

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS APRIL 26, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT
3 [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases), AND [2] TO PROVIDE INPUT ON A ZONING OR
4 SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT
5 FORM ON THE CITY'S WEBSITE.
6

7 I. CALL TO ORDER

8
9 **Chairman Eric Chodun brought the meeting to order at 6:01 PM. Commissioners present were Derek Deckard, Sedric Thomas, Jerry Welch, Mark
10 Moeller, and Jean Conway. Absent from the meeting was Commissioner John Womble. Staff members present were Planning Director Ryan Miller,
11 Planners Henry Lee and Bethany Ross, Planning Coordinator Angelica Gamez, Civil Engineer Sarah Johnston, Assistant City Engineer Jeremy
12 White, and City Engineer Amy Williams.**
13

14 II. APPOINTMENTS

15
16 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on
17 the agenda requiring architectural review.
18

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

22 III. OPEN FORUM

23
24 *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
25 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
26 OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas
27 Open Meetings Act.*
28

29 **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
30 indicating such, Chairman Chodun closed the open forum.**
31

32 IV. CONSENT AGENDA

33
34 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code
35 (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*
36

37 2. Approval of minutes for the April 12, 2022 Planning and Zoning Commission meeting.
38

39 3. P2022-013 (ANGELICA GAMEZ)

40 Consider a request by Christopher Zamord of Jones Carter on behalf of Metroplex Acquisition Fund, LP for the approval of a Replat for Lots 12 & 13, Block
41 A, Stone Creek Retail Addition being a 5.96-acre tract of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County,
42 Texas, zoned Planned Development District 70 for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV)
43 District, located at the northeast corner of the intersection of SH-205 and Bordeaux Drive, and take any action necessary.
44

45 4. P2022-014 (ANGELICA GAMEZ)

46 Consider a request by Dub Douphrate of Douphrate & Associates on behalf of Father Michael Vinson of St. Benedict's Anglican Church for the approval of a
47 Final Plat for Lot 1, Block A, St. Benedict's Anglican Church Addition being a 7.424-acre tract of land identified as Tracts 3 & 10 of the W. B. Bowles Survey,
48 Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill
49 Drive, and take any action necessary.
50

51 5. P2022-019 (BETHANY ROSS)

52 Consider a request by Justin Lansdowne of McAdams Co. on behalf of John Delin of RW Ladera, LLC for the approval of a Replat for Lots 2 & 3, Block A,
53 Ladera Rockwall Addition being a 37.8-acre tract of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas,
54 zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District,
55 located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.
56

57 6. P2022-021 (BETHANY ROSS)

58 Discuss and consider a request by David Shipman of Triten Real Estate Partners on behalf of Robert E. Lambreth of BSKJ Development Corporation for the
59 approval of a Preliminary Plat for Lot 1, Block A, Revelation Addition being a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen
60 Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District,
61 addressed as 1725 SH-276, and take any action necessary.
62

63 7. P2022-022 (BETHANY ROSS)

64 Consider a request by Gabriel Collins of Pacheco Koch a Westwood Company on behalf of Gary Hancock of First United Methodist Church for the approval
65 of a Replat for Lots 10 & 11, Block A, First United Methodist Church Addition being a 17.821-acre tract of land identified as Lots 7 & 9, Block A, First United
66 Methodist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1200 E. Yellow Jacket Lane, and take
67 any action necessary.
68

69 **8. SP2022-021 (HENRY LEE)**

70 Discuss and consider a request by Jeff Carroll Architects on behalf of Frank Fite of the Fite Agency, LLC for the approval of an Amended Site Plan and
71 Alternative Tree Mitigation Settlement Agreement for an Office Building on a 0.392-acre parcel of land identified as Lot 1, Block A, Fite Office Addition, City
72 of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North
73 Goliad Corridor Overlay (NGC OV) District, addressed as 810 N. Goliad Street [SH-205], and take any action necessary.
74

75 **Commissioner Conway made a motion to approve the consent agenda. Commissioner Moeller seconded the motion which passed by a vote of 6-**
76 **0.**

77
78 V. ACTION ITEMS

79 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and*
80 *special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*
81
82

