

MINUTES



PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
APRIL 28, 2020 AT 6:00 PM VIA ZOOM

IN LIEU OF ATTENDING IN PERSON AND IN AN EFFORT TO COMPLY WITH CDC RECOMMENDATIONS REGARDING SOCIAL DISTANCING, SPECIAL NOTES PERTAINING TO "REMOTELY" OR "VIRTUALLY" PARTICIPATING IN TONIGHT'S PLANNING AND ZONING COMMISSION WORK SESSION MEETING ARE AS FOLLOWS:

SUBMIT COMMENTS VIA EMAIL

Citizens are encouraged to submit public forum comments at least 30 minutes in advance of the meeting by emailing them to Planning@Rockwall.com. Please include your name and address when submitting comments. Also, please be concise and limit your comments so that it may be read within three (3) minutes.

CITIZENS WATCHING THE MEETING

The public may watch the meeting *live* online by visiting the following link: <http://www.rockwall.com/meetings/video.asp>

NOTE: Please do not try to watch the meeting live and participate via ZOOM at the same time. There is a timing difference between the two streams. If you feel you need to watch live and also participate (as an applicant *only*) in the meeting via ZOOM, please mute the live stream audio (as it is delayed compared to ZOOM).

APPLICANTS AND CITIZENS PARTICIPATING IN THE MEETING

Applicants and citizens that wish to participate in the meeting virtually by joining with ZOOM, either via a computer, mobile device, and or telephone should follow the following instructions:

(1) Register in advance to participate in the Planning and Zoning Commission Work Session meeting at this link: https://us02web.zoom.us/webinar/register/WN_qCQILHbvTrmTKPdD_xjmmw

(2) After registering, you will receive a confirmation email containing information about joining the meeting. Alternatively, you can join via telephone at:

US: (301) 715-8592 or (312) 626-6799 or (888) 788-0099
Webinar ID: 883-0444-4100

NOTE: Once the agenda item you would like to speak on has been presented by staff, you may hit the raise hand button (or press *9 for telephone participants) to request to speak or to cancel your request. You will be acknowledged and prompted to provide comments when it is your turn to speak during the meeting.

SPECIAL NOTES: Only the two-way 'audio' feature of ZOOM will be utilized during the meeting. No ZOOM video will be used. If you are watching remotely via the live stream, please note there is a seven (7) second delay, whereas, ZOOM is in real time.

I. CALL TO ORDER

Chairman Eric Chodun called the meeting to order at 6:21 PM. The Commissioners present at the meeting were Jerry Welch, John Womble, Annie Fishman, Sedric Thomas, Tracey Logan, and Mark Moeller. Staff members present were Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, and City Engineer Amy Williams. Absent from the meeting were Planning and Zoning Coordinator Angelica Gamez, and Civil Engineers Sarah Johnston and Jeremy White.

II. OPEN FORUM

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, Chairman Chodun closed the open forum.

III. APPOINTMENTS

- 57 1. Appointment with the Director of Planning and Zoning to receive the Architectural Review Board's recommendations
58 and comments for items on the agenda requiring architectural review.
59

60 Planning and Zoning Director Ryan Miller gave a brief summary of the recommendations provided by the Architectural
61 Review Board (ARB).
62

63 IV. CONSENT AGENDA
64

- 65 2. Approval of Minutes for the April 14, 2020 Planning and Zoning Commission meeting.
66

67 3. **P2020-018 (DAVID GONZALES)**

68 Consider a request by Matthew Gardner of Half Associates on behalf of Reid Caldwell for the approval of a Replat for Lots 2 & 3,
69 Block D, Ellis Centre, Phase Two Addition being a 0.7.02-acre parcel of land identified as Lot 1, Block D, Ellis Centre, Phase Two
70 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the terminus of Alpha Drive, and
71 take any action necessary.
72

73 Vice-Chairman Welch made a motion to approve the consent agenda. Commissioner Thomas seconded the motion which
74 passed by a vote of 7-0.
75

76 V. PUBLIC HEARING ITEMS
77

78 4. **Z2020-009 (DAVID GONZALES)**

79 Hold a public hearing to discuss and consider a request by Brian Parsons on behalf of J. R. Fleming Investments for the approval
80 of a Specific Use Permit (SUP) for a New and/or Used Indoor Motor Vehicle Dealership/Showroom on an 11.153-acre parcel of
81 land identified as Lot 9, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light
82 Industrial (LI) District, addressed as 2635 Observation Trail, Suite 110, and take any action necessary.
83

