

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JULY 27, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

I. CALL TO ORDER

Chairman Chodun called the meeting to order at 6:00 PM. Commissioners present were John Womble, Derek Deckard, Sedric Thomas, Mark Moeller, Jean Conway and Vice-Chairman Jerry Welch. Staff members present were Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, Planning and Zoning Coordinator Angelica Gamez, Planner Henry Lee, City Engineer Amy Williams, Civil Engineers Jeremy White and Sarah Johnston, and Fire Marshall Ariana Kistner.

II. OPEN FORUM

This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

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

Jim Pruitt
110 S. Goliad Street
Rockwall, TX 75087

Mr. Pruitt came forward and provided clarity in regards to the 380 agreement that was signed when he was Mayor of City of Rockwall.

Darlene Reed
701 S. Alamo
Rockwall, TX 75087

Mrs. Reed came forward and expressed her opposition to the construction of the apartments in Downtown Rockwall.

Howard Haddock
155 Willowcrest
Rockwall, TX 75032

Mr. Haddock came forward and expressed his opposition to the construction of the apartments in Downtown Rockwall.

Jim Turner
1691 E. Old Quail Run Road
Rockwall, TX 75087

Mr. Turner came forward and provided a PowerPoint in regards to the construction of the apartments in downtown Rockwall.

Charles Stall
503 Westway Drive
Rockwall, TX 75087

Mr. Stall came forward and expressed his opposition to the construction of the apartments in downtown Rockwall.

Frank Tyminski
815 Oak Hollow Lane
Rockwall, TX 75087

Mr. Tyminski came forward and provided a PowerPoint in regards to public safety, emergency response, high tension power lines, and TxDot traffic Impact Analysis.

Bob Wacker
309 Featherstone Drive
Rockwall, TX 75087

Mr. Wacker came forward and provided a PowerPoint in regards to the apartments in downtown Rockwall.

Johnny L. Johnson
303 N. Clark Street
Rockwall, TX 75087

Mr. Johnson came forward and expressed his opposition to the apartments in Downtown Rockwall due to safety measures.

Dayan Velasquez
787 Mountcastle Drive
Rockwall, TX 75087

Mr. Velasquez came forward and expressed his opposition to the apartments in downtown Rockwall due to traffic and lack of parking.

Josh Tucker
544 La Grange Drive
Fate, TX 75087

Mr. Tucker came forward and expressed his opposition to the apartments in downtown Rockwall.

Janice Carson
826 Oak Hollow Lane
Rockwall, TX 75087

Mrs. Carson came forward and expressed her opposition to the apartments in downtown Rockwall.

Chairman Chodun asked if there was anyone else who wished to speak. There being no one coming forward, Chairman Chodun closed the open forum.

III. CONSENT AGENDA

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

1. Approval of Minutes for the July 13, 2021 Planning and Zoning Commission meeting.

2. **P2021-038 (HENRY LEE)**

Consider a request by Bill Thomas of Engineering Concepts & Design on behalf of Josh Swiercinsky of 7.1 Ridge, LLC for the approval of a Replat for Lots 2-7, Block A, Sky Ridge Addition being a 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located west of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

3. **P2021-039 (HENRY LEE)**

Consider a request by Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a Final Plat for Lot 1, Block A, Rockwall Friendship Baptist Church Addition being a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5651 SH-276, and take any action necessary.

4. **P2021-042 (DAVID GONZALES)**

Discuss and consider a request by Justin Lansdowne of McAdams Co. on behalf of John Delin of RW Ladera, LLC for the approval of a Replat for Lot 2, Block A, Ladera Rockwall Addition being a 37.8-acre tract of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

5. **P2021-043 (ANGELICA GAMEZ)**

Consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Stephen Doyle of Structured REA-Rockwall Land, LLC for the approval of a Conveyance Plat for Lots 1 & 2, Block B, Fit Sport Life Addition being a 12.807-acre portion of a larger 31.65-acre tract of land identified as Tract 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of Corporate Crossing [FM-549] and the IH-30 Frontage Road, and take any action necessary.

Commissioner Thomas made a motion to approve the consent agenda. Vice-Chairman Welch seconded the motion which passed by a vote of 7-0.

IV. PUBLIC HEARING ITEMS

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.

