

MINUTES



PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MARCH 15, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

3 NOTES ABOUT PUBLIC PARTICIPATION = RED

4
5 **NOTES:** [1] ADDITIONAL CASE INFORMATION FOR THIS MEETING CAN BE FOUND AT [HTTP://WWW.ROCKWALL.COM/MEETINGS.ASP](http://www.rockwall.com/meetings.asp), AND [2] TO
6 PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND
7 SPECIFIC USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

8
9 I. CALL TO ORDER

10 Vice-Chairman Welch called the meeting to order at 6:00 PM. Commissioners present were John Womble, Derek Deckard, and Mark Moeller. Absent
11 from the meeting were Commissioners Sedric Thomas, Jean Conway, and Chairman Eric Chodun. Staff members present were Director of
12 Planning and Zoning Ryan Miller, Planners Henry Lee and Bethany Ross, Planning Coordinator Angelica Gamez, Civil Engineer Sarah Johnston,
13 and City Engineer Amy Williams. Absent from the meeting was Assistant City Engineer Jeremy White.

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16 II. APPOINTMENTS

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

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

23
24 III. OPEN FORUM

25
26 *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*
27 *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*
28 *OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas*
29 *Open Meetings Act.*

30
31 Vice-Chairman Welch explained how open forum is conducted and asked if anyone wished to speak to come forward at this time.

32
33 **Ryan Joyce**
34 **767 Justin Road**
35 **Rockwall, TX 75087**

36
37 Mr. Joyce came forward and announced that on April 1st and 2nd there will be a Rockwall County 4H Youth Livestock Show and Sale.

38
39 Vice-Chairman Welch asked if anyone else wished to speak; there being no one coming forward, Vice-Chairman Welch closed the open forum.

40
41 IV. CONSENT AGENDA

42
43 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code*
44 *(UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

45
46 2. Approval of minutes for the February 15, 2022 Planning and Zoning Commission meeting.

47
48 3. **P2022-005 (BETHANY ROSS)**

49 Consider a request by Humberto Johnson of the Skorburg Company on behalf of Glen and Rosie Cox for the approval of a Replat of Lots 3 & 4, Block A,
50 Cox Acres Addition being a 17.51-acre parcel of land identified as Lot 1, Block A, Cox Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural
51 (AG) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, addressed as 1800 E. Quail Run Road, and take any action necessary.

52
53 4. **P2022-006 (ANGELICA GAMEZ)**

54 Consider a request by Dnyanada Nevgi of the SRC Land Building and Real Estate, LLC on behalf of Rajesh Malviya of Buffalo Country Properties, LLC
55 for the approval of a Replat for Lots 13 & 14 of the Rockwall Business Park East Addition being a 6.280-acre parcel of land identified as Lot 5 of the
56 Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated on the southside of Ralph Hall
57 Parkway west of the intersection of Ralph Hall Parkway and S. Goliad Street [SH-205], and take any action necessary.

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59 5. **P2022-007 (HENRY LEE)**

60 Consider a request by Priya Acharya of Wier & Associates, Inc. on behalf of Ross Wood of Frost Bank for the approval of a Replat for Lot 3, Block A, Allen
61 Anderson Addition being a 1.198-acre parcel of land identified as Lot 2, Block A, Allen Anderson Addition, City of Rockwall, Rockwall County, Texas, zoned
62 Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located at the southwest corner of the intersection of Horizon Road and
63 Rockwall Parkway, and take any action necessary.

64
65 6. **P2022-008 (HENRY LEE)**

66 Consider a request by William Johnson of LTL Family Holdings, LLC for the approval of a Preliminary Plat for the Marina Village Subdivision being a 6.88-
67 acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall
68 County, Texas, zoned Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for Zero Lot Line (ZL-5) District land uses, generally located on the
69 south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.
70

71 **7. SP2022-007 (HENRY LEE)**

72 Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development (US), Inc. for the approval of a Site
73 Plan for Phase 2 of the Gideon Grove Subdivision being a 30.36-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract
74 No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 84 (PD-84) for Single-Family 7 (SF-7) District land uses, situated
75 within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of E. Quail Run Road and John
76 King Boulevard, and take any action necessary.
77

