

MINUTES



PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
APRIL 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

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

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
22 Architectural 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
28 OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas
29 Open Meetings Act.*

30
31 **Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time.**

32
33 **Bob Wacker**
34 **309 Featherstone**
35 **Rockwall, TX 75087**

36
37 **Mr. Wacker came forward and expressed his concerns in regards to the floodplain for the DuWest project.**

38
39 **David Bunin**
40 **2561 Daybreak Drive**
41 **Rockwall, TX 75087**

42
43 **Mr. Bunin came forward and wanted to talk about the Runway Protection Zone and the size of the standard hangar doors.**

44
45 **Chairman Chodun asked if anyone wished to speak; there being no one indicating such, Chairman Chodun closed the open forum.**

46
47 IV. CONSENT AGENDA

48
49 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code
50 (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

- 51
52 2. Approval of minutes for the March 29, 2022 Planning and Zoning Commission meeting.

53
54 **Commissioner Thomas made a motion to approve the consent agenda. Commissioner Deckard seconded the motion which passed by a vote of
55 6-0.**

56
57 V. PUBLIC HEARING ITEMS

58
59 *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
60 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
61 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
62 to three (3) minutes out of respect for the time of other citizens.*

63
64 3. **Z2022-013 (ANGELICA GAMEZ)**

65 Hold a public hearing to discuss and consider a request by Rodolfo Cardenas of CARES Home Builder, Inc. for the approval of a Specific Use Permit (SUP)
66 for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 985A of the Rockwall Lake Estates #2 Addition, City of

67 Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 130 Chris
68 Drive, and take any action necessary.

69
70 **Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is requesting a Specific Use Permit**
71 **(SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home. According to the Unified**
72 **Development Code (UDC), and established subdivision consists of 5 or more lots, is more than 90% developed, and has been in existence for**
73 **more than 10 years. In residential infill cases, the Planning and Zoning Commission and City Council are asked to look at the architecture location**
74 **and size of the proposed home compared to the existing housing in the area. The proposed home adheres to the SF-7 standards for the majority**
75 **of the development with the exception of the garage door. Staff sent out 107 notices to property owners and occupants within 500-feet of the**
76 **subject property. Staff has not received any notices back in regards to the case. Director Ryan Miller then advised that staff was available for**
77 **questions.**

78
79 **Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating**
80 **such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.**

81
82 **Vice-Chairman Welch made a motion to approve Z2022-013 with staff recommendations. Commissioner Womble seconded the motion which**
83 **passed by a vote of 6-0.**

84
85 **Chairman Chodun advised that the item will go before the City Council on April 18, 2022.**

86
87 **4. Z2022-014 (BETHANY ROSS)**

88 Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent
89 School District (RISD) for the approval of a Zoning Change from an Agricultural (AG) District to Neighborhood Services (NS) District for a 173.00-acre tract
90 of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County,
91 Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and
92 take any action necessary.

93
94 **Planner Bethany Ross provided a brief summary in regards to the request. This property was annexed into the city in 1998 an in December 2016,**
95 **the City Council approved an SUP for a public school in an Agricultural (AG) District. The Planning and Zoning Commission approved a site plan**
96 **allowing the construction of a two-story, 150, 848 square-foot public school. The applicant is requesting a zoning change from AG to Planned**
97 **Development (PD) District for limited Neighborhood Services District land uses and development standards such as allowing facilities for Rockwall**
98 **ISD. The purpose of selecting Neighborhood Services District as the base zoning is because it is the lowest intensity non-residential zoning**
99 **district. Additionally, if the request is approved and when the subject property is developed, the development will be required to conform to the**
100 **three- tiered screening adjacent to all residential properties. In addition, the Development Standards of the PD District have specifically limited**
101 **the rest of the property to larger setbacks in areas adjacent to all residential properties. The proposed zoning change is in conformance with the**
102 **PD District standards and with the underlined zoning of NS District as defined by the UDC. Planner Bethany Ross advised that the zoning change**
103 **was a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.**

