

# MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
OCTOBER 26, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2  
3 I. CALL TO ORDER  
4

5 **Chairman Chodun called the meeting to order at 6:00 PM. Commissioners present were Derek Deckard, Sedric Thomas, Mark Moeller, Jean**  
6 **Conway and Vice-Chairman Jerry Welch. Absent from the meeting was Commissioner John Womble. Staff members present were Planning**  
7 **and Zoning Director Ryan Miller, Planners Henry Lee and Andrew Reyna, City Engineer Amy Williams and Civil Engineers Jeremy White and**  
8 **Sarah Johnston. Absent from the meeting was Planning and Zoning Coordinator Angelica Gamez.**  
9

10 II. APPOINTMENTS  
11

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

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

18 III. OPEN FORUM  
19

20 *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*  
21 *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*  
22 *the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the*  
23 *Texas Open Meetings Act.*  
24

25 **Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time. There being**  
26 **no one coming forward, Chairman Chodun closed the open forum.**  
27

28 IV. CONSENT AGENDA  
29

30 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development*  
31 *Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*  
32

- 33 2. Approval of Minutes for the October 12, 2021 Planning and Zoning Commission meeting.  
34

35 3. **P2021-049 (HENRY LEE)**

36 Consider a request by Nick Hobbs of BGE Engineering on behalf of Randall Schwimmer of Baker Schwimmer Ventures, LP for the approval of a  
37 Preliminary Plat for Lots 1 & 2, Block A, Seefried Addition being a 23.071-acre tract of land identified as Tracts 25 & 25-1, of the R. B. Irvine Survey,  
38 Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District,  
39 generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.  
40

41 4. **P2021-050 (ANGELICA GAMEZ)**

42 Consider a request by Greg Chapa of Barton Chapa Surveying on behalf of JCDB Goliad Holdings, LLC for the approval of a Replat for Lots 2 & 3,  
43 Block A, Pecan Valley Retail Addition being a 2.174-acre parcel of land identified as Lot 1, Block A, Pecan Valley Retail Addition, City of Rockwall,  
44 Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for limited General Retail (GR) District land uses, situated within the North  
45 SH-205 Overlay (N. SH-205 OV) District, addressed as 3005 N. Goliad Street [SH-205] and 150 Pecan Valley Drive, and take any action necessary.  
46

47 5. **SP2021-028 (ANDREW REYNA)**

48 Consider a request by Chris West of M1237 Services, LLC on behalf of Raymond Jowers of Rockwall Credit Services, LP for the approval of an Amended  
49 Site Plan for an existing Industrial Building on a 0.5-acre parcel of land identified as Lot 1-H0 of the Bodin Industrial Tract Addition, City of Rockwall,  
50 Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1470 E. IH-30, and take  
51 any action necessary.  
52

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

56 V. DISCUSSION ITEMS  
57

58 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will*  
59 *come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when*  
60 *these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or*  
61 *action date for the following cases is November 9, 2021.*  
62

63 6. **Z2021-043 (ANGELICA GAMEZ)**

64 Hold a public hearing to discuss and consider a request by Kenneth A. Selden on behalf of Johnathan Brown for the approval of a Specific Use Permit  
65 (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.426-acre tract of land identified as  
66 a portion of Lot 3, Block B, F & M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old  
67 Town Rockwall (OTR) Historic District, addressed as 601 Kernodle Street, and take any action necessary.  
68

69 **Chairman Chodun asked the applicant to come forward.**  
70

71 **Planning and Zoning Director Ryan Miller advised to the Commission that the applicant had originally come forward to the Historic**  
72 **Preservation Advisory Board in 2016 for a Certificate of Appropriateness (COA) to build this in the Historic District. They also received a**  
73 **variance from the Board of Adjustment (BOA) to the front building setback to make it more in line with the historic homes in the District.**  
74 **Both of those items were approved but the applicant waited to begin the process and, within that time period, the requirements changed for**  
75 **Residential Infill.**  
76

77 **Jonathan Brown**  
78 **7014 Killarney Lane**  
79 **Rowlett, TX 75089**  
80

81 **Kenneth Selden**  
82 **5 Shepherds ay**  
83 **Heath, TX 75032**  
84

85 **Mr. Brown came forward and provided additional details in regards to the request.**  
86

87 **Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.**  
88

89 **7. Z2021-044 (ANDREW REYNA)**

90 Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a Specific Use Permit (SUP) for Residential Infill in an  
91 Established Subdivision for the purpose of constructing a single-family home on a 0.33-acre parcel of land identified as a Lot 2, Block M, Lake Rockwall  
92 Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District  
93 land uses, addressed as 478 Renee Drive, and take any action necessary.  
94

95 **Chairman Chodun asked the applicant to come forward.**  
96

97 **Alex Flores**  
98 **1650 John King Blvd, #3710**  
99 **Rockwall, TX 75087**  
100

