

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS JUNE 29, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER
3

4 Chairman Chodun called the meeting to order at 6:06 PM. Commissioners present were John Womble, Derek Deckard, Sedric Thomas,
5 Mark Moeller, Jean Conway and Vice-Chairman Jerry Welch. Staff members present were Planning and Zoning Director Ryan Miller,
6 Planning and Zoning Manager David Gonzales, Planning and Zoning Coordinator Angelica Gamez, Planner Henry Lee, City Engineer Amy
7 Williams and Civil Engineer Jeremy White. Absent from the meeting was Civil Engineer Sarah Johnston.
8

9 II. OPEN FORUM

10 *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.*
11 *Per the 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*
12 *during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting*
13 *per the Texas Open Meetings Act.*
14

15
16 Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time. There being
17 no one coming forward, Chairman Chodun closed the open forum.
18

19 III. CONSENT AGENDA

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21 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development*
22 *Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*
23

24 1. Approval of Minutes for the June 15, 2021 Planning and Zoning Commission meeting.

25
26 2. **P2021-029 (HENRY LEE)**

27 Consider a request by Richard and Judy Harris Family Trust for the approval of a Replat for Lots 8-15, Block A, Richard Harris No. 2 Addition being
28 a 5.50-acre tract of land identified as Lots 1-7, Block A, Richard Harris No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family
29 7 (SF-7) District, addressed as 400, 402, 404, 406, 408, 410, & 412 Renfro Street, and take any action necessary.
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31 3. **P2021-030 (DAVID GONZALES)**

32 Consider a request by Luis M. Gonzalez of Pacheco Koch Consulting Engineers on behalf of Alton Frazier of Willcar Holdings, LLC for the approval
33 of a Replat for Lot 4, Block A, Channell Subdivision being a 18.762-acre parcel of land identified as Lot 3, Block A, Channell Subdivision, City of
34 Rockwall, Rockwall County, Texas, zoned Planned Development District 89 (PD-89) for Light Industrial (LI) District land uses, situated within the SH-
35 205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.
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37 4. **P2021-031 (ANGELICA GAMEZ)**

38 Consider a request by Alejandro Flores for the approval of a Replat for Lot 1, Block M, Lake Rockwall Estates East Addition being a 0.33-acre parcel
39 of land identified as Lot 1406 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development
40 District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 478 Renee Drive, and take any action necessary.
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42 5. **P2021-032 (DAVID GONZALES)**

43 Consider a request by David Srouji of D&M Construction on behalf of Abdul L. Khan of Centers for Peace and Mercy for the approval of a Final Plat
44 for Lot 1, Block A, Centers for Peace and Mercy Addition being a 2.74-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey,
45 Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District,
46 addressed as 600 Turtle Cove Boulevard, and take any action necessary.
47

48 6. **P2021-034 (ANGELICA GAMEZ)**

49 Consider a request by Akhil Vats of ADAT Estate, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, ADAT Addition being a 1.57-acre tract
50 of land identified as Tracts 30, 31, 32, & 32-1, of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned
51 Neighborhood Services (NS) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1001 N. Goliad Street, and
52 take any action necessary.
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54 7. **P2021-035 (DAVID GONZALES)**

55 Consider a request by Josh Millsap of KFM Engineering & Design on behalf of the Estate of Billy W. Peoples and Myreli, LLC for the approval of a
56 Conveyance Plat for Lot 1, Block A, TAC Rockwall Addition being a 3.338-acre tract of land identified as Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block P and Lots
57 1 & 2, Block AB, Rockwall OT Addition and Lots 4 & 5, Block A and Lots 4 & 5, Block B, Lowe & Allen Addition, City of Rockwall, Rockwall County,
58 Texas, zoned Downtown (DT) District, situated at the southwest corner of the intersection of SH-66 and SH-205 [N. Goliad Street], and take any
59 action necessary.
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61 8. **SP2021-019 (DAVID GONZALES)**

62 Discuss and consider a request by David Bond of Spiars Engineering on behalf of Andrew Malzer of Gingercrest Inc. for the approval of an Amended
63 Site Plan for an existing General Retail Store with Gasoline Sales on a 8.240-acre tract of land identified as Lots 6 & 7, Block 1, Meadowcreek

64 Business Center, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay
65 (SH-205 OV) District and the SH-276 Overlay (SH-276 OV) District, addressed as 2301 S. Goliad Street, and take any action necessary.