104
105 **Will Salee**
106 **1050 Williams Street**
107 **Rockwall, TX 75087**

108
109 **Mr. Salee came forward and provided additional details in regards to the request.**

110
111 **Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time.**

112
113 **Michael Ellis**
114 **2905 Panhandle Drive**
115 **Rockwall, TX 75087**

116
117 **Mr. Ellis came forward and expressed his concerns in regards to the stadium lighting. He also wanted a timeline on the construction of the public**
118 **school.**

119
120 **Crystal Ordner**
121 **2161 Danbury Drive**
122 **Rockwall, TX 75087**

123
124 **Mrs. Warner came forward and expressed her concerns to the future stadium.**

125
126 **Tim Wilson**
127 **2858 Avery Drive**
128 **Rockwall, TX 75032**

129
130 **Mr. Wilson came forward and expressed his concerns in regards to the Neighborhood Services zoning change.**

131
132 **Renee Warren**
133 **2861 Haymaker Drive**
134 **Rockwall, TX 75032**

135

136 Mrs. Warren came forward and wanted clarification as to why the zoning change was requested if there was already a public school built on AG
137 land.

138
139 Chairman Chodun asked if anyone else wished to speak; there being no one indicating such, Chairman Chodun closed the public hearing and
140 brought the item back to the Commission for discussion or action.

141
142 Mr. Salee came forward and answered the questions and concerns expressed by the public.

143
144 Commissioner Deckard made a motion to approve Z2022-014. Commissioner Thomas seconded the motion which passed by a vote of 6-0.

145
146 Chairman Chodun advised that the item will go before the City Council on April 18, 2022.

147
148 5. Z2022-015 (BETHANY ROSS)

149 Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent
150 School District (RISD) for the approval of a Zoning Change from an Agricultural (AG) District to Neighborhood Services (NS) District for a 76.068-acre tract
151 of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG)
152 District, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

153
154 Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting a zoning change from AG to PD District
155 with limited NS District land uses and development standards. Specifically, limiting to allow Rockwall ISD facilities. Mrs. Ross stated that this is a
156 similar case to the previous one that was presented. She advised that the zoning change is a discretionary decision for City Council pending a
157 recommendation from the Planning and Zoning Commission.

158
159 Director of Planning and Zoning Ryan Miller added that the residential adjacencies in this property are a bit different from the last. He stated that
160 there were wrought iron fences backing up to the property. Also, the applicant will be abiding with the three-tiered screening and the residential
161 adjacency standards even though this property is divided by a roadway.

162
163 Will Salee
164 1050 Williams Street
165 Rockwall, TX 75087

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

168
169 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward.

170
171 Michael Ellis
172 2905 Panhandle Drive
173 Rockwall, TX 75032

174
175 Mr. Ellis came forward and asked about the future 12-inch water line. He also had concerns regarding bus traffic.

176
177 Bob Wacker
178 309 Featherstone
179 Rockwall, TX 75087

180
181 Mr. Wacker came forward and expressed that the schools will bring value to their properties.

182
183 Crystal Ordner
184 2161 Danbury Drive
185 Rockwall, TX 75087

186
187 Mrs. Ordner came forward and expressed her concerns to the noise coming from the stadium.

188
189 Shawn Bennett
190 2396 Saddlebrook
191 Rockwall, TX 75087

192
193 Mr. Bennet came forward and had questions in regards to the expected impact on FM 1141, E. Quail Run, and N. Country Road.

194
195 Chairman Chodun asked if anyone else wished to speak; there being no one indicating such, Chairman Chodun closed the public hearing and
196 brought the item back to the Commission for discussion or action.

197
198 Mr. Salee came forward and answered the questions and concerns made by the public.

199
200 Vice-Chairman Welch made a motion to approve Z2022-015 with staff recommendations. Commissioner Thomas seconded the motion which
201 passed by a vote of 6-0.

