

MINUTES



PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JULY 13, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 NOTES ABOUT PUBLIC PARTICIPATION = RED

3
4 I. CALL TO ORDER

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

11
12 II. APPOINTMENTS

- 13
14 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments
15 for items on the agenda requiring architectural review.

16
17 A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at
18 the Architectural Review Board meeting.

19
20 III. OPEN FORUM

21
22 *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
23 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.
24 On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your
25 comments during the meeting per the Texas Open Meetings Act.*

26
27 Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time.

28
29 **Stan Jeffus**
30 2606 Cypress Drive
31 Rockwall, TX 75087

32
33 Mr. Jeffus came forward and expressed his opposition to the apartment complex going in the Downtown Rockwall area. He added that
34 he would prefer condos going into that area as opposed to apartments.

35
36 Chairman Chodun advised that the item concerning the apartment complex was going to be on the July 27, 2021 agenda.

37
38 **Bruce Moore**
39 667 York Drive
40 Rockwall, TX 75087

41
42 Mr. Moore came forward and expressed his opposition the apartment complex due to the traffic issues they may cause.

43
44 **Dana Wilson**
45 1598 Sunset Hill Drive
46 Rockwall, TX 75087

47
48 Mrs. Wilson came forward and expressed her concern for the excessive speeding on Lakeshore Drive.

49
50 **Debra Kern**
51 1211 N. Goliad Street
52 Rockwall, TX 75087

53
54 Mrs. Kern came forward and expressed her opposition to the apartment complex going in Downtown Rockwall.

55
56 Chairman Chodun asked if anyone else wished to speak to come forward at this time. There being no one coming forward, Chairman
57 Chodun closed the open forum.

58
59 IV. CONSENT AGENDA

60
61 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified
62 Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

- 63
64 2. Approval of Minutes for the June 29, 2021 Planning and Zoning Commission meetings.

- 66 3. **P2021-033 (HENRY LEE)**
67 Discuss and consider a request by Aaron Selden for the approval of a Final Plat for Lots 1 & 2, Block A, Aaron Selden Addition being a 5.74-
68 acre tract of land identified as Tracts 5-05, 5-06, & 5-12 of the J. Simmons Survey, Abstract No. 190, Rockwall County, Texas, situated within
69 the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 260 Anna Cade Road, and take any action necessary.
70
- 71 4. **P2021-036 (DAVID GONZALES)**
72 Discuss and consider a request by Bart Carroll for the approval of a Preliminary Plat for Phase 2 of the Landon Subdivision being a 94.273-acre
73 tract of land identified as a portion of Tract 13 of the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the City of
74 Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southwest corner of the intersection of S. Munson Street and Streetman
75 Road, and take any action necessary.
76
- 77 5. **SP2021-016 (HENRY LEE)**
78 Discuss and consider a request by Johnathan Thrall of Nimble Restoration Services on behalf of Johnathan Dubroc of M. Crowd Restaurant
79 Group for the approval of an Amended Site Plan for an existing Restaurant [Mi Cocina] on a 1.41-acre parcel of land identified as Lot 11, Block
80 A, Rockwall Crossing Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-
81 30 OV) District, addressed as 971 E. IH-30, and take any action necessary.
82

83 **Vice-Chairman Welch made a motion to approve the consent agenda. Commissioner Thomas seconded the motion which passed by a**
84 **vote of 6-0 with Commissioner Deckard absent.**
85

86 V. PUBLIC HEARING ITEMS
87

88 *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*
89 *section, please submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff).*
90 *The Planning and Zoning Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would*
91 *like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*
92

- 93 6. **Z2021-020 (DAVID GONZALES)**
94 Hold a public hearing to discuss and consider a request by St. Benedict's Anglican Church on behalf of Brett Hall for the approval of a Specific
95 Use Permit (SUP) for a House of Worship on a 7.45-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and
96 A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive,
97 and take any action necessary.
98

