

# MINUTES

PLANNING AND ZONING COMMISSION MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
JUNE 14, 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  
11 **Chairman Chodun called the meeting to order at 6:00 PM. Commissioners present were Derek Deckard, Brian Llewellyn, and Jerry Welch. Absent**  
12 **from the meeting were Commissioners Jean Conway, Sedric Thomas, and John Womble. Staff members present were Director of Planning and**  
13 **Zoning Ryan Miller, Planners Henry Lee and Bethany Ross, Planning Coordinator Angelica Gamez, Civil Engineer Sarah Johnston, and City Engineer**  
14 **Amy Williams.**

15  
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 on  
19 the agenda requiring architectural review.

20  
21 **Director Miller informed the Commission that Planner Lee will be giving the Architectural Review Board recommendations when discussing each**  
22 **case.**

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

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

32  
33 **Bob Wacker**  
34 **309 Featherstone**  
35 **Rockwall, TX 75087**

36  
37 **Mr. Wacker came forward and wanted to remind the Commission about a prior case whose developer went from 80% flat front garages to 20%.**

38  
39 **Chairman Chodun asked if anyone else wished to speak to come forward at this time; there being no one indicating such, Chairman Chodun closed**  
40 **the open forum.**

41  
42 IV. CONSENT AGENDA

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

46  
47 2. Approval of minutes for the May 31, 2022 Planning and Zoning Commission meeting.

48  
49 3. **P2022-025 (HENRY LEE)**

50 Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval  
51 of a Final Plat for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of  
52 Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and  
53 FM-1139, and take any action necessary.

54  
55 4. **P2022-027 (BETHANY ROSS)**

56 Consider a request by Trey Braswell of Kimley-Horn on behalf of Jarrod Yates of PS LPT Properties Investors for the approval of a Final Plat for Lot 1, Block A,  
57 PS Rockwall County Addition being a 2.082-acre tract of land identified as Tract 25-03 of the J. Strickland Survey Abstract No. 187, Rockwall County, Texas,  
58 situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 4000 N. Goliad Street [SH-205], and take any action necessary.

59  
60 5. **SP2022-027 (HENRY LEE)**

61 Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval  
62 of a Site Plan for the Homestead Subdivision being a 129.453-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of  
63 Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and  
64 FM-1139, and take any action necessary.

65  
66 6. **SP2022-022 (HENRY LEE)**

67 Discuss and consider a request by Alison Winget of Links Construction on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC)  
68 for the approval of an Amended Site Plan for an Office/Warehouse/Manufacturing Facility on a 3.81-acre parcel of land identified as Lot 4, Block B, Rockwall  
69 Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District,  
70 located at the northwest corner of the intersection of Innovation Drive and SH-276, and take any action necessary.

71  
72 **Commissioner Deckard made a motion to approve the consent agenda. Vice-Chairman Welch seconded the motion which passed by a vote of 4-0.**

73  
74 V. PUBLIC HEARING ITEMS

75  
76 *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*  
77 *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*  
78 *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*  
79 *to three (3) minutes out of respect for the time of other citizens.*

80  
81 7. **Z2022-022 (BETHANY ROSS)**

82 Hold a public hearing to discuss and consider a request by Cameron Ehn, PE of DB Constructors on behalf of Matt Wavering of the Rockwall Economic  
83 Development Corporation (REDC) for the approval of a Specific Use Permit (SUP) to allow a General Retail Store on a 10.649-acre parcel of land identified as  
84 Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the  
85 FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action necessary.

