

# MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
MARCH 29, 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, Sedric Thomas, Jerry  
10 Welch, Mark Moeller, and Jean Conway. Staff members present were Planning Director Ryan Miller, Planners Henry Lee and Bethany Ross,  
11 Planning Coordinator Angelica Gamez, Civil Engineer Sarah Johnston, and Assistant City Engineer Jeremy White. Absent from the meeting was  
12 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  
20 Architectural 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  
26 OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas  
27 Open Meetings Act.*  
28

29 Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one  
30 indicating such, Chairman Chodun closed the open forum.  
31

32 IV. CONSENT AGENDA

33  
34 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code  
35 (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*  
36

- 37 2. Approval of minutes for the March 15, 2022 Planning and Zoning Commission meeting.  
38

39 3. **P2022-011 (HENRY LEE)**

40 Consider a request by Dylan Adame, PE of Kimley-Horn and Associates, Inc. on behalf of Grayson Hughes of Stream 1515 Corporate Crossing, LP for the  
41 approval of a Final Plat for Lot 1, Block A, Stream 549 Addition being a 43.237-acre tract of land identified as Tract 11 of the J. Lockhart Survey, Abstract No.  
42 134, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the  
43 intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.  
44

45 4. **MIS2022-006 (ANGELICA GAMEZ)**

46 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  
47 Miscellaneous Case for a Treescape Plan for a 145.102-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137 and Tract 1 of the  
48 J. H. Robenett Survey, Abstract No. 182, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-  
49 1) District land uses, situated on the east side of Dowell Road south of the intersection of Dowell Road and SH-276, and take any action necessary.  
50

51 Commissioner Thomas made a motion to approve the consent agenda. Vice-Chairman Welch seconded the motion which passed by a vote of 7-  
52 0.  
53

54 V. PUBLIC HEARING ITEMS

55  
56 *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  
57 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  
58 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  
59 to three (3) minutes out of respect for the time of other citizens.*  
60

61 5. **Z2022-009 (HENRY LEE)**

62 Hold a public hearing to discuss and consider a request by Jack Kurz of RSDGP, LLC on behalf of Allen Anderson of Adlor Enterprises, LLC for the approval  
63 of a Specific Use Permit (SUP) for a Restaurant, Less Than 2,000 SF, with a Drive-Through/Drive-In for the purpose of constructing a restaurant with drive-

64 through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned  
65 Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], and take any action necessary.  
66  
67 **Planner Henry Lee provided a brief summary in regards to the request. He explained that the applicant failed to meet staff comments and has  
68 requested to table the item until the next Planning & Zoning meeting.**  
69  
70 **Commissioner Deckard asked when the withdrawal of the item took place.**  
71 **Commissioner Moeller indicated his opposition to tabling the case.**  
72  
73 **Commissioner Deckard made a motion to deny tabling item Z2022-009. Commissioner Moeller seconded the motion which passed by a vote of 7-  
74 0.**  
75  
76 **Planner Henry Lee provided a brief summary in regards to the request. The applicant submitted a concept plan depicting the layout of a 510-  
77 square foot restaurant with a drive-through. The concept plan indicates the drive-through will be facing onto S. Goliad Street. The applicant has  
78 also indicated that there will be no order board only employees out taking orders in the drive-through lanes. In this case, the site plan does not  
79 show conformance to the stacking requirements and does not provide landscape screening adjacent to the drive-through lanes. The applicant  
80 submitted a new concept plan on March 24<sup>th</sup> but staff did not have time to review it. Based on what was shown, it still does not address staff  
81 comments and it may have safety issues in terms of circulation of the vehicles on this site. Staff has since received 22 notices from 21 property  
82 owners in opposition to the applicant's request. Mr. Lee then advised that staff was available to answer questions.**  
83  
84 **Chairman Chodun asked the applicant to come forward.**  
85  
86 **Jack Kurz**  
87 **15110 N. Dallas Pkwy**  
88 **Dallas, TX 75248**  
89  
90 **The applicant came forward and explained why they asked staff for an extension on their request.**  
91  
92 **Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time.**  
93  
94 **Chuck Scroggs**  
95 **813 S. Alamo**  
96 **Rockwall, TX 75087**  
97  
98 **Mr. Scroggs came forward and expressed his opposition to the request.**  
99  
100 **Justin Scroggs**  
101 **1512 S Alamo**  
102 **Rockwall, TX 75087**  
103  
104 **Mr. Scroggs came forward and expressed his opposition to the request.**  
105  
106 **Chris Brannon**  
107 **810 S. Alamo**  
108 **Rockwall, TX 75087**  
109  
110 **Mr. Brannon came forward and expressed his opposition to the request.**  
111  
112 **Mary Smith**  
113 **711 Forest Trace**  
114 **Rockwall, TX 75087**  
115  
116 **Mrs. Smith came forward and expressed her opposition to the request.**  
117  
118 **Chairman Chodun asked if anyone else wished to speak; there being no one indicating such, Chairman Chodun closed the public hearing and  
119 brought the item back to the Commission for discussion or action.**  
120  
121 **The applicant came forward and responded to the concerns made by the public.**  
122  
123 **Commissioner Thomas wanted clarification on the zoning of the property.**  
124 **Commissioner Deckard asked what would happen if the SUP was approved but the restaurant failed. Would another restaurant be able to come in  
125 in its place?**  
126  
127 **Commissioner Deckard made a motion to deny Z2022-009. Commissioner Moeller seconded the motion to deny which passed by a vote of 7-0.**  
128  
129 **Chairman Chodun advised that the item will go before the City Council on April 4, 2022.**  
130  
131 VI. DISCUSSION ITEMS

