

**MINUTES**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**July 30, 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, Mark Moeller, Tracey Logan, John Womble, and Annie Fishman. Absent from the meeting was Chairman Johnny Lyons. 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 June 25, 2019 Planning and Zoning Commission meeting.

2. P2019-023

Consider a request by Rick Bates of RLK Engineering, Inc. on behalf of William Salee of Rockwall ISD for the approval of a replat for Lot 2, Block A, Rockwall High School Addition being a 35.295-acre parcel of land currently identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

3. P2019-028

Consider a request by Matthew Gardner of Halff Associates on behalf of Carolina Molina of Alvaplast US (*SPR Packaging*) for the approval of a replat for a 43.0139-acre tract of land identified as Lot 1, Block 1, Indalloy Addition; Tract 31 of the R. Ballard Survey, Abstract No. 29; and Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

**Commissioner Moeller made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by a vote of 6-0 with Chairman Lyons absent.**

IV. APPOINTMENTS

4. 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 advised the Commission that agenda item #7 would be moved to the end of the agenda and agenda items #9, #10, and #11 would be discussed together.

V. DISCUSSION ITEMS

5. Z2019-014

Hold a public hearing to discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant, Less than 2,000 SF, with a Drive-Through or Drive-In* on a 0.50-acre portion of a larger 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas,

64 zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within  
65 the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of  
66 Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.  
67

68 Vice-Chairman Chodun asked the applicant to come forward and speak.  
69

70 Jake Fears  
71 2201 E. Lamar Blvd. #200  
72 Arlington, TX  
73

74 Mr. Fears came forward and provided information regarding to the request. He shared that the  
75 SUP is to allow for a restaurant that will be approximately 500 square feet for a coffee kiosk. He  
76 indicated he was available for questions.  
77

78 Vice-Chairman Chodun asked for questions from the Commission. There being no questions  
79 Chairman Lyons indicated the case will return to the Commission for action at the next scheduled  
80 meeting.  
81

82 6. Z2019-015

83 Hold a public hearing to discuss and consider a request by Greg Wallis of Mershawn Architects on behalf  
84 of the owner for the approval of a Specific Use Permit (SUP) for the expansion of an existing *Minor Auto*  
85 *Repair Garage* on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City  
86 of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road  
87 [FM-3097], and take any action necessary.  
88

89 Vice-Chairman Chodun asked the applicant to come forward and speak.  
90

91 Greg Wallis  
92 1520 IH-30  
93 Rockwall, TX  
94

95 Mr. Wallis came forward and provided details pertaining to the case. They are proposing what will  
96 be a Kwik Kar Oil Change. He indicated he was available for questions.  
97

98 There being no questions Chairman Lyons indicated the case will return to the Commission for  
99 action at the next scheduled meeting.  
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101 Vice-Chairman Chodun advised the Commission that agenda items #8, #9 and #11 would be  
102 discussed together.  
103

104  
105 7. Z2019-016

106 Hold a public hearing to discuss and consider approval of a text amendment to various sections of the  
107 Unified Development Code [Ordinance No. 04-38] and Article IX, *Fences*, of Chapter 10, *Building and*  
108 *Building Regulations*, of the Municipal Code of Ordinances for the purpose of updating the codes to  
109 conform to changes made by the 86<sup>th</sup> Legislative Session, and take any action necessary.  
110

111 Planning Director, Ryan Miller, provided details pertaining to the request. He explained that during  
112 the 86th Legislative Session several planning and zoning related bills were approved by the  
113 legislature that have major impacts to the City's codes. These bills could affect how the  
114 community grows and develops in the future. In order to amend the City's ordinances to address  
115 the new laws prior to their effective dates of September 1, 2019, City staff prepared the attached  
116 memorandum- which provides a synopsis and list of potential impacts of each of the major bills  
117 for the City Council's review, and held a work session with the City Council on July 15, 2019 to  
118 discuss possible steps that could be taken to continue to ensure that the City require the highest  
119 quality development possible. Through this work session staff was directed to make several  
120 changes to the Unified Development Code and Municipal Code of Ordinances including: (1)  
121 Changes to Article IV, Permissible Uses, of the UDC to require a Specific Use Permit for residential  
122 infill development in established subdivisions. (2) Changes to the landscape standards contained  
123 in Article VIII, Landscape Standards, of the UDC to increase the screening requirements.  
124 (3) Changes to Article V, District Development Standards, of the UDC to [1] increase the residential  
125 anti-monotony requirements, [2] remove all residential, commercial and industrial building

126 material requirements from the general standards, [3] change the variance/exception approval  
127 requirements, and [4] change the residential accessory building/structure requirements to require  
128 a Specific Use Permit. (4) Changes to Article X, Planned Development Regulations, of the UDC to  
129 remove material requirements.  
130

