

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 11, 2019
6:00 P.M.

I. CALL TO ORDER

Vice-Chairman Chodun called the meeting to order at 6:02 p.m. The Commissioners present at the meeting were, Jerry Welch, John Womble, Eric Chodun, Annie Fishman, Mark Moeller and Tracey Logan. Absent from the meeting was Chairman Lyons. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planner Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the May 14, 2019 Planning and Zoning Commission meeting.

2. SP2019-013

Discuss and consider a request by Bill Bauman of Bauman Consultants on behalf of John Gatz of Eco-Site for the approval of a site plan for a *Freestanding Commercial Antenna* on a 0.0826-acre portion of a larger 7.64-acre tract of land, known as *Yellow Jacket Park*, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [SH-205] and Yellow Jacket Lane, and take any action necessary.

3. P2019-024

Consider a request by Charles Corbett for the approval of a vacating plat establishing Lots 17 & 18, Block B, Lago Vista Addition being a 1.09-acre parcel of land currently identified as Lot 19, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for single family land uses, addressed as 2835 Marcie Lane, and take any action necessary.

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

III. 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.

IV. PUBLIC HEARING ITEMS

5. Z2019-012

Hold a public hearing to 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 zoning change from an Agricultural (AG) District to a Planned Development District for Single Family-1 (SF-1) District land uses on 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 Agricultural (AG) District, located on the west side of Stodgehill Road [FM-3549] north of the intersection of Stodgehill Road [FM-3549] and Cornelius Road, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The applicant is requesting a change in zoning from an Agricultural District to a Planned Development District for Single-Family 1 District land uses. The concept plan shows that the 61.45-acre property will consist of 39 single-family lots that will broken-down into two lot types, 120' x 200' & 130' x 400'. Specifically, the development will include 17 lots that will be a minimum of 120' x 200'

and 22 lots that will be a minimum of 130' x 400'. The lot sizes will range in size from 43,560 square feet to 65,340 square feet. The proposed minimum size of each dwelling unit will be 2,500 square feet. The applicant has stated that the homes will be custom homes and will vary from lot to lot. The product will also be a rural style estate lot, which will incorporate a rural-local roadway and a minimum front yard setback of 70-feet. The proposed housing product will have a minimum masonry requirement of 80%, with up to 50% cementitious fiberboard horizontal lap siding being HardiBoard or Hardy Plan and stucco being permitted. The proposed housing product conforms to the City's minimum masonry and anti-monotony requirements and will allow both traditional swing, side entry, and flat front entry which is setback behind the width of the double car garage that is access from the traditional swing configuration garage configurations. All garage doors will incorporate upgraded finishes. The development will incorporate less than the required 20% open space; however, it will have a 30-foot landscape buffer adjacent to FM-3549 that will incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof and trees and a five foot sidewalk along the entire frontage. In addition, the applicant has stated that by virtue of the development incorporating larger lots without stockade or solid fencing, it will achieve the same feel as more dense developments that incorporate the required 20% open space. The proposed Planned Development District will be subject to the land uses and requirements stipulated for the Single-Family 1 District unless specifically called out in the Planned Development District ordinance. Additionally, the applicant is proposing to allow traditional swing, side entry, and flat-front entry garages in lieu of alleyways. All flat-front entry garages will be setback either behind the width of a double garage that is accessed from a traditional swing or flush with the front façade of the home for the standard flat-front entry garages. As a compensatory measure for not meeting the required 20-foot setback stipulated by the Unified Development Code for flat-front entry garages, the applicant is requiring that all garage doors incorporate upgraded finishes. With regard to the open space requirement, the applicant has stated that estate style lots with non-transparent fencing provide a similar aesthetic as traditional neighborhoods that incorporate opaque fencing and 20% open space.

Mr. Brooks further noted that the OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the Northeast Residential District and is designated for Low Density Residential land uses. The Northeast Residential District is characterized by its low-density subdivisions and rural/estate style lots and this district has several large vacant tracts of land that are suitable for low-density residential development, and it is anticipated that this district will be a future growth center for the City. The Low Density Residential land use category consists of residential subdivisions that are two units per gross acre or less. Primary land uses in this district are suburban, estate, and rural developments. In this case, the development is an estate style subdivision with a density of 0.63 units per gross acre. This is substantially in conformance to intent of the Northeast Residential District and the Low Density Residential land use designation. In addition, the Comprehensive Plan seeks to preserve the City's current residential to non-residential land use ratio 80% Residential; 20% Commercial in order to maintain a balance mix of land uses for fiscal sustainability. The Land Use Plan contained in the Comprehensive Plan was created to guide the City toward the desired 80% residential to 20% non-residential land use balance. Currently, the land use balance is at 75.48% residential to 24.52% non-residential. If the City Council chooses to approve this case since this case is proposing zoning in conformance to the Land Use Plan the ratio will remain the same.

Mr. Brooks went on to state that On May 24, 2019, staff mailed 13 notices to property owners and occupants within 500-feet of the subject property and located within the City Limits. There are no Homeowner's Associations or neighborhood groups within 1,500-feet of the subject property and participating in the Neighborhood Notification Program. Staff did not receive any notices concerning this case.

