

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
NOVEMBER 30, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER
3

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

9 II. APPOINTMENTS
10

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

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

17 III. OPEN FORUM
18

19 *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*
20 *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*
21 *OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas*
22 *Open Meetings Act.*
23

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

27 IV. CONSENT AGENDA
28

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

32 2. Approval of Minutes for the November 9, 2021 Planning and Zoning Commission meeting.
33

34 3. **P2021-051 (HENRY LEE)**

35 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 the
36 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-
37 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-
38 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
39 necessary.
40

41 4. **P2021-052 (HENRY LEE)**

42 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
43 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-
44 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-
45 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
46 necessary.
47

48 5. **P2021-057 (ANGELICA GAMEZ)**

49 Consider a request by Frank Fite for the approval of a Final Plat for Lots 1 & 2, Block A, Fite Office Addition being a 0.82-acre tract of land identified as
50 Lots A & D, Block 124, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for
51 Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 810 & 812 N. Goliad Street
52 [SH-205], and take any action necessary.
53

54 6. **P2021-059 (ANDREW REYNA)**

55 Consider a request by Michael & Jennifer Wurster for the approval of a Final Plat for Lots 1 & 2, Block A, Wurster Estates Addition being a 12.82-acre
56 tract of land identified as Lot 1 of the L. L. Leonard Addition and Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall
57 County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District, addressed as 550 E. Quail Run Road, and take
58 any action necessary.
59

60 7. **P2021-061 (ANGELICA GAMEZ)**

61 Consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Stephen Doyle of Structured REA-Rockwall Land, LLC for the approval
62 of a Replat for Lots 5-8, Block B, Fit Sport Life Addition being a 15.281-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.

8. **P2021-062 (ANDREW REYNA)**

Consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a *Final Plat* for Lot 1, Block A; Lot 1, Block B; and Lot 1, Block C, Rockwall Technology Park, Phase V Addition being a 214.7576-acre tract of land identified as Tract 10-1 of the J. A. Ramsey Survey, Abstract No. 186 and Tract 5 & 6 of J. H. B. Jones Survey, Abstract No. 125 City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northwest corner of the intersection of Rochelle Road and SH-276, and take any action necessary.

Commissioner Thomas made a motion to approve the consent agenda. Commissioner Deckard seconded the motion which passed by a vote of 5-0 with Commissioners Moeller and Chodun absent.

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.

9. **MIS2021-014 (HENRY LEE)**

Discuss and consider a request by Brian Baker of EMC on behalf of Tim Draughn of Lowes for the approval of an *Exception* to the *Outdoor Lighting Standards for Non-Residential Properties* for an existing *General Retail Store (i.e. Lowes Home Improvement)* being a 16.062-acre parcel of land identified as Lot 3, Block C, Steger Towne Crossing, Phase II Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 851 Steger Towne Drive, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting an approval of an exception to the outdoor lighting standards for non-residential properties. The applicant stated the request was due to the following reasons: the spillover would benefit the neighboring commercial properties and general site constraints. On July 20, 2021, the applicant submitted a commercial building permit to replace the lighting fixtures on the subject property. Staff reviewed the photometric plan submitted and found that the foot candles on the property lines did not meet the requirement within the UDC. The applicant then submitted 2 more photometric plans but they failed to meet the requirement as well. This then prompted the applicant to submit this exception to the Planning and Zoning Commission. Mr. Lee then advised that this was a discretionary decision for the Planning and Zoning Commission and will require a 3-4 majority vote for approval.

Commissioner Womble asked if they explained why they couldn't comply with the requirement as stated. Commissioner Deckard asked how far away the applicants were from meeting the requirement.

Vice-Chairman Welch made a motion to deny MIS2021-014. Commissioner Womble seconded the motion to deny which passed by a vote of 5-0.

10. **MIS2021-015 (ANDREW REYNA)**

Discuss and consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of 549 Crossing, LP the approval of a *Variance* to the *Utility Placement* requirements in the *General Overlay District Standards* to allow overhead utilities in conjunction with 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.

Planner Andrew Reyna provided a brief summary in regards to the request. The applicant is requesting approval of a variance that would allow for the relocation of existing overhead powerlines from the interior of the site to the right-of-way line adjacent to the proposed landscape buffer. Many of the compensatory measures provided were already used to justify the variance to the roof standards on the original site plan that was approved. Staff should note that previous cases with similar requests have not been approved previously by the City Council or the Planning and Zoning Commission in order to not set a precedence. The approval of any variance is an established overlay district will require a 3-4 majority vote.