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67 **Commissioner Deckard made a motion to approve the consent agenda. Commissioner Thomas seconded the motion which passed by a**
68 **vote of 7-0.**

69
70 IV. ACTION ITEMS

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

75
76 9. **MIS2021-007 (HENRY LEE)**

77 Discuss and consider a request by Michael Hunter of the Rockwall Housing Development Corporation for the approval of a Special Exception to the
78 setback requirements for a duplex on a 0.112-acre parcel of land identified as Lot 1, Block A, RHDC Addition, City of Rockwall, Rockwall County,
79 Texas, zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 814
80 Peters Colony, and take any action necessary.

81
82 **Planner Henry Lee provided a brief history in regards to the request. Specifically, the North East Texas Community Development**
83 **Corporation (NETCDC) are in the process of constructing a duplex on the property. The applicant informed Staff that there was an error**
84 **with their form board survey where the contractor set the foundation form board on the build line instead of recessing it 18-inches.**
85 **Currently, the structure has been framed and it would be cost prohibitive for them to bring the structure into conformance. Staff should**
86 **note that City Council has approved a previous request which reduced their building setback from 20-feet to 15-feet. If this is approved,**
87 **City Council will be granting a 13 ½ -foot building setback adjacent to Peters Colony. The applicant's request does not appear to be**
88 **inconsistent with the existing neighborhood. Mr. Lee then advised that this is a discretionary decision for City Council pending a**
89 **recommendation from the Planning and Zoning Commission.**

90
91 **Commissioner Moeller added that this would enhance the neighborhood.**

92 **Commissioner Womble wanted clarification on whether or not they were making the building bigger or if it was just set in the wrong place.**

93
94 **Michael Hunter**
95 **RHDC Corporation**
96 **220 W. Quail Run Road**
97 **Rockwall, TX 75087**

98
99 **Mr. Hunter came forward and provided additional details in regards to his request.**

100
101 **Commissioner Moeller made a motion to approve MIS2021-007 with staff recommendations. Commissioner Womble seconded the motion**
102 **which passed by a vote of 7-0.**

103
104 **Chairman Chodun advised that the item will be brought before the City Council on July 6, 2021.**

105
106 V. DISCUSSION ITEMS

107
108 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that*
109 *will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place*
110 *when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public*
111 *hearing and/or action date for the following cases is July 13, 2021.*

112
113 10. **Z2021-020 (DAVID GONZALES)**

114 Hold a public hearing to discuss and consider a request by St. Benedict's Anglican Church on behalf of Brett Hall for the approval of a Specific Use
115 Permit (SUP) for a House of Worship on a 7.45-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna
116 Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive, and take any
117 action necessary.

118
119 **Chairman Chodun asked the applicant to come forward.**

120
121 **Dub Douphrate**
122 **2235 Ridge Road**
123 **Rockwall, TX 75087**

124
125 **Mr. Douphrate came forward and provided a brief summary in regards to the request. Their intent is to change the use of the subject**
126 **property from single-family residential to a church home. The existing structure is about 7,000-square feet and their intent is to keep the**
127 **majority of that structure intact.**

128
129 **Commissioner Deckard asked if there was going to be a turn lane required due to this being a heavily residential area.**

131 Planning and Zoning Manager David Gonzales added that the applicant would be requesting a waiver to the three-tiered screening
132 requirement.

133
134 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on July 13, 2021.
135

136 11. Z2021-021 (HENRY LEE)

137 Hold a public hearing to discuss and consider a request by Stephen Seitz of Seitz Architects, Inc. on behalf of Jim Vaudagna of the Vault Self-Storage
138 for the approval of a Specific Use Permit (SUP) the expansion of an existing Mini-Warehouse Facility on a 6.06-acre parcel of land identified as Lot
139 1, Block C, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1280 E.
140 Ralph Hall Parkway, and take any action necessary.
141

142 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a Specific Use Permit (SUP) to expand
143 their mini-warehouse facility. Their site plan indicates that there will be seven (7) new buildings. The applicant will be requesting a variance
144 for the roof pitch and that is to match the existing buildings. Mr. Lee advised the Commission that they had to grant a variance during the
145 first request.
146

147 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on July 13, 2021.
148

149 12. Z2021-022 (HENRY LEE)

150 Hold a public hearing to discuss and consider a request by Ignacio Cardenas for the approval of a Specific Use Permit (SUP) for Residential Infill in
151 an Established Subdivision on a 0.158-acre parcel of land identified as Lot 810-A0 of the Lake Rockwall Estates #2 Addition, City of Rockwall,
152 Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 147 Eva Place,
153 and take any action necessary.
154