101 **Mr. Flores came forward and provided a brief summary in regards to the request.**  
102

103 **Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.**  
104

105 **8. Z2021-045 (ANDREW REYNA)**

106 Hold a public hearing to discuss and consider a request by Vanio Dilov for the approval of a Specific Use Permit (SUP) for Residential Infill in an  
107 Established Subdivision for the purpose of constructing a single-family home on a 0.1102-acre parcel of land identified as a Lot 40 of the Chandler's  
108 Landing Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 418 Columbia Drive,  
109 and take any action necessary.  
110

111 **Chairman Chodun asked the applicant to come forward.**  
112

113 **Al Gaeford**  
114 **7310 Lakeshore Drive**  
115 **Rowlett, TX 75089**  
116

117 **The applicant came forward and provided a brief summary in regards to the request.**  
118

119 **Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.**  
120

121 **9. Z2021-046 (RYAN MILLER)**

122 Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a Specific Use Permit (SUP) for two (2) Agricultural  
123 Accessory Buildings and an Animal Shelter/Loafing Shed on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City  
124 of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1700 E.  
125 SH-66, and take any action necessary.  
126

127 **Chairman Chodun asked the applicant to come forward.**  
128

129 **Planning and Zoning Director Ryan Miller provided a brief background in regards to the request. The original case was brought forth in 2018**  
130 **and the SUP was approved; however, there were some things in the SUP that weren't completed and the SUP expired. There are three (3)**  
131 **different structures that need to be reviewed: one is an agricultural accessory building, another is an additional agricultural accessory**

132 building that is in the floodplain which the applicant is proposing to bring that down away from the floodplain, and the last is an animal  
133 shelter. All of the structures do appear to be in compliance with the requirements.

134  
135 Mike Peoples  
136 1700 E. State Hwy 66  
137 Rockwall, TX 75087

138  
139 Mr. Peoples came forward and provided additional details in regards to the request.

140  
141 Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.

142  
143 10. Z2021-047 (RYAN MILLER)

144 Hold a public hearing to discuss and consider a request by Andrea Danley on behalf of Mike Peoples for the approval of a Specific Use Permit (SUP)  
145 for an Animal Shelter/Loafing Shed on a 14.219-acre tract of land identified as Tract 10-03 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall,  
146 Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 555 Cornelius Road, and take any action necessary.

147  
148 Chairman Chodun asked the applicant to come forward.

149  
150 Planning and Zoning Ryan Miller provided a brief background in regards to the case. The applicant is proposing to remove an existing  
151 structure and construct a new animal shelter.

152  
153 Andrea Danley  
154 300 S. Brown  
155 Fate, TX 75132

156  
157 Mrs. Danley came forward and provided additional details in regards to the request.

158  
159 Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.

160  
161 11. P2021-051 (HENRY LEE)

162 Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of Gordon C. Fogg for the approval of a Preliminary Plat for  
163 the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 &  
164 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for  
165 Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any  
166 action necessary.

167  
168 Planner Henry Lee advised the Commission that this item is being presented at Parks Board on November 2, 2021.

169  
170 Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.

171  
172 12. P2021-052 (HENRY LEE)

173 Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of Gordon C. Fogg for the approval of a Master Plat for the  
174 Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-  
175 05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-  
176 Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action  
177 necessary.

178  
179 Planner Henry Lee advised the Commission that this item is being presented at Parks Board on November 2, 2021.

180  
181 Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.

182  
183 13. P2021-053 (ANDREW REYNA)

184 Discuss and consider a request by Cameron Slown of Teague, Nall & Perkins, Inc. on behalf of Nick DiGiuseppe of Discovery Lakes, LLC for the  
185 approval of a Final Plat for Phase 1 of the Discovery Lakes Subdivision consisting of 31 single-family residential lots on a 36.42-acre tract of land  
186 identified as a portion of Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Planned Development  
187 District 78 (PD-78) for Single-Family 10 (SF-10) District, generally located on the north side of SH-276 east of the intersection of SH-276 and Rochelle  
188 Road, and take any action necessary.

189  
190 Chairman Chodun asked the applicant to come forward.

191  
192 Cameron Slown  
193 2 Horizon Court  
194 Heath, TX 75032

195  
196 Mr. Slown came forward and provided a brief summary in regards to the request.

197  
198 Mr. Miller added that this item was going to be presented to Park Board on November 2, 2021.

Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.

14. **P2021-054 (HENRY LEE)**

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a *Final Plat* for the Emerson Farms Subdivision consisting of 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of Dowell Road and SH-276, and take any action necessary.

Planner Henry Lee advised the Commission that this item is being presented at Parks Board on November 2, 2021.

Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.