78 **8. SP2022-008 (BETHANY ROSS)**

79 Consider a request by John M. Lucio of JAL Architect Group, Inc. on behalf of Guy Holbert of EPE's/Penske for the approval of an Amended Site Plan to
80 add Outside Storage to an existing Trucking Company being a 4.060-acre parcel of land identified as Lot 1R, Block 1, Texas Star Addition, City of Rockwall,
81 Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2890 S. Goliad
82 Street [*SH-205*], and take any action necessary.
83

84 **Commissioner Deckard made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by a vote**
85 **of 4-0 with Commissioners Thomas, Conway, and Chodun absent.**
86

87 **V. PUBLIC HEARING ITEMS**

88
89 *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,*
90 *please 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*
91 *Zoning 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*
92 *all comments to three (3) minutes out of respect for the time of other citizens.*
93

94 **9. Z2022-006 (RYAN MILLER)**

95 Hold a public hearing to discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation for the approval of a Zoning
96 Change from Planned Development District 73 (PD-73) to a Light Industrial (LI) District for a 8.008-acre parcel of land identified as Lot 8, Block A, Rockwall
97 Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) for Commercial (C) District land
98 uses, 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
99 intersection of Corporate Crossing and SH-276, and take any action necessary.
100

101 **Director of Planning and Zoning Ryan Miller provided a brief background in regards to the request. The applicants are requesting to change the**
102 **subject property to a Light Industrial District. Currently, there is a regional detention system that was established at the corner of the property**
103 **which leads to a remainder to the north and the west. Those remainder tracts can be incorporated into the vacant land adjacent to those to**
104 **create larger parcels. The easiest way to do that is to change the zoning to be consistent to the adjacent parcels. The subject property is located**
105 **within the Technology District and is currently designated for Commercial Retail District land uses. This will necessitate a change to the Future**
106 **Land Use Map of Technology and Employment Center but it is not a far departure from the land use map. Mr. Miller advised that this was a**
107 **discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. On February 25, staff mailed**
108 **out 102 notices to property owners and occupants within 500-feet of the subject property. Mr. Miller then advised that the applicant and staff**
109 **were present and available to answer questions.**
110

111 **Vice- Chairman Welch opened the public hearing and asked if anyone wished to speak; there being no one indicating such, Vice-Chairman**
112 **Welch closed the public hearing and brought the item back to the Commission for discussion or action.**
113

114 **Commissioner Deckard made a motion to approve Z2022-006. Commissioner Womble seconded the motion which passed by a vote of 4-0.**
115

116 **Vice-Chairman Welch advised that this item will go before City Council on March 21, 2022.**
117

118 **10. Z2022-007 (ANGELICA GAMEZ)**

119 Hold a public hearing to discuss and consider a request by Juan Aguilar on behalf of Jose A. Contreras of Black Toro Custom Homes, LLC for the approval
120 of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 1096 of the Rockwall
121 Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District
122 land uses, addressed as 514 Yvonne Drive, and take any action necessary.
123

124 **Planning Coordinator Angelica Gamez provided a brief summary in regards to the request. The applicant is requesting approval of a Specific**
125 **Use Permit (SUP) for Residential Infill for the purpose of constructing a single-family home in Lake Rockwall Estates. As you know Lake**
126 **Rockwall Estates is an established subdivision due to it being more than 90% developed, consists of 5 or more lots, and has been in existence**
127 **for more than 10 years. The applicant's requests meets all of the zoning requirements for Planned Development District 75 with the exception**
128 **of the garage orientation. The proposed garage will be approximately 2 feet behind the front façade of the home. However, staff should note**
129 **that these requests have been approved in previous cases. Since this is a zoning case, staff mailed out 133 notices to property owners and**
130 **occupants within 500-feet of the subject property. At the time this report was drafted staff had not received any notices in regards to this case.**
131 **Ms. Gamez then advised the Commission that the applicants and staff were present and available to answer any questions.**
132