155 Chairman Chodun asked the applicant to come forward.
156

157 Ignacio Cardenas
158 147 Eva Place
159 Rockwall, TX 75032
160

161 Mr. Cardenas came forward and provided a brief statement in regards to the request.
162

163 Planner Henry Lee added that they will be requesting a waiver for the garage setback which is required to be 20-feet. From their floor plan,
164 it does show it to be 5-feet 5-inches in front of the front façade. However, this is not uncharacteristic of the neighborhood.
165

166 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on July 13, 2021.
167

168 13. Z2021-023 (HENRY LEE)

169 Hold a public hearing to discuss and consider a request by Don Holamon for the approval of a Specific Use Permit (SUP) for an Accessory Building
170 on a 1.50-acre parcel of land identified as Lot 12, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family
171 Estate 1.5 (SFE-1.5) District, addressed as 3221 Diamond Way Drive, and take any action necessary.
172

173 Chairman Chodun asked the applicant to come forward.
174

175 Don Holamon
176 3221 Diamond Way Drive
177 Rockwall, TX 75087
178

179 Mr. Holamon came forward and provided a brief summary in regards to the request. He is requesting approval of the SUP to have an
180 additional accessory building on his property to store lawn equipment.
181

182 Planner Henry Lee added that they currently have two (2) existing accessory buildings. With this request, the applicant will be asking for
183 a third accessory building as well as exceeding the maximum permissible size.
184

185 Chairman Chodun asked if the existing storage buildings were compatible but they are not.
186

187 Vice-Chairman Welch wanted additional details in regards to the size.
188

189 Commissioner Moeller asked if it will be on a concrete foundation.
190

191 Commissioner Conway asked if this would be the same situation with having a certain number of buildings on bigger properties.
192

193 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on July 13, 2021.
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196 14. Z2021-024 (RYAN MILLER)

197 Hold a public hearing to discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Kris Sharp for the approval of a Zoning
198 Change amending Planned Development District 46 (PD-46) to allow Warehouse as a permitted land use on a 1.90-acre parcel of land identified as

199 Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District
200 land uses, addressed as 3301 Springer Road, and take any action necessary.

201
202 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. Planned Development District was
203 established in the late 1990s and it was in response to this area being annexed. It allowed all remaining existing uses to remain intact but
204 any additional uses had to meet the commercial district standards. What they were wanting to build was a warehouse, which is not
205 uncharacteristic of the area, but are not allowed in a commercial district. They would then need to amend the planned development district
206 to add that use.

207
208 Chairman Chodun asked how the warehouse fit in with the area.

209
210 Greg Wallis
211 1520 E. I-30
212 Rockwall, TX 75032

213
214 Mr. Wallis came forward and provided additional details in regards to the request.

215
216 Commissioner Deckard asked if the other tracts in the property could be rezoned ahead of time.

217
218 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on July 13, 2021.

219
220 15. Z2021-025 (HENRY LEE)

221 Hold a public hearing to discuss and consider a request by Kevin Osornio for the approval of a Specific Use Permit (SUP) for Residential Infill in an
222 Established Subdivision on a 0.1650-acre parcel of land identified as Lot 908A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall
223 County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 154 Lynne Drive, and
224 take any action necessary.

225
226 Planner Henry Lee provided a brief summary in regards to the request. He explained that they are requesting an SUP for a residential infill
227 and they will be requesting a waiver to the 20-foot garage setback. Their current floor plan shows it to be 14-feet 6 1/2 inches in front of the
228 front façade but this is not uncharacteristic of the neighborhood.

229
230 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on July 13, 2021.

231
232 16. Z2021-026 (RYAN MILLER)

233 Hold a public hearing to discuss and consider a request by Troy Lewis of Newstream Capital Partners for the approval of an Zoning Change to amend
234 Planned Development District 8 (PD-8) [Ordinance No. 92-39] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4,
235 Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned
236 Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side
237 of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.

238
239 Chairman Chodun asked the applicant to come forward.

240
241 Troy Lewis
242 311 S. Oak Street
243 Roanoke, TX 76262

244
245 Mr. Lewis came forward and provided a history and handout in regards to the request. He informed the Commission that he had an
246 informational meeting with the Chandlers Landing HOA at the beginning of March but, due to everything getting shut down, the project
247 was placed on hold. He also requested an opportunity to speak to the neighbors of Chandlers Landing to let them know what they had in
248 mind and let them have an open discussion. Mr. Lewis advised that he had requested a letter of support from the HOA but has not received
249 it yet when he meets with the HOA Environmental Committee on July 7, 2021. They are proposing 36 units with 2 entrances and 1 cul-de-
250 sac.