83 **9. MIS2022-007 (RYAN MILLER)**

84 Discuss and consider a request Clark Staggs of Foxtrot 46 Development on behalf of Neil Gandy of ADD Real Estates for the approval of a Miscellaneous
85 Case for a Tree Mitigation Plan and an Alternative Tree Mitigation Settlement Agreement for a 6.60-acre tract of land being a portion of Tract 21 of the D.
86 Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located on the north side of Airport Road
87 east of the intersection of Airport Road and John King Boulevard, and take any action necessary.
88

89 **Director of Planning and Zoning Ryan Miller provided a brief summary and history in regards to the request. On February 15th, the Planning and**
90 **Zoning Commission approved a treescape plan for the property proposing to remove the trees off the property. As part of this, the applicant**
91 **proposed an alternative tree mitigation plan with a scaled mitigation requirement. After this request was denied, the applicant withdrew the**
92 **request. The City's arborist came back and said that only trees with a grade of 6 or higher should require mitigation. Based on that the applicant**
93 **has submitted an alternative tree mitigation settlement agreement request proposing to mitigate in full for those inches at the \$200 per inch**
94 **removed which would equate to \$7800.00. Planning Director Miller then advised that the applicant and staff were present and available to answer**
95 **questions.**

96
97 **Chairman Chodun asked for clarification in regards to the request.**
98 **Vice-Chairman Welch asked if adjustments had been made in the past.**
99

100 **Clark Staggs**
101 **1601 Seascape Court**
102 **Rockwall, TX 75087**
103

104 **Mr. Staggs came forward and provided additional details in regards to the request.**
105

106 **Commissioner Thomas made a motion to approve MIS2022-007 with staff recommendations. Commissioner Conway seconded the motion which**
107 **was approved by a vote of 6-0.**
108

109 **Chairman Chodun advised that the item will go before the City Council on May 2, 2022.**
110

111 **10. MIS2022-009 (RYAN MILLER)**

112 Discuss and consider a request by Stephen Geiger of Rayburn Electric Cooperative, Inc. for the approval of a Miscellaneous Case for a Special Exception to
113 the fence standards on a 58.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas,
114 zoned Heavy Commercial (HC) District and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the
115 northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.
116

117 **Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. Rayburn Electric bought the subject property for**
118 **future expansion but soon started having problems with illegal dumping on the property. The applicant is proposing to fence in the property with**
119 **a 6-foot chain link fence as a temporary solution until they expand and are able to put something more permanent in its place. However, this**
120 **request does require a variance to the fence material requirements. Director Miller then advised that the applicant and staff were present and**
121 **available to answer any questions.**

122
123 **Stephen Geiger**
124 **2708 Whispering Oaks**
125 **Rockwall, TX 75087**
126

127 **Mr. Geiger came forward and provided further explanation and details in regards to the request.**
128

129 **After lengthy discussion between the Commissioners, Commissioner Thomas made a motion to approve MIS2022-009 with the recommendation**
130 **that the applicant does vinyl coating along Hwy 205 as well as other staff recommendations. Commissioner Moeller seconded the motion which**

131 passed by a vote of 4-2 with Commissioners Chodun and Conway dissenting. Director Miller then informed the Commission that this request was
132 denied due to it needing a ¾ majority vote to be approved.
133

134 11. MIS2022-010 (RYAN MILLER)

135 Discuss and consider a request by Michael Hampton of 549 Crossing, LP on behalf of Justin Webb and Russell Phillips of Rockwall 205 Investors, LLC for
136 the approval of a Miscellaneous Case for a Variance to the Utility Placement requirements in the General Overlay District Standards to allow overhead utilities
137 in conjunction with raw land and a Retail Store with Gasoline Sales on a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract
138 No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located
139 at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.
140

141 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicants are requesting a variance to the
142 City's underground utility requirements. A site plan for the subject property was ultimately denied and withdrawn by the applicant. At that time,
143 Staff spoke to the applicant and asked them to work with Farmers Electric to try and address the issues and get a more detailed price breakdown
144 of what the utility costs were. The applicants have now come back with those costs and are requesting a variance to the overhead power
145 requirements. Specifically, this would allow overhead utilities along 205 and 549 which is the current alignment. Director Miller then advised that
146 this request does require a ¾ majority vote for approval and the applicant and staff were present and available for questions.
147

