

MINUTES



PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
APRIL 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 6:00 PM. Commissioners present were John Womble, Derek Deckard, Sedric Thomas,**
7 **Mark Moeller, Jean Conway, and Vice-Chairman Jerry Welch. Staff members present were Planning and Zoning Director Ryan Miller,**
8 **Planning and Zoning Manager David Gonzales, Planning and Zoning Coordinator Angelica Gamez, Planner Henry Lee, City Engineer Amy**
9 **Williams, and Civil Engineers Sarah Johnston and Jeremy White.**

10

11 II. OPEN FORUM

12

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

17

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

20

21 III. CONSENT AGENDA

22

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

25

26 1. Approval of Minutes for the March 30, 2021 Planning and Zoning Commission meetings.

27

28 2. **P2021-009 (HENRY LEE)**

29 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 of land
30 identified as Lot 1, Block A, Richard Harris Subdivision No. 5 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7)
31 District, addressed as 701 N. T. L. Townsend Drive, and take any action necessary.

32

33 3. **P2021-010 (DAVID GONZALES)**

34 Consider a request by Doug Stewart on behalf of Bryan Wreyford for the approval of a Replat for Lots 1 & 2, Block A, Wreyford Addition being a
35 2.97-acre parcel of land identified as Lot 1 of the Crowell's Hidden Valley Estates Addition, Collin County, Texas, situated within the City of
36 Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southeast corner of the intersection of County Road 949 and County Road
37 536, and take any action necessary.

38

39 4. **P2021-011 (HENRY LEE)**

40 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 4.02-acre tract
41 of land identified as Tract 15 of the J. Smith Survey, Abstract No. 191, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial
42 Jurisdiction (ETJ), addressed as 171 Birds Nest Lane, and take any action necessary.

43

44 5. **P2021-012 (DAVID GONZALES)**

45 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 of the Saddle
46 Star Subdivision being a 29.002-acre tract of land identified as Tracts 1, 1-05, 2-03, & 2-07 of the P. B. Harrison Survey, Abstract No. 97, City of
47 Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (Ordinance No. 20-35), situated within the SH-205 By-Pass (SH-205
48 BY OV) District, generally located east of the intersection of Featherstone Drive and N. John King Boulevard, and take any action necessary.

49

50 6. **P2021-013 (DAVID GONZALES)**

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

54

55 7. **P2021-014 (HENRY LEE)**

56 Consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Jen-Liang Wu for the approval of a Preliminary Plat for the
57 Nelson Lake Subdivision being a 121.16-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall,
58 Rockwall County, Texas, zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District, generally located at the southeast
59 corner of the intersection of FM-1141 and FM-552, and take any action necessary.

60

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

63

64 IV. PUBLIC HEARING ITEMS

65

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 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 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 to three (3) minutes out of respect for the time of other citizens.

8. **Z2021-006 (RYAN MILLER)**

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.

Director of Ryan Miller provided a brief summary in regards to the request. He explained that the last amendment this Board saw was made back in July 2020. At the time the applicant was only willing to change the garage orientation of only the Type B lots. Specifically what he was proposing was 30% flat front entry garages and 70% with either a traditional swing or modified swing. The reason why it doesn't meet our ordinance, which only allows j-swing and recessed front entry, is because the 2-car garage only sits back about 10-feet from the front property line. What the applicant is bringing back tonight is a request to do the same thing with the Type A lots. Specifically, the Type A lots currently have an entitlement of 50% flat front entry and 50% j-swing. What they would like to do is incorporate that modified swing into the 50% j-swing to give them the option of either doing the modified swing or the j-swing. Mr. Miller advised that staff sent out 142 notice to property owners and residents within 500-feet of the subject property. The Stone Creek HOA was also notified and staff has not received any notices back in regards to the case.

Chairman Chodun asked the applicant to come forward.

Pat Atkins
3076 Hays Lane
Rockwall, TX 75087

Mr. Atkins came forward and provided additional details and a PowerPoint presentation in regards to the 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.

Vice-Chairman Welch asked if the only change was the verbiage on the ordinance.

Vice-Chairman Welch made a motion to approve item Z2021-006 with the amendment that they will be restricted to 50% of the amount previously approved. Mr. Miller clarified that that was what they were currently asking for. Vice-Chairman Welch then withdrew his motion.

Commissioner Womble made a motion to approve item Z2021-006. Commissioner Thomas seconded the motion which passed by a vote of 6-1 with Vice-Chairman Welch dissenting.

Chairman Chodun advised that the item will be brought before the City Council on April 19, 2021.