Vice-Chairman Welch asked the applicant to come forward.

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

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

Commissioner Deckard asked if the applicant had anything in writing from Farmers Electric. Commissioner Conway asked what the time frame would be from Farmers.

**Michael Hampton
10777 Sandhill Rd
Dallas, TX 75238**

131 Mr. Hampton came forward and provided additional details in regards to the request as well.

132
133 After some discussion, Commissioner Thomas made a motion to deny MIS2021-015. Commissioner Womble seconded the motion to deny
134 which passed by a vote of 5-0.

135
136 VI. DISCUSSION ITEMS

137
138 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
139 *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*
140 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for*
141 *the following cases is December 14, 2021.*
142

143 11. Z2021-048 (RYAN MILLER)

144 Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company
145 for the approval of a PD Development Plan for a General Retail Development/Shopping Center on an 8.63-acre portion of a larger 36.428-acre tract of
146 land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District
147 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the
148 northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

149
150 Planning and Zoning Director Ryan Miller advised that the applicant was present.

151
152 **Bowen Hendrix**
153 **4403 N Central Expressway**
154 **Dallas, TX 75205**

155
156 Mr. Hendrix came forward and provided a brief summary in regards to the request.

157
158 Mr. Miller added that the Planned Development District already allows for General Retail on this tract as it's allowed by right. The PD requires
159 the applicant to come forward with a PD Development Plan and show how they are incorporating screening and connectivity to the adjacent
160 uses. The Planning and Zoning Commission is specifically tasked with looking at the screening mechanisms and the connectivity. In this
161 case, the applicant is proposing to provide three-tiered landscaping and a berm adjacent to areas where they have residential adjacency. Mr.
162 Miller advised that they were also proposing to put in a playground amenity area as well as outdoor seating. The applicant (Mr. Hendrix) then
163 clarified that the only change from the rendering would be placement of the playground.

164
165 Commissioner Thomas asked if there are any particular general retail stores in mind.

166
167 Vice-Chairman Welch advised that this item will come before the Planning and Zoning Commission for discussion or action on December
168 14, 2022.

169
170 12. Z2021-049 (HENRY LEE)

171 Hold a public hearing to discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30
172 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding Ordinance No. 12-11 [S-094] and allowing the expansion of an existing
173 Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreation
174 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed
175 as 1540 E. IH-30, and take any action necessary.

176
177 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting to amend their SUP with a new concept
178 plan and building elevations. They will be expanding their vehicle display lot and it also has two (2) new buildings. If approved, the applicant
179 will have to return with a new site plan where the new elevations will be reviewed by the Architectural Review Board.

180
181 Vice-Chairman Welch advised that his item will come before the Planning and Commission for discussion or action on December 14, 2022.

182
183 13. P2021-058 (ANDREW REYNA)

184 Hold a public hearing to discuss and consider a request by Tari Kinsey for the approval of a Final Plat for Lots 1-4, Block A, Kinsey Addition being a
185 0.76-acre tract of land identified as a portion of Blocks 9 & 10, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7)
186 District, addressed as 802, 806, & 808 Kernodle Street, and take any action necessary.

187
188 Planner Andrew Reyna provided a brief summary in regards to the request. He added that the only reason this item is coming before the
189 Commission is because State law requires that any replats that increase the number of lots in a subdivision be held before the Planning and
190 Zoning Commission.

191
192 Vice-Chairman Welch advised that his item will come before the Planning and Commission for discussion or action on December 14, 2022.

193
194 14. P2021-060 (HENRY LEE)

195 Discuss and consider a request by Pat Atkins of CDT Rockwall 2017, LLC for the approval of a Final Plat for Phase 3 of the Saddle Star Subdivision
196 consisting of 33 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of
197 Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within

198 the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east side of John King Boulevard northeast of the intersection of John
199 King Boulevard and Featherstone Drive, and take any action necessary.
200

201 **Planner Henry Lee advised that this plat will be going before the Parks Board on December 7, 2021.**

202
203 **Vice-Chairman Welch advised that his item will come before the Planning and Commission for discussion or action on December 14, 2022.**
204

205 15. **SP2021-034 (HENRY LEE)**

206 Discuss and consider a request by Pat Atkins of CDT Rockwall 2017, LLC for the approval of a Site Plan for Phase 3 of the Saddle Star Subdivision
207 consisting of 33 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of
208 Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within
209 the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east side of John King Boulevard northeast of the intersection of John
210 King Boulevard and Featherstone Drive, and take any action necessary.
211