99 **Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The applicant is requesting**
100 **approval for a Specific Use Permit (SUP) for a House of Worship. The Church will be located on the subject property where there is an**
101 **existing home that will be renovated to accommodate the proposed church. There will also be removal of a garage and an addition of**
102 **41 parking spaces. Additionally, the applicant is going to provide three-tiered screening along the north and east property line as well**
103 **as incorporate headlight screening where you can see the parking spaces that are being proposed. Future expansion of the project**
104 **will include the extension of the 24-foot fire lane, additional parking spaces for the site, future chapel and water feature. Staff would**
105 **like to point out that landscaping for this development will be considered during the site plan process. According to the Unified**
106 **Development Code, an SUP is required for the SF-10 zoning district for a church of house of worship. Due to the residential**
107 **adjacencies, the UDC requires screening with a masonry fence with a minimum of 6-feet in height with canopy trees. An alternative**
108 **screening method is discretionary to the Planning and Zoning Commission. Any request for an SUP is discretionary decision for the**
109 **City Council pending a recommendation from the Planning and Zoning Commission. Staff mailed out 126 notices to all property**
110 **owners and occupants within 500-feet of the subject property. All Homeowner Associations (HOAs) within 1500-feet of the subject**
111 **property were also notified. Staff has since received 5 property owner notifications (PONs) and emails within the 500-foot buffer that**
112 **are opposed to the request. Also, there are 7 others that submitted via email and thru the online portal that are also opposed to the**
113 **request with one being undecided. Mr. Gonzales then advised that the applicant and Staff were present and available for questions.**
114

115 **Vice-Chairman Welch asked about the parking and what the occupancy was for the building in the request.**
116 **Commissioner Conway asked if there was a house there that would be renovated to be a part of this.**
117

118 **Chairman Chodun asked the applicant to come forward.**
119

120 **Dub Douphrate**
121 **2235 Ridge Road**
122 **Rockwall, TX 75087**
123

124 **Mr. Douphrate came forward and provided additional details in regards to the request.**
125

126 **Commissioner Moeller asked if the applicant had considered building a right turn lane into the property due to traffic.**
127

128 **Chairman Chodun opened the public hearing and asked anyone who wished to speak to do so at this time.**
129

130 **Bill Lofland**
131 **#1 Topside Lane**
132 **Rockwall, TX 75087**
133

134 **Mr. Lofland came forward and expressed his opposition to the request.**

135
136 Chairman Chodun opened the public hearing and asked anyone who wished to speak to do so at this time; there being no one
137 indicating such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.
138

139 Chairman Chodun asked the applicant to come forward again and address comments made by the public.
140

141 Mr. Douphrate came forward once again and gave further explanations to the request.
142

143 Commissioner Womble asked what percentage of churches were within residential neighborhoods.

144 Vice-Chairman Welch asked if there was a specific designation for churches in the comprehensive plan.

145 Chairman Chodun asked if there are any tax exemptions on the property.

146 Commissioner Womble asked if there was anything they could do to cap the request to prevent it from becoming a mega church.

147 Commissioner Thomas asked if the attendees lived in that general area.

148 Commissioner Conway asked if the house will continue to look like a house.

149 Commissioner Womble expressed his being in favor of the request.
150

151 Commissioner Moeller made a motion to approve Z2021-020 with staff recommendations. Commissioner Womble seconded the
152 motion which passed by a vote of 5-1 with Chairman Chodun dissenting.
153

154 Chairman Chodun advised that the case will go before the City Council on July 19, 2021.
155

156 7. Z2021-021 (HENRY LEE)

157 Hold a public hearing to discuss and consider a request by Stephen Seitz of Seitz Architects, Inc. on behalf of Jim Vaudagna of the Vault Self-
158 Storage for the approval of a Specific Use Permit (SUP) the expansion of an existing Mini-Warehouse Facility on a 6.06-acre parcel of land
159 identified as Lot 1, Block C, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District,
160 addressed as 1280 E. Ralph Hall Parkway, and take any action necessary.
161

162 Planner Henry Lee provided a brief summary in regards to the request. On June 3, 2013, the applicant was approved to allow the
163 expansion of their existing mini-warehouse facility. However, the SUP expired which prompted the applicant to submit similar
164 elevations and a concept site plan. The application submitted by the applicant is requesting to expand the site to cover approximately
165 4.6 acres of the 6.06 acres and will have a total of 568 storage units. The applicant has stated that this could be completed in two
166 phases. According to the UDC, because the existing floor area is increasing on the conceptual plan by more than 30% then the
167 applicant will be required to submit a site plan if this is approved. Conceptual elevations demonstrate that the applicant is now
168 conforming to the current standards. The only requirement that they are not meeting is the roof pitch. The roof pitches the applicant is
169 requesting are to match what is on the already existing buildings. It does not appear that this variance will have a negative impact on
170 the surrounding properties but this is a discretionary decision for the City Council pending a recommendation from the Planning and
171 Zoning Commission. On June 29, 2021, staff mailed out 20 notices to property owners and occupants within 500-feet of the subject
172 property as well as notifying all HOAs within 1500-feet. Staff has received 1 notice in opposition of this request.
173