9. **Z2021-007 (RYAN MILLER)**

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, 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 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.

Director of Planning and Zoning Ryan Miller provided a brief summary and background in regards to the request. The applicant is requesting to rezone the subject property from an Agricultural (AG) District to a Planned Development District for 526-lot residential subdivision that will consist of four (4) lot products: [408] 62'x120' lots, [95] 72'x120' lots, [13] 82'x120' lots, and [10] 100'x120' lots. Based on what was presented at the work session, there is a reduction of 37 lots from the original concept plan. The applicant has also removed the 52x120-foot lots and absorbed those into the 62'x120' lots. This also changed the density that was originally proposed to the Commission. The applicant is not proposing alley ways as is required in the Engineering Standards of Design. In lieu of that, they are proposing a modified garage orientation- specifically they are requesting all j-swing with the ability to do a 2-car garage facing the street. They are also requesting that 25% of the lots be allowed to be flat front entry but only on the 62-foot lot products. As a compensatory measure, the applicant is proposing to incorporate upgraded garage doors on all products. Mr. Miller also explained how they are also not conforming to the fencing standards. As a compensatory measure for this, the applicant is proposing to have a heavy screening area in the open space area. The applicant is also proposing a dog park which does require the approval of City Council. This particular property is designated for low-density residential uses which is 2 units per acre, with the ability to go up to 2.5 units per acre, as stated in the Comprehensive Plan. In this case, the applicant is requesting 2.68 units per acre which is above what the comprehensive plan calls for. This change from low-density residential to medium-density residential is a discretionary decision for City Council pending a recommendation from the Planning and Zoning Commission. Mr. Miller pointed out that there is no shift in the residential to commercial ratio. The proposed plan does appear to meet many of the district strategies as well as the goals and policies laid out by

135 the plan. However, the increase in density is a discretionary matter for the Planning and Zoning Commission and City Council and it
136 does not meet the current plan. On March 26, 2021, staff mailed out 23 notices to property owners and residents within 500-feet of the
137 subject property. Mr. Miller then advised the Commission that the applicant and Staff were present and available for questions.
138

139 Commissioner Womble wanted explanation as to how density was calculated in this project.
140

141 Chairman Chodun asked the applicant to come forward.
142

143 Adam Buczek
144 8214 Westchester Drive, Suite 900
145 Dallas, TX 75225
146

147 Mr. Buczek came forward and provided additional details and a PowerPoint presentation in regards to the request. He also provided a
148 statement from the Klutts Family.
149

150 Chairman Chodun expressed his opposition to the request.

151 Commissioner Deckard expressed his opinion of being in favor to the request. He had suggestions in regards to the mixture of the
152 different foot lots.
153

154 Commissioner Thomas asked if this was the best site for a city park. He also asked if there was any other development in the city.
155 Mr. Miller advised the Commission that the Park Board had voted in favor of the park and it was in the Parks Plan for a south regional
156 park.
157

158 Commissioner Deckard asked what would be the minimum entry-level price for a home.

159 Chairman Chodun advised that not many were happy with how low-density was calculated in certain areas.

160 Vice-Chairman Welch asked who maintained the Lawson Cemetery.

161 Commissioner Conway added that she would like to see the mixture of houses also.

162 Commissioner Deckard stated that there could be a mixture of homes in the development.

163 The applicant, Mr. Buczek, asked if tabling the case would be an option.

164 Commissioner Moeller added that he would like for the development to stay at a low-density designation instead of the medium-density
165 development.
166

167 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time.
168

169 Richard Henson
170 2424 S. FM 549
171 Rockwall, TX 75032
172

173 Mr. Henson came forward and expressed his opposition to the request. He also provided a letter signed by property owners opposed
174 to the high-density housing.
175

176 Sharon Henson
177 2424 S. FM 549
178 Rockwall, TX 75032
179

180 Mrs. Henson came forward and expressed her opposition to the request.
181

182 Katie Welch
183 2844 S. FM 549
184 Rockwall, TX 75032
185

186 Mrs. Welch came forward and expressed her being in favor to the request. She had some questions in regards to the infrastructure.
187

188 Chris Duggan
189 2516 S. FM 549
190 Rockwall, TX 75032
191

192 Mr. Duggan came forward and supported the development but his big concern was the density of it.
193

194 Jim Turner
195 1691 E. Old Quail Run Road
196 Rockwall, TX 75087
197

198 Mr. Turner came forward and expressed his opposition in regards to the request.
199

200 Chairman Chodun asked if anyone else wished to speak to come forward; there being no one doing such, Chairman Chodun closed the
201 public hearing and asked the applicant to come forward to address comments made by the residents.
202

203 Mr. Buczek came forward and addressed comments made by the residents.
204

Commissioner Deckard expressed his support if the applicant were to be able to mix up the different foot lots.