84 Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. The applicant, Brian Parsons
85 on behalf of J. R. Fleming Investments, is requesting the approval of a Specific Use Permit (SUP) to allow a New and/or
86 Used Indoor Motor Vehicle Dealership/Showroom on the subject property. The applicant's letter requesting the SUP
87 indicates the indoor motor vehicle showroom includes a private collection of antique and/or special interest vehicles. The
88 business model is generally internet based with on hand inventory that is limited to the interior of the buildings showroom
89 floor. In addition, the applicant has indicated that only five (5) to ten (10) vehicles will be sold per year. Additionally, the
90 applicant's letter submitted with the SUP request indicates the area to be approximately 10,000 square feet within a 250,000
91 square foot building. If approved, the SUP would be limited to the enclosed 10,000 square foot building area designated in
92 the ordinance and addressed as 2610 Observation Trail, Suite 110. Per the Specific Use Permit (SUP) ordinance the
93 proposed land use could not expand beyond Suite 110, within the 228,000 square foot building. According to the Unified
94 Development Code (UDC), the applicant appears to be in conformance with the requirements. Staff should also note that
95 the Rockwall Economic Development Corporation (REDC) has contacted staff to state that they were not opposed to the
96 applicant's request. Based on this, the applicant's request does not appear to negatively impact the subject property or
97 surrounding properties; however, approval of this request is a discretionary decision for the City Council, pending a
98 recommendation from the Planning and Zoning Commission. Staff mailed 23 notices to property owners and residents
99 within 500-feet of the subject property. As a note, there are no Homeowner's Associations (HOA's) or Neighborhood
100 Organizations located within 1,500-feet of the subject property participating in the notification program. At the time this
101 case memo was drafted staff had not received any notices regarding the applicant's request.
102

103 Chairman Chodun opened the public hearing and asked if anyone wished to speak to come forward and do so, there being
104 no one indicating such; Chairman Chodun closed the public hearing and brought the item back to the Commission for
105 discussion or action.
106

107 Vice-Chairman Welch made a motion to approve item Z2020-009. Commissioner Thomas seconded the motion which
108 passed by a vote of 7-0.
109

110 Chairman Chodun then advised the applicant that his case would be presented May 4, 2020 at the City Council meeting.
111

112 5. **Z2020-010 (RYAN MILLER)**

113 Hold a public hearing to discuss and consider a request by Edwin Echols for the approval of a Specific Use Permit (SUP) for an
114 accessory building that exceeds the maximum square footage and height on an 0.28-acre parcel of land identified as Lot 17,

Block B, Lakeridge Park Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 204 Lakehill Drive, and take any action necessary.

Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. The applicant is requesting an accessory building that exceeds the maximum size for accessory structures in a Single-Family 10 (SF-10) District. The Unified Development Code (UDC) allows a total of two (2) accessory building each being 144 square feet in size or one accessory building that is 144 square feet and one detached garage that is 625 square feet. The accessory structures are permitted to be fifteen (15) feet in height and had to be set up from all property lines by a minimum of three (3) feet. In addition, the structures should be architecturally compatible with the primary structure and be situated behind the primary structure so they are not visible from the street. Any structures not meeting those requirements are required to obtain a Specific Use Permit. The applicant is proposing a 14 foot by 24 foot structure with a 6 foot by 14 foot porch, which adds up to a total of 14 feet by 30 feet or 420 square feet, which exceeds the maximum size by 276 square feet. The overall height of the structure will be 17 feet and 7 inches and the exterior will be clad in wood siding with the roof utilizing the matching asphalt shingles making it complementary to the primary structure. Mr. Miller added that all Specific Use Permits were a discretionary decision to the Planning and Zoning Commission and, as a result, staff mailed 41 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lakeside Village and Turtle Cove Homeowner's Associations (HOA), which are the only HOA/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff received three (3) notices and two (2) online input forms (*from the same address*) in favor of the applicant's request and one (1) notice opposed to the applicant's request. Mr. Miller advised the Commission that the applicant and Staff were present to answer any questions.

Chairman Chodun asked if there were any questions for Staff.

Commissioner Logan had a question in regards to the neighborhood notification responses that were returned.

Chairman Chodun asked if the applicant was present online.

Edwin Echols (applicant)

Mr. Echols added further details in regards to the request.

Chairman Chodun asked if there were any other questions for the applicant.

Chairman Chodun opened the public hearing and asked if anyone wished to speak to come forward and do so, there being no one indicating such; Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Fishman made a motion to approve item Z2020-010 with staff recommendations. Commissioner Thomas seconded the motion which passed by a vote of 6-1 with Commissioner Logan dissenting.