174 Chairman Chodun asked the applicant to come forward.
175

176 Matthew Mulligan
177 2305 Lake Forest Drive
178 Rockwall, TX 75087
179

180 Mr. Mulligan came forward and provided additional details in regards to the request.
181

182 Chairman Chodun inquired as to why the previous SUP had lapsed.
183

184 Chairman Chodun opened the public hearing and asked anyone who wished to speak to do so at this time; there being no one
185 indicating such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.
186

187 Commissioner Moeller made a motion to approve Z2021-021 with staff recommendations. Commissioner Thomas seconded the
188 motion which passed by a vote of 6-0.
189

190 Chairman Chodun advised that the case will go before the City Council on July 19, 2021.
191

192 8. Z2021-022 (HENRY LEE)

193 Hold a public hearing to discuss and consider a request by Ignacio Cardenas for the approval of a Specific Use Permit (SUP) for Residential Infill
194 in an Established Subdivision on a 0.158-acre parcel of land identified as Lot 810-A0 of the Lake Rockwall Estates #2 Addition, City of Rockwall,
195 Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 147 Eva
196 Place, and take any action necessary.
197

198 Planner Henry Lee provided a brief summary in regards to the request. The proposed plot plan indicates that the garage will be flat
199 front entry, According to the Unified Development Code, garages must be located 20-feet behind the front façade. For front entry
200 garages such as this case, they are proposing to put the garage 5-feet 7-inches in front of the front façade. If this is approved, the
201 Planning and Zoning Commission and City Council will be waiving this requirement. The proposed home does meet all the density
202 and dimensional requirements for the Single-Family 7 District as stipulated in Planned Development 75. The exception for the garage
203 setback has been approved before in this neighborhood. Approval of this request is a discretionary decision for the City Council

204 pending a recommendation from the Planning and Zoning Commission. On June 29, 2021, staff mailed out 109 notices to all property
205 owners and occupants within 500-feet of the subject property. Staff has since received 1 notice in opposition of the applicant's
206 request.

207
208 Chairman Chodun asked the applicant to come forward.

209
210 Ignacio Cardenas
211 147 Eva Place
212 Rockwall, TX 75032

213
214 Mr. Cardenas came forward and was prepared to answer questions in regards to the request.

215
216 Chairman Chodun opened the public hearing and asked anyone who wished to speak to do so at this time; there being no one
217 indicating such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

218
219 Chairman Chodun made a motion to approve Z2021-022 with staff recommendations. Commissioner Moeller seconded the motion
220 with a vote of 6-0.

221
222 Chairman Chodun advised that the case will go before the City Council on July 19, 2021.

223
224 9. **Z2021-023 (HENRY LEE)**

225 Hold a public hearing to discuss and consider a request by Don Holamon for the approval of a Specific Use Permit (SUP) for an Accessory
226 Building on a 1.50-acre parcel of land identified as Lot 12, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned
227 Single-Family Estate 1.5 (SFE-1.5) District, addressed as 3221 Diamond Way Drive, and take any action necessary.

228
229 **Planner Henry Lee provided a brief summary in regards to the request. The applicant has submitted an application requesting to**
230 **permit a 12'x20' metal accessory building. Staff should point out that this material is not characteristic of the primary structure. In this**
231 **case, the applicant's request generally conforms to the density and dimensional requirements for accessory buildings but it does not**
232 **adhere to the maximum number of accessory structures allowed on a property. According to the UDC, if there's an existing accessory**
233 **structure greater than 625 square-feet than no additional accessory buildings or structures are permitted. In this case, the applicant**
234 **already has multiple buildings on the property. The proposed building will then be the fourth accessory structure proposed on the**
235 **subject property. Approval of this SUP is a discretionary decision for City Council pending a recommendation from the Planning and**
236 **Zoning Commission. On June 29, 2021, staff mailed out 19 notices to property owners and occupants within 500-feet of the subject**
237 **property as well as notifying any HOAs within 1500-feet. Staff has not received any notices in regards to the request.**

238
239 Chairman Chodun asked the applicant to come forward.