Mr. Brooks advised the Commission that the applicant was present and available for questions as well as staff.

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

Ryan Joyce
1189 Waters Edge Drive
Rockwall, TX

Mr. Joyce came forward and provided a power point presentation that provided additional information pertaining to the proposed development.

Vice-Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come forward and do so.

David Ingram
950 Clem Road
Rockwall, TX

Mr. Ingram came forward and generally expressed being in favor of the request.

Steve Curtis
2130 FM-1141
Rockwall, TX

Mr. Curtis came forward and expressed concern with the topography that septic systems would create.

Vice-Chairman Chodun asked the applicant to come forward and provide rebuttal to concerns/questions that were brought up.

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

After general discussion Commissioner Welch made a motion to approve Z2019-012 with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 6-0 with Chairman Lyons absent.

6. Z2019-013

Hold a public hearing to discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a PD Development Plan within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Sub-District* of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation and background of the request. He shared that on September 20, 2010, the City Council passed Ordinance No. 10-21 Planned Development District 32, which established a concept plan and development standards for the approximate 78.89-acre tract of land commonly referred to as PD-32 or the Harbor District. Within the approved concept plan, PD-32 was divided into ten subdistricts that contained individual development and land use standards. On November 17, 2014, the City Council adopted Ordinance No. 14-51, which contained a PD Development Plan for a 2.893-acre tract of land located in the Hillside Subdistrict. This PD Development Plan showed a series of buildings would be constructed along Harbor Heights Drive in conformance to the requirements of Ordinance No. 10-21. With the approval of Ordinance No. 14-51, the City Council also approved waivers to the building placement requirements and pedestrian access requirements to allow retaining walls ranging from seven (7) to nine (9) feet in height to be established along Harbor Heights Drive. The approval of these walls were tied to building elevations submitted by the applicant and which were tied down as part of the City Council's approval. On May 1, 2017, the City Council adopted Ordinance No. 17-22, which amended Ordinance No. 10-21 to update various exhibits in the ordinance; however, no changes were made to the requirements of the Hillside Subdistrict or for the subject property. On May 15, 2019, the applicant submitted an application requesting to amend Ordinance No. 14-51 to change the PD Concept Plan approved for the subject property. According to Ordinance No. 17-22 [the regulating ordinance for Planned Development District 32, the purpose of a PD Development Plan is to ensure that a proposed development meets the intent of the subdistrict and/or to address any waivers required by the development. Ordinance No. 17-22 goes on to state that the Hillside Subdistrict, in which the subject property is located, is intended to provide a cluster of restaurant anchors that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District. In this case, the applicants proposed development

meets this intent of the Hillside Subdistrict; however, the submitted PD Concept Plan will require waivers to the building placement and parking requirements stipulated in Ordinance No. 17-22. The concept plan for the Hillside Subdistrict contained in Ordinance No. 17-22 calls for existing slopes between 8-12% with the incorporation of two pedestrian opportunities extending perpendicular to Harbor Heights Drive at not more than 2% slope. Harbor Heights Drive which is intended to serve as the primary connector to the existing Harbor Development and is a primary street frontage for retail, residential and mix use development within the adjacent subdistricts is designated as a Street Type 'D', and was constructed by the City with slopes of 10.3% with one pedestrian crossing, situated in the center of the roadway, constructed at a 1% slope in accordance to the concept plan. Additionally, the original concept plan contained in Ordinance No. 17-22 depicted smaller pad sites that stepped down to adjust for the slope of the street, which allowed for storefronts and patios to be at or closer to grade. The PD Concept Plan approved with Ordinance No. 14-51 incorporated larger pad sites, which made it more difficult to step the buildings down to a pedestrian level. As a result, the ordinance was approved allowing the use of retaining walls, ranging in size from seven to nine feet adjacent to Harbor Heights Drive. A major consideration in allowing the retaining walls was the incorporation of building elevations showing how the retaining walls would be incorporated into the development. In this case, the amended PD Concept Plan reduces the number of buildings adjacent to Harbor Heights Drive, but continues to incorporate larger pad sites that may require retaining walls. Since the applicant has not submitted building elevations with the revised PD Development Plan, staff has included a condition of approval allowing retaining walls not to exceed seven feet in height. Additionally, according to Ordinance No. 17-22, in order to provide flexibility and create high quality projects, an applicant for development within PD-32]may request a waiver of the following District or Subdistrict standards: (1) Building Placement Requirements, (2) Landscape Standards, (3) Parking Requirements, (4) Parking Garage Design Standards, and (5) Increased Building Height in any Subdistrict. Mr. Miller went over the waivers that are being requested to the requirements based on what the applicant submitted.

Mr. Miller further noted that on May 24, 2019, staff mailed 25 notices to property owners and residents within 500 feet of the Hillside Subdistrict and also emailed notices to the Lakeside Village and Lago Vista Homeowner's Associations