212 **Planner Henry Lee advised that this site plan will be going before the Parks Board on December 7, 2021.**

213
214 **Vice-Chairman Welch advised that his item will come before the Planning and Commission for discussion or action on December 14, 2022.**
215

216 16. **SP2021-031 (HENRY LEE)**

217 Discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge, LLC for the approval of a Site Plan for a
218 *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. Dutch Bros. Coffee)* on a 0.57-acre portion of a larger 8.583-acre parcel of
219 land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic
220 Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action
221 necessary.
222

223 **Planner Henry Lee advised that his applicant was present. He added that the applicant is requesting three variances with the request.**
224

225 **Eric Reed**
226 **4461 Desert Willow Drive**
227 **Prosper, TX 75078**
228

229 **Mr. Reed came forward and provided a brief summary in regards to the request.**

230 **Vice-Chairman Welch advised that his item will come before the Planning and Commission for discussion or action on December 14, 2022.**
231

232 17. **SP2021-032 (ANDREW REYNA)**

233 Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Timothy Payne of BT Management 11, LLC for the approval of a
234 Site Plan for a *Medical Office Building* on a 0.47-acre parcel of land identified as Lot 2, Block 1, Eley Addition, City of Rockwall, Rockwall County,
235 Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District land uses, situated within North SH-205 Overlay (N. SH-205
236 OV) District, generally south of the intersection of Sonoma Drive and N. Goliad Street [SH-205], and take any action necessary.
237

238 **Planner Andrew Reyna advised that his applicant was present. He added that the applicant is requesting three (3) variances but no**
239 **compensatory measures in regards to the request.**
240

241 **Jeff Carroll**
242 **750 E. Interstate 30, Suite 110**
243 **Rockwall, TX 75087**
244

245 **Mr. Carroll came forward and provided additional details in regards to the request.**

246
247 **Vice-Chairman Welch advised that his item will come before the Planning and Commission for discussion or action on December 14, 2022.**
248

249 18. **SP2021-033 (HENRY LEE)**

250 Discuss and consider a request by Aaron Hawkins on behalf of Time Thompson of Metroplex Acquisitions for the approval of a Site Plan for a *Restaurant*
251 *with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. Salad and Go)* on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as
252 Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General
253 Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad
254 Street [SH-205] and Bordeaux Drive, and take any action necessary.
255

256 **Planner Henry Lee advised his applicant was present.**
257

258 **Aaron Hawkins**
259 **4500 Mercantile Plaza**
260 **Fort Worth, TX 76137**
261

262 **Mr. Hawkins came forward and provided additional details in regards to the request.**

263
264 **Vice-Chairman Welch advised that his item will come before the Planning and Commission for discussion or action on December 14, 2022.**
265

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

267

268 • P2021-053: Final Plat for Phase 1 of the Discovery Lakes Subdivision [APPROVED]

269 • P2021-054: Final Plat for the Emerson Farms Subdivision [APPROVED]

270 • P2021-055: Final Plat for Phase 2 of the Saddle Star South Subdivision [APPROVED]

271 • P2021-056: Final Plat for Phase 2 of the Somerset Park Subdivision [APPROVED]

272 • SP2021-027: Alternative Tree Mitigation Settlement Agreement for Seefried Industrial Addition [APPROVED]

273 • Z2021-043: SUP for Residential Infill in an Established Subdivision at 601 Kernodle Street [APPROVED; 1ST READING]

274 • Z2021-044: SUP for Residential Infill in an Established Subdivision at 478 Renee Drive [APPROVED; 1ST READING]

275 • Z2021-035: SUP for Residential Infill in an Established Subdivision at 418 Columbia Drive [APPROVED; 1ST READING]

276 • Z2021-046: SUP for two (2) Agricultural Accessory Buildings and an Animal Shelter or Loafing Shed at 1700 SH-66 [APPROVED; 1ST READING]

277 • Z2021-047: SUP for an Animal Shelter or Loafing Shed at 555 Cornelius Road [APPROVED; 1ST READING]

278

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

280 **meeting.**

281 VII. ADJOURNMENT

282

283 **Vice-Chairman Welch adjourned the meeting at 6:48 P.M.**

284

285 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 14 day of December

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287

288

289

290

291

292

293

294

Attest:

Angelica Gamez, Planning and Zoning Coordinator

Eric Chodun, Chairman