Chairman Chodun then advised the applicant that his case would be presented May 4, 2020 at the City Council meeting.

6. Z2020-012 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Ryszard M. Waszczuk of Richard Expo on behalf of Vartan Jizmejian 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 0.1030-acre parcel of land identified as Lot 4, Block 111, 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 706 Sherman Street, and take any action necessary.

Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. He explained that the applicant is requesting a Specific Use Permit for Residential Infill in an Established Subdivision for the purpose of constructing a single family home. According to the Unified Development Code, an established subdivision is defined as five (5) or more lots that are more than 90% developed and that have been in existence for ten (10) years. Also, according to the Permissible Use charts, the Residential Infill in or adjacent to an Established subdivision requires an SUP on all of our Residential districts. The Unified Development Code goes on to say that the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home with the existing housing. Mr. Miller explained what was provided in their packets such as picture of the proposed housing with the existing. The applicant is requesting a kind of variance in regards to the garage. The garage requirements for the City require that the garage be set

back twenty (20) feet behind the front façade if it's facing towards the street. In this case, the garage is twenty (20) feet in front of the front facade. Mr. Miller pointed out that the cases heard last times on the adjacent property had the same housing plan and it is not abnormal in the Southside District. With that, Mr. Miller told the Commission has the Specific Use Permits are discretionary to the Planning and Zoning Commission. We sent out 87 notices to the occupants and property owners within 500 feet of the property and there were no HOA's to notify. We only received one notice email in favor of the request and one in opposition.

Chairman Chodun asked if the applicant was present online.

Ryszard M. Waszcuk (applicant)

Mr. Waszcuk came on the line and provided further details in regards to his request. He explained that his design for the residence was for a single family residence and not a duplex. Mr. Miller came forward and also explained what the definition for a duplex was for clarification purposes.

Chairman Chodun opened the public hearing and asked if anyone wished to speak to come forward and do so, there being no one indicating such; Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Thomas made a motion to approve item Z2020-012 with Staff recommendations. Commissioner Womble seconded the motion which passes by a vote of 7-0.

Chairman Chodun then advised the applicant that his case would be presented May 4, 2020 at the City Council meeting.

7. Z2020-014 (DAVID GONZALES)

Hold a public hearing to discuss and consider a request by Alejandro Portocarrero 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 0.23-acre parcel of land identified as Lot 24, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family land uses, addressed as 328 Harborview Drive, and take any action necessary.

Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. The applicant is requesting a Residential Infill in an Established Subdivision. An established subdivision is defined as five (5) or more lots that are more 90% developed and that have been in existence for ten (10) years as it states in the Unified Development Code. As with the last case, the size, location, and architecture of the home must be compared to the existing homes in the neighborhood. In this case, the applicant is proposing a modern architecture home and there is at least another modern architecture residence in the adjacent lots. Due to it being located within a planned development, there are height regulations to be followed. In this case, the applicant and the home do fall within conformance with the current ordinance. Mr. Miller explained to the Commission that 115 notices were sent out to owners and occupants within 500 feet as well as the Chandlers Landing HOAs (The Cabanas at Chandlers Landing, Match Point Townhomes, and the Spyglass Homeowner Association). Prior to the meeting, we had received a neighbor opposing the request due to density. With that, Mr. Miller advised the Commission that the applicant and staff were available to answer any questions.

Chairman Chodun asked if anyone had any questions for Staff.

Commissioner Womble asked about the lots existing grade which is about 6-8 feet below the rest of the houses. Mr. Miller explained that the applicant would have to create a pad elevation first and then, once it's created, that will establish the maximum height for the ordinance. The applicant has already provided the Building department with plans already showing how they'll meet that pad elevation height and their proposed request is in conformance with that.

Commissioner Fishman asked Mr. Miller if some of the existing homes had to go through Planning and Zoning for approval since they were all architecturally different. Mr. Miller explained that this new regulation of obtaining a Specific Use Permit came into play on September 1, 2019, and therefore the existing homes did not have to go through the process. This new rule of obtaining an SUP was created to give the Commission discretionary oversight over development. However, Chandlers Landing has a wide range of architecture throughout from homes that have been built since its inception in the 1970s all the way to present day.

Chairman Chodun asked if the applicant was present or on the line.

Alejandro Portocarrero (applicant)

Mr. Portocarrero came on and stated that he was available to answer any questions the Commission had.

Chairman Chodun opened the public hearing and asked if anyone wished to speak to come forward and do so, there being no one indicating such; Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Fishman made a motion to approve item Z2020-014 with Staff recommendations. Commissioner Thomas seconded the motion which passes by a vote of 7-0.