86  
87 **Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting approval of an SUP for a general retail store**  
88 **in a Light Industrial District. The purpose of the SUP requirement is to acknowledge that not all retail operations are appropriate in the Light Industrial**  
89 **areas. Staff mailed out notices to property owners and occupants within 500-feet of the subject property as well as any HOAs within 1500-feet of the**  
90 **subject property. Planner Ross then advised that the applicant and Staff were present and available to answer questions.**

91  
92 **Matt Wavering**  
93 **2610 Observation Trail, Suite 104**  
94 **Rockwall, TX 75087**

95  
96 **The applicant came forward and provided additional details in regards to the request.**

97  
98 **Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating**  
99 **such; Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.**

100  
101 **Commissioner Deckard made a motion to approve item Z2022-022. Vice-Chairman Welch seconded the motion which passed by a vote of 4-0.**

102  
103 **Chairman Chodun advised that this item will go before the City Council on June 20, 2022 for discussion or action.**

104  
105 8. **Z2022-023 (HENRY LEE)**

106 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 of  
107 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-through  
108 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 Development  
109 District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], and take any action necessary.

110  
111 **Planner Henry Lee provided a brief summary and history in regards to the request. The applicant has submitted a new concept plan and a petition**  
112 **as part of their new submittal. Staff should note that the addresses are not necessarily near the property and the ones that are nearby are across the**  
113 **street, mainly across Goliad Street. Staff mailed out 109 notices to property owners and applicants within 500-feet of the subject property as well as**  
114 **all HOAs within 1500-feet of the subject property. Staff has received 34 responses from 31 property owners in regards to the applicant's request.**  
115 **There was 1 in favor within the 500-foot buffer, 2 in favor outside that 500-foot buffer, 13 in opposition within the buffer and 18 in opposition outside**  
116 **of the buffer. Staff has also added additional conditions of approval such as a Traffic Impact Analysis and landscaping particularly at the corner of**  
117 **S. Goliad and Bourn Street. Planner Lee then advised that the applicant and staff were present and available to answer questions.**

118  
119 **Commissioner Deckard asked for clarification on the zoning of the land.**

120  
121 **Chairman Chodun asked the applicants to come forward.**

122  
123 **Scott Wilson**  
124 **4020 Glenwick Lane**  
125 **Dallas, TX 75205**

126  
127 **Brandon Laman**  
128 **3719 Pageant Place**  
129 **Dallas, TX 75244**

130  
131 **The applicants came forward and provided additional details in regards to their request and site plan revisions.**

132  
133 **Commissioner Deckard asked how many cars per hour are helped in a regular store. He also asked about the neon lights and outdoor model.**

134 **Vice-Chairman asked what time they opened. He also asked what the applicant was able to do for signage.**

135 **Commissioner Llewellyn asked if they approved this item and the concept failed, would another fast food restaurant be able to come in.**

136 **Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time.**

137  
138 Allen Anderson  
139 1208 S. Lakeshore  
140 Rockwall, TX 75087  
141  
142 Mr. Anderson came forward and expressed that he was the owner of the property and stated he was in favor of the request due to them being a solid  
143 company.  
144  
145 Linda Brine  
146 902 S. Alamo  
147 Rockwall, TX 75087  
148  
149 Mrs. Grimes came forward and expressed her opposition to the request.  
150  
151 Lynn Ramsey  
152 815 S. Alamo  
153 Rockwall, TX 75087  
154  
155 Mrs. Ramsey came forward and expressed her opposition to the request.  
156  
157 Chris Brannon  
158 810 S. Alamo Road  
159 Rockwall, TX 75087  
160  
161 Mr. Brannon came forward and expressed his opposition to the request.  
162  
163 Janice Morchower  
164 144 Westwood Drive  
165 Rockwall, TX 75032  
166  
167 Mrs. Morchower came forward and expressed her opposition to the request.  
168  
169 Larry and Susan Thompson  
170 901 S. Alamo  
171 Rockwall, TX 75087  
172  
173 Mr. and Mrs. Thompson came forward and expressed their opposition to the request.  
174  
175 Justin Scroggs  
176 1512 S. Alamo Road  
177 Rockwall, TX 75087  
178  
179 Mr. Scroggs came forward and expressed his opposition to the request.  
180  
181 Lacey Kelly  
182 808 S. Alamo Road  
183 Rockwall, TX 75087  
184  
185 Mrs. Kelly came forward and expressed her opposition to the request.  
186  
187 Tom Hughes  
188 1209 S. Lakeshore  
189 Rockwall, TX 75087  
190  
191 Mr. Hughes came forward and expressed his being in favor of the request.  
192  
193 Ted Gates  
194 904 S. Alamo  
195 Rockwall, TX 75087  
196  
197 Mr. Gates came forward and expressed his opposition to the request.  
198  
199 Chuck Scroggs  
200 813 S. Alamo  
201 Rockwall, TX 75087  
202  
203 Mr. Scroggs came forward and expressed his opposition to the request.  
204  
205 Chairman Chodun asked if anyone else wished to speak to come forward at this time; there being no one indicating such, Chairman Chodun closed  
206 the public hearing and brought the item back to the Commission for discussion or action.

