road, and take any action necessary.

252
253 **Planning and Zoning Manager David Gonzales advised the Commission that this case was going before the Parks and Recreation Board**
254 **on June 1, 2021 and will return as a Consent Agenda item at the next Planning and Zoning meeting.**

255
256 **Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on June 15, 2021.**

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258 17. **SP2021-014 (HENRY LEE)**

259 Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Chuck Vickers of T&C Main Street Holdings, LLC for the
260 approval of an Amended Site Plan for an office building on a 0.50-acre parcel of land identified as Bock 80B of the B. F. Boydston Addition, City
261 of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, addressed as 108 St. Mary Street, and take any action necessary.

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263 **Chairman Chodun asked the applicant to come forward.**

264
265 **Jeff Carroll**
266 **750 E. Interstate 30**
267 **Rockwall, TX 75087**

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Mr. Carroll came forward and provided a brief summary in regards to his request.

Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on June 15, 2021.

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

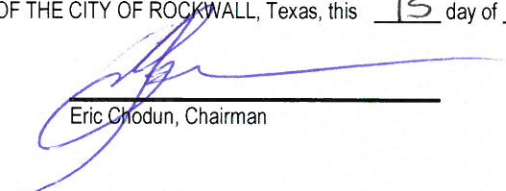
- P2021-019: Final Plat for Phase 2 of the Gideon Grove Subdivision [APPROVED]
- P2021-020: Preliminary Plat for Lots 1-6, Block A, Fit Sport Life Addition [APPROVED]
- Z2021-008: SUP for Residential Infill at 550 E. Quail Run Road [APPROVED; 1st READING]
- Z2021-009: SUP for Residential Infill at 704 Parks Avenue [APPROVED; 1st READING]
- Z2021-010: SUP for an Accessory Building at 1748 Lake Breeze Drive [DENIED]
- Z2021-011: SUP for an Accessory Building at 804 S. Alamo Road [APPROVED; 1st READING]
- Z2021-013: Text Amendment to Article 05, *District Development Standards*, of the UDC [APPROVED; 1st 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 7:20 PM.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 15 day of June, 2021.


Eric Chodun, Chairman

Attest:


Angelica Gamez, Planning and Zoning Coordinator