132  
133 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*  
134 *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*  
135 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for*  
136 *the following cases is April 12, 2022.*  
137

138 **6. Z2022-013 (ANGELICA GAMEZ)**

139 Hold a public hearing to discuss and consider a request by Rodolfo Cardenas of CARES Home Builder, Inc. for the approval of a Specific Use Permit (SUP)  
140 for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 985A of the Rockwall Lake Estates #2 Addition, City of  
141 Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 130 Chris  
142 Drive, and take any action necessary.

143  
144 **Hugo Cardenas**  
145 **2313 La Costa Drive**  
146 **Rowlett, TX 75088**

147  
148 **The applicant came forward and expressed brief details in regards to the request.**

149  
150 **Planning Coordinator Angelica Gamez explained that the applicant will be requesting variances to the garage orientation and the roof pitch.**

151  
152 **Commissioner Womble asked what kind of material would be on the roof.**

153  
154 **Chairman Chodun advised that this item will come back before the Commission for discussion or action on April 12, 2022.**

155  
156 **7. Z2022-014 (BETHANY ROSS)**

157 Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent  
158 School District (RISD) for the approval of a Zoning Change from an Agricultural (AG) District to Neighborhood Services (NS) District for a 173.00-acre tract  
159 of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County,  
160 Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and  
161 take any action necessary.

162  
163 **Planner Bethany Ross explained that the request was changed to a Planned Development with the underlined zoning of Neighborhood Services**  
164 **to restrict any future uses besides the school use.**

165  
166 **Will Salee**  
167 **115 Parkwood Drive**  
168 **Wylie, TX 75098**

169  
170 **Mr. Salee came forward and provided a brief summary in regards to the request.**

171  
172 **Commissioner Moeller asked where the freshman center will be located on the lot.**

173  
174 **Chairman Chodun advised that this item will come back before the Commission for discussion or action on April 12, 2022.**

175  
176 **8. Z2022-015 (BETHANY ROSS)**

177 Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent  
178 School District (RISD) for the approval of a Zoning Change from an Agricultural (AG) District to Neighborhood Services (NS) District for a 76.068-acre tract  
179 of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG)  
180 District, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

181  
182 **Planner Bethany Ross indicated that the request was changed to a Planned Development just like the prior case was.**

183  
184 **Will Salee**  
185 **115 Parkwood Drive**  
186 **Wylie, TX 75098**

187  
188 **Mr. Salee came forward and provided a brief summary in regards to the request.**

189  
190 **Commissioner Womble asked what the ETA was for the freshman center to be open.**

191  
192 **Chairman Chodun advised that this item will come back before the Commission for discussion or action on April 12, 2022.**

193  
194 **9. SP2022-009 (BETHANY ROSS)**

195 Discuss and consider a request by Jeff Kilburg of Apex Design Build for the approval of a Site Plan for a Multi-Tenant Medical Office Building on a 1.2531-  
196 acre parcel of land identified as Lot 5, Block B, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9  
197 (PD-9) for General Retail (GR) District land uses, situated at the northeast corner of the intersection of Rockwall Parkway and Summer Lee Drive, and take  
198 any action necessary.

200 **Jeff Kilburg**  
201 **9550 West Higgins Road**  
202 **Rosemont, IL 60018**

203  
204 **Mr. Kilburg came forward and provided a brief summary in regards to the request.**

205  
206 **Planner Bethany Ross explained the additional variances requested on the item.**  
207 **Commissioner Thomas asked the applicant if they had any issues with the articulation.**

208  
209 **Chairman Chodun advised that this item will come back before the Commission for discussion or action on April 12, 2022.**

210  
211 **10. SP2022-010 (HENRY LEE)**

212 Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Kip Estep for the approval of a Site Plan for an *Office Building* in  
213 conjunction with an existing medical manufacturing company on a 1.617-acre parcel of land identified as Lot 1, Block A, Estep Subdivision, City of Rockwall,  
214 Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2686 S. Goliad Street [SH-  
215 205], and take any action necessary.

