

MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JULY 26, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT
3 [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases), AND [2] TO PROVIDE INPUT ON A ZONING OR
4 SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT
5 FORM ON THE CITY'S WEBSITE.
6

7 I. CALL TO ORDER

8
9 **Chairman Eric Chodun brought the meeting to order at 6:00 PM. Commissioners present were John Womble, Derek Deckard, Jerry Welch, Jean
10 Conway and Brian Llewellyn. Absent from the meeting was Commissioner Sedric Thomas. Staff members present were Planning Director Ryan Miller,
11 Planners Henry Lee and Bethany Ross, Planning Coordinator Angelica Gamez, Civil Engineer Sarah Johnston, Assistant City Engineer Jonathan
12 Browning, and City Engineer Amy Williams.**
13

14 II. APPOINTMENTS

15
16 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on
17 the agenda requiring architectural review.
18

19 **A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural
20 Review Board meeting.**
21

22 III. OPEN FORUM

23
24 *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
25 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
26 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
27 Act.*
28

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

31 **Larry and Susan Thompson**
32 **901 S. Alamo Road**
33 **Rockwall, TX 75087**
34

35 **Mr. and Mrs. Thompson came forward and had questions and concerns in regards to the project coming in in their residential shared alley.**
36

37 **Lynn Ramsey**
38 **815 S. Alamo Road**
39 **Rockwall, TX 75087**
40

41 **Mrs. Ramsey came forward and expressed her concerns with the same project that was mentioned with the prior speakers.**
42

43 **Chairman Chodun asked if anyone else wished to speak to come forward at this time. There being no one indicating such, Chairman Chodun closed
44 the open forum.**
45

46 IV. CONSENT AGENDA

47
48 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)
49 and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*
50

51 2. Approval of minutes for the July 12, 2022 Planning and Zoning Commission meeting.
52

53 3. P2022-035 (ANGELICA GAMEZ)

54 Consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Replat for Lot
55 3, Block 1, Rockwall Recreational Addition being a 4.40-acre parcel of land identified as Lot 2, Block 1, Rockwall Recreational Addition, City of Rockwall,
56 Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any
57 action necessary.
58

59 4. P2022-036 (BETHANY ROSS)

60 Consider a request by Patrick Hogan, PE of Kimley Horn on behalf of Justin Day of Platform Rockwall, LP for the approval of a Final Plat for Lots 1 & 2, Block
61 A, Platform Rockwall Addition being a 16.889-acre parcel of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County,
62 Texas, zoned Light Industrial (LI) District, 1818, 1824 & 1860 Airport Road, and take any action necessary.
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64 **Vice-Chairman Welch made a motion to approve the consent agenda. Commissioner Conway seconded the motion which passed by a vote of 6-0.**

65 V. ACTION ITEMS

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

5. **SP2022-031 (HENRY LEE)**

Discuss and consider a request by Deborah Binder for the approval of a Site Plan for a *Mini-Warehouse and Office/Warehouse Development* on a 13.55-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for limited Commercial (C) District land uses, addressed as 5879, 5917 & 5981 FM-3097 [*Horizon Road*], 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 site plan for the purpose of constructing mini-warehouses and office warehouse development. The ARB did recommend approval of this project but there were a few concerns. This does conform to all of the requirements set forth in that Planned Development District and the General Overlay District and the General Commercial District standards. The applicant is proposing to pay the remaining balance for a fee of \$22,700. Planner Lee then advised that the applicant and Staff were present and available to answer questions.

Director Miler added conditions of approval that were not mentioned in the case memo.

Mark Scott
836 Palmas Drive
Heath, TX 75032

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

Chairman Chodun made a motion to approve SP2022-031 with the conditions listed by Director Miller be met. Commissioner Womble seconded the motion which passed by a vote of 6-0.

6. **SP2022-033 (HENRY LEE)**

Discuss and consider a request by John Gardner of Kirkman Engineering for the approval of a Site Plan for a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* for the purpose of constructing a restaurant/retail building on a 0.799-acre portion of a larger 2.02-acre parcel of land identified as Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within SH-205 Overlay (SH-205 OV) District, addressed as 2335 S. Goliad Street, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a site plan to construct a restaurant less than 2,000 square-feet with a drive-thru or drive in. The site plan does generally conform to the requirements but they are requesting two (2) variances. The Architectural Review Board did approve their elevations and the variance for the roof pitch. However, with the articulation, the ARB would like the applicant to meet the articulation standards. Variances do require a super majority vote by the Planning and Zoning Commission.

