

**MINUTES**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**August 27, 2019**  
**6:00 P.M.**

I. CALL TO ORDER

Vice-Chairman Eric Chodun called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, Tracey Logan, Mark Moeller and Sedrick Thomas. Absent from the meeting was Annie Fishman and John Womble. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, and Civil Engineer Sarah Hager.

II. OPEN FORUM

Vice-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 coming forward to speak Vice-Chairman Chodun closed the open forum.

III. CONSENT AGENDA

1. Approval of Minutes for the July 30, 2019 Planning and Zoning Commission meeting.

2. P2019-032

Consider a request by Jay and Terri Bedford of A. J. Bedford Group, Inc. on behalf of Raymond Jowers for the approval of a replat for Lot 8, Block A, Bodin Industrial Addition being a 2.029-acre parcel of land identified as Lot 7, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.

3. P2019-034

Consider a request by Matt Atkins of Engineering Concepts on behalf of Scott Lewis of RRDC, LTD. for the approval of a replat for Lots 29-33, Block A, Whisper Rock Addition being a 1.177-acre tract of land currently identified as Lots 1-5, Block A, Whisper Rock Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1206, 1210, 1214, 1218 & 1222 Whisper Rock Drive, and take any action necessary.

4. P2019-036

Consider a request by Price Pointer of TCB Construction Group, LLC for the approval of a replat for Lot 1, Block A, TCB Addition being a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 505 N. Goliad Street, and take any action necessary.

5. SP2019-034

Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a site plan for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Commissioner Logan seconded the motion which passed by a vote of 5-0 with Commissioners Womble and Fishman absent.

IV. APPOINTMENTS

6. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

Vice-Chairman Chodun indicated agenda item #7 would be moved to the end of the agenda.

V. ACTION ITEMS

7. Hold an election to elect a Chairman and Vice-Chairman for the Planning and Zoning Commission.

Commissioner Moeller nominated Vice-Chairman Chodun for Chairman of the Commission. Commissioner Logan seconded the motion which passed by a vote of 5-0 with Commissioners Fishman and Womble absent. Commissioner Moeller made a motion to nominate Commissioner Welch as Vice-Chairman. Commissioner Thomas seconded the motion which passed by a vote of 5-0 with Commissioners Fishman and Womble absent.

VI. DISCUSSION ITEMS

8. Z2019-017

Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, and take any action necessary.

Vice Chairman Chodun asked the applicant to come forward and speak.

Lance Tyler  
1501 The Rock  
Rockwall, TX

Mr. Tyler came forward and provided information and background pertaining to his request. Mr. Tyler indicated he was available for questions.

Vice-Chairman Chodun asked for questions from the Commission. Commissioner Logan asked in regards to the access. Commissioner Moeller shared concern with the high density and rear driveway being the only access for parking. Commissioner Welch asked in regards to the design.

There being no further questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

9. Z2019-018

Hold a public hearing to discuss and consider a request by Rob Whittle for the approval of an amendment to Planned Development District 5 (PD-5) to change the garage setback requirements for an 11.003-acre tract of land identified as Lots 1-40, Block A, the Highlands Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of the intersection of SH-66 and FM-1114, and take any action necessary.

Planning Director, Ryan Miller, provided a brief summary and background of the request. Mr. Miller indicated that the applicant was present and available for questions as well as staff.

Vice Chairman Chodun asked the applicant to come forward and speak.

Rob Whittle  
P.O. Box 369  
Rockwall, TX

Mr. Whittle came forward and provided additional information in regards to the request. Mr. Whittle indicated he was available for questions.

Vice-Chairman Chodun asked for questions from the Commission.

There being no questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

10. Z2019-019

Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a *Freestanding Commercial Antenna* on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.

Vice Chairman Chodun asked the applicant to come forward and speak.

Doug Henderson  
1870 Crown Drive  
Dallas, TX

Mr. Henderson came forward and provided a brief summary of the request. He indicated he was available for questions.

Vice-Chairman Chodun asked for questions from the Commission. Commissioner Welch asked if the subject property is owned by the City of Rockwall. Senior Planner, Korey Brooks, indicated that the city tower is in a city facility. The request is to add an additional tower with the existing one remaining on the site. Commissioner Moeller asked in regards to the platforms within the tower.

There being no further questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

11. Z2019-020

Hold a public hearing to discuss and consider a request by Todd Panzner for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 11.85-acre tract of land identified as Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, and take any action necessary.

Vice Chairman Chodun asked the applicant to come forward and speak.

Todd Panzner  
1600 Eldridge Parkway  
Houston, TX

Mr. Panzner came forward and provided brief comments in regards to details pertaining to the request and indicated he was available for questions.

There being no questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

12. P2019-017

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a preliminary plat for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

Senior Planner, Korey Brooks provided brief comments in regards to the request. The case is before the Commission because it will go before the Parks Board to access fees and will be on the consent agenda at the next scheduled meeting.