15. **P2021-055 (ANDREW REYNA)**

Discuss and consider a request Ryan King of Engineering Concepts & Design on behalf of Jose Campos of Saddle Star South Holdings, LLC for the approval of a *Final Plat* for Phase 2 of the Saddle Star Subdivision consisting of 77 single-family residential lots on a 29.001-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 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 (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and N. John King Boulevard, and take any action necessary.

Planner Andrew Reyna advised the Commission that this item is being presented at Parks Board on November 2, 2021.

Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.

16. **P2021-056 (HENRY LEE)**

Discuss and consider a request by Greg Helsel of Spiars Engineering, Inc. on behalf of Bill Gietema of Arcadia Lakes of Somerset Holdings, LLC for the approval of a *Final Plat* for Phase 2 of the Somerset Park Subdivision consisting of 165 single-family residential lots on a 82.809-acre tract of land identified as Tract 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

Planner Henry Lee advised the Commission that this item is being presented at Parks Board on November 2, 2021.

Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.

17. **SP2021-027 (HENRY LEE)**

Discuss and consider a request by Nick Hobbs of BGE Engineering on behalf of Randall Schwimmer of Baker Schwimmer Ventures, LP for the approval of a *Site Plan* for a *Warehouse/Distribution Facility* on a 23.071-acre tract of land identified as Tracts 25 & 25-1, of the R. B. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting two variances and one exception for the use of less than 20% stone on the façade, doing tilt wall construction, and the articulation standards. Staff should note that they are providing three tiered screening with a berm to provide residential adjacency screening to the east. They will also be paving 24-feet of Data Drive down to Capital Blvd. The REDC is working with them to provide a strip of land along the eastern property line. Also, as part of their site plan, they are requesting an alternative tree mitigation settlement agreement. They have a total of 3,228-inches of mitigation balance for the trees they're removing and are intending to plant 764-inches, and are requesting to pay the extra 2,464 inches which is \$246,400.

Nick Hobbes  
4309 Aster Road  
Prosper, TX 75078

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

Bobby Pross  
5310 Harvest Hill Rd, Suite 180  
Dallas, TX 75230

Mr. Pross came forward and provided additional details in regards to the compensatory measures.

Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.

18. **SP2021-029 (HENRY LEE)**

Discuss and consider a request by Greg Helsel of Spiars Engineering, Inc. on behalf of Bill Gietema of Arcadia Lakes of Somerset Holdings, LLC for the approval of a *Site Plan* for Phase 2 of the Somerset Park Subdivision consisting of 165 single-family residential lots on a 82.809-acre tract of land identified as Tract 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63

(PD-63) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of S. Coliad Street [SH-205] and FM-549, and take any action necessary.

Planner Henry Lee added that the request generally meets all of the technical requirements for Planned Development 63 (PD-63) in the Unified Development Code (UDC).

Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.

19. **SP2021-030 (ANDREW REYNA)**

Discuss and consider a request by Patrick Hogan, PE of Kimley-Horn on behalf of Tyler Wood of Intrepid Equity Investments, LLC for the approval of a Site Plan for a Multi-Tenant Warehouse/Distribution Center on a 17.03-acre tract of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located on the south side of Airport Road east of the intersection of Airport Road and John King Boulevard, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Planner Andrew Reyna added that the applicant is working with ARB and their recommendations as requested.

Patrick Hogan  
13455 Noel Road  
2 Galleria Office Tower, Suite 700  
Dallas, TX 75240

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

Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.

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

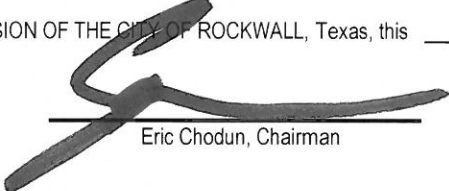
- Z2021-032: SUP for a Restaurant, less than 2,000 SF, with Drive-Through for Dutch Bros. [APPROVED; 2<sup>ND</sup> READING]
- Z2021-036: Zoning Change from Agricultural (AG) District to Planned Development District 91 (PD-91) [APPROVED; 2<sup>ND</sup> READING]
- Z2021-038: SUP for an Accessory Building at 1 Soapberry Lane [APPROVED; 1<sup>ST</sup> READING]
- Z2021-039: SUP for Residential Infill in an Established Subdivision at 305 Blanche Drive [APPROVED; 1<sup>ST</sup> READING]
- Z2021-040: Text Amendment to Articles 04 & 13 for Urban Residential [APPROVED; 1<sup>ST</sup> READING]
- Z2021-041: SUP for a Restaurant, less than 2,000 SF, with a Drive-Through for Salads and Go [APPROVED; 1<sup>ST</sup> READING]

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

VI. ADJOURNMENT

Chairman Chodun adjourned the meeting at 6:40 P.M.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 9 day of November, 2021.

  
Eric Chodun, Chairman

Attest:

  
Angelica Gamez, Planning and Zoning Coordinator