

# MINUTES



PLANNING AND ZONING COMMISSION MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
FEBRUARY 9, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER  
3

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

9 II. OPEN FORUM  
10

11 Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time.  
12

13 Clovis Sanford  
14 2854 Marcie Lane  
15 Rockwall, TX 75087  
16

17 Mr. Sanford came forward and expressed his opposition to case Z2021-001.  
18

19 Chairman Chodun asked if anyone else wished to speak; there being no one coming forward, Chairman Chodun closed the open forum.  
20

21 III. CONSENT AGENDA  
22

23 1. Approval of Minutes for the January 26, 2021 Planning and Zoning Commission meeting.  
24

25 2. **P2021-001 (DAVID GONZALES)**

26 Discuss and consider a request by Bill Thomas of Engineering Concepts and Design, LP on behalf of Joshua Swiercinsky of 7.1 Ridge, LLC for  
27 the approval of a Preliminary Plat for Lots 1-7, Block A, Sky Ridge Addition being a 8.583-acre parcel of land identified as Lot 1, Block A, Sky  
28 Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District,  
29 generally located west of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.  
30

31 **Commissioner Thomas made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by  
32 a vote of 5-0 with Commissioners Welch and Moeller absent.**  
33

34 IV. PUBLIC HEARING ITEMS  
35

36 3. **Z2021-001 (HENRY LEE)**

37 Hold a public hearing to discuss and consider a request by Otoniel Jaramillo for the approval of a Specific Use Permit (SUP) for Residential Infill  
38 in an Established Subdivision on a 0.50-acre parcel of land identified as Lot 17, Block B, Lago Vista Addition, City of Rockwall, Rockwall County,  
39 Texas, zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses, addressed as 2825 Marcie Lane, and  
40 take any action necessary.  
41

42 **Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting the approval of a Specific Use  
43 Permit for the purpose of constructing of a single-family home. The home is architecturally compatible with the surrounding homes.  
44 The applicant's request meets all of the density and dimensional requirements and will not require any variances. Approval of this  
45 request is a discretionary decision for City Council pending a recommendation from the Planning and Zoning Commission. On  
46 January 22, 2021, 59 notices were sent out to property owners and occupants within 500-feet of the subject property. Notice was also  
47 given to any homeowner associations within 1500-feet of the subject property.**  
48

49 Chairman Chodun asked the applicant to come forward.  
50

51 Otoniel Jaramillo  
52 2825 Marcie Lane  
53 Rockwall, TX 75087  
54

55 The applicant came forward and indicated he was ready to build.  
56

57 Chairman Chodun opened the public hearing and asked anybody who wished to speak to come forward at this time. There being no  
58 one; Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion and/or action.  
59

60 Commissioner Womble made a motion to approve item Z2021-001. Commissioner Deckard seconded the motion which passed by a  
61 vote of 5-0.  
62

63 Chairman Chodun advised that this case will go before the City Council on February 16, 2021.  
64

65 4. **Z2021-002 (DAVID GONZALES)**

66 Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall  
67 205-552, LLC for the approval of a Specific Use Permit (SUP) for Self Service Car Wash and Auto Detail on a 0.89-acre tract of land identified  
68 as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated  
69 within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [SH-205], and take any action necessary.  
70