133 **Vice- Chairman Welch opened the public hearing and asked if anyone wished to speak; there being no one indicating such, Vice-Chairman**
134 **Welch closed the public hearing and brought the item back to the Commission for discussion or action.**

135
136 Commissioner Womble made a motion to approve Z2022-007 with staff recommendations. Commissioner Deckard seconded the motion with a
137 vote of 4-0.
138

139 Vice-Chairman Welch advised that this item will go before City Council on March 21, 2022.
140

141 11. Z2022-008 (BETHANY ROSS)

142 Hold a public hearing to discuss and consider a request by Valerie Valdez of DDS Group on behalf of Blanca Canales of JCK Custom Homes, LLC for the
143 approval of a *Specific Use Permit (SUP)* for Residential Infill in an Established Subdivision on a 0.3990-acre parcel of land identified as Lot 7, Block A,
144 Heritage Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 7106 Odell Avenue, and take
145 any action necessary.
146

147 Planner Bethany Ross provided a brief summary and background in regards to the request. The applicant is requesting approval of an SUP for
148 Residential Infill in an Established Subdivision. The proposed single-family home meets all of the zoning requirements and is in compliance
149 with all requirements as stipulated in the Unified Development Code (UDC). The proposed home will be constructed in stucco and not brick like
150 the surrounding homes but it is similar in color scheme. Due to this being a zoning case, staff mailed out 49 notices to property owners and
151 occupants within 500-feet of the subject property. Staff also notified all Homeowner Associations (HOAs) within 1,500-feet of the subject
152 property. At the time this report was drafted, staff had received two (2) notices in favor of the applicant's request. Mrs. Ross then advised that
153 the applicant and staff were present and available to answer questions.
154

155 John Clasendaya
156 2921 Brushcreek Street
157 Grand Prairie, TX 75052
158

159 The applicant came forward and provided additional details in regards to the request.
160

161 Vice-Chairman Welch opened the public hearing and asked if anyone wished to speak; there being no one indicating such, Vice-Chairman
162 Welch closed the public hearing and brought the item back to the Commission for discussion or action.
163

164 Commissioner Moeller made a motion to approve Z2022-008 with staff recommendations. Commissioner Womble seconded the motion which
165 passed by a vote of 4-0.
166

167 Vice-Chairman Welch advised that this item will go before City Council on March 21, 2022.
168

169 12. Z2022-009 (HENRY LEE)

170 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
171 approval 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
172 with drive-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
173 Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], and take any action
174 necessary.
175

176 Planner Henry Lee provided a brief summary in regards to the request. In September of 2020, there was a similar request for this property for
177 a restaurant but was withdrawn at City Council and denied at Planning and Zoning Commission by a vote of 6-0. The applicant is requesting
178 approval for a restaurant with three (3) drive-through lanes. The applicant has indicated that landscape screening will be incorporated into the
179 site. The site has the ability to potentially generate high volumes of traffic. This is a discretionary decision for the City Council. Mr. Lee explained
180 the residential screening needed for the subject property. Staff has requested a letter from the applicant explaining business operations and
181 hours of operations but has not received anything at the moment outlining the information. Should the Planning and Zoning Commission
182 choose to recommend approval of this request, staff has included conditions of approval for it to allow a traffic impact analysis, site plan, and
183 require additional landscaping at the intersection of S. Goliad and W. Bourn. Mr. Lee advised that this is a discretionary decision for City Council
184 pending a recommendation from the Planning and Zoning Commission. Staff mailed out 109 notices to property owners and occupants within
185 500-feet of the subject property. Staff also notified all Homeowner Associations (HOAs) within 1,500-feet of the subject property. At the time
186 this report was drafted, staff had received 14 notices from 13 property owners in opposition to the applicant's request.
187

188 Kevin Mattson
189 15110 N. Dallas Parkway, Suite 440
190 Dallas, TX 75248
191

192 The applicant came forward and provided additional details in regards to the request.
193

194 Vice-Chairman Welch asked what the hours of operation will be.

195 Commissioner Deckard expressed his issues and concerns with the site plan and its accessibility.

196 Commissioner Womble asked the need to exit out from the residential street.

197 Vice-Chairman Welch asked how many customers a day would be served.
198

199 Noah Williams
200 2355 Thomas Avenue
201 Dallas, TX 75201
202

203 Mr. Williams (representative) came forward and provided additional details in regards to the request.

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Vice- Chairman Welch opened the public hearing and asked if anyone wished to speak to come forward at this time.