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The applicants came forward and addressed the public comments.

Chairman Chodun expressed that his main issue with the request was the location and he could not support it for that reason.  
Commissioner Deckard expressed that he could not support the request due to the site location.

Commissioner Deckard made a motion to deny item Z2022-023. Chairman Chodun seconded the motion to deny which passed by a vote of 4-0.

Chairman Chodun advised this item will go before the City Council on June 20, for discussion or action.

9. **Z2022-024 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* and the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. Back in March 2022, the City Council approved an ordinance which allowed a 176-unit condominium building on the subject property. The revised layout showed a realignment of Pinnacle Way and Glenhill Way. The applicant is now requesting is to amend the planned development district to realign the roadway. Nothing else associated with this case is changing, just the roadway alignment. They are specifically moving it so that it doesn't extend onto any other property. With this new alignment, they are bringing Glenhill Way up off of Summer Lee Drive. Director Miller explained that there are two slight changes associated with this alignment, such as the S-curve and the number of parking spaces. Staff mailed out 34 notices to property owners and occupants within 500-feet of the subject property and all HOAs within 1500-feet of the subject property. Staff has since received 3 notices in favor of the request. Director Miller advised that the applicant and staff were present and available to answer questions.

Commissioner Deckard asked if a section of the garage will be visitor parking only.

Chairman Chodun asked the applicant to come forward.

Asher Hamilton  
1920 McKinney Avenue  
Dallas, TX 75201

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

Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time.

Allen Anderson  
1208 S. Lakeshore  
Rockwall, TX 75087

Mr. Anderson came forward and expressed his being in favor of the request.

Janice Morchower  
144 Westwood Drive  
Rockwall, TX

Mrs. Morchower came forward and expressed her opposition to the request.

Chairman Chodun asked if anyone else wished to speak to come forward at this time. There being no one indicating such; Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

The applicant came forward and addressed the comments made by the public.

Vice-Chairman Welch made a motion to approve item Z2022-024 with staff recommendations. Chairman Chodun seconded the motion which passed by a vote of 4-0.

Chairman Chodun advised this item will go before the City Council on June 20, 2022 for discussion or action.

10. **Z2022-025 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Javier Silva for the approval of a *Specific Use Permit (SUP)* for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.25-acre parcel of land identified as Lot E, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 511 Bourn Street, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting approval of a SUP for Residential Infill in an Established Subdivision. The purpose of this is to construct a 1,989-square foot single-family home which meets all of the density and dimensional

277 requirements within Single-Family 7 (SF-7) District. Staff mailed out 47 notices to property owners and occupants within 500-feet of the subject  
278 property and has received 3 in return in favor of the applicant's request.

279  
280 Chairman Chodun asked the applicant to come forward.

281  
282 Javier Silva  
283 58 Windsor Drive  
284 Rockwall, TX 75032

285  
286 Mr. Silva came forward and provided additional details in regards to the request.

287  
288 Chairman Chodun asked if anyone wished to speak to come forward at this time. There being no one indicating such; Chairman Chodun closed the  
289 public hearing and brought the item back to the Commission for discussion or action.

290  
291 Commissioner Llewellyn made a motion to approve item Z2022-025. Commissioner Deckard seconded the motion which passed by a vote of 4-0.