**There being no questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.**

**13. P2019-031**

**Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owner Jeff Kennemer of the Saddle Star Land Development, LLC for the approval of a final plat for Phase 1 of the Saddle Star South Subdivision containing 66 single-family residential lots on a 26.411-acre tract of land identified as a portion of a larger 44.292-acre tract of land identified as Tract 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.**

**Planning Manager, David Gonzales, shared that the purpose for discussion on the request is due to some adjustments that needed to be made to some of the lots within the subdivision and those as well as comments that staff has forwarded are being worked on by the applicant. The item will be on the consent agenda at the next scheduled meeting.**

**Mr. Gonzales indicated that the applicant was present and available for questions as well as staff.**

**Vice-Chairman Chodun asked for questions from the Commission.**

**There being no questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.**

**14. P2019-033**

**Consider a request by Bill Bricker of Columbia Development Company, LLC on behalf of David and Laura Cline for the approval of a replat for Lot 47, Block D, Park Place West Phase II Addition being a 0.184-acre parcel of land being currently identified as Lot 20, Block D, Park Place West Phase II Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, addressed as 408 Jordan Farm Circle, and take any action necessary.**

**Senior Planner, Korey Brooks, shared that the case was on the agenda due to issues with the easements and should the issues be resolved it will be on the consent agenda at the next scheduled meeting.**

**Mr. Brooks indicated staff was available for questions. Vice-Chairman Chodun asked for questions from the Commission.**

**There being no questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.**

**15. P2019-035**

**Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Adam Buczek of Stone Creek Phase 10, LTD for the approval of a final plat for Stone Creek, Phase X containing 118 single-family residential lots on a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, located at the southwest corner of the intersection of Featherstone Drive and John King Boulevard, and take any action necessary.**

**Planning Manager, David Gonzales, shared that the applicant indicated they would like to withdraw the application and no action is necessary from the Commission. Mr. Gonzales indicated staff was available for questions.**

**Vice-Chairman Chodun asked for questions from the Commission.**

**There being no questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.**

250 16. SP2019-030

251 Discuss and consider a request by David A. Morales of Pross Design Group, Inc. on behalf of Carolina  
252 Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for an expansion of an existing  
253 office/warehouse/manufacturing facility on a 10.1893-acre tract of land identified Lot 2, Block A, SPR  
254 Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District,  
255 addressed as 1480 Justin Road, and take any action necessary.  
256

257 Planning Manager, David Gonzales, shared that the Architectural Review Board reviewed the site  
258 plan and forwarded a recommendation of approval along with the variances and exceptions being  
259 requested. Mr. Gonzales indicated that the applicant was present and available for questions as  
260 well as staff.  
261

262 Vice Chairman Chodun asked the applicant to come forward and speak.  
263

264 Bobby Pross  
265 4050 Wayne's Brick Road  
266 Dallas, TX  
267

268 Mr. Pross came forward and provided comments in regards to the request and indicated he was  
269 available for questions.  
270

271 Vice-Chairman Chodun asked for questions from the Commission.  
272

273 There being no questions Vice-Chairman Chodun indicated the case will return to the Commission  
274 for action at the next scheduled meeting.  
275  
276

277 17. SP2019-031

278 Discuss and consider a request by Ryan Moorman of R. D. Moorman, Inc. for the approval of a site plan  
279 for an office building on a 1.244-acre parcel of land identified as Lot 22, Rainbow Acres Addition, City of  
280 Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Trail, and  
281 take any action necessary.  
282

283 Vice Chairman Chodun asked the applicant to come forward and speak.  
284

285 Ryan Moorman  
286 417 Windermere  
287 Heath, TX  
288

289 Mr. Moorman came forward and provided comments pertaining to the request for approval of a  
290 site plan for an office building. Mr. Moorman indicated he was available for questions.  
291

292 There being no questions Vice-Chairman Chodun indicated the case will return to the  
293 Commission for action at the next scheduled meeting.  
294  
295

296 18. SP2019-033

297 Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan  
298 Bobst of J-BR2, LLC for the approval of a site plan for a strip retail center and restaurant on a 2.893-acre  
299 parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County,  
300 Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within  
301 the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30  
302 frontage road and Sunset Ridge Drive, and take any action necessary.  
303

304 Vice Chairman Chodun asked the applicant to come forward and speak.  
305

306 Jimmy Strohmeyer  
307 2701 Sunset Ridge  
308 Rockwall, TX  
309



Mr. Strohmeyer came forward and provided comments pertaining to the request for approval of the site plan for a strip retail center and restaurant they are bringing forward. Mr. Strohmeyer indicated he was available for questions.

There being no questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

19. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

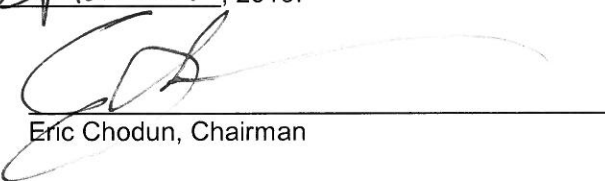
- ✓ P2019-029: Preliminary Plat for the Northgate Subdivision [Approved]
- ✓ P2019-026: Master Plat for the Northgate Subdivision [Approved]
- ✓ Z2019-015: SUP for a Minor Automotive Facility [Approved]
- ✓ Z2019-016: Legislative Update Text Amendment (1<sup>st</sup> Reading) [Approved]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

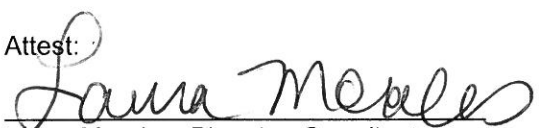
VII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 6:54 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 24 day of September, 2019.

  
Eric Chodun, Chairman

Attest:

  
Laura Morales, Planning Coordinator

20. Capital Improvements Advisory Committee Meeting (CIAC) [6:30 PM]