

# MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
MAY 31, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases),  
3 AND [2] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC  
4 USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.  
5

## 6 I. CALL TO ORDER 7

8 **Chairman Eric Chodun brought the meeting to order at 6:00 PM. Commissioners present were John Womble, Derek Deckard, Sedric Thomas, Jerry  
9 Welch, Jean Conway and Brian Llewellyn. Staff members present were Planning Director Ryan Miller, Planners Henry Lee and Bethany Ross, Planning  
10 Coordinator Angelica Gamez, Civil Engineer Sarah Johnston, Assistant City Engineer Jeremy White, and City Engineer Amy Williams.**  
11

## 12 II. APPOINTMENTS 13

14 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on  
15 the agenda requiring architectural review.  
16

17 **A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural  
18 Review Board meeting.**  
19

## 20 III. OPEN FORUM 21

22 *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  
23 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  
24 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  
25 Act.*  
26

27 **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  
28 indicating such, Chairman Chodun closed the open forum.**  
29

## 30 IV. CONSENT AGENDA 31

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

35 2. Approval of minutes for the May 10, 2022 Planning and Zoning Commission meeting.  
36

### 37 3. P2022-023 (HENRY LEE)

38 Consider a request by Alison Winget of Links Construction on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the  
39 approval of a Replat for Lots 5, 6 & 7, Block B, Rockwall Technology Park Addition being a 7.377-acre parcel of land identified as Lot 4, Block B, Rockwall  
40 Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV)  
41 District, located at the northwest corner of the intersection of SH-276 and Innovation Drive, and take any action necessary.  
42

### 43 4. P2022-024 (BETHANY ROSS)

44 Consider a request by Bart Carroll of Carroll Consulting Group, Inc. on behalf of Robbie Hale of Shepherd Place Homes, Inc. the approval of a Replat for Lot  
45 2, Block L, Lake Rockwall Estates East Addition being a 0.4215-acre tract of land identified as Lots 1300 & 1301, Block A, Rockwall Lake Properties  
46 Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District  
47 land uses, addressed as 116 Nicole Drive, and take any action necessary.  
48

### 49 5. P2022-026 (BETHANY ROSS)

50 Consider a request by Trey Braswell of Kimley-Horn on behalf of Jarrod Yates of PS LPT Properties Investors for the approval of a Replat for Lot 2, Block 1,  
51 Valk Rockwall Addition being a 4.264-acre parcel of land identified as Lot 2, Block 1, Valk Rockwall Addition, City of Rockwall, Rockwall County, Texas,  
52 zoned Agricultural (AG) District, addressed as 4028 N. Goliad Street [SH-205], and take any action necessary.  
53

54 **Commissioner Deckard made a motion to approve the consent agenda. Commissioner Thomas seconded the motion which passed by a vote of  
55 7-0.**  
56

## 57 V. ACTION ITEMS 58

59 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special  
60 exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*  
61

### 62 6. SP2022-024 (HENRY LEE)

63 Discuss and consider a request by Charles Smith of Incognito Winery on behalf of Charles Smith of Dynacap Holdings, LTD the approval of a Site Plan for a  
64 Craft Winery on a 2.202-acre tract of land identified as Tract 12 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned  
65 Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1541 IH-30, and take any action necessary.

66  
67 **Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a site plan for the purpose of**  
68 **establishing a craft winery and addressing parking issues that exist on the subject property. This case has come to P&Z previously but the request**  
69 **was originally denied on May 10, 2022 mainly because it did not meet the necessary requirements of the UDC. The applicant has since resubmitted**  
70 **with a proposed site plan and landscape plan which indicates that all 12 parking spaces. The applicant is requesting to allow them to only plant**  
71 **the 8 accent trees and not the canopy trees due to concerns with the overhead powerlines. Planner Lee advised the Commission that this is a**  
72 **discretionary decision for them and it does require a super majority vote to be approved. He then added that the applicant and Staff were present**  
73 **and available for questions.**

74  
75 **Commissioner Womble asked if they were voting on the use or the actual site plan.**  
76 **Commissioner Conway asked if they were proposing anything in lieu of the trees.**  
77 **Chairman Chodun asked the applicant to come forward.**

78  
79 **Charles Smith**  
80 **611 E. Boydston**  
81 **Rockwall, TX 75087**

82  
83 **The applicant came forward and provided additional details in regards to the request.**

84  
85 **Vice-Chairman Welch made a motion to approve SP2022-024 with staff recommendations. Commissioner Thomas seconded the motion which**  
86 **passed by a vote of 7-0.**

87  
88 VI. DISCUSSION ITEMS

89  
90 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*  
91 *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*  
92 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*  
93 *following cases is June 14, 2022.*

94  
95 **7. Z2022-022 (BETHANY ROSS)**

96 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  
97 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  
98 as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within  
99 the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action  
100 necessary.