Chairman Chodun then advised the applicant that his case would be presented May 4, 2020 at the City Council meeting.

8. **Z2020-015 (RYAN MILLER) [APPLICANT REQUESTING WITHDRAWAL]**

Hold a public hearing to discuss and consider a request by Stephen Doyle of Structured Real Estate on behalf of Luke Alverson of Capstar Holding Corporation for the approval of a Zoning Change from a Commercial (C) District and a Light Industrial (LI) District to a Planned Development District (PD) for a 55.80-acre tract of land identified as Tract 22, 22-2, & 24 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Light Industrial (LI) District, generally located at the southeast corner of the intersection of Corporate Crossing [FM-549] and the IH-30 Frontage Road, and take any action necessary.

Chairman Chodun indicated the applicant has requested to withdraw the case and Planning and Zoning Director Ryan Miller added that since this was an advertised public hearing then it requires action by the Planning and Zoning Commission. Chairman Chodun then asked if there was a reason given for the withdrawal. Mr. Miller explained that the applicant is working with the seller of the property to assure the sale of the land and they also needed additional time to work with Staff through some of the issues with the Planned Development district. The applicant did reassure Mr. Miller that they do intend to resubmit at a later date. Chairman Chodun asked if there had been any notices in favor or opposed to the case but there were none.

Commissioner Logan made a motion to accept the withdrawal of item Z2020-015. Commissioner Thomas seconded the motion which passed by a vote of 7-0.

VI. ACTION ITEMS

9. **SP2020-004 (DAVID GONZALES)**

Discuss and consider a request by Jason Miller of Boucher Design Group on behalf of Peter Sisan of SDI Rockwall Holdings, LLC for the approval of a Site Plan for a *strip retail center* on a 0.918-acre tract of land being identified as Lot 1, Block A, Mr. M. Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 2901 Ridge Road, and take any action necessary.

Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. The applicant is proposing to demolish the existing building to provide for a strip retail center that is approximately 5,400 square feet. This property is also located in the Ridge Road Overlay district and as a result is subject to Planned Development 9 (PD-9) District requirements as well as the Overlay district requirements. In this case, the applicant does meet the majority of those requirements with the exceptions that are to be provided. Mr. Miller advised the Commission that there are several trees on this property and the applicant's landscape plan does not indicate that they will be removing any of those trees. The applicant is requesting variances to the building articulation requirements also. The Overlay District requires that all buildings that are less than 6,000 square feet be required to have a pitched roof which is not shown by the applicant. Also, the back and sides of the building are not finished with the architectural detailing as the front side is. The Planning and Zoning Commission is the approving body for all variances and exceptions with any approval of these consisting of at least four (4) in the affirmative and with three (3) votes approving of the decision. Mr. Miller then advised the Commission that the applicant and staff were present and available to answer any questions.

Chairman Chodun asked if anyone had any questions for Staff.

Commissioner Womble asked if this building was going to be a complete demolition from the ground up or if it was going to be a renovation. Mr. Miller then answered that this was going to be built from the ground up after the existing building is demolished. Mr. Womble then asked if there are any environmental concerns with it being an old gas station but Mr. Miller assured him there wouldn't be.

Chairman Chodun asked if the applicant was present or online.

Jason Miller (applicant)
6802 Male Ridge Street
Suite 200
Bellaire, TX 77401

Mr. Miller came on the line and provided further details in regards to his requests.

Chairman Chodun asked if anyone had any questions for the applicant.

Commissioner Thomas asked for any indication on what type of tenants are to be expected. Mr. Jason Miller answered that he didn't have any specifics but at least half of the building would be a fast casual food restaurant and the other two spaces were to be more service user such as an eye doctor's office.

Chairman Chodun asked if anyone wished to speak to come forward and do so, there being no one indicating such; Chairman Chodun brought the item back to the Commission for discussion or action.

Commissioner Thomas made a motion to approve item SP2020-004. Commissioner Womble seconded the motion which passed by a vote of 7-0.

10. SP2020-006 (RYAN MILLER) **[POSTPONED TO THE MAY 12, 2020 PLANNING AND ZONING COMMISSION MEETING]**

Discuss and consider a request by Jared Helmberger, PE of Epsilon Land Development on behalf of Jim Vaudagna of Dallas East for the approval of a Site Plan for a *strip retail center and daycare facility* on a 6.28-acre parcel of land identified as Lot 5 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [SH-205], and take any action necessary.

Planning and Zoning Director Ryan Miller advised the Commission that item SP2020-006 had been postponed to the next meeting so no discussion or action was needed.