202
203 Chairman Chodun advised that the item will go before the City Council on April 18, 2022.

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205 VI. ACTION ITEMS

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

6. **SP2022-009 (BETHANY ROSS)**

Discuss and consider a request by Jeff Kilburg of Apex Design Build for the approval of a Site Plan for a *Multi-Tenant Medical Office Building* on a 1.2531-acre parcel of land identified as Lot 5, Block B, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated at the northeast corner of the intersection of Rockwall Parkway and Summer Lee Drive, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting to construct an 11, 250 square foot medical office building adjacent to other medical office buildings and general retail establishments. The proposed facility conforms to the majority of the City's codes; however, the applicant is requesting two (2) exceptions. A request to exceptions of the general standards are a discretionary decision for the Planning and Zoning Commission. Staff should note that a super majority vote is required for the approval of an exemption.

Director Ryan Miller added that the Architectural Review Board proposed that the HVAC equipment on the top of the building be screened.

**Jeff Kilburg
9550 W. Higgins Road
Rosemont, IL 60018**

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

Commissioner Thomas made a motion to approve SP2022-009 with the condition of the HVAC screening. Commissioner Deckard seconded the motion which passed by a vote of 6-0.

7. **SP2022-010 (HENRY LEE)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Kip Estep for the approval of a Site Plan for an *Office Building* in conjunction with an existing medical manufacturing company on a 1.617-acre parcel of land identified as Lot 1, Block A, Estep Subdivision, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2686 S. Goliad Street [SH-205], and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a site plan for the purpose of enclosing an existing covered recreational structure (basketball court). They want to add an office building with the purpose of providing administrative services and file storage to support the other buildings on the property. The applicant's overall request does appear to bring the property closer to conformance with the City's code.

**Jeff Carroll
750 E. Interstate 30
Rockwall, TX 75087**

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

Commissioner Deckard made a motion to approve SP2022-011 with staff recommendations. Vice-Chairman Welch seconded the motion which passed by a vote of 6-0.

8. **SP2022-012 (HENRY LEE)**

Discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Site Plan for two (2) *Restaurant/Retail Buildings* on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a site plan for the purpose of constructing two (2) restaurant retail buildings. As part of the development process for this case, the applicant was required to complete a PD Development Plan and the SUP for the drive-through restaurant. The proposed site plan meets all of these requirements from the PD Development Plan's concept plan. Staff wanted to note that ARB had made recommendations on the project. This request of the variance to the General Overlay District standards is a discretionary decision for the Planning and Zoning Commission and requires a super majority vote. As part of this request, the applicant is also requesting Alternative Tree Mitigation Settlement Agreement. Planner Henry Lee advised that the Planning and Zoning Commission can approve these two item together or separately.

**Bowen Hendrix
4403 N. Central Expressway
Dallas, TX 75205**

**Drew Donosky
1903 Central Drive
Bedford, TX 76021**

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

276
277 Commissioner Thomas made a motion to approve both the site plan and tree mitigation for SP2022-012 with the condition that they make the
278 changes requested by the ARB. Commissioner Deckard seconded the motion which passed by a vote of 6-0.
279

280 9. SP2022-013 (BETHANY ROSS)

281 Discuss and consider a request by Cameron Slown, PE of Teague, Nall, and Perkins, Inc. on behalf of Randall Noe of Rockwall Rental Properties, LP for the
282 approval of a Site Plan for eight (8) Office Buildings on a 2.768-acre parcel of land identified as Lot 13, Block 1, Alliance Addition, City of Rockwall, Rockwall
283 County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6535, 6545, 6595 & 6605 Alliance Drive
284 and 182, 194, 202 & 214 Jeff Boyd Road, and take any action necessary.