101  
102 **Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting approval of a Specific Use Permit (SUP) for**  
103 **a General Retail Store for a small portion of a chocolate manufacturing plant. Staff has requested a site plan to show the 12 required parking**  
104 **spaces for a general retail store.**

105  
106 **Matt Wavering**  
107 **2610 Observation Trail**  
108 **Rockwall, TX 75087**

109  
110 **The applicant came forward and provided additional details in regards to the request.**

111  
112 **Chairman Chodun asked if there were any issues with traffic or hours of operation.**

113  
114 **Chairman Chodun advised that this item will come back before the Commission for discussion or action on June 14, 2022.**

115  
116 **8. Z2022-023 (HENRY LEE)**

117 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  
118 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-  
119 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  
120 Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], and take any action necessary.

121  
122 **Planner Henry Lee provided a brief summary and background in regards to the request. The applicant previously requested to put in a restaurant**  
123 **with a drive-through less than 2,000 SF at the subject property but, ultimately, withdrew the case. The withdrawal was approved by City Council**  
124 **on the grounds that they work with the residents. Planner Lee mentioned that they are working with the applicant on comments made on the**  
125 **concept plan shown.**

126  
127 **Vice-Chairman Welch asked what the difference was between a drive-through and drive-up.**

128  
129 **Chairman Chodun advised that this item will come back before the Commission for discussion or action on June 14, 2022.**

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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. The applicants have gone back and have proposed to realign the roadway closer to what the concept plan had. This was an extension of Pinnacle Way as opposed to taking Glenhill Way up and teeing into Pinnacle. Director Miller advised that this was the only change being made on this PD Development Plan. The applicants have also provided an updated streetscape plan.

Jared Moore  
3333 Harry Hines Blvd.  
Dallas, TX 75201

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

Chairman Chodun advised that this item will come back before the Commission for discussion or action on June 14, 2022.

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 advised that this was a request for residential infill in an established subdivision and it meets all of the requirements.

Chairman Chodun advised that this item will come back before the Commission for discussion or action on June 14, 2022.

11. Z2022-026 (BETHANY ROSS)

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 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, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the terminus of Breezy Hill Lane, and take any action necessary.

Planner Bethany Ross advised that her applicants were present.

Scott Fisher  
1608 Lake Crest Lane  
Plano, TX 75023

Patra Phillips  
1406 Montclair Drive  
Rockwall, TX 75087

The applicants came forward and provided a brief summary in regards to their request. They are proposing to construct a single-family home.

Commissioner Deckard asked why the need to have a front facing garage.

Chairman Chodun advised that this item will come back before the Commission for discussion or action on June 14, 2022.

12. Z2022-027 (RYAN MILLER)

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 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 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. 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, 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 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 action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. He explained that the applicant has submitted a concept plan that has many areas where it can be improved to meet the comprehensive plan. Staff has conveyed this to the applicant and they stated they are working on a revised concept plan to bring back to the Commission. Staff also wanted to note that depending on the timing of that, it may require them to table this item in the future.

199 Adam Buczek  
200 8214 Westchester Drive, Suite 900  
201 Dallas, TX 75225  
202

203 The applicant came forward and provided a PowerPoint presentation in regards to the request.  
204

205 Chairman Chodun asked if they will be doing any traffic studies.

206 Commissioner Deckard asked if they will be requesting any variances.

207 Commissioner Thomas asked what the phase approach was for the project.  
208

209 Chairman Chodun advised that this item may come back before the Commission for discussion or action on June 14, 2022.  
210

211 13. Z2022-028 (RYAN MILLER)

212 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  
213 LTD 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  
214 Commercial (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  
215 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District,  
216 located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.  
217

218 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. He explained the Commission has seen this  
219 request before but the applicant ended up withdrawing that request to work with the neighborhood. They have since resubmitted and there are  
220 some slight changes to the plan being presented.  
221

222 Ryan Joyce  
223 767 Justin Road  
224 Rockwall, TX 75087  
225

226 Brian Cramer  
227 4925 Greenville Ave  
228 Dallas, TX 75206  
229

230 The applicants came forward and provided a PowerPoint presentation in regards to their request.  
231

232 Chairman Chodun advised that this item will come back before the Commission for discussion or action on June 14, 2022.  
233