John Gardner
5200 State Highway 121
Colleyville, TX 76034

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

Vice-Chairman Welch made a motion to approve SP2022-033 with staff recommendations. Commissioner Womble seconded the motion which passed by a vote of 6-0.

7. **SP2022-038 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Hellen Byrd on behalf of Donald Valk for the approval of a Site Plan for a *Mini-Warehouse and Office Warehouse Facility* on a 14.78-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a mini-warehouse and office warehouse facility on the subject property. The site plan generally conforms to our requirements in the UDC. However, they are requesting seven (7) variances to the code. Variances are discretionary items for the Commission and require a super majority vote.

Hellen Byrd
833 Mildren Lane
Fate, TX 75087

Mrs. Byrd came forward and provided additional details in regards to the request.

Commissioner Deckard made a motion to approve SP2022-038 with the recommendation of changing drive-up finishes on drive up building one to match storage building one. Commissioner Llewellyn seconded the motion which passed by a vote of 6-0.

8. **SP2022-037 (BETHANY ROSS)**

Discuss and consider a request by David Shipman of Triten Real Estate Partners on behalf of Robert E. Lambreth of BSKJ Development Corporation for the approval of a Site Plan for a *Warehouse/Distribution Center* on a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract

133 No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as
134 1725 SH-276, and take any action necessary.
135

136 **Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting the approval of a site plan for two (2) industrial**
137 **buildings. The applicant's request conforms to the majority of the City's code with the exceptions of building articulation and primary building**
138 **materials. They are also requesting variances to the General Overlay district standards including the requirement of 20% stone, four sided**
139 **architecture, and the 50-foot landscape buffer along 276. On June 28th, the ARB recommended approval of the proposed building elevations with o**
140 **farther revisions. Any variances are a discretionary decision for the Commission and do require a super majority vote. Planner Ross advised that**
141 **the applicants and staff were present and available for questions.**
142

143 **David Shipman/ Will Hedges**
144 **6267 Doliver Drive**
145 **Houston, TX 77057**
146

147 **The applicants came forward and provided additional details in regards to the request.**
148

149 **Commissioner Conway made a motion to approve SP2022-037. Commissioner Deckard seconded the motion which passed by a vote of 6-0.**
150

151 **9. MIS2022-016 (HENRY LEE)**

152 Discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Miscellaneous Case for an *exception* to the driveway spacing
153 requirements for an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall
154 County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205
155 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any
156 action necessary.
157

158 **Planner Henry Lee provided a brief summary in regards to the request. Within the applicants letter, it states that they were unable to attain and**
159 **easement for one of their driveways. They are now requesting a driveway spacing exception to allow a driveway approximately 163-feet from an**
160 **existing drive. Planner Lee advised that this exception is a discretionary decision for the Board and staff is available for any questions.**
161

162 **Cole Blocker**
163 **4403 N. Central Expressway**
164 **Dallas, TX 75205**
165

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

168 **Commissioner Womble made a motion to approve MIS2022-016. Commissioner Conway seconded the motion which passed by a vote of 6-0.**
169

170 **VI. PUBLIC HEARING ITEMS**
171

172 *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*
173 *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*
174 *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*
175 *to three (3) minutes out of respect for the time of other citizens.*
176

177 **10. Z2022-027 (RYAN MILLER)**

178 Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Bill Lofland of the Lofland Family for the
179 approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District
180 land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H.
181 Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County,
182 Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located
183 on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any
184 action necessary.
185

186 **Director Ryan Miller advised that the applicant has requested to withdraw this case to allow them time to work with the property owner.**
187

188 **Commissioner Deckard made a motion to withdraw Z2022-027. Vice-Chairman Welch seconded the motion which passed by a vote of 6-0**
189

190 **VII. DISCUSSION ITEMS**
191

192 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
193 *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*
194 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*
195 *following cases is August 9, 2022.*
196

197 **11. Z2022-035 (HENRY LEE)**

198 Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Bill Bricker of Columbia Development
199 Company, LLC for the approval of a Zoning Change amending Planned Development District 87 (PD-87) [Ordinance No. 18-46] being a 16.26-acre tract of land
200 identified as a Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned

201 Development District 87 (PD-87) for Single-Family 10 (SF-10) District, General Retail (GR) District and Light Industrial (LI) District land uses, located on the
202 southside of E. Washington Street east of the intersection of Park Place Boulevard and E. Washington Street, and take any action necessary.
203