240
241 Don Holamon
242 3221 Diamond Way
243 Rockwall, TX 75087

244
245 Mr. Holamon came forward and provided additional details in regards to his request.

246
247 Commissioner Thomas what the building would be used for.

248
249 Chairman Chodun opened the public hearing and asked anyone who wished to speak to do so at this time; there being no one
250 indicating such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

251
252 Commissioner Moeller made a motion to approve Z2021-023 with staff recommendations. Commissioner Conway seconded the
253 motion which passed by a vote of 5-1 with Commissioner Womble dissenting.

254
255 Chairman Chodun advised that the case will go before the City Council on July 19, 2021.

256
257 10. **Z2021-024 (RYAN MILLER)**

258 Hold a public hearing to discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Kris Sharp for the approval of a
259 Zoning Change amending Planned Development District 46 (PD-46) to allow Warehouse as a permitted land use on a 1.90-acre parcel of land
260 identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for
261 Commercial (C) District land uses, addressed as 3301 Springer Road, and take any action necessary.

262
263 **Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The whole area known as Planned**
264 **Development District 46 was annexed in 1997 but the PD itself was put into place in 1999. At the time, it took all individual land uses**
265 **that were on each individual property which were annexed in that way. Also, at that time, a lot of them were considered to be non-**
266 **conforming and it made each use a by-right land use on that property. Each property was allowed to continue what it was doing by**
267 **right and then anything else done on that property would have to conform to the Commercial District standards. The subject property**
268 **was permitted to be a Commercial District land use or a trucking operation by right. The applicant is asking to amend the Planned**
269 **Development District 46 for the purpose of allowing Commercial District land uses with the addition of an office warehouse. The**
270 **warehouse distribution land use is only allowed by right in a Light Industrial, Heavy Industrial or Heavy Commercial District but not**
271 **allowed in the Commercial District itself. The only thing that's changing is the addition of this one use on the property. On June 30,**
272 **2021, staff mailed out 70 notices to property owners and occupants within 500-feet within the subject property as well as notified any**

HOAs within 1500-feet. Staff has not received any notices back in regards to the request. Mr. Miller advised the Commission that the applicant and staff were present to answer questions.

Chairman Chodun asked the applicant to come forward.

Greg Wallis
1520 E. I-30
Rockwall, TX 75087

Mr. Wallis came forward and was prepared to answer questions.

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

Commissioner Womble made a motion to approve Z2021-024. Commissioner Thomas seconded the motion which passed by a vote of 6-0.

Chairman Chodun advised that the case will go before the City Council on July 19, 2021.

11. Z2021-025 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Kevin Osornio for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 908A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 154 Lynne Drive, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. According to the UDC, garages must be 20-feet behind the front façade for front entry garages. In this case, the applicant is proposing to put his garage 14-feet 6 ½ inches in front of the front façade. If approved, the Planning and Zoning Commission and City Council would be waiving this requirement. Staff should note that this waiver has been approved before in the Lake Rockwall Estates Subdivision. With the exception of this garage setback, the proposed family home does meet all of the density and dimensional requirements for this single-family district. Approval of this request is a discretionary decision for City Council pending a recommendation from the Planning and Zoning Commission. On June 29, 2021 staff mailed out 130 notices to property owners and occupants within 500-feet of the subject property. Staff has since received one notice in opposition to the applicant's request.

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

Commissioner Conway made a motion to approve Z2021-025. Commissioner Thomas seconded the motion which passed by a vote of 6-0.