148 Vice-Chairman Welch asked if this was a temporary solution.

149 Chairman Chodun asked if this would cause a precedence for the City.

150
151 Russell Phillips
152 Rockwall 205 Investors
153

154 Mr. Phillips came forward and provided additional details in regards to the request.
155

156 Michael Hampton
157 1828 Tumbleweed Circle
158 Rockwall, TX 75087
159

160 Mr. Hampton came forward and provided additional details in regards to the request.
161

162 After lengthy discussion between the Commissioners, Commissioner Thomas made a motion to deny MIS2022-010. Commissioner Chodun
163 seconded the motion which passed by a vote of 5-1 with Commissioner Welch dissenting.
164

165 Chairman Chodun advised that the item will go before the City Council on May 2, 2022.
166

167 VI. DISCUSSION ITEMS
168

169 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
170 *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*
171 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for*
172 *the following cases is May 10, 2022.*
173

174 12. Z2022-016 (BETHANY ROSS)

175 Hold a public hearing to discuss and consider a request by John and Rita Canavan for the approval of a Zoning Change from a Single-Family Estate 4.0
176 (SFE 4.0) District to a Single-Family 1 (SF-1) District for a five (5) acre tract of land identified as Lot 5 of the Mustang Acres Addition, City of Rockwall,
177 Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE 4.0) District, addressed as 714 Clem Road, and take any action necessary.
178

179 Planner Bethany Ross provided a brief summary in regards to the request.
180

181 John Canavan
182 714 Clem road
183 Rockwall, TX
184

185 Mr. Canavan provided additional details in regards to the request. He also explained that they were trying to share the property with their daughter.
186

187 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on May 10, 2022.
188

189 13. Z2022-017 (HENRY LEE)

190 Hold a public hearing to discuss and consider a request by Kim Lemmond of Dallas Towboys for the approval of a Specific Use Permit (SUP) for a Towing
191 and Impound Yard on a 1.8040-acre tract of land identified as Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County,
192 Texas, zoned Heavy Commercial (HC) District, addressed as 227 National Drive, and take any action necessary.
193

194 Planner Henry Lee provided a brief summary and background in regards to the request. After looking at the aerials and their approved CO
195 (Certificate of Occupancy). It was determined that it was for a personal office but that was not the use being allocated currently. They do have an
196 SUP for a Towing Yard for only one lot but have been using both for that purpose.
197

198 Kim Lemmond

199 3410 Augusta Blvd.
200 Rockwall, TX 75087

201
202 Mr. Lemmond came forward and provided additional details in regards to the request.

203
204 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on May 10, 2022.

205
206 14. Z2022-018 (ANGELICA GAMEZ)

207 Hold a public hearing to discuss and consider a request by Carlos and Crystal Solis for the approval of a Specific Use Permit (SUP) for an Accessory Building
208 on a 3.02-acre parcel of land identified as Lot 7R of the Lofland Estates No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate
209 2.0 (SFE-2.0) District, addressed as 2914 FM-549, and take any action necessary.

210
211 Planning Coordinator Angelica Gamez provided a brief summary in regards to the request.

212
213 Carlos and Crystal Solis
214 2914 FM -549
215 Rockwall, TX 75032

216
217 The applicants came forward and provided additional details in regards to the request.

218
219 Commissioner Moeller asked if this was going to be made out of the same materials or similar to the home.

220
221 Planning Coordinator Gamez asked what the structure shown in the aerial was.

222
223 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on May 10, 2022.

224
225 15. Z2022-019 (RYAN MILLER)

226 Hold a public hearing to discuss and consider a request by Fred Gans of CDC Equities, LLC for the approval of a Zoning Change from an Agricultural (AG)
227 District and Commercial (C) District to a Planned Development District for limited Commercial (C) District land uses on a 13.55-acre tract of land identified as
228 Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District,
229 addressed as 5879, 5917 & 5981 FM-3097 [Horizon Road], and take any action necessary.

230
231 Director of Planning and Zoning Ryan Miller provided a brief summary and background in regards to the request.

232
233 Mathias Albert
234 6017 Main Street
235 Frisco, TX 75034

236
237 Mr. Albert came forward and provided additional details in regards to the request.

238
239 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on May 10, 2022.

240
241 16. Z2022-020 (RYAN MILLER)

242 Hold a public hearing to discuss and consider a request by Hellen Byrd on behalf of Donald Valk for the approval of a Zoning Change from an Agricultural
243 (AG) District to a Light Industrial (LI) District for a 14.78-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of
244 Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276,
245 and take any action necessary.