6. **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 came forward and provided a summary in regards to the request. This case was tabled at the last meeting and it dealt with a proposal to construct 36 townhome lots on the subject property. The applicant is proposing to amend the current zoning to incorporate the concept plan shown. The issues encountered during the first meeting involved it not conforming to the anti-monotony requirements. Staff would like to point out that it is still deficient in terms of the City's General Residential district standards for anti-monotony. The applicant is also proposing flat front entry garages which our Code states about providing alley served access or j-swing or recessed front entry. In this case, the applicant is proposing 100% flat front entry. There were also deviations between lot size and lot width. This item does not conform to the Comprehensive Plan even though they are not changing the density of the district. The Future Land Use Map shows this as being medium density residential and the proposed zoning change would need to that to high density residential. The Chandlers Landing Homeowners Association (HOA) has provided a letter that this project will be a part of the Chandlers Landing Community. Staff has received additional property owner notifications in regards to the case. As of tonight there have been 14 property owner notifications and 5 emails in opposition of the applicant's request. There have also been 11 property owner notifications and 5 emails turned in in favor of the applicant's request. Mr. Miller then advised the Commission that the applicant and Staff were present and available to answer questions.

Commissioner Womble asked if they received clarity from the Chandlers Landing HOA.

Chairman Chodun asked the applicant to come forward.

Troy Lewis
311 S. Oak Street
Roanoke, TX 76262

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

Commissioner Womble asked if the applicant was proposing to utilize any of the green space on the property.

Commissioner Thomas asked about incorporating a trail system.

Commissioner Deckard wanted to warn the applicant about the building frontage. He also had some comments in regards to the elevations shown.

Commissioner Conway expressed that she would like for the applicant to show the condos as individual units or unique units.

Vice-Chairman Welch wanted to clarify whether or not the rest of the Spyglass HOAs were a part of Chandlers Landing. He also wanted to confirm that this would go before the Architectural Review Board (ARB) at some point in time.

Commissioner Moeller wanted clarification on the density of the project.

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

Bob Wacker
309 Featherstone Drive
Rockwall, TX 75087

Mr. Wacker came forward and had a question regarding the ARB.

Scott Mason
275 Henry M. Chandler Drive
Rockwall, TX 75032

Mr. Mason came forward and expressed his concerns in regards to the fire access on some of the units.

Michael Sykora
11 Lakeway Drive
Heath, TX 75032

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

Chip Imrie
323 Harbor Landing Drive
Rockwall, TX 75032

Mr. Imrie came forward and expressed clarification in regards to the HOAs. He added that he and other board members have been in meetings with the applicant. He explained that he provided a letter on behalf of Chandlers Landing and their attorney stating that this was a part of PD-8.

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

Commissioner Thomas made a motion to approve item Z2021-026 with staff recommendations. Commissioner Conway seconded the motion which passed by a vote of 7-0.

Chairman Chodun advised that the item will be brought before the City Council on August 2, 2021.

V. ACTION ITEMS

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.

7. MIS2021-008 (HENRY LEE)

Discuss and consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of Will Salee of Rockwall ISD for the approval of a Treescape Plan on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting the approval of a treescape plan in alternative of a tree mitigation settlement agreement. The treescape plan submitted by the applicant indicates that 26 live oak trees should be removed creating a mitigation balance of 319 inches. They also indicated that a 26-inch live oak will be saved and that ten (10) 4-inch caliper trees be planted to reduce the 319-inch mitigation balance to 253 inches. The applicant has indicated the remaining balance will be paid in full for \$50,600 for the remaining inches (i.e. \$200.00 x 253-inches). In this case the applicant is requesting an Alternative Tree Mitigation Settlement Agreement, to purchase 79.3% of their preservation credits. Mr. Lee advised that this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Chairman Chodun asked the applicant to come forward.

Ronny Klingbeil
111 W. Main Street
Allen, TX 75013

Will Salee (RISD)
115 Parkwood Drive
Wylie, TX 75098

Both Mr. Klingbeil and Mr. Salee came forward and provided additional details in regards to their request.

Commissioner Moeller made a motion to approve item MIS2021-008 with staff recommendations. Commissioner Thomas seconded the motion which passed by a vote of 7-0.