12. Z2021-026 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Troy Lewis of Newstream Capital Partners for the approval of a Zoning Change to amend Planned Development District 8 (PD-8) [Ordinance No. 92-39] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a summary in regards to the request. The subject area was originally annexed and zoned in 1973 and at that time, the property was zoned for multi-family or condominiums. In 1992, a zoning case was approved on changing this designation to allow 36 zero lot-line homes and they adopted a concept plan that is contained in the zoning ordinance. Staff should note that a similar request was brought forth and denied by City Council in 2017. The applicant is requesting to amend Planned Development District 8 to allow 36 townhomes and will incorporate a density of 5.23 dwelling units per acre. The applicant requested prior to the meeting that they wanted to change the side yard setback. This would change from 50-feet in between buildings to 20-feet in between buildings. The applicant is also proposing 100% flat front entry garages. Another area of nonconformance are the anti-monotony standards. This particular request would also require to change the medium-density residential to high-density residential designation. Staff should note that a phone call was received from somebody incorporated with the Chandlers Landing HOA indicating that this would be incorporated into that HOA. Overall, staff's analysis of the project does not meet the comprehensive plan but this is a discretionary decision for City Council pending a recommendation from the Planning and Zoning Commission. On July 2, 2021, staff mailed out 1,752 notices to all property owners and occupants living within 500-feet of the subject property as well as notified all HOA's that were 1500-feet within the subject property. As of tonight, staff had received 13 property owner notifications from property owners within the 500-foot buffer opposed to the applicant's request as well as 4 emails from property owners within the 500-foot buffer opposed to the applicant's request as well. Also, 12 notices from 8 property owners within the 500-foot buffer were received in favor as well as 5 emails from property owners within the buffer in favor of the applicant's request. Mr. Miller then advised that the applicant and Staff were present for questions.

Commissioner Moeller asked that since the HOA was okay with this project then would road maintenance take place in the future.

Chairman Chodun asked if the surrounding homes were medium-density residential.

Commissioner Womble wanted clarification in regards to the number of units and style.

342 Chairman Chodun asked the applicant to come forward.

343
344 Troy Lewis
345 311 S. Oak Street
346 Roanoke, TX 76262
347

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

349
350 Commissioner Moeller had some concerns in regards to the anti-monotony clause.
351 Commissioner Conway was wondering why the applicant couldn't meet the requirements of the ordinance.
352 Commissioner Thomas asked if there was anything official from the Board Members in favor of the request.
353 Vice-Chairman Welch asked if the 10-foot setback hampers the view corridor. He also asked what to look for in regards to roof decks
354 and what materials were going to be used.

355
356 Chairman Chodun opened the public hearing and asked anyone who wished to speak to do so at this time.

357
358 Jerrard T. Rivera
359 13 Lakeway Drive
360 Heath, TX 75032
361

362 Mr. Rivera came forward and expressed his opposition to townhomes and his concern on the loud noise that would come from the
363 townhome roof decks. He also wondered why he did not receive a notification on the project.

364
365 Jerry Jaminet
366 251 N. Krider Rd.
367 Fate, TX 75189
368

369 Mr. Jaminet came forward and expressed his concern in regards to losing his view.

370
371 Kylie Anderson
372 160 Henry M. Chandler
373 Rockwall, TX 75032
374

375 Ms. Anderson came forward and expressed her opposition and concern for parking and noise.

376
377 Victor Carrillo
378 108 Mischief Lane
379 Rockwall, TX 75032
380

381 Mr. Carrillo came forward and expressed his opposition and concerns over how approval of this would impact current resident owner
382 fees. He also suggested that the concerns raised by Heath residents be valid.

383
384 Michael Sykora
385 11 Lakeway Drive
386 Heath, TX 75032
387

388 Mr. Sykora came forward and expressed his opposition to the request.

389
390 Ed Fontana
391 319 Columbia Drive
392 Rockwall, TX 75032
393

394 Mr. Fontana came forward and expressed his opposition to the request.

395
396 Taylor Garrett
397 5505 Ranger Drive
398 Rockwall, TX 75032
399

400 Mr. Garrett came forward and expressed his opposition to the request.

401
402 Chairman Chodun asked if anyone else wished to speak; there being no one indicating such, Chairman Chodun closed the public
403 hearing and brought the item back to the Commission for discussion or action.

404
405 Mr. Lewis came forward and addressed the concerns made by the residents.

406
407 Vice-Chairman Welch asked if they can make this dependent on the HOA approval. He also asked if they required any buffering
408 between residential neighborhoods.
409 Commissioner Womble asked what would happen if they do not get approval from the Chandlers Landing HOA. He would be more for
410 it if there was something in writing from the HOA in support of the request.
411 Commissioner Thomas added that he agreed with Commissioner Womble in regards to tabling the item.