131 Mr. Miller further noted that in making these changes staff has found several other sections of the  
132 code that require changes or adjustments as a result of the above amendments. Staff has also  
133 taken this opportunity to start to clean up other language in the code, clarify certain sections, and  
134 make the changes that were referenced in the OURHometown 2040 Comprehensive Plan. In  
135 addition to making the changes required by the 86th Legislature, the City Council also directed  
136 staff to make changes to the fence standards and move them from the Municipal Code of  
137 Ordinances to the UDC. Staff has incorporated this direction into the proposed amendment. Due  
138 to the magnitude of the required changes, staff is still in the process of preparing these  
139 amendments and will bring a full list of changes along with a draft ordinance to the Planning and  
140 Zoning Commission at the next scheduled meeting on August 12, 2019.  
141

142 Mr. Miller indicated he was available for questions.  
143

144 Vice-Chairman Chodun asked for questions from the Commission.  
145

146 There being no questions Chairman Lyons indicated the case will return to the Commission for  
147 action at the next scheduled meeting.  
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149  
150 8. P2019-029

151 Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of  
152 Unison Investment for the approval of a master plat for the Northgate Subdivision being a 61.45-acre tract  
153 of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall  
154 County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land  
155 uses, located at the southwest corner of the intersection of Stodgehill Road [FM-3549] and Clem Road,  
156 and take any action necessary.  
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158 Vice-Chairman Chodun asked the applicant to come forward and speak.  
159

160 Ryan Joyce  
161 1189 Waters Edge Drive  
162 Rockwall, TX  
163

164 Mr. Joyce came forward and provided details pertaining to the three agenda items. He shared that  
165 zoning for the property was recently approved and they are now bringing forward the preliminary  
166 plat, master plat and site plan which was a condition of approval. The single phase development  
167 will consist of 40 lots and falls within the FM-3549 Overlay District and are conforms to the 30 foot  
168 landscape buffer requirement. He further noted that staff has provided them with comments and  
169 they will work with staff in addressing those. He indicated he was available for questions.  
170

171 Commissioner Womble asked if there were any deviations from the original plan that was  
172 approved. Mr. Joyce indicated there were not.  
173

174 There being no further questions Chairman Lyons indicated the case will return to the  
175 Commission for action at the next scheduled meeting.  
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178 9. P2019-030

179 Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of  
180 Unison Investment for the approval of a preliminary plat for the Northgate Subdivision containing 61  
181 single-family residential lots on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey,  
182 Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-  
183 88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of  
184 Stodgehill Road [FM-3549] and Clem Road, and take any action necessary.  
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186 Agenda item was discussed with agenda item # 8.  
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10. SP2019-027

Discuss and consider a request by Russell Phillips of Horizon Road Self Storage, LLC for the approval of a site plan for a *Mini-Warehouse* facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated north of Horizon Road and east of Ranch Trail Road, and take any action necessary.

**Vice-Chairman Chodun asked the applicant to come forward.**

**Russell Phillips**  
521 Lorraine Way  
Heath, TX

**Mr. Phillips came forward and provided information pertaining to the case. He indicated he was available for questions.**

**Vice- Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.**

11. SP2019-028

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a site plan for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [FM-3549] and Clem Road, and take any action necessary.

**Agenda item was discussed with agenda item # 8.**

12. SP2019-029

Discuss and consider a request by Michael Bausch on behalf of the owner for the approval of a site plan for an addition to an existing *General Personal Service* business (*i.e. Jour Salon and Spa*) on a 4.211-acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street, and take any action necessary.

**Vice-Chairman Chodun asked the applicant to come forward.**

**Michael Bausch**  
4318 Rosser Square  
Dallas, TX

**Mr. Bausch came forward and provided information pertaining to the request. They are proposing an addition to an existing structure to expand the current business. He indicated he was available for questions.**

**Vice-Chairman Chodun asked if the addition materials and paint will match the existing building. Mr. Bausch indicated that it would. Commissioner Fishman asked if with the additional space would additional parking be required. Planning Manager, David Gonzales, indicated that currently the site is over parked and therefor would not need to increase the parking.**

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

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

- ✓ P2019-011: Final Plat for Lot 1, Block A, Devoll Place Addition [Approved]
- ✓ P2019-026: Preliminary Plat for Lots 1-5, Block A, Park Station Addition [Approved]
- ✓ MIS2019-012: Alternative Tree Mitigation for Townplace Suites [Approved]
- ✓ SP2019-014: Variance for Retail Shopping Center and House of Worship [Approved]

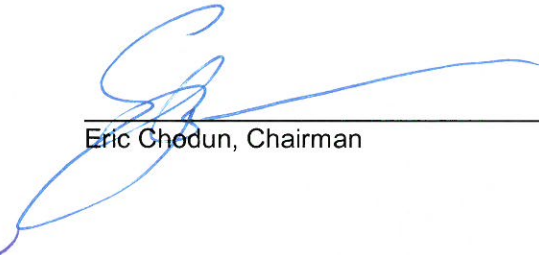
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Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VI. ADJOURNMENT

Vice-Chairman Chodun adjourned the meeting at 6:32 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 27 day of August, 2019.

  
\_\_\_\_\_  
Eric Chodun, Chairman

Attest:  
  
\_\_\_\_\_  
Laura Morales, Planning Coordinator

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