71 **Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The applicant is requesting**  
72 **approval of a Specific Use Permit for the purpose of constructing a Self Service Car Wash and Auto Detail. It does consist of a single**  
73 **entrance tunnel and fifteen (15) vacuum stalls along with ten (10) parking spaces. According to the Unified Development Code (UDC),**  
74 **car washes are not to face any public right-of-way making this request non-compliant with the UDC. The UDC also requires a fifty (50)**  
75 **foot setback from the property line which the request does meet the requirement. Staff would like to point out that the car wash is**  
76 **located within 300-feet of the Harlan Park subdivision as well as the Nebbie Williams School. Staff is requesting that the applicant add**  
77 **some additional landscaping to the north side as well as the west side of the property to provide additional sound attenuation. This**  
78 **has been included in the draft ordinance as an operational condition should the request be approved. Residential adjacency**  
79 **standards apply to properties that are 150-feet from a residential district. In this case, the applicant did replat the property in order to**  
80 **avoid meeting the 150-foot distance. The applicant did provide a noise assessment for the Commissioners. With this being said,**  
81 **revisions of any landscaping for sound attenuation is a discretionary decision for the Planning and Zoning Commission as well as**  
82 **City Council. Mr. Gonzales added that the building elevations provided do not meet the minimum standards for the North Goliad**  
83 **Overlay District but those would be reviewed by the Architectural Review Board (ARB) and Planning and Zoning Commission during**  
84 **the site plan process. On January 22, 2021, 40 notices were sent out to property owners and occupants within 500-feet of the subject**  
85 **property as well as notifying all homeowner associations within 1500-feet of the subject property. Mr. Gonzales then advised the**  
86 **Commission that the applicant and Staff were present and ready to answer questions.**  
87

88 **Chairman Chodun asked how many notices had been mailed out.**

89  
90 **Commissioner Deckard asked if an auto parts store or regular retail store would require any changes to the zoning or would that go in**  
91 **by right.**

92  
93 **Commissioner Womble asked if the school next door had weighed in on the noise issue this item could provide.**

94  
95 **Commissioner Conway asked if there were opening and closing hours or if it was a 24-hour business. She also asked if the**  
96 **Commission could require landscaping.**

97  
98 **Chairman Chodun asked the applicant to come forward.**

99  
100 **Cesar Segovia**  
101 **4603 Opal Ridge Lane**  
102 **Arlington, TX 76005**  
103

104 **Mr. Segovia came forward and provided additional details in regards to his request. He expressed that the hours of operation would**  
105 **be Monday thru Saturday from 7am-7pm and Sundays from 7am-6pm. He added that there was no auto detailing taking place on site**  
106 **as there would only be 2-3 employees working at a time. They also stated that they would be willing to screen along the residential**  
107 **side area to help with sound.**  
108

109 **Commissioner Thomas asked what the tasks of the employees working onsite would be.**

110  
111 **Chairman Chodun opened the public hearing and asked anybody who wished to speak to come forward at this time.**

112  
113 **Bob Wacker**  
114 **309 Featherstone**  
115 **Rockwall, TX 75087**  
116

117 **Mr. Wacker came forward and expressed his being in favor of the request.**

118 **Commissioner Womble asked Mr. <sup>Wacker</sup>Womble about the noise meter when the vacuums were on.**

119  
120  
121 **Dennis Dayman**  
122 **519 Cellars Court**  
123 **Rockwall, TX 75087**  
124

125 **Mr. Dayman came forward and stated his concerns about the buffering holding up. He expressed his opposition to the request.**

126  
127 **Chairman Chodun asked if there were any commercial areas available up in North Rockwall.**

128  
129 **Director of Planning and Zoning Ryan Miller answered that there was not a lot of Commercial zoning but there was a lot of General**  
130 **Retail because of all the residential areas up north. General Retail is a more restrictive zoning classification which gives the Planning**  
131 **and Zoning Commission the ability to look at certain uses on a case by case basis. They would be able to look if they meet the**  
132 **residential adjacency standards, if they're appropriate for that area, and if they're appropriate in the context of what that development**  
133 **is being proposed.**  
134

135 Steve Curtis  
136 2130 FM 1141  
137 Rockwall, TX 75087

138  
139 Mr. Curtis came forward and expressed his opposition to the parking spaces in the project. He asked why additional landscaping  
140 could not be put in in place of the parking spaces.

141  
142 Chairman Chodun asked if anyone else wished to speak. There being no one doing such, Chairman Chodun closed the public hearing  
143 and brought the item back to the Commission for discussion or action.

144  
145 Commissioner Womble asked if the applicant was required to have the parking or if it was more of a use need. The applicant  
146 answered that that was a requirement by the seller in the cross axis agreement.

147  
148 The applicants came forward once again to answer comments or concerns made by the public.

149  
150 Lisa White  
151 6300 South Syracuse Way, Suite 205  
152 Centennial, Co 80111

153  
154 Ms. White came forward and gave further explanation in regards to the vending machine placement and their products.