285
286 Planner Bethany Ross provided a brief summary in regards to the request. The applicant is proposing to construct eight (8) office buildings on
287 the subject property consisting of four (4) 4,855 square-foot buildings and four (4) 3,250 square-foot buildings adjacent to several other offices
288 and retail establishments in the area which are similar in design. The request conforms to the majority of the City codes; however, staff has
289 identified one exception to the primary and secondary building facades. Planner Bethany Ross advised that requests to exceptions made to the
290 General Standards are a discretionary decision for the Planning and Zoning Commission and a super majority vote is required.
291

292 Cameron Slown
293 825 Watters Creek Blvd.
294 Allen, TX 75013
295

296 Mr. Slown came forward and provided additional details in regards to the request.

297
298 Commissioner Thomas made a motion to approve SP2022-013. Commissioner Womble seconded the motion which passed by a vote of 6-0.
299

300 10. SP2022-014 (HENRY LEE)

301 Discuss and consider a request by Christophe Guignard of KRISS USA, Inc. on behalf of Matt Wavering of the Rockwall Economic Development Corporation
302 (REDC) for the approval of a Site Plan for an Office/Manufacturing Facility on a 16.44-acre tract of land being identified as Lots 7 & 8, Block A, Rockwall
303 Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) and Light Industrial (LI) District,
304 situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of
305 FM-549 and SH-276, and take any action necessary.
306

307 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a site plan for the purpose
308 constructing a 100,000 square-foot office manufacturing facility on the subject property. The submitted site plan, landscape plan, treescape plan,
309 and photometric plan generally conform to the requirements per the UDC for a property located within a Light Industrial (LI) District. However, the
310 applicant is requesting four (4) variances and one (1) exception. Planner Henry Lee explained that the determination of exceptions and variances
311 are a discretionary decision for the Planning and Zoning Commission and do require a super majority vote.
312

313 Matt Wavering
314 2610 Observation Trail, Suite 104
315 Rockwall, TX 75087
316

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

318
319 Vice-Chairman Welch made a motion to approve SP2022-014 with staff and ARB recommendations. Commissioner Thomas seconded the motion
320 which passed by a vote of 6-0.
321

322 VII. DISCUSSION ITEMS

323
324 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
325 *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*
326 *are considered for action by the Planning and Zoning Commission.*
327

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

- 329
330
 - P2022-011: Final Plat for Lot 1, Block A, Stream 549 Addition [APPROVED]
 - Z2022-006: Zoning Change from Planned Development District 73 (PD-73) to Light Industrial (LI) District [APPROVED; 2ND READING]
 - Z2022-007: SUP for Residential Infill Adjacent to an Established Subdivision for 514 Yvonne Drive [APPROVED; 2ND READING]
 - Z2022-008: SUP for Residential Infill Adjacent to an Established Subdivision for 7106 Odell Avenue [APPROVED; 2ND READING]
 - Z2022-009: SUP for Restaurant Less Than 2,000 SF with Drive-Through or Drive-In for 902 & 906 S. Goliad Street [APPROVED TO WITHDRAW]
 - Z2022-010: Zoning Change from Agricultural (AG) District to Planned development District for Single-Family 10 (SF-10) District [APPROVED; 1ST READING]
 - Z2022-011: Zoning Change from Agricultural (AG) District to General Retail (GR) District for the Boys and Girls Club [APPROVED; 2ND READING]
 - Z2022-012: Text Amendment for the Airport Overlay (AP OV) District [APPROVED; 2ND READING]

339
340 Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council
341 meeting.
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343 VIII. ADJOURNMENT

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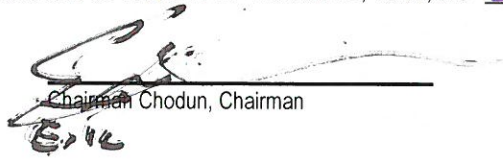
Chairman Chodun adjourned the meeting at 7:13 PM.

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

Attest:



Angelica Gamez, Planning and Zoning Coordinator



Chairman Chodun, Chairman