VII. DISCUSSION ITEMS

11. Z2020-011 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Marlyn Roberts for the approval of a Specific Use Permit (SUP) for an *accessory building that exceeds the maximum square footage and height* on an 0.1865-acre parcel of land identified as Lot 5, Block D, Waterstone Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 323 Julian Drive, and take any action necessary.

Planning and Zoning Director Ryan Miller advised the Commission that the applicant was present online and would be addressing his case.

Mr. Miller advised the Commission that the applicant provided a letter outlining his request. A draft ordinance will be put together and brought back to the Commission. It does appear that the requested shed does meet the majority of the requirements with the exception of the size and they will bring back a new analysis at the next meeting.

Marlyn Roberts (applicant)
323 Julian Drive
Rockwall, TX 75087

Vice-Chairman Welch added that he drove by the property and the shed was of massive size and he could not even tell that there was a backyard. He then asked if the only options the applicant had if the item was to be declined tonight were to go before City Council or be torn down. Mr. Miller answered that those were the only options.

The Commission was unable to make contact with the applicant.

Chairman Chodun asked if there were any other questions.

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

12. Z2020-016 (DAVID GONZALES)

Hold a public hearing to discuss and consider a request by Chris Kehrer of Titan Contractors on behalf of the owner David Choate for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit and Carport that does not conform to the requirements of the Unified Development Code (UDC) on a one (1) acre parcel of land identified as Lot 8, Block B, Zion Hill Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 1 (SF-1) District, addressed as 844 Zion Hill Circle, and take any action necessary.

Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. He also reminded the Commission that this came before them for a zoning change at the last meeting and it was approved to go from an Agricultural (AG) District to a Single-Family 1 (SF-1) District. The reason why the applicant is pursuing this is the property owner hired a contractor to build an accessory structure. A building permit was submitted but the structure that was built did not meet anything that was on that building permit. It is a detached unit that had been plumbed out. Once the Building Inspector realized this did not conform to the building permit, then it was turned over to the Planning and Zoning department which is why the applicant is in the final zoning phase requesting a Specific Use Permit for the guest quarters and secondary living unit. The applicant also has a carport that exceeds the maximum size by quite a bit. Mr. Miller then turned it over to the applicant which is the contractor.

Chris Kehrer (applicant/contractor)
410 Normandy Lane
Heath, TX 75032

Mr. Kehrer added further details in regards to his case. He explained that plumbing was added and that they were planning on attaching the structure to the rest of the house. The residents had pre-existing hail damage to their existing house and so the structure was built. The structure is overhanging right now to be able to get attached to the primary home. Since Mr. Kehrer did not handle the new roof for the old house, then he did not attach the new structure to the existing one. The applicant then advised that he was available to answer any questions.

Chairman Chodun asked if there were any plans or specs available showing the finished result with the structure being attached but the applicant said there were not.

Chairman Chodun then asked if there were any questions for the applicant.

Vice-Chairman Welch asked if there were any additional structures going in with the house but the applicant said nothing else but the septic tank was going in.

Planning and Zoning Director Ryan Miller advised the Commission that a timeline of events will be provided to the Commission as to how the construction and the rest of the project began on this property.

Mr. Kehrer then added that if the carport was too big then they had some ideas on how to reduce that with some ornamental porch fencing that they can wrap around across the front and leave the garage doors open. This will drop the carport size to roughly 1,100 square feet versus what it is now which is 1,620 square feet.

Chairman Chodun asked if there were any other questions.

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

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

- ✓ P2020-012: Replat for Lots 4 & 5, Block A, Landing Point Addition [APPROVED]
- ✓ P2020-013: Final Plat for Lots 1 & 2, Block A, Shoreline Marriott Addition [APPROVED]
- ✓ P2020-014: Replat for Lot 2, Block B, Harbor District Addition [APPROVED]
- ✓ P2020-015: Replat for Lot 24, Block A, Presbyterian Hospital of Rockwall Addition [APPROVED]
- ✓ P2020-016: Replat for Lot 1, Block L, Lake Rockwall Properties Development No. 2 Addition [APPROVED]
- ✓ P2020-017: Replat for Lot 9, Block A, Lakeshore Commons Addition [APPROVED]
- ✓ MIS2020-006: Exception to the Undergrounding Requirements for Utilities for the Northgate Subdivision [APPROVED]

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

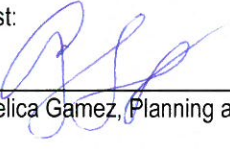
VIII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 7:22 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____
— 28 — day of April, 2020.


Eric Chodun, Chairman

Attest:


Angelica Gamez, Planning and Zoning Coordinator