205 Commissioner Moeller liked the idea of removing some homes and reducing the density in the development.

206 Commissioner Womble expressed his support for the request.

207 Commissioner Deckard asked if the Park Board voted unanimously for the park. Mr. Miller stated that they did recommend approval for
208 the park.

209 Commissioner Conway asked if Mr. Buczek could address the mixture of the lots.

210
211 After some discussion, Commissioner Deckard made a motion to approve item Z2021-007 on the condition that the applicant looks at
212 the mixture of the lots but not increasing the lot count. Commissioner Womble seconded the motion which passed by a vote of 5-2 with
213 Commissioners Chodun and Moeller dissenting.

214
215 Chairman Chodun advised that the case will go before the City Council on April 19, 2021.

216
217 V. ACTION ITEMS

218
219 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and*
220 *special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of*
221 *Ordinances.*

222
223 10. SP2021-005 (DAVID GONZALES)

224 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
225 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,
226 Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [Ordinance No. 17-
227 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
228 and Sunset Ridge Drive, and take any action necessary.

229
230 **Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The subject property is adjacent to**
231 **I-30, making it a part of the I-30 Overlay District. A previous site plan was approved by the Planning and Zoning Commission back in**
232 **2015. The applicant brought back the same site plan, same building, and same variances as before. The variances are going to be**
233 **associated with the stone as well as the masonry. Also in 2015, a variance to have parking spaces in Trend Tower garage was approved**
234 **by City Council in order for the applicant to meet their requirements. The applicant is requesting three variances total with his request.**
235 **The Architectural Review Board (ARB) forwarded a recommendation for approval including the variances. The Unified Development**
236 **Code (UDC) does allow for the applicant to request these, as long as compensatory measures are to be offered. This is a discretionary**
237 **decision for the Planning and Zoning Commission and does require a ¾ majority vote when looking at variances. Mr. Gonzales advised**
238 **that the applicant and Staff were present and available to answer questions.**

239
240 Vice-Chairman Welch asked if there would be signs for the overflow parking to the Trend Tower. Mr. Miller added that that could be a
241 recommendation.

242
243 Chairman Chodun asked the applicant to come forward.

244
245 **Cameron Slown**
246 **2 Horizon Court**
247 **Heath, TX 75032**

248
249 **Mr. Slown came forward and added that the signage could be something they provide. He also added additional details in regards to**
250 **his request.**

251
252 **Commissioner Moeller made a motion to approve item SP2021-005 with staff recommendations and with the recommendation for**
253 **signage to the overflow parking at Trend Tower. Commissioner Thomas seconded the motion which passed by a vote of 7-0.**

254
255 11. SP2021-006 (HENRY LEE)

256 Discuss and consider a request by Quadri Akamo of Pacheco Koch Consulting Engineers, Inc. on behalf of Gary Hancock of the First United
257 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
258 of land identified as Lot 7, Block 1, First United Methodist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C)
259 District, addressed as 1200 E. Yellow Jacket Lane, and take any action necessary.

260
261 **Planner Henry Lee provided a brief summary in regards to the request. The applicant is proposing a 7,278 square foot addition to the**
262 **existing house of worship. It will connect the three (3) existing buildings to form one. They will also utilize the same materials and**
263 **architecture styles as the existing buildings. The proposed site plan does meet the density and dimensional requirements within the**
264 **UDC. However, the applicant is requesting a variance for the driveway spacing to have a u-shaped drive along Yellowjacket Lane. The**
265 **compensatory measures they are offering are upgrading the landscaping and using at least 60% brick on each façade of the addition.**
266 **The ARB did approve the elevations with the case.**

267
268 Chairman Chodun asked the applicant to come forward.

269
270 **Quadri Akamo**
271 **7557 Wrangler Rd, Suite 400**
272 **Dallas, TX 75231**

274 Mr. Akamo came forward and was prepared to answer questions.
275

276 Commissioner Conway made a motion to approve item SP2021-006. Commissioner Thomas seconded the motion which passed by a
277 vote of 7-0.
278

279 12. **SP2021-007 (HENRY LEE)**

280 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
281 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,
282 Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 109 E. Washington Street, and
283 take any action necessary.
284