292  
293 Chairman Chodun advised this item will go before the City Council on June 20, 2022 for discussion or action.

294  
295 11. **Z2022-026 (BETHANY ROSS)**

296 Hold a public hearing to discuss and consider a request by David Scott and Christine Fischer for the approval of a Specific Use Permit (SUP) for Residential  
297 Infill Adjacent to Established Subdivision for the purpose of constructing a single-family home on a ten (10) acre parcel of land identified as Lot 2, Block A,  
298 Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the terminus of Breezy Hill Lane, and  
299 take any action necessary.

300  
301 Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting approval of an SUP for Residential Infill  
302 adjacent to an Established Subdivision. The purpose of this request is to construct a 4,925 square-foot single-family home which meets all of the  
303 density and dimensional requirements with the exception of the orientation of the garage. The applicant is requesting a flat-front entry garage instead,  
304 but Staff should point out that this lot is a 10-acre rural lot. Planner Ross advised that this was a discretionary decision for the City Council pending  
305 a recommendation from the Planning and Zoning Commission. Staff mailed out notices to property owners and occupants within 500-feet of the  
306 subject property. Planner Ross advised that the applicant and staff were present and available to answer questions.

307  
308 Chairman Chodun asked the applicant to come forward.

309  
310 Christine Fischer  
311 1608 Lake Crest Lane  
312 Plano, TX 75023

313  
314 The applicant came forward and was prepared to answer questions.

315  
316 Chairman Chodun asked if anyone else wished to speak to come forward at this time. There being no one indicating such; Chairman Chodun closed  
317 the public hearing and brought the item back to the Commission for discussion or action.

318  
319 Vice-Chairman Welch made a motion to approve item Z2022-026 with staff recommendations. Commissioner Llewellyn seconded the motion which  
320 passed by a vote of 4-0.

321  
322 Chairman Chodun advised this item will go before the City Council on June 20, 2022 for discussion or action.

323  
324 12. **Z2022-027 (RYAN MILLER) [POSTPONED TO THE JUNE 28, 2022 PLANNING AND ZONING COMMISSION MEETING]**

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

332  
333 Chairman Chodun advised that this case had been postponed until the June 28, 2022 meeting.

334  
335 13. **Z2022-028 (RYAN MILLER)**

336 Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD  
337 for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial  
338 (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], &  
339 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east  
340 side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

341  
342 Director of Planning and Zoning Ryan Miller provided a brief summary and history in regards to the request. The applicant submitted a request in  
343 December of last year requesting to change the zoning of the subject property from Agricultural (AG) District to Planned Development District for  
344 Single-Family 10 (SF-10) and Commercial (C) District land uses. Under that request, the applicant was proposing a 495-lot subdivision with  
345 approximately 28 acres of Commercial land. Ultimately, the request was withdrawn by the applicant due to allowing them more time to engage the  
346 adjacent neighborhood. Tonight's request has the applicant wanting to rezone the property for a 490-lot subdivision that does incorporate 28.4 acres

347 of Commercial. This translates to a density of 1.85 units per gross acre and they are proposing 20.57% open space. Staff mailed out 29 notices to  
348 property owners and occupants within 500-feet of the subject property as well as notifying all HOAs within 1500-feet of the subject property. As of  
349 the date of the meeting, Staff has received the following: 76 responses from 72 property owners inside the City limits and 213 responses from  
350 property owners outside the City limits. Of those there were 7 property owner notifications from 7 property owners within the 500-foot notification  
351 buffer in opposition to the applicant's request and 1 email from 1 property owner within the 500-foot buffer notification area opposed to the request.  
352 There were 65 responses to the City's online Zoning and Specific Use Input form from 61 property owners outside of the 500-foot buffer notification  
353 area in opposition to the request and 3 emails from 3 property owners outside of the buffer in opposition to the request. Staff also received responses  
354 from Caddo Mills, Collin County, Fate, Forney Heath, McClendon-Chisholm, Rockwall County, Rowlett, and Royse City. Director Miller explained that  
355 those made up the bulk of the opposition in the packet. He then advised that this particular case did meet the 20% requirement which is 20% of the  
356 property area within 200-feet has indicated opposition and, therefore, when this case reaches City Council it will require a ¾ majority vote.  
357