204 **Planner Henry Lee explained that they are requesting to amend PD-87. Essentially they will be changing the ordinance, the concept plan, and they're**
205 **basically combining tracts 2, 3, 4, and 5 and removing the house of worship as a prohibited use.**
206

207 **Dub Douphrate**
208 **2235 Ridge Road**
209 **Rockwall, TX 75087**
210

211 **Mr. Douphrate came forward and provided a brief summary in regards to the request.**
212

213 **Vice-Chairman Welch asked how many parking spaces were required for a church.**
214

215 **Bill Bricker**
216 **505 Westway Drive**
217 **Rockwall, TX 75087**
218

219 **Mr. Bricker came forward and provided additional details in regards to the request.**
220

221 **Chairman Chodun advised that this item will come back before the Commission on August 9, 2022 for discussion or action.**
222

223 12. **Z2022-036 (BETHANY ROSS)**

224 Hold a public hearing to discuss and consider a request by David Scott and Christine Fischer for the approval of a Specific Use Permit (SUP) for an Agricultural
225 Accessory Building on a ten (10) acre parcel of land identified as Lot 2, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned
226 Agricultural (AG) District, generally located at the terminus of Breezy Hill Lane, and take any action necessary.
227

228 **Planner Bethany Lee explained that the applicant is requesting an SUP for an agricultural accessory building on a 10-acre parcel of land that meets**
229 **all of the requirements.**
230

231 **Christine Fischer**
232 **1608 Lake Crest Lane**
233 **Plano, TX 75023**
234

235 **Mrs. Fischer came forward and provided additional details in regards to the request.**
236

237 **Chairman Chodun advised that this item will come back before the Commission on August 9, 2022 for discussion or action.**
238

239 13. **Z2022-037 (RYAN MILLER)**

240 Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company
241 for the approval of a Zoning Change from an Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District to a Planned Development District
242 for Single-Family 8.4 (SF-8.4) District land uses on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey,
243 Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural
244 (AG) District, Two-Family (2F) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded
245 by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.
246

247 **Ryan Joyce**
248 **767 Justin Road**
249 **Rockwall, TX 75087**
250

251 **Mr. Joyce came forward and provided a PowerPoint presentation in regards to the request.**
252

253 **Director Miller provided additional details in regards to the request.**
254

255 **Bill Bricker**
256 **505 Westway Drive**
257 **Rockwall, TX 7508**
258

259 **Mr. Bricker came forward and provided a few details in regards to the request.**
260

261 **Chairman Chodun advised that this item will come back before the Commission on August 9, 2022 for discussion or action.**
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263 14. **Z2022-038 (HENRY LEE)**

264 Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a Zoning
265 Change amending Planned Development District 93 (PD-93) [Ordinance No. 22-22] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of
266 land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M.
267 Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for

268 Single-Family 10 (DF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-
269 1141, and take any action necessary.

270
271 **Planner Henry Lee explained that the applicant is requesting to amend PD-93 and they are incorporating an additional 21.83-acres which will generate**
272 **an additional 80 single-family homes.**

273
274 **Ryan Joyce**
275 **767 Justin Road**
276 **Rockwall, TX 75087**

277
278 **Mr. Joyce came forward and provided additional details in regards to the request.**

279
280 **Chairman Chodun advised that this item will come back before the Commission on August 9, 2022 for discussion or action.**

281
282 15. **P2022-034 (ANGELICA GAMEZ)**

283 Discuss and consider a request by Bill Bricker of Columbia Development Company for the approval of a *Final Plat* for Lots 1-5, Block E, Park Place, Phase IV
284 Addition being a 1.286-acre tract of land identified as Lot 2, Block E, Park Place, Phase III Addition and Tracts 53 & 35 of the R. Ballard Survey, Abstract No.
285 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Single-Family 7 (SF-7) and Residential-Office (RO) District
286 land uses, located at the northeast corner of the intersection of T. L. Townsend Drive and Park Place Boulevard, and take any action necessary.

287
288 **Planning Coordinator Angelica Gamez advised that this plat needed to go before Parks Board on August 2, 2022 but will return to on the Consent**
289 **Agenda at the next meeting.**

290
291 16. **SP2022-039 (BETHANY ROSS)**

292 Discuss and consider a request by Daniel Stewart of DEC on behalf of Nicholas Roth of Texas RTG Patio Partners-II, LLC for the approval of a *Site Plan* for a
293 *General Retail Store (i.e. Rooms-To-Go Patio)* on a 1.93-acre portion of a larger 4.333-acre parcel of land identified as Lot 3, Block B, Town Place Marriott
294 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the northeast
295 corner of the intersection of the IH-30 Frontage Road and Greencrest Boulevard, and take any action necessary.