246
247 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request.

248
249 Hellen Byrd
250 833 Mildren Lane
251 Fate, TX 75087

252
253 Mrs. Byrd came forward and provided additional details in regards to the request.

254
255 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on May 10, 2022.

256
257 17. Z2022-021 (ANGELICA GAMEZ)

258 Hold a public hearing to discuss and consider a request by Ruben Chapa for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established
259 Subdivision for the purpose of constructing a single-family home on a 0.1214-acre parcel of land identified as Lot 22, Block B, Chandler's Landing, Phase 4
260 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 5405
261 Ranger Drive, and take any action necessary.

262
263 Planning and Zoning Coordinator Angelica Gamez provided a brief summary in regards to the request.

264
265 Ruben Chapa
266 342 Rosemary Drive

267 Wylie, TX 75098

268
269 Mr. Chapa came forward and was prepared to answer questions.

270
271 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on May 10, 2022.

272
273 18. P2022-015 (HENRY LEE)

274 Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a Preliminary Plat for the Vallis
275 Greene Subdivision consisting of 182 single-family residential lots on a 93.97-acre tract of land identified as Tract 4 & 4-01 of the M. B. Jones Survey, Abstract
276 No. 122 and a portion of Tract 25-1 & 26 and all of Tract 13 & 25 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas,
277 zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District,
278 addressed as 1936 SH-66, and take any action necessary.

279
280 Planner Henry Lee advised that this item was on Discussion due to it needing to go before Parks Board on May 3, 2022.

281
282 Michael Joyce Properties
283 767 Justin Road
284 Rockwall, TX 75087

285
286 A representative came forward and provided additional details in regards to the request.

287
288 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on May 10, 2022.

289
290 19. P2022-016 (HENRY LEE)

291 Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a Master Plat for the Vallis Greene
292 Subdivision consisting of 182 single-family residential lots on a 93.97-acre tract of land identified as Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No.
293 122 and a portion of Tract 25-1 & 26 and all of Tract 13 & 25 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned
294 Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, addressed
295 as 1936 SH-66, and take any action necessary.

296
297 Planner Henry Lee advised that this item was on Discussion due to it needing to go before Parks Board on May 3, 2022.

298
299 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on May 10, 2022.

300
301 20. P2022-017 (HENRY LEE)

302 Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of John Arnold of Falcon Place SF, LTD for the approval of a Final
303 Plat for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04
304 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-
305 Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

306
307 Planner Henry Lee advised that this item was on Discussion due to it needing to go before Parks Board on May 3, 2022.

308
309 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on May 10, 2022.

310
311 21. P2022-018 (BETHANY ROSS)

312 Hold a public hearing to discuss and consider a request by Brian Jones for the approval of a Replat for Lots 1-3, Block A, North Alamo Addition being a
313 2.1325-acre tract of land identified as Block 15, 15B, 15C & 16 of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-
314 10) District, addressed as 401, 405, 501 & 503 N. Alamo Road, and take any action necessary.

315
316 Planner Bethany Ross provided a brief summary in regards to the request.

317
318 Brian Jones
319 Rockwall, TX 75087

320
321 Mr. Jones came forward and provided additional details in regards to the request.

322
323 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on May 10, 2022.

324
325 22. P2022-020 (HENRY LEE)

326 Discuss and consider a request by Heather Cullins on behalf of Shirley Smith of Smith Family Acres, LLC for the approval of a Preliminary Plat for the Smith
327 Family Acres Subdivision consisting of four (4) single-family residential lots on a 44.525-acre tract of land identified as Tract 7-1 of the J. Strickland Survey,
328 Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses,
329 generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary.

330
331 Planner Henry Lee advised that this item was on Discussion due to it needing to go before Parks Board on May 3, 2022.

332
333 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on May 10, 2022.

335 23. **SP2022-015 (HENRY LEE)**
336 Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of John Arnold of Falcon Place SF, LTD for the approval of a Site
337 Plan for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04
338 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-
339 Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

340
341 **Planner Henry Lee provided a brief summary in regards to the request. Currently, staff is working through project comments with the applicant.**

342
343 **Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on May 10, 2022.**

344
345 24. **SP2022-016 (HENRY LEE)**
346 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
347 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
348 Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1541 IH-30, and take any action necessary.