Allen Anderson
1208 S. Lakeshore
Rockwall, TX 75087

Mr. Anderson came forward and wanted to clarify on the existing drives on the property.

Larry and Susie Thompson
901 S. Alamo
Rockwall, TX 75087

Mr. and Mrs. Thomas came forward and expressed their concerns with the neon building, traffic, and the size of the wall. Mrs. Thomas also asked what the process was for a request such as this.

Mr. Miller added clarification of the request.

Vice- Chairman Welch asked if anyone else wished to speak; there being no one indicating such, Vice-Chairman Welch closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Moeller indicated he liked the product but his concerns are due to traffic in this location.
Commissioner Womble also indicated that he liked the product but this was a problematic location.
Commissioner Deckard asked if he was open to table the item and have the applicant try out a different site plan.

Commissioner Deckard made a motion to table case Z2022-009 until the March 29th meeting. Commissioner Womble seconded the motion to table which passed by a vote of 3-1 with Commissioner Moeller dissenting.

13. **Z2022-010 (RYAN MILLER)**

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 Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 93.97-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and take any action necessary.

Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. The applicant is requesting to change the zoning on the property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses. The concept plan shows that it will consist of 182 lots with nine (9) 100' x 130' lots, twenty-nine (29) 82' x 120' lots, forty-five (45) 72' x 115' lots, twenty-two (22) 72' x 110' lots, and seventy-seven (77) 62' x 110' lots. The density proposed by the applicant is 1.94 units per gross acre. The applicant is indicating that the houses will be 90% masonry with the ability to go up to 80% cementuous fiber board. There will be a mix of garage orientations with 50% five (5) foot recess 5-feet behind the front façade and will be forward facing. Also, there will be a 50% mix of j-swing traditional swing garages. However, this is one area of non-conformance in the subdivision. Staff mailed out 78 notices to property owners and occupants within 500-feet of the subject property. Staff also notified all Homeowner Associations (HOAs) within 1,500-feet of the subject property. At the time this report was drafted, staff had received three (3) property owner notifications in opposition, one (1) email in opposition, and one (1) online form in favor of the applicant's request. Mr. Miller then advised that the applicant and staff were present and available to answer questions.

Vice- Chairman Welch opened the public hearing and asked if anyone wished to speak to come forward at this time.

Edward Howard
902 Rio Vista Lane
Rockwall, TX 75087

Mr. Howard came forward and expressed his concerns regarding debris and the loss of a view. He added that he's concerned about the lot being within the airport flight path and his desire for more open space.

Vice-Chairman Welch asked the applicant to come forward.

Ryan Joyce
767 Justin Road
Rockwall, TX 75087

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

Commissioner Womble asked about the applicant's need for the garages to be front facing. He also asked if these would be custom homes or if a developer would be in charge of the construction of the homes.
Commissioner Moeller asked if there was a plan to modify the 60-foot lots in the development.

Vice-Chairman Welch then continued with the public hearing.

Amy Reeg
1414 Dhaka Drive

274 Rockwall, TX 75087

275
276 Mrs. Reeg came forward and expressed her concerns in regards to traffic as well as her being in opposition to the request.

277
278 Bob Wacker
279 309 Featherstone Drive
280 Rockwall, TX 75087

281
282 Mr. Wacker came forward and expressed his opposition in regards to the request.

283
284 Vice- Chairman Welch asked if anyone else wished to speak; there being no one indicating such, Vice-Chairman Welch closed the public hearing
285 and brought the item back to the Commission for discussion or action.

286
287 Commissioner Deckard expressed his being in favor of the request.
288 Mr. Joyce came down and gave further explanation in regards to the comments made by the public.

289
290 Commissioner Deckard made a motion to approve Z2022-010. Commissioner Womble seconded the motion which passed by a vote of 4-0.