296
297 **Planner Bethany Ross explained that the applicants are requesting a site plan for a Rooms to Go patio store on the subject property and they are**
298 **currently working through staff comments. They will also need to meet I-30 Overlay district standards or compensate for the lack there of. The ARB**
299 **did recommend making this building similar to the existing Rooms to Go.**

300
301 **Daniel Stewart**
302 **5300 Town and Country Blvd.**
303 **Frisco, TX 75034**

304
305 **Mr. Stewart came forward and wanted to stress that this Patio store was a different brand altogether from the Rooms to Go furniture store.**

306
307 **Nicholas Roth**
308 **716 Hillwood Drive**
309 **Marietta, GA 30068**

310
311 **Mr. Roth came forward and provided additional details in regards to the request.**

312
313 **Chairman Chodun advised that this item will come back before the Commission on August 9, 2022 for discussion or action.**

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315 17. **SP2022-040 (HENRY LEE)**

316 Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Aaron Davis of SBM Real Estates Services for the approval of a *Site Plan*
317 for an *Office Park* on a 2.36-acre tract of land identified as Tract 1-2 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas,
318 zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District,
319 located on the west side of John King Boulevard south of the intersection of John King Boulevard and SH-276, and take any action necessary.

320
321 **Planner Henry Lee explained that the applicant is requesting an office park that will consist of 4 single-story buildings. They'll need landscaping for**
322 **residential adjacencies on the west side and south side as well as a landscape buffer along John King Blvd. Staff has informed the applicant that a**
323 **photometric plan and a material sample board are needed.**

324
325 **Chairman Chodun advised that this item will come back before the Commission on August 9, 2022 for discussion or action.**

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327 18. **SP2022-041 (BETHANY ROSS)**

328 Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Jon Bailey of Helping Hands for the approval of a *Site Plan* for a *Commercial*
329 *Building* on a 8.869-acre tract of land identified Lot 1, Block A, Waggoner Gardens Inc. Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial
330 (C) District, addressed as 950 Williams Street, and take any action necessary.

331
332 **Planner Bethany Ross explained that this is a request for a site plan for two (2) additional buildings for the Helping Hands Center. The applicant is**
333 **still working through staff comments and will need to provide a photometric plan and material sample board. Staff should also note that the applicant**
334 **will need to bring the site up to code with the proposed landscaping.**

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Chairman Chodun advised that this item will come back before the Commission on August 9, 2022 for discussion or action.

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

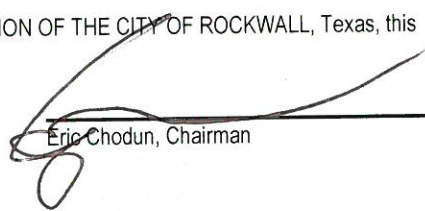
- P2022-029: Preliminary Plat for Lot 2, Block A, Rockwall – CCA Addition [APPROVED]
- P2022-031: Replat for Lots 1 & 2, Block A, Fox Addition [APPROVED]
- Z2022-027: Zoning Change (AG to PD) for the Lofland Tract [POSTPONED TO THE AUGUST 1, 2022 CITY COUNCIL MEETING]
- Z2022-029: Amendment to Planned Development District 59 (PD-59) [APPROVED; 1ST READING]
- Z2022-030: Specific Use Permit (SUP) for a *Craft Winery* at 310 S. Goliad Street [APPROVED; 1ST READING]
- Z2022-031: Specific Use Permit (SUP) for a *Guest Quarters/Detached Garage* at 401 S. Clark Street [APPROVED; 1ST READING]
- Z2022-032: Specific Use Permit (SUP) for a *Self-Service Carwash* [DENIED]
- Z2022-033: PD Development Plan for the Harbor District [APPROVED; 1ST READING]
- Z2022-034: Zoning Change (AG to PD) for the Hance Tract [TABLED TO THE AUGUST 1ST, 2022 CITY COUNCIL MEETING]

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

ADJOURNMENT

Chairman Chodun adjourned the meeting at 7:23 PM.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 9th day of August, 2022.



 Eric Chodun, Chairman

Attest: 

 Angelica Gamez, Planning Coordinator