358 Commissioner Deckard asked how density is calculated in the City of Rockwall and how long it has been calculated like that.  
359

360 Chairman Chodun asked the applicants to come forward.  
361

362 Brian Cramer  
363 10670 North Central Expressway  
364 Dallas, TX 75231  
365

366 Ryan Joyce  
367 767 Justin Road  
368 Rockwall, TX 75087  
369

370 The applicants came forward and provided additional details as well as a PowerPoint in regards to their request.  
371

372 Chairman Chodun asked if anyone wished to speak to come forward at this time.  
373

374 Howard Haddock  
375 155 Willowcrest  
376 Rockwall, TX 75032  
377

378 Mr. Haddock came forward and expressed his opposition to the request.  
379

380 Joe Ward  
381 4920 Bear Claw Lane  
382 Rockwall, TX 75032  
383

384 Mr. Ward came forward and expressed his opposition to the request.  
385

386 Leslie Wilson  
387 535 Cullins Road  
388 Rockwall, TX 75032  
389

390 Mrs. Wilson came forward and expressed her opposition to the request.  
391

392 Leslie Hogue  
393 530 Cullins Road  
394 Rockwall, TX 75032  
395

396 Mrs. Hogue came forward and expressed her opposition to the request.  
397

398 Susan Langdon  
399 5050 Bear Claw Lane  
400 Rockwall, TX 75032  
401

402 Mrs. Langdon came forward and expressed her opposition to the request.  
403

404 Greg Pearson  
405 1920 Broken Lance Lane  
406 Rockwall, TX 75032  
407

408 Mr. Pearson came forward and expressed his opposition to the request.  
409

410 Chris Lugman  
411 5200 Standing Oak Lane  
412 Rockwall, TX 75032  
413

414 Mr. Lugman came forward and expressed his opposition to the request.  
415

416 Brandon Whitfield

417 150 Willowcrest  
418 Rockwall, TX 75032

419  
420 Mr. Whitfield came forward and expressed his opposition to the request.

421  
422 Tim McAllum  
423 5140 Standing Oak Lane  
424 Rockwall, TX 75032

425  
426 Mr. McAllum came forward and expressed his opposition to the request. He asked the room and indicated who was in favor or opposed to the request.

427  
428 Kristi Mase  
429 1160 Skylar Drive  
430 Rockwall, TX 75032

431  
432 Mrs. Mase came forward and expressed her opposition to the request.

433  
434 Jason Schuette  
435 1925 Broken Lance Lane  
436 Rockwall, TX 75032

437  
438 Mr. Schuette came forward and expressed his opposition to the request.

439  
440 Alexander Baker  
441 2045 Broken Lance Lane  
442 Rockwall, TX 75032

443  
444 Mr. Baker came forward expressed his opposition to the request

445  
446 Kathleen Fleming  
447 2165 Arrowhead Court  
448 Rockwall, TX 75032

449  
450 Mrs. Fleming came forward and expressed her opposition to the request.

451  
452 Chris Curtis  
453 4735 Bear Claw Lane  
454 Rockwall, TX 75032

455  
456 Mr. Curtis came forward and expressed his opposition to the request.

457  
458 Tony Pope  
459 626 E. Cullins Road  
460 Rockwall, TX 75032

461  
462 Mr. Pope came forward and expressed his opposition to the request.

463  
464 Chairman Chodun asked if anyone else wished to speak to come forward at this time. There being no one indicating such; Chairman Chodun closed  
465 the public hearing and brought the item back to the Commission for discussion or action.

466  
467 The applicant (Ryan Joyce) came forward to address the public's comments.

468  
469 After discussion between the Commission, Commissioner Deckard made a motion to approve item Z2022-028. Vice-Chairman Welch seconded the  
470 motion which passed by a vote of 3-1 with Chairman Chodun dissenting.