349
350 **Planner Henry Lee provided a brief summary in regards to the request. The applicant was previously approved for a variance for this location for**
351 **the sale of alcohol within 300-feet of a house of worship. As part of that case, the applicant was notified that they will need to prove how they will**
352 **park the site via site plan since they are currently under parked. The applicant has provided a site plan for a craft winery at this site and they will**
353 **need 12 spaces. Back in September 2021, the applicant had spoken to staff about parking requirements. The applicant was recalling that they**
354 **would only be needing 8 parking spaces but that's not what the requirements call for.**

355
356 **Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on May 10, 2022.**

357
358 25. **SP2022-017 (BETHANY ROSS)**
359 Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD)
360 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,
361 Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District
362 land uses, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

363
364 **Planner Bethany Ross provided a brief summary in regards to the request.**

365
366 **Will Salee**
367 **1050 Williams Street**
368 **Rockwall, TX 75087**

369
370 **Mr. Salee came forward and provided additional details in regards to the request.**

371
372 **Director Miller added that a photometric plan was still needed. He also asked if there were going to be more structures on the facility. Director**
373 **Miller also advised that Staff was working with the school district in regards to infrastructure issues so this item might not come back on the May**
374 **10th meeting.**

375
376 **Chairman Chodun advised that the item may be brought back to the Commission for discussion or action on May 10, 2022.**

377
378 26. **SP2022-018 (BETHANY ROSS)**
379 Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD)
380 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
381 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for limited
382 Neighborhood Services (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King
383 Boulevard, and take any action necessary.

384
385 **Planner Bethany Ross provided a brief summary in regards to the request. In this area, the applicant will have to meet the SH-205 Bypass Overlay**
386 **district standards.**

387
388 **Mr. Salee came forward and provided additional details in regards to the request. He added that a photometric plan will also be provided and the**
389 **same structures will be provided.**

390
391 **Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on May 10, 2022.**

392
393 27. **SP2022-019 (RYAN MILLER)**
394 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
395 Outside Storage on a 1.89-acre tract of land identified as Lot 3, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light
396 Industrial (LI) District, addressed as 1910 Alpha Drive, and take any action necessary.

397
398 **Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is requesting an amended site plan**
399 **for outside storage. The applicants had recently come in for a site plan where it was stated that there would not be any outside storage. A**
400 **prospective tenant came in and inquired about outside storage and was informed that they will not be allowed to have it. Outside storage is**
401 **permitted in a Light Industrial (LI) District but it does need to be screened. Another issue with the property is that they put in fencing without a**

402 permit and it is currently a fire lane and access easement. The final issue is the area where they currently have the outside storage at is a water
403 line easement. Director Miller then advised that he available for questions.
404

405 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on May 10, 2022.
406

407 28. SP2022-020 (HENRY LEE)

408 Discuss and consider a request by Mark Griffin of Linear Architecture, LLC on behalf of Roland C. Spongberg of WKS Frosty Corp. for the approval of an
409 Amended Site Plan for an existing Restaurant with Drive-Through on a 0.964-acre parcel of land identified as Lot 3R, Block A, Rockwall Towne Center, Phase
410 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2545
411 Ridge Road, and take any action necessary.
412

413 Planner Henry Lee provided a brief summary in regards to the request.
414

415 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on May 10, 2022.
416

417 29. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
418

- 419 • Z2022-010: Zoning Change (AG to PD) for Vallis Greene [APPROVED; 2ND READING]
- 420 • Z2022-013: Specific Use Permit (SUP) for Residential Infill at 130 Chris Drive [APPROVED; 1ST READING]
- 421 • Z2022-014: Zoning Change (AG to PD) for the RISD [APPROVED; 1ST READING]
- 422 • Z2022-015: Zoning Change (AG to PD) for the RISD [APPROVED; 1ST READING]
- 423

424 Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.
425

426 VII. ADJOURNMENT
427

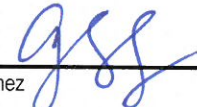
428 Chairman Chodun adjourned the meeting at 7:52 PM.
429

430 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 10 day of May
431 _____, 2022.

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Eric Chodun, Chairman

Attest:



Angelica Gamez