216  
217 **Planner Henry Lee provided a brief summary in regards to the request. He advised that there were a couple of variances associated with the**  
218 **project. However, the Architectural Review Board went ahead and recommended approval of the request.**

219  
220 **Commissioner Womble asked if there were parking implications due to the fact that the site was changing to office from a basketball court.**

221  
222 **Chairman Chodun advised that this item will come back before the Commission for discussion or action on April 12, 2022.**

223  
224 **11. SP2022-012 (HENRY LEE)**

225 Discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Site Plan for two (2) *Restaurant/Retail Buildings* on an 8.63-  
226 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 County, Texas,  
227 being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-  
228 205 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 action  
229 necessary.

230  
231 **Planner Henry Lee explained the variances as indicated by the Chairman of the Architectural Review Board.**

232  
233 **Cole Blocker**  
234 **4403 N. Central Expressway**  
235 **Dallas, TX 75205**

236  
237 **The applicant came forward and provided a brief summary in regards to the request.**

238  
239 **Commissioner Conway asked for clarifications on the number of restaurants there will be on the site.**

240  
241 **Chairman Chodun advised that this item will come back before the Commission for discussion or action on April 12, 2022.**

242  
243 **12. SP2022-013 (BETHANY ROSS)**

244 Discuss and consider a request by Cameron Slown, PE of Teague, Nall, and Perkins, Inc. on behalf of Randall Noe of Rockwall Rental Properties, LP for the  
245 approval of a Site Plan for eight (8) *Office Buildings* on a 2.768-acre parcel of land identified as Lot 13, Block 1, Alliance Addition, City of Rockwall, Rockwall  
246 County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6535, 6545, 6595 & 6605 Alliance Drive  
247 and 182, 194, 202 & 214 Jeff Boyd Road, and take any action necessary.

248  
249 **Cameron Slown**  
250 **825 Watters Creek Blvd**  
251 **Allen, TX 75013**

252  
253 **Mr. Slown came forward and provided a brief summary in regards to the request.**

254  
255 **Chairman Chodun advised that this item will come back before the Commission for discussion or action on April 12, 2022.**

256  
257 **13. SP2022-014 (HENRY LEE)**

258 Discuss and consider a request by Christophe Guignard of KRISS USA, Inc. on behalf of Matt Wavering of the Rockwall Economic Development Corporation  
259 (REDC) for the approval of a Site Plan for an *Office/Manufacturing Facility* on a 16.44-acre tract of land being identified as Lots 7 & 8, Block A, Rockwall  
260 Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) and Light Industrial (LI) District,  
261 situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of  
262 FM-549 and SH-276, and take any action necessary.

263  
264 **Matt Wavering**  
265 **2610 Observation Trail**  
266 **Rockwall, TX 75032**

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

Chairman Chodun advised that this item will come back before the Commission for discussion or action on April 12, 2022.

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

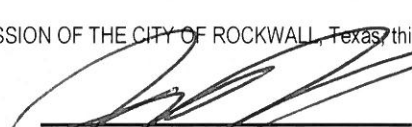
- P2022-005: Replat for Lots 3 & 4, Block A, Cox Acres Addition [APPROVED]
- P2022-006: Replat for Lots 13 & 14 of the Rockwall Business Park East Addition [APPROVED]
- P2022-007: Replat for Lot 3, Block A, Allen Anderson Addition [APPROVED]
- P2022-008: Preliminary Plat for the Marina Village Subdivision [APPROVED]
- Z2022-006: Zoning Change (PD-73 to LI) for the REDC [APPROVED; 1<sup>ST</sup> READING]
- Z2022-007: Specific Use Permit (SUP) for Residential Infill at 514 Yvonne Drive [APPROVED; 1<sup>ST</sup> READING]
- Z2022-008: Specific Use Permit (SUP) for Residential Infill at 7106 Odell Drive [APPROVED; 1<sup>ST</sup> READING]
- Z2022-009: Specific Use Permit (SUP) for Restaurant, Less than 2,000 SF, with Drive-Through or Drive-In [POSTPONED TO THE APRIL 4, 2022 CITY COUNCIL MEETING]
- Z2022-010: Zoning Change (AG to PD) for Vallis Greene [TABLED TO THE APRIL 4, 2022 CITY COUNCIL MEETING]
- Z2022-011: Zoning Change (AG to GR) for the Boys and Girls Club [APPROVED; 1<sup>ST</sup> READING]
- Z2022-012: Text Amendment for the Airport Overlay (AP OV) District [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.

VII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 6:57 PM.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 12 day of April, 2022.

  
\_\_\_\_\_  
Jerry Welch, Vice-Chairman

Attest:   
\_\_\_\_\_  
Angelica Gamez, Planning and Zoning Coordinator