291
292 Vice-Chairman Welch advised that this item will go before City Council on March 21, 2022.

293
294 14. Z2022-011 (RYAN MILLER)

295 Hold a public hearing to discuss and consider a City initiated request for the approval of a Zoning Change from an Agricultural (AG) District to a General
296 Retail (GR) District for a 5.812-acre tract of land identified as Tract 9 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County,
297 Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located at the southwest corner of the intersection
298 of FM-1141 and N. John King Boulevard, and take any action necessary.

299
300 Planning and Zoning Director Ryan Miller provided a brief summary and background in regards to the request. In August 2021, a representative
301 of Master Plan came and submitted a request to change the zoning on the property from an Agricultural (AG) District to a Light Industrial (LI)
302 District. At the time of that case, they submitted a site plan showing an assemble use being situated directly adjacent to the Runway Protection
303 Zone (RPZ) of the Ralph Hall Municipal Airport. Specifically, the Boys and Girls Club was looking at getting a piece of property there for
304 development. This was generally outside the protection zone but could potentially be an issue for the airport in the future. After contacting the
305 owner, the City came up with a solution to facilitate a property swap between the City and the owner. This would allow the City to secure a
306 portion of its protection zone which is something the FAA deemed favorable around other municipal airports. It would then give the Boys and
307 Girls Club a different piece of property away from the airport and potentially a safer location. It was voted on during City Council where they
308 allocated the 380 Agreement and, as part of that agreement, the City was to rezone the subject property to a Commercial designation to facilitate
309 the swap. However, Staff was notified by several residents of the Caruth Organization an opposition to the Commercial zoning and not to the
310 Boys and Girls Club use. Staff then agreed that changing the zoning to General Retail would be more appropriate zoning for this location. In
311 order to change the zoning, staff contacted the property owner who expressed via email that they were amenable to the change. Therefore, the
312 request tonight is to change the zoning from an Agricultural (AG) District to a General Retail (GR) District. Staff mailed out 62 notices to property
313 owners and occupants within 500-feet of the subject property. Staff also notified all Homeowner Associations (HOAs) within 1,500-feet of the
314 subject property. At the time this report was drafted, staff has received two (2) property owner notifications in opposition, two (2) emails in
315 opposition, and two (2) responses from the online SUP form in opposition and three (3) emails opposed to the Commercial zoning in the request.

316
317 Vice- Chairman Welch opened the public hearing and asked if anyone wished to speak to come forward at this time.

318
319 Donna Dorman
320 1093 Shady Lane Drive
321 Rockwall, TX 75087

322
323 Mrs. Dorman came forward and expressed her being in favor of the zoning change request.

324
325 Amy Reeg
326 1414 Dhaka Drive
327 Rockwall, TX 75087

328
329 Mrs. Reed came forward and expressed her being in opposition of the request.

330
331 Vice- Chairman Welch asked if anyone else wished to speak; there being no one indicating such, Vice-Chairman Welch closed the public hearing
332 and brought the item back to the Commission for discussion or action.

333
334 Commissioner Moeller made a motion to approve Z2022-011. Commissioner Deckard seconded the motion which passed by a vote of 4-0.

335
336 Vice-Chairman Welch advised that this item will go before City Council on March 21, 2022.

337
338 15. Z2022-012 (RYAN MILLER)

339 Hold a public hearing to discuss and consider approval of a Text Amendment to Section 06, Overlay Districts, of Article 05, District Development Standards,
340 of the Unified Development Code (UDC) [Ordinance No. 20-02] for the purpose of incorporating Airport Overlay (AP OV) District, and take any action
341 necessary.
342

343 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. In 2014, it was planned to incorporate an Airport
344 Overlay District. The Planning and Zoning Commission at that time reviewed the text amendment and unanimously recommended approval.
345 Ultimately, the City Council chose not to act on the text amendment. What the Airport Overlay District does is it sets up certain requirements
346 for development around the airport. For the most part, it prohibits development in the Runway Protection Zones (RPZ). Anything else within the
347 area is considered to be in the Airport Influence Zone which does have land use restrictions. Specifically, it prohibits the development of
348 assembly type uses such as churches, daycares, and schools in and around the airport. Staff mailed out 28 notices to property owners and
349 occupants within 500-feet of the subject property. Mr. Miller then advised that Staff was available for questions.