234 14. P2022-025 (HENRY LEE)

235 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  
236 approval 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,  
237 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of  
238 FM-549 and FM-1139, and take any action necessary.  
239

240 Planner Henry Lee advised this item will need to go before the Parks Board on June 7, 2022.  
241

242 Chairman Chodun advised that this item will come back before the Commission for discussion or action on June 14, 2022.  
243

244 15. P2022-027 (BETHANY ROSS)

245 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  
246 A, 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,  
247 Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 4000 N. Goliad Street [SH-205], and take any action  
248 necessary.  
249

250 Director of Planning and Zoning Ryan Miller advised this item is in the ETJ and staff is awaiting comments from Rockwall County.  
251

252 Chairman Chodun advised that this item will come back before the Commission for discussion or action on June 14, 2022.  
253

254 16. SP2022-017 (BETHANY ROSS)

255 Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD)  
256 for the approval of a Site Plan for a Public Secondary School on a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey,  
257 Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District  
258 land uses, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.  
259

260 Planner Bethany Ross provided a brief summary in regards to the request. She explained that they are working with the applicant through some  
261 infrastructure issues which may cause them to delay the project.  
262

263 Will Salee (Applicant)  
264

265 Mr. Salee came forward and provided additional details in regards to the request.  
266

267 Chairman Chodun advised that this item will come back before the Commission for discussion or action on June 14, 2022.

268  
269 17. SP2022-018 (BETHANY ROSS)

270 Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD)  
271 for the approval of a Site Plan for a *Public Secondary School* a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25  
272 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for limited  
273 Neighborhood Services (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King  
274 Boulevard, and take any action necessary.

275  
276 Will Salee (Applicant)

277  
278 Mr. Salee came forward and provided details in regards to the request. He explained that they are in talks in regards to infrastructure as well.

279  
280 Chairman Chodun advised that this item will come back before the Commission for discussion or action on June 14, 2022.

281  
282 18. SP2022-022 (HENRY LEE)

283 Discuss and consider a request by Alison Winget of Links Construction on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC)  
284 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  
285 Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV)  
286 District, located at the northwest corner of the intersection of Innovation Drive and SH-276, and take any action necessary.

287  
288 Planner Henry Lee provided a brief summary in regards to the request. This request is returning due to changes in the elevations which the ARB  
289 recommended for approval by a vote of 5-0.

290  
291 Allison Winget  
292 525 S. Loop 288, Suite 105  
293 Denton, TX 76208

294  
295 Mrs. Winget came forward and was prepared to answer questions.

296  
297 Chairman Chodun advised that this item will come back before the Commission for discussion or action on June 14, 2022.

298  
299 19. SP2022-023 (BETHANY ROSS)

300 Discuss and consider a request by Dustin Mitchell of Aqua Marine Enterprises, Inc. on behalf of Allan Smith of Reliance Worldwide Corporation for the  
301 approval 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,  
302 Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1605 Research Circle,  
303 and take any action necessary.

304  
305 Planner Bethany Ross provided a brief summary in regards to the request. The request is for a tornado shelter being added to the EZ Flow which  
306 is in a Light Industrial area. This is screened by a large row of trees in the back of the property but it does not meet any of the technical  
307 requirements. Staff has taken this to ARB and they approved it with the condition that they paint the shelter the same color as the existing building.

308  
309 Vice-Chairman Welch asked if they did not mention anything about articulation.  
310 Commissioner Deckard asked how many people the shelter is supposed to hold.  
311 Commissioner Thomas asked if they have anything supporting the request on why they need the shelter.  
312 Commissioner Conway wanted further explanation in regards to the caliper trees.

313  
314 Chairman Chodun advised that this item will come back before the Commission for discussion or action on June 14, 2022.

315  
316 20. SP2022-025 (HENRY LEE)

317 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  
318 Plan 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  
319 A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally  
320 located 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.

321  
322 Planner Henry Lee provided a brief summary in regards to the request. He explained that Staff is working thru comments with the applicants.

323  
324 Logan McWhorter  
325 1668 Keller Parkway  
326 Keller, TX 76248

327  
328 The applicant came forward and provided additional details in regards to the request.

329  
330 Chairman Chodun asked if there were any variances requested.

331  
332 Chairman Chodun advised that this item will come back before the Commission for discussion or action on June 14, 2022.

333  
334 21. SP2022-026 (HENRY LEE)