471  
472 Director Miller advised this item will go before the City Council on June 20, 2022 for discussion or action and will require a ¾ majority vote.

473  
474 VI. ACTION ITEMS

475  
476 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*  
477 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*

478  
479 14. SP2022-023 (BETHANY ROSS)

480 Discuss and consider a request by Dustin Mitchell of Aqua Marine Enterprises, Inc. on behalf of Allan Smith of Reliance Worldwide Corporation for the approval  
481 of an Amended Site Plan for a Tornado Shelter on a 7.693-acre parcel of land identified as Lot 4, Block A, Rockwall Technology Park Addition, Rockwall County,  
482 Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1605 Research Circle, and take any action  
483 necessary.

484  
485 Planner Bethany Ross provided a brief summary in regards to the request. The request is for an amended site plan for a 560-foot, 112-person tornado  
486 shelter located at the rear of the property. Since this tornado shelter is considered a commercial building and the subject property is located within

487 the 276 Overlay District, this structure is subject to the General Overlay District Standards. The Architectural Review Board did provide a  
488 recommendation of approval on May 31, 2022 with the condition that the applicant paint the structure to match the color of the existing EZ Flo  
489 Building. Planner Ross advised that the applicant and staff were present and available to answer questions.

490  
491 Chairman Chodun asked the applicant to come forward.

492  
493 **Matt Mullikan**  
494 **105 St. Mary's, Suite 300**  
495 **Rockwall, TX 75087**

496  
497 **Mr. Mullikan came forward and provided additional details in regards to the request.**

498  
499 **After brief discussion, Vice-Chairman Welch made a motion to approve item SP2022-023. Commissioner Llewellyn seconded the motion which does**  
500 **not pass by a vote of 2-2, with Commissioners Deckard and Chodun dissenting.**

501  
502 **Commissioner Deckard made a motion to deny item SP2022-023 without prejudice. Chairman Chodun seconded the motion to deny which passed**  
503 **by a vote of 4-0.**

504  
505 **15. SP2022-025 (HENRY LEE)**

506 Discuss and consider a request by David Gregory of DCG Engineering, Inc. on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a *Site Plan*  
507 for a *Restaurant with 2,000 SF or more with Drive-Through or Drive-In (Einstein Bros. Bagels)* on a 0.702-acre parcel of land identified as Lot 3, Block A, Sky  
508 Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located  
509 on the west side of Ridge Road [FM-740] south of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

510  
511 **Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a site plan for the construction of a**  
512 **Restaurant with a Drive-Through that is greater than 2,000 square-feet. The site plan does generally conform to the requirements of the General**  
513 **Overlay District and the General Commercial District standards. The Architectural Review Board did recommend approval of this case; however,**  
514 **they did want stone wrapped around the East and West side on their elevations. Planner Lee explained that this is a discretionary decision for the**  
515 **Planning and Zoning Commission and it does require a super majority vote.**

516  
517 **Chairman Chodun asked the applicant to come forward.**

518  
519 **Logan McWhorter**  
520 **1668 Keller Parkway, Suite 100**  
521 **Keller, TX 76248**

522  
523 **The applicant came forward and provided additional details in regards to the request.**

524  
525 **Commissioner Llewellyn made a motion to approve item SP2022-025. Commissioner Deckard seconded the motion which passed by a vote of 4-0.**

526  
527 **16. SP2022-026 (HENRY LEE)**

528 Discuss and consider a request by David Gregory of DCG Engineering, Inc. on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a *Site Plan*  
529 for a *Restaurant with 2,000 SF or more with Drive-Through or Drive-In (Qdoba)* on a 0.615-acre parcel of land identified as Lot 4, Block A, Sky Ridge Addition,  
530 City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the west side  
531 of Ridge Road [FM-740] south of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

532  
533 **Planner Henry Lee provided a brief summary in regards to the request. He advised that this property was located right next to the previous case and**  
534 **they had the same variances as well. They will have to do a parking agreement with Einstein Bagels.**