350
351 Vice- Chairman Welch opened the public hearing and asked if anyone wished to speak to come forward at this time

352
353 Clark Staggs
354 1601 Seascape
355 Rockwall, TX 75087

356
357 Mr. Staggs came forward and requested that staff table the item until it has been seen by the Airport Advisory Board.

358
359 Mr. Miller indicated that this was not an operational change and staff did receive guidance by the FAA.

360
361 Zach Pummill
362 1245 Ridge Road West
363 Rockwall, TX 75087

364
365 Mr. Pummill came forward and explained that the addition of the district would take up 2/3 of his land and no longer make it usable for his
366 purpose of expanding his church. He asked if there were any other solutions to where he would not have to give up so much of his land.

367
368 David Bunin
369 2561 Daybreak Drive
370 Rockwall, TX 75032

371
372 Mr. Bunin came forward and expressed his being in favor of the request.

373
374 Robert Dillinder
375 1651 Airport Drive
376 Rockwall, TX 75087

377
378 Mr. Dillinder came forward and stated he had no issue with the request but asked that the City focus on where they would be 10-15 years from
379 now.

380
381 Bill Bricker
382 505 Westway Drive
383 Rockwall, TX 75087

384
385 Mr. Bricker came forward and expressed his bring in favor of the request

386
387 Wilson Ware
388 2440 Shorecrest Drive
389 Rockwall, TX 75087

390
391 Mr. Ware came forward and expressed his being in favor of the request.

392
393 Vice- Chairman Welch asked if anyone else wished to speak; there being no one indicating such, Vice-Chairman Welch closed the public hearing
394 and brought the item back to the Commission for discussion or action.

395
396 Commissioner Deckard asked what would have happened to the structure if it was already built within the RPZ.
397 Commissioner Moeller asked if we could petition the FAA for modifications of the RPZ.

398
399 Commissioner Womble made a motion to approve Z2022-012 with staff recommendations. Commissioner Deckard seconded the motion which
400 passed by a vote of 4-0.

401
402 Vice-Chairman Welch advised that this item will go before City Council on March 21, 2022.

403
404 VI. ACTION ITEMS

405
406 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and*
407 *special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*

408
409 16. MIS2022-004 (HENRY LEE)

410 Discuss and consider a request by James Best for the approval of a *Miscellaneous Case* for a *Special Exception* to allow the construction of a front yard
411 fence for a single-family home on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas,
412 zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary.

413
414 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a variance for the purpose of
415 constructing a front yard fence on the subject property. The proposed elevations show that the proposed fence will be constructed of concrete
416 masonry units finished with stucco. Mr. Lee then advised that front yard fences are a discretionary decision for the Planning and Zoning
417 Commission.
418

419 Eugene Termini
420 1851 S. FM 549
421 Rockwall, TX 75032
422

423 Mr. Termini came forward and provided additional details in regards to the request.
424

425 Commissioner Womble made a motion to approve MIS2022-004. Commissioner Moeller seconded the motion which passed by a vote of 4-0.
426

427 17. SP2022-004 (BETHANY ROSS)

428 Discuss and consider a request by Jeff Carroll of Carroll Architects on behalf of Kevin Lefere of Airport Road, LLC for the approval of a *Site Plan* for an
429 Office Building on a 0.47-acre parcel of land identified as Lot 4, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned
430 Commercial (C) District, addressed as 1501 Airport Road, and take any action necessary.
431

432 Planner Bethany Lee provided a brief summary in regards to the request. The applicant submitted an application requesting the approval of a
433 site plan for a 7,766 square-foot medical office building. The site plan generally conforms to the General Commercial District Standards of the
434 UDC with the exception of the primary and secondary articulation. The applicant made changes as recommended by the Architectural Review
435 Board as well as providing compensatory measures. As a condition of approval, the applicant must provide a photometric plan, lighting cut
436 sheets and a parking agreement to meet all the parking requirements indicated in the UDC. Staff should note that the request for exception is a
437 discretionary decision by the Planning and Zoning Commission and a super majority vote is needed.
438