412 Commissioner Conway added that she would like more variety in elevations amongst the product.

413

414 Commissioner Thomas made a motion to table item Z2021-026 until the July 27, 2021 meeting. Commissioner Conway seconded the
415 motion which passed by a vote of 6-0.

416

417 VI. ACTION ITEMS

418

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

422

423 13. SP2021-018 (DAVID GONZALES)

424

425 Discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of Gene Cooper of GotRock Properties, LLC for the
426 approval of a *Site Plan* for two (2) *office buildings* on a 1.128-acre tract of land identified as Lots 2 & 4, Block A, North Lake Shore Daycare
427 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for General Retail (GR) District land uses,
428 addressed as 1942 & 1944 N. Lakeshore Drive, and take any action necessary.

429 **Planning and Zoning Manager David Gonzales provided a summary in regards to the request. In February of this year, City Council**
430 **approved a zoning change in Planned Development District 41 (PD-41) to allow for two pad sites. The purpose of the request is to**
431 **begin construction on these two offices. With the exception of the variances, the site plan does generally conform to the technical**
432 **requirements that are associated in the Unified Development Code (UDC). PD-41 essentially provided General Overlay District**
433 **standards for the property to meet. The applicant is having the building look similar to the existing building onsite. In the case where**
434 **various variances are being requested, the applicant shall provide compensatory measures that directly offset the requested**
435 **variances. All of these variance requests are a discretionary decision for the Planning and Zoning Commission. This does also require**
436 **¾ of the majority vote for approval of the variances being requested. Mr. Gonzales advised that ARB did forward a unanimous**
437 **recommendation for approval to the Commission and Staff and the applicant were present and available for questions.**

438

439 Chairman Chodun asked the applicant to come forward.

440

441 **Ernesto Miranda**
442 **8330 LBJ Freeway**
443 **Dallas, TX 75243**

444

445 Mr. Miranda came forward and provided additional details in regards to the request.

446

447 Commissioner Womble asked whether or not ARB had approved this design.

448

449 Commissioner Thomas made a motion to approve SP2021-018 with staff recommendations. Commissioner Moeller seconded the
450 motion which passed by a vote of 6-0.

451

452 VII. DISCUSSION ITEMS

453

454 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that*
455 *will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take*
456 *place when these items are considered for action by the Planning and Zoning Commission.*

457

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

459

- 460 • P2021-029: Replat for Lots 8-15, Block A, Richard Harris No. 2 Addition [APPROVED]
- 461 • P2021-030: Replat for Lot 4, Block A, Channell Subdivision [APPROVED]
- 462 • P2021-031: Replat for Lot 1, Block M, Lake Rockwall Estates East Addition [APPROVED]
- 463 • P2021-032: Final Plat for Lot 1, Block A, Centers for Peace and Mercy Addition [APPROVED]
- 464 • P2021-034: Final Plat for Lots 1 & 2, Block A, ADAT Addition [APPROVED]
- 465 • P2021-035: Conveyance for Lots 1, Block A, TAC Rockwall Addition [APPROVED]
- 466 • MIS2021-007: Special Exception for 814 Peters Colony [APPROVED]
- 467 • Z2021-014: Zoning Change (AG to PD) for Klutts Farm [APPROVED; 2ND READING]
- 468 • Z2021-015: SUP for a Residential Infill at 511 S. Clark Street [APPROVED; 2ND READING]
- 469 • Z2021-017: Zoning Change (AG to LI) on Airport Road [APPROVED; 2ND READING]
- 470 • Z2021-018: Zoning Change (AG to LI) on Corporate Crossing [APPROVED; 2ND READING]
- 471 • Z2021-019: Comprehensive Plan Update [APPROVED; 2ND READING]

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

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476 VIII. ADJOURNMENT

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478 **Chairman Chodun adjourned the meeting at 8:35 pm**

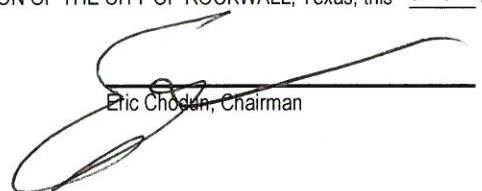
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PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 27 day of July, 2021.

Attest: 

Angelica Gamez, Planning and Zoning Coordinator



Eric Choden, Chairman