

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JANUARY 26, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER
3

4 **Chairman Eric Chodun called the meeting to order at 6:00 PM. Commissioners present were John Womble, Derek Deckard, Sedric Thomas,**
5 **Jean Conway, Mark Moeller, and Vice-Chairman Jerry Welch. Staff members present were Planning and Zoning Director Ryan Miller,**
6 **Planning and Zoning Manager David Gonzales, Planner Henry Lee, Planning and Zoning Coordinator Angelica Gamez, City Engineer Amy**
7 **Williams and Civil Engineers Sarah Johnston and Jeremy White.**

8
9 II. OPEN FORUM
10

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

12
13 **Bob Wacker**
14 **309 Featherstone**
15 **Rockwall, TX 75087**

16
17 **Mr. Wacker came forwarded and wanted to raise the issue regarding noise levels with case Z2021-002.**

18
19 **Chairman Chodun asked if anyone else wished to speak; there being no one coming forward, Chairman Chodun closed the open forum.**
20

21 III. APPOINTMENTS
22

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

25
26 **A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the**
27 **Architectural Review Board meeting.**
28

29 IV. CONSENT AGENDA
30

- 31 2. Approval of Minutes for the January 12, 2021 Planning and Zoning Commission meeting.
32

33 3. **P2020-052 (HENRY LEE)**

34 Consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a Replat for Lots 2, 3 &
35 4, Block A, North Lake Shore Daycare Addition being a replat of a 2.96-acre parcel of land identified as Lot 1, Block A, North Lake Shore Daycare
36 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land
37 uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.
38

39 4. **P2021-002 (HENRY LEE)**

40 Consider a request by Anna C. Blackwell of Carrillo Engineering on behalf Harry J. Kuper of SVEA Industrial II, LLC for the approval of a Replat
41 for Lot 7, Block C, Ellis Center, Phase Two Addition being a 1.905-acre tract of land identified as a portion of Lot 3 and all of Lot 3A-R, Block C,
42 Ellis Center, Phase Two Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1203 Sigma Court,
43 and take any action necessary.
44

45 5. **P2021-003 (HENRY LEE)**

46 Consider a request by Corby Bell and Mandy Dorman for the approval of a Final Plat for Lot 1, Block A, R. S. Lofland Subdivision being a 0.304-
47 acre tract of land identified as Tract 23 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned
48 Development District 53 (PD-53) for Residential Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as
49 1006 Ridge Road, and take any action necessary.
50

51 **Vice-Chairman Welch made a motion to approve the consent agenda. Commissioner Thomas seconded the motion which passed by a**
52 **vote of 7-0.**
53

54 V. ACTION ITEMS
55

56 6. **MIS2021-001 (DAVID GONZALES)**

57 Discuss and consider a request by Bill Thomas of Engineering Concepts and Design, LP on behalf of Joshua Swiercinsky of 7.1 Ridge, LLC for
58 the approval of a Miscellaneous Case for a variance to the landscape buffer requirements stipulated by the General Overlay District Requirements
59 contained in the Unified Development Code (UDC) 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall,
60 Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located west of the intersection
61 of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.
62

63 Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The applicants are seeking the
64 approval of a variance to the landscape buffer. They are requesting to vary their landscape buffer between 5-feet and 22-feet in order to
65 be able to layout their driveways. The reason why the applicant provided the concept plan is because, back in 2014, Planning and Zoning
66 Commission approved a treescape plan with the condition that they provide the requested number of trees in future development. Due
67 to this being a variance request, a compensatory measure would be that the applicant will provide 58 four inch canopy trees within this
68 landscape buffer as well as 51 accent trees. A request for a variance within the Scenic Overlay District does require a super majority
69 vote by the Commission. Mr. Gonzales advised the Commission that the applicant and Staff were present and available for questions.
70

71 Chairman Chodun asked the applicant to come forward.

72
73 Bill Thomas
74 201 Windco Circle
75 Wylie, TX 75098
76

77 Mr. Thomas came forward and provided additional details regarding his request.

78
79 Commissioner Womble asked what would happen if another applicant were to come in and request another layout. Would the request
80 still be needed?
81

82 Commissioner Deckard made a motion to approve item MIS2021-001. Commissioner Womble seconded the motion which passed by a
83 vote of 7-0.
84

85 VI. DISCUSSION ITEMS
86

87 7. Z2021-001 (HENRY LEE)

88 Hold a public hearing to discuss and consider a request by Otoniel Jaramillo for the approval of a *Specific Use Permit (SUP)* for Residential Infill
89 in an Established Subdivision on a 0.50-acre parcel of land identified as Lot 17, Block B, Lago Vista Addition, City of Rockwall, Rockwall County,
90 Texas, zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses, addressed as 2825 Marcie Lane, and take
91 any action necessary.
92

93 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting the approval of a Specific Use Permit
94 for the purpose of constructing a single-family residence. Mr. Lee wanted to note that the applicant's request does meet all of the density
95 and dimension requirements pertaining to the request.
96

97 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on February 9, 2021.
98

99 8. Z2021-002 (DAVID GONZALES)

100 Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-
101 552, LLC for the approval of a *Specific Use Permit (SUP)* for Full Service Car Wash and Auto Detail on a 0.89-acre tract of land identified as a
102 portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the
103 North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [SH-205], and take any action necessary.
104

105 Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. Mr. Gonzales indicated that Staff had
106 some questions in regards to the Specific Use Permit (SUP) that is going to be requested with some of those questions referring to the
107 orientation of the tunnel. The Unified Development Code (UDC) does not allow it to be facing a right-of-way. Staff would also like
108 clarification on the kind of vending machine that is being requested.
109

110 Chairman Chodun asked the applicant to come forward.
111

112 Lisa White
113 6300 S. Syracuse Way, Suite 205
114 Centennial, CO 80111
115

116 The applicant came forward and provided additional details in regards to her request as well as answered questions provided by Staff.
117 She added that a noise assessment had been done prior to the meeting.
118

119 Mr. Miller asked if the noise assessment included the vacuum base but it did not. It only included the tunnel.

120 Mr. Gonzales added that if the SUP was approved then Staff would look at building elevations and answer stone requirement questions
121 during the site plan process.