439 Commissioner Deckard made a motion to approve SP2022-004 with the condition that the applicant gets an agreement with the neighboring
440 property to meet parking requirements. Commissioner Welch seconded the motion which passed by a vote of 4-0.
441

442 18. SP2022-005 (HENRY LEE)

443 Discuss and consider a request by Jeremy Nelson, PE of Kirkman Engineering on behalf of Phil Wagner of the Rockwall Economic Development
444 Corporation for the approval of a *Site Plan* for an Office/Warehouse/Manufacturing Facility on a 3.81-acre parcel of land identified as Lot 4, Block B,
445 Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-
446 276 OV) District, located at the northwest corner of the intersection of Innovation Drive and SH-276, and take any action necessary.
447

448 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting the approval of an office
449 warehouse/manufacturing facility. Based on the applicant's site plan, treescape plan, photometric plan, and building elevations, it generally
450 conforms to the requirements in the District Development Standards within the UDC for Light Industrial District. However, the applicant is
451 requesting an exception to allow tilt wall construction as well as requesting variances for the primary and secondary articulation which is not
452 uncommon for these large industrial buildings.
453

454 Commissioner Womble made a motion to approve SP2022-005. Commissioner Deckard seconded the motion which passed by a vote of 4-0.
455

456 19. SP2022-006 (HENRY LEE)

457 Discuss and consider a request by Luis Chico of Creativo Designs on behalf of Hector Rodriguez for the approval of a *Site Plan* for a Restaurant with
458 2,000 SF or More with Drive-Through or Drive-In (i.e. Pollo Regio) on a 1.03-acre parcel of land identified as Lot 1, block A, Grandy's Addition, City of
459 Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 726 E. IH-30, and
460 take any action necessary.
461

462 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of an amended site plan to renovate
463 the existing 3,764 square-foot restaurant with drive-through to establish a Pollo Regio. Based on the proposed building elevations, the applicant
464 is requesting a variance to the building materials as they are using more than 50% stucco on the northern western elevation as well as a variance
465 to the roof standards.
466

467 Commissioner Womble made a motion to approve SP2022-006 with staff recommendations. Commissioner Moeller seconded the motion which
468 passed by a vote of 4-0.
469

470 VII. DISCUSSION ITEMS
471

472 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
473 *forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these*
474 *items are considered for action by the Planning and Zoning Commission.*
475

476 20. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
477

- 478 • P2022-003: Final Plat for the Nelson Lake Subdivision [APPROVED]
- 479 • Z2022-001: PD Development Plan for the Harbor District Condominiums [APPROVED; 1ST READING]
- 480 • Z2022-002: PD Development Plan for the Sunset Ridge Residences [APPROVED; 1ST READING]
- 481 • Z2022-003: SUP for a Restaurant with Drive-Through or Drive-In in Planned Development District 70 (PD-70) [APPROVED; 1ST READING]

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- Z2022-004: SUP for a *Guest Quarters/Secondary Living Unit* for 704 Jackson Street [APPROVED; 1ST READING]
- Z2022-005: SUP for a *Residential Infill Adjacent to an Established Subdivision* 503 S. Clark Street [APPROVED; 1ST READING]
- MIS2022-001: Alternative Tree Mitigation Settlement Agreement for 1775 Airport Road [WITHDRAWN]


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

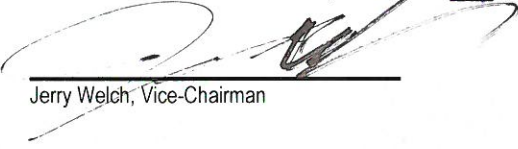
VIII. ADJOURNMENT

Vice-Chairman Welch adjourned the meeting at 8:38PM.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 29 day of March, 2022.

Attest:


Angelica Gamez, Planning and Zoning Coordinator


Jerry Welch, Vice-Chairman