285 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of an amended site plan
286 for the purpose of establishing a restaurant less than 2,000 square feet without a drive-thru or drive-in. The subject property does not
287 have any dedicated parking spaces and would need to utilize public parking. Not meeting this requirement is considered a major waiver
288 to the Downtown District standards and will require this to go before City Council pending a recommendation from the Planning and
289 Zoning Commission. This case was also approved by the ARB by a vote of 5-0.
290

291 Commissioner Conway asked a question regarding the air conditioning.
292

293 Chairman Chodun asked the applicant to come forward.
294

295 Nicholas Gamez
296 3018 Shelley Blvd
297 Dallas, TX 75211
298

299 Mr. Gamez came forward and provided additional details in regards to his case.
300

301 Vice-Chairman Welch made a motion to approve item SP2021-007 with staff recommendations. Commissioner Thomas seconded the
302 motion which passed by a vote of 7-0.
303

304 Chairman Chodun advised this item would be brought before the City Council on April 19, 2021 due to it requesting a major waiver.
305

306 13. **SP2021-008 (HENRY LEE)**

307 Discuss and consider a request by Thomas Jones of Tomden Engineering on behalf of Rockwall Friendship Baptist Church for the approval of a
308 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
309 Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276-OV) District, addressed as 5651
310 SH-276, and take any action necessary.
311

312 Planner Henry Lee provided a brief summary in regards to his request. The applicant is proposing a 3,500 square foot addition to the
313 existing house of worship. The proposed addition will be integrated into the southern building on the site to bring the subject property
314 closer into conformance with the overlay district standards. The proposed addition does generally meet the density and dimensional
315 requirements found within the UDC. However, the new addition does not meet the horizontal articulation standards to which the
316 applicant has requested a variance for. The compensatory measures include increasing the landscaping and they are using 64.5% stone
317 for the addition when 20% is the baseline requirement. The ARB approved this case by a vote of 5-0.
318

319 Chairman Chodun asked the applicant to come forward.
320

321 Thomas Jones
322 5815 Meadow Crest Drive
323 Dallas, TX 75230
324

325 Mr. Jones came forward and was prepared to answer questions.
326

327 Commissioner Moeller made a motion to approve SP2021-008 with staff recommendations. Commissioner Conway seconded the motion
328 which passed by a vote of 7-0.
329

330 14. **SP2021-009 (DAVID GONZALES)**

331 Discuss and consider a request by David Morales of Pross Design Group on behalf of Alvaplat US Development LLC for the approval of an
332 Amended Site Plan for an expansion to an existing Office/Warehouse/Manufacturing Facility (SPR Manufacturing) on a 10.1893-acre tract of land
333 identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as
334 1480 Justin Road, and take any action necessary.
335

336 Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. He clarified that this is for an
337 expansion of the existing SPR facility located at 1480 Justin Road. The applicant is essentially incorporating pre-existing metal panels
338 onto the back side of the property. They already have existing panels but they are going to finish out the project. The request does
339 require an exception to allow for secondary materials. The applicant is providing compensatory measures for the exception in that they
340 are providing four (4) additional canopy trees along Justin Road. Mr. Gonzales advised the Commission that the applicant and Staff
341 were present and available for questions.
342

343 Bobby Pross
344 5310 Harvest Hill, Suite 180
345 Dallas, TX 75230
346

347 Mr. Pross came forward and provided additional details in regards to the request. He added that it's a vertical expansion so there's no
348 added square footage to the project. The building materials are the same as were used in the vertical expansion several years ago. The
349 purpose of this is to house their plastic extruding equipment.
350

351 Commissioner Moeller made a motion to approve SP2021-009 with staff recommendations. Commissioner Thomas seconded the motion
352 which passed by a vote of 7-0.
353

354 VI. DISCUSSION ITEMS
355

356 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will*
357 *come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when*
358 *these items are considered for action by the Planning and Zoning Commission.*
359

360 15. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
361

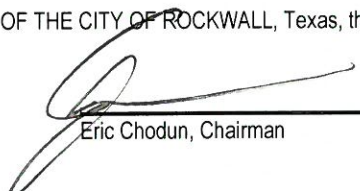
- 362 • Z2021-004: SUP for Residential Infill in an Established Subdivision at 418 Perch Road [APPROVED; 2ND READING]
- 363 • Z2021-005: Zoning Change (AG to PD) for Winding Creek [APPROVED; 2ND READING]
- 364

365 Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council
366 meeting.
367

368 VII. ADJOURNMENT
369

370 Chairman Chodun adjourned the meeting at 8:25 PM.
371

372 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 27 day of ___
373 April, 2021.
374

375 
376 _____
377 Eric Chodun, Chairman

378 Attest: 
379 _____

380 Angelica Gamez, Planning and Zoning Coordinator
381