122 Mr. Miller added that there are some areas of non-compliance on the elevations such as the articulation and the HVAC units which are
123 visible. He added that there several easements that inhibit landscaping being put in front of that tunnel.

124 Mr. Gonzales explained that due to the residential adjacency, they could not be within 150-feet of the residences.
125

126 Vice-Chairman Welch asked if it was possible to use potted landscaping.
127

128 Commissioner Womble asked if there was any proposed idea between the school and the subject property about buffering purposes.
129 Commissioner Conway asked if there were going to be any other services provided besides car washing. The applicant explained that
130 it was a self-service car wash and not a full service car wash.

131 The applicant explained that the vending machines would sell armor all wipes and would be credit card use only.
132 Commissioner Thomas asked about the traffic study and asked how many vacuums would be going in.
133

134 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on February 9, 2021.
135

136 9. Z2021-003 (DAVID GONZALES)

137 Hold a public hearing to discuss and consider a request by Jason Castro of Castro Development, LLC for the approval of a Specific Use Permit
138 (SUP) for Residential Infill in an Established Subdivision on a 0.165-acre parcel of land identified as Lot 6, Harris Addition, City of Rockwall,
139 Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 511 S. Clark Street, and take any action necessary.
140

141 Planning and Manager David Gonzales provided a brief summary in regards to the request.
142

143 Chairman Chodun asked the applicant to come forward.
144

145 Jason Castro
146 16424 Fall Kirk Drive
147 Dallas, TX 75248
148

149 Mr. Castro came forward and provided details in regards to his request. He also indicated he had some questions for Staff.
150

151 Mr. Gonzales added that the subject property requires a flood study and a variance to allow for flat-front entry garage.
152

153 Commissioner Conway asked if it was required to be a duplex and mentioned whether it would set a precedence.
154

155 Mr. Miller explained that the zoning allows duplexes by right on the property. Commissioners will need to look at whether or not the
156 request is compatible with the district.
157

158 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on February 9, 2021.
159

160 10. P2021-001 (DAVID GONZALES)

161 Discuss and consider a request by Bill Thomas of Engineering Concepts and Design, LP on behalf of Joshua Swiercinsky of 7.1 Ridge, LLC for
162 the approval of a Preliminary Plat for Lots 1-7, Block A, Sky Ridge Addition being a 8.583-acre parcel of land identified as Lot 1, Block A, Sky
163 Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District,
164 generally located west of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.
165

166 Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. He explained that approval of the
167 Miscellaneous case earlier in the meeting was a condition of approval for this preliminary plat. This item will come back on Consent
168 Agenda at the upcoming Public Hearing.
169

170 11. SP2021-001 (HENRY LEE)

171 Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf Kevin Passons of Rockwall Central Appraisal District for the
172 approval of a Site Plan for an office building on a 1.707-acre parcel of land identified as Lot 1A-R, Block A, Lofland Industrial Park Addition, City
173 of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 841 Justin Road, and take any action necessary.
174

175 Planner Henry Lee provided a brief summary in regards to the request. Mr. Lee explained that this request was viewed by the
176 Architectural Review Board and it does not require any variances. The proposed building meets all of the density and dimensional
177 requirements. Since the applicant is not requesting any variances then Staff will work with the applicant and discuss the comments
178 made by the Architectural Review Board. Mr. Lee then indicated that this item will come back on Consent Agenda at the next meeting.
179

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

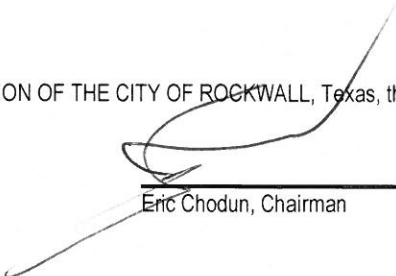
- 181 • Z2020-055: SUP for a General Retail Store at 505 N. Goliad Street [APPROVED; 1st READING]
- 182 • Z2020-056: Zoning Change of NS & SF-16 to PD for SF-10 for Nelson Lake [APPROVED; 1st READING]
- 183 • Z2020-057: Zoning Change of SF-10 & PD-41 for SF-10 to PD-41 for GR for 1940 N. Lakeshore Drive [APPROVED; 1st READING]
- 184 • Z2020-058: SUP for an Accessory Structure at 507 N. Clark Street [APPROVED; 1st READING]
- 185 • Z2020-060: Zoning Change of AG & SFE-2.0 to SFE-1.5 [APPROVED; 1st READING]

186 Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council
187 meeting.
188

189 VII. ADJOURNMENT

190 Chairman Chodun adjourned the meeting at 6:39 PM.
191

192 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 9 day of February, 2021.
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Eric Chodun, Chairman

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200
201
202

Attest: 

Angelica Gamez, Planning and Zoning Coordinator