535  
536 **Chairman Chodun asked the applicant to come forward.**

537  
538 **Logan McWhorter**  
539 **1668 Keller Parkway, Suite 100**  
540 **Keller, TX 76248**

541  
542 **Mr. McWhorter came forward and provided additional details in regards to the request.**

543  
544 **Commissioner Deckard made a motion to approve item SP2022-026. Commissioner Llewellyn seconded the motion which passed by a vote of 4-0.**

545  
546 **17. SP2022-028 (RYAN MILLER)**

547 Discuss and consider a request by Richard Sullivan on behalf of Reid Caldwell of Rockwall Urban Industrial, LP for the approval of an *Amended Site Plan* for  
548 *Outside Storage* on a 1.89-acre parcel of land identified as Lot 3, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light  
549 Industrial (LI) District, addressed as 1910 Alpha Drive, and take any action necessary.

550  
551 **Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is proposing outside storage and the**  
552 **Commission previously denied the item without prejudice to allow the applicant to work with staff. The applicant has since worked with staff on an**  
553 **amended alternative screening plan. Director Miller advised that the applicant and staff were present and available to answer questions.**

554  
555 **Chairman Chodun asked the applicant to come forward.**

556



557 **Todd Stefaniak**  
558 **1813 Granite Falls Court**  
559 **Dallas, TX 75204**

560  
561 **Mr. Stefaniak came forward and provided additional details in regards to his request.**

562  
563 **Vice-Chairman Welch made a motion to approve item SP2022-028 with staff recommendations. Commissioner Llewellyn seconded the motion which**  
564 **passed by a vote of 4-0.**

565  
566 VII. DISCUSSION ITEMS

567  
568 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*  
569 *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*  
570 *are considered for action by the Planning and Zoning Commission.*

571  
572 18. **Director's Report** of post City Council meeting outcomes for development cases (RYAN MILLER).

- 573  
574 • P2022-023: Replat for Lots 5, 6 & 7, Block B, Rockwall Technology Park Addition [APPROVED]  
575 • P2022-024: Replat for Lot 2, Block L, Lake Rockwall Estates East Addition [APPROVED]  
576 • P2022-026: Replat for Lot 2, Block 1, Valk Rockwall Addition [APPROVED]  
577 • Z2022-016: Zoning Change from SFE-4.0 to SF-1 for 714 Clem Road [APPROVED; 2<sup>ND</sup> READING]  
578 • Z2022-017: Specific Use Permit (SUP) for a Towing and Impound Yard at 227 National Drive [APPROVED; 2<sup>ND</sup> READING]  
579 • Z2022-018: Specific Use Permit (SUP) for an Accessory Building at 2914 FM-549 [APPROVED; 2<sup>ND</sup> READING]  
580 • Z2022-019: Zoning Change from AG to C for 5879, 5917, & 5981 FM-3097 [APPROVED; 2<sup>ND</sup> READING]  
581 • Z2022-020: Zoning Change from AG to LI for 4649 SH-276 [APPROVED; 2<sup>ND</sup> READING]  
582 • Z2022-021: Specific Use Permit (SUP) for a Residential Infill at 5405 Ranger Drive [APPROVED; 2<sup>ND</sup> READING]

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

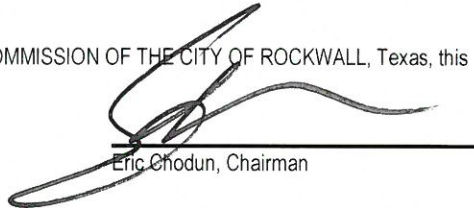
584  
585  
586 VIII. ADJOURNMENT

587  
588 **Chairman Chodun adjourned the meeting at 9:20 pm.**

589 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 14 day of June  
590 \_\_\_\_\_, 2022.

591  
592  
593  
594  
595 Attest:

596 \_\_\_\_\_  
597 Angelica Garbez, Planning Coordinator

  
Eric Chodun, Chairman