8. SP2021-020 (RYAN MILLER)

Consider a request by Josh Millsap of KFM Engineering & Design on behalf of the Estate of Billy W. Peoples and Myreli, LLC for the approval of a Site Plan for a Multi-Family Apartment Building (i.e. Urban Residential) on a 3.338-acre tract of land identified as Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block P and Lots 1 & 2, Block AB, Rockwall OT Addition and Lots 4 & 5, Block A and Lots 4 & 5, Block B, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated at the southwest corner of the intersection of SH-66 and SH-205 [N. Goliad Street], and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a history of the downtown district and gave a summary in regards to the case. In December 2001, the Hometown 2000 Comprehensive Plan was adopted. Under the land use section of this plan is where we see the framework of what would become urban residential. It also states that mixed use or urban housing within 5 minute walk to the downtown area should be encouraged. The plan goes on to define urban housing as 'characterized by multi-family or loft style units.' However, the plan states that these types of development should have direct access to structured parking and recreational amenities. Staff should note that some of the same consultants who worked on the Hometown 2000 Comprehensive Plan also worked on that Downtown plan. The Downtown plan calls for a variety of housing including townhomes, lofts, and big homes such as duplexes, triplexes, and quadplexes. The Unified Development Code was adopted in June 2004 and it contained urban residential land use. At the time of adoption, the urban residential land use was allowed by right in the central business district and by specific use permit in the Multi-Family 14 District. Mr. Miller explained the differences between urban residential and multi-family structures. After several meetings with staff and management, the applicant proposed the idea that in exchange for the City's land the applicant would construct a secure parking garage for the police department. It could eventually be converted into public parking in the event that the police department no longer needed the parking garage. This request then went before the City Council in December 2018. A lot of things went into consideration when looking at this request specifically that this was already an allowed by-right land use. Also, the applicant had a purchase contract for five (5) of the parcels indicating that he was going to develop those parcels. They also looked at differences between what that would look like in the event that it was developed in that manner and then developed as one contiguous project. The other thing that they looked at was the 380 agreement. The applicant was proposing additional amenity that could potentially provide a better overall product and had the potential to provide higher rental value. Based on this, the City Council agreed to enter into the 380

agreement incorporating the proposed amenity package and the police parking lot into the agreement. Prior to initiating this contract, the City began its public process by putting out a request for proposals which was posted in the Rockwall Herald Banner on June 28, 2019. This process allowed anyone to make a proposal on the land use around the land prior to the sale or conveyance of the land. Staff only received one (1) proposal during this process and it was from the applicant. In addition, the applicant completed an infrastructure study in October of 2019 indicating that the proposed development could be adequately served by the City's existing water and wastewater system. In accordance with this agreement, the applicant submitted a conveyance plat and site plan on June 18, 2021 with the conveyance plat being approved on July 6, 2021. When looking at the site plan, the applicant is looking to develop the property with a 263-unit multi-family apartment complex. Mr. Miller then gave further details in regards to the apartment complex and showed the proposed parking lot that meets the terms of the 380 agreement. Staff should note that this item was taken to the Architectural Review Board (ARB) who reviewed this and voted 5-0 to recommend approval to the Planning and Zoning Commission. Commissioner Deckard wanted clarification in regards to the access to the south of the building as well as access to crosswalks in the area. He also wanted explanation as to the cost the land was bought for as well as who voted to approve the item in ARB and recommend approval to the Planning and Zoning Commission. Commissioner Moeller had a question in regards to the moratorium of the height of buildings in the historic district. He asked if City Council could create a restriction for any future developments at any length of time. Vice-Chairman Welch expressed that he read 27 standards that are required for this project and every standard was in compliance. Chairman Chodun asked when would be the earliest time period that this project would have been allowed.

Chairman Chodun asked the applicant to come forward.

Bill Dahlstrom (Applicant's Attorney)
2323 Ross Avenue, Suite 600
Dallas, TX 75201

Mr. Dahlstrom came forward and provided additional details in regards to his request.

Chairman Chodun then asked the applicant to come forward and respond to the public's comments to the case.

Tony Austin
2300 Versailles Court
Heath, TX 75032

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

Commissioner Thomas wanted further clarification in regards to the amenities inside the apartment complex.

Commissioner Deckard made a motion to approve item SP2021-020 with Commissioner Moeller seconding the motion. After brief discussion, the motion to approve passed by a vote of 6-1 with Chairman Chodun dissenting.

VI. DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is August 10, 2021.

9. Z2021-028 (RYAN MILLER)

Hold a public hearing to discuss and consider approval of a Text Amendment to Section 10, Fee Schedule, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC) [Ordinance No. 20-02] for the purpose of creating a Non-Compliant Structure application fee for Specific Use Permit (SUP) applications.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. At the May 17, 2021 meeting, the City Council directed Staff to look at ways to deter residents from constructing non-compliant structures without a building permit. Staff has created an alternative application fee of \$1000.00 to be added to the Specific Use Permit application fee (SUP) when a structure is already in place without a building permit or when it is not in accordance with a permit. Mr. Miller then advised that staff was available to answer any questions.

The City Attorney wanted to confirm that this was not a penalty and it was to reimburse the City for the added cost of when a structure has been built.

Vice-Chairman Welch asked how they intend to inform the public about this update.

Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on August 10, 2021.

10. Z2021-029 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Ed Cavendish of Cavendish Homes for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1465-acre parcel of land identified

as Lot 28, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 104 Reliance Court, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The proposed home does meet all of the density and dimensional requirements from the UDC. The only thing they are requesting is a waiver to the garage orientation.

Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on August 10, 2021.

11. Z2021-030 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Ed Cavendish of Cavendish Homes for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1637-acre parcel of land identified as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 118 Mischief Lane, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The proposed home does meet all of the density and dimensional requirements from the UDC. The only thing they are requesting is a waiver to the garage orientation.

Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on August 10, 2021.

12. Z2021-031 (DAVID GONZALES)

Hold a public hearing to discuss and consider a request by Tino and Judy Liscano on behalf of Jeremy Lance Epton for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 & 2075 Airport Road, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

**Jeremy Epton
2075 Airport Road
Rockwall, TX 75087**

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

Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on August 10, 2021.

13. P2021-037 (HENRY LEE)

Discuss and consider a request by Isaac Peña for the approval of a Final Plat for Lots 1 & 2, Block A, Isaac Addition being a 6.388-acre tract of land identified as Tract 1 of the J. A. Ramsey Survey, Abstract No. 186, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 2185 S. FM-549, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The plat needs to be reviewed by Rockwall County and will return as a Consent Agenda item at the next meeting.

Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on August 10, 2021.

14. P2021-040 (DAVID GONZALES)

Consider a request by Jeremy Nelson of McAdams Co. on behalf of Spencer Byington of SWBC Rockwall, LP for the approval of a Final Plat for Lot 1, Block A, SWBC Rockwall Addition, Phase 2 being currently identified as a 21.275-acre tract of a larger 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. This request must be reviewed by the Parks Board and will return as a Consent Agenda item at the next meeting.

Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on August 10, 2021.

15. P2021-041 (DAVID GONZALES)

Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a Master Plat for the Homestead Subdivision being 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 Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. This request must be reviewed by the Parks Board and will return as a Consent Agenda item at the next meeting.

Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on August 10, 2021.

16. **P2021-044 (DAVID GONZALES)**

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 Preliminary Plat for the Homestead Subdivision being 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 Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. This request must be reviewed by the Parks Board and will return as a Consent Agenda item at the next meeting.

Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on August 10, 2021.

17. **SP2021-015 (DAVID GONZALES)**

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Kris Sharp for the approval of a Site Plan for a warehouse/office building on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, generally located on the southside of Springer Road west of the intersection of Springer Road and Data Drive, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Planning and Zoning Manager David Gonzales advised that ARB did not meet today to review this item due to not having a quorum.

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

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

Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on August 10, 2021.

18. **SP2021-021 (DAVID GONZALES)**

Discuss and consider a request by Keaton Mai of the Dimension Group behalf of Russell Phillips of Rockwall 205 Investors, LLC for the approval of a Site Plan for a Retail Store with Gasoline Sales on a 1.503-acre portion of a larger tract of land being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [*SH-205*] and S. FM-549, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Planning and Zoning Manager David Gonzales advised that ARB did not meet today to review this item due to not having a quorum.

**Keaton Mai
10755 Sandhill Road
Dallas, TX 75238**

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

Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on August 10, 2021.

19. **SP2021-023 (HENRY LEE)**

Discuss and consider a request by Rob Baldwin of Baldwin Associates, LLC on behalf of Matt Gillen CM Goliad I GO, LLC for the approval of an Amended Site Plan for a Restaurant on a 2.2297-acre parcel of land identified as Lot 1, Block 11, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV); the IH-30 Overlay (IH-30 OV); and the SH-205 Overlay (SH-205 OV) Districts, addressed as 2235 S. Goliad Street [*SH-205*], and take any action necessary.

Chairman Chodun asked the applicant to come forward.

**Rob Baldwin
3904 Elm Street
Dallas, TX 75226**

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

Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on August 10, 2021.

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

- P2021-033: Final Plat for Lots 1 & 2, Block A, Aaron Selden Addition [APPROVED]
- P2021-036: Preliminary Plat for the Landon Subdivision, Phase 2 Addition [APPROVED]

- Z2021-020: SUP for a House of Worship at 1500 Sunset Hill Drive [APPROVED; 1st READING]
- Z2021-021: SUP for a Mini-Warehouse Facility at 1280 E. Ralph Hall Parkway [APPROVED; 1st READING]
- Z2021-022: SUP for a Residential Infill at 147 Eva Place [APPROVED; 1st READING]
- Z2021-023: SUP for an Accessory Building at 3221 Diamond Way Drive [DENIED]
- Z2021-024: Zoning Amendment to Planned Development District 46 (PD-46) [APPROVED; 1st READING]
- Z2021-025: SUP for a Residential Infill at 154 Lynne Drive [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.

VII. ADJOURNMENT

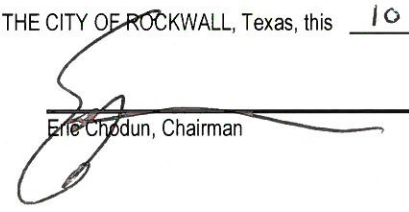
Chairman Chodun adjourned the meeting at 9:28 P.M.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 10 day of August, 2021.

Attest:



Angelica Gamez, Planning and Zoning Coordinator



Eric Chodun, Chairman