155  
156 Mr. Miller explained that the applicants would be unable to provide screening for the front tunnel due to the existing easements on the  
157 property. Should the Planning and Zoning Commission approve the request, they would have to motion to strike the landscaping  
158 requirement from the ordinance.

159  
160 Commissioner Deckard asked if there was a time frame for the O'Reillys coming in or submitting to construct in the open lot next to  
161 the proposed car wash.

162  
163 Commissioner Womble asked if this amount of vacuum bays was required.

164  
165 Commissioner Thomas asked how many cars were anticipated for the number of bays shown in the request.

166  
167 After some discussion, Commissioner Deckard made a motion to approve Z2021-002 subject to the conditions of approval and the  
168 following additional recommendations: (1) A masonry screening wall a minimum of six (6) feet in height be constructed adjacent to  
169 the northern property line of the subject property and (2) Three tiered screening be incorporated in front of the carwash to screen the  
170 tunnel and vacuum bays adjacent to the eastern property line of the subject property. Chairman Chodun seconded the motion which  
171 passed by a vote of 5-0.

172  
173 Chairman Chodun advised that this case will go before the City Council on February 16, 2021.

174  
175 5. **Z2021-003 (DAVID GONZALES) [REQUEST TO POSTPONE TO MARCH 9, 2021]**

176 Hold a public hearing to discuss and consider a request by Jason Castro of Castro Development, LLC for the approval of a Specific Use Permit  
177 (SUP) for Residential Infill in an Established Subdivision on a 0.165-acre parcel of land identified as Lot 6, Harris Addition, City of Rockwall,  
178 Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 511 S. Clark Street, and take any action necessary.

179  
180 Chairman Chodun announced the applicant for case Z2021-003 has requested to postpone the case until March 9, 2021.

181  
182 V. DISCUSSION ITEMS

183  
184 6. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).

- 185  
186
  - 187 • P2020-052: Replat for Lots 2, 3, & 4, Block A, North Lakeshore Daycare Addition [APPROVED]
  - 188 • P2021-002: Replat for Lot 7, Block C, Ellis Center, Phase 2 Addition [APPROVED]
  - 189 • P2021-003: Final Plat for Lot 1, Block A, R. S. Lofland Subdivision [APPROVED]
  - 190 • Z2020-055: SUP for a General Retail Store at 505 N. Goliad Street [APPROVED; 2<sup>ND</sup> READING]
  - 191 • Z2020-056: Zoning Change of NS & SF-16 to PD for SF-10 for Nelson Lake [APPROVED; 2<sup>ND</sup> READING]
  - 192 • Z2020-057: Zoning Change of SF-10 & PD-41 for SF-10 to PD-41 for GR for 1940 N. Lakeshore Drive [APPROVED; 2<sup>ND</sup> READING]
  - 193 • Z2020-058: SUP for an Accessory Structure at 507 N. Clark Street [APPROVED; 2<sup>ND</sup> READING]
  - 194 • Z2020-060: Zoning Change of AG & SFE-2.0 to SFE-1.5 [APPROVED; 2<sup>ND</sup> READING]

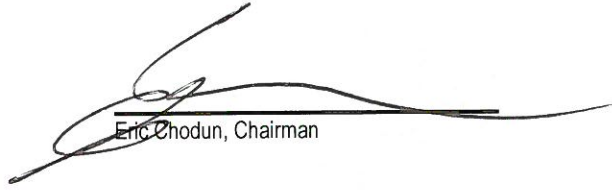
195  
196 Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City  
197 Council meeting.

198  
199 VI. ADJOURNMENT

200  
201 Chairman Chodun adjourned the meeting at 8:23 PM.

202  
203 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 8 day of March, 2021.

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Eric Chodun, Chairman

Attest:   
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Angelica Gamez, Planning and Zoning Coordinator

VII. WORK SESSION

7. Work Session. A work session for general training purposes will be held in the City Council meeting room immediately following the adjournment of the February 9, 2021 Planning and Zoning Commission meeting (RYAN MILLER).