251
252 Director of Planning and Zoning Ryan Miller requested that the applicant incorporate some kind of building elevations so the Commission
253 can see what product is being proposed on there. Currently the property, while allowing 36 units, is designed for medium density
254 residential. The proposed project would exceed the permitted density for medium density residential and would require the Future Land
255 Use Map to be amended to high density residential. This request currently does not meet the Comprehensive Map. Staff has given
256 recommendations to the applicant on how they can bring the project into conformance with the Comprehensive Plan, specifically on how
257 the plan treats townhomes.

258
259 Commissioner Womble wanted clarification as to whether or not the applicant was allowed to have 36 units. He also asked if the units
260 were for sale or for rent.

261 Vice Chairman Welch asked who was responsible for the height visibility issue in Chandlers Landing.

262 Commissioner Deckard asked if this was under with City's control and supply for water and sewer.

263 Commissioner Conway asked if each of the pods of buildings will have common walls.

264 Mr. Miller asked if the intent of this project was to be incorporated into the Chandlers Landing HOA.

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266 Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on July 13, 2021.

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17. **P2021-033 (HENRY LEE)**
Discuss and consider a request by Aaron Selden for the approval of a *Final Plat* for Lots 1 & 2, Block A, Aaron Selden Addition being a 5.74-acre tract of land identified as Tracts 5-05, 5-06, & 5-12 of the J. Simmons Survey, Abstract No. 190, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 260 Anna Cade Road, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. Mr. Lee advised the Commission that this item was included as a Discussion Item because it had to be reviewed by Rockwall County due to it being in the Extraterritorial Jurisdiction (ETJ). The item will return as an Action Item at the next meeting.

Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on July 13, 2021.

18. **P2021-036 (DAVID GONZALES)**
Discuss and consider a request by Bart Carroll for the approval of a *Preliminary Plat* for Phase 2 of the Landon Subdivision being a 94.273-acre tract of land identified as a portion of Tract 13 of the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southwest corner of the intersection of S. Munson Street and Streetman Road, and take any action necessary.

Planning and Zoning Manager David Gonzales advised the Commission that this item had to be reviews by Rockwall County as well due to it being inside the Extraterritorial Jurisdiction (ETJ). It will return as an Action Item at the next meeting.

Chairman Chodun asked the applicant to come forward.

**Bart Carroll
597 Meadowlark Lane
Josephine, TX 75173**

Mr. Carroll came forward and provided a brief summary in regards to the request.

Mr. Gonzales added that Staff wanted to ensure that the area will be served because there is no current agreement with Blackland Water Supply that can fulfill the water for this area.

Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on July 13, 2021.

19. **SP2021-016 (HENRY LEE)**
Discuss and consider a request by Johnathan Thrall of Nimble Restoration Services on behalf of Johnathan Dubroc of M. Crowd Restaurant Group for the approval of an *Amended Site Plan* for an existing *Restaurant [Mi Cocina]* on a 1.41-acre parcel of land identified as Lot 11, Block A, Rockwall Crossing Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 971 E. IH-30, and take any action necessary.

Director of Planning and Zoning Ryan Miller advised that this item will return as a Consent Agenda item at the next meeting because it lies within the IH-30 Overlay. The reason why it was not today was because it had to be presented to the Architectural Review Board.

Vice-Chairman Welch asked what was the City's stance on outdoor vinyl walls.

Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on July 13, 2021.

20. **SP2021-017 (DAVID GONZALES)**
Discuss and consider a request by Keaton Mai of the Dimension Group behalf of Russell Phillips of Rockwall 205 Investors, LLC for the approval of a *Site Plan* for a *Retail Store with Gasoline Sales* on a 1.503-acre portion of a larger tract of land being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.

Planner David Gonzales advised that the applicant met with the Architectural Review Board so the Commission will see some changed to the elevations when the applicant comes back before them.

Chairman Chodun asked the applicant to come forward.

**Keaton Mai
10755 Sandhill Road
Dallas, TX 75238**

Mr. Mai came forward and provided a brief summary in regards to the request. They are proposing to construct a 7-Eleven that will have a temporary access road. He added that they met with Architectural Review Board and are planning to incorporate their recommendations. Mr. Mai advised that they will also be requesting a variance for the pitched roof element and are looking on doing an enhanced landscape buffer along 549 as a compensatory measure.

Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on July 13, 2021.

21. **SP2021-020 (RYAN MILLER)**

Discuss and consider a request by Josh Millsap of KFM Engineering & Design on behalf of the Estate of Billy W. Peoples and Myreli, LLC for the approval of a Site Plan for a Multi-Family Apartment Building on a 3.338-acre tract of land identified as Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block P and Lots 1 & 2, Block AB, Rockwall OT Addition and Lots 4 & 5, Block A and Lots 4 & 5, Block B, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated at the southwest corner of the intersection of SH-66 and SH-205 [N. Goliad Street], and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Erik Earnshaw
4595 Excel Pkwy
Addison, TX 75001

Mr. Earnshaw came forward and provided a brief summary in regards to the request. The applicant is proposing a multi-family development at the corner of S. Alamo and Washington Street. The main focal point and main access to the club leasing facility will be at East Washington Street and S. Alamo Street. This will be a 263-unit product atop a parking structure. Along with many amenities, there will be a rooftop observation deck and lounge.

Commissioner Deckard had questions regarding parking and access to the parking lot. He recommended that the applicant add some car diagrams for the next meeting. Commissioner Deckard wanted to confirm that this use was zoned by right in the district.

Mr. Miller added that the Downtown District does allow multi-family under certain restrictions. A new police parking lot will be constructed and incorporated as part of this development. It will have to be segregated from the general population parking areas as well as from the traffic areas. In addition, the zoning in the district does allow multi-family but will require direct access onto the roadways. At the moment, staff hasn't identified any minor waivers that will be presented before the Commission. Bicycle parking will also be available due to the ordinance requiring it.

Commissioner Womble asked what the total unit count for the condos was.

Commissioner Deckard asked if Staff had accurate mapping of the cemetery adjacent to the subject property.

Commissioner Moeller asked how many spaces would be allocated for the police parking.

Commissioner Thomas asked if there was an estimate in the number of one-bedroom, two-bedroom, and three-bedroom units.

Commissioner Conway asked about the major entry and exit.

Chairman Chodun asked the applicant if he had considered retail in the lower areas.

Vice Chairman Welch added that the applicant may want to get in touch with the Downtown Association.

Commissioner Thomas inquired about having a delivery area set up.

Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on July 13, 2021.

22. **SP2021-018 (DAVID GONZALES)**

Discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of Gene Cooper of GotRock Properties, LLC for the approval of a Site Plan for two (2) office buildings on a 1.128-acre tract of land identified as Lots 2 & 4, Block A, North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for General Retail (GR) District land uses, addressed as 1942 & 1944 N. Lakeshore Drive, and take any action necessary.

Planning and Zoning Manager David Gonzales indicated that the Architectural Review Board had reviewed this and staff would be getting with the applicant to go over comments made by the ARB. They're looking to have some shrubbery added to the back façade as well as some windows.

Chairman Chodun asked the applicant to come forward.

Ernesto Miranda
Magellan Architects

Mr. Miranda came forward and was prepared to answer questions.

Chairman Chodun advised that the item will be brought back to the Commission for discussion or action on July 13, 2021.

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

- P2021-026: Preliminary Plat for the Winding Creek Subdivision [APPROVED]
- Z2021-014: Zoning Change (AG to PD) for Klutts Farm [APPROVED; 1st READING]
- Z2021-015: SUP for a Residential Infill at 511 S. Clark Street [APPROVED; 1st READING]
- Z2021-016: SUP for an Accessory Building at 361 Willowcrest [WITHDRAWN]
- Z2021-017: Zoning Change (AG to LI) on Airport Road [APPROVED; 1st READING]
- Z2021-018: Zoning Change (AG to LI) on Corporate Crossing [APPROVED; 1st READING]
- Z2021-019: Comprehensive Plan Update [APPROVED; 1st READING]

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

VI. ADJOURNMENT

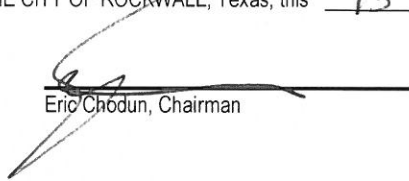
Chairman Chodun adjourned the meeting at 7:22 PM.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 13 day of July, 2021.

Attest:



Angelica Gamez, Planning and Zoning Coordinator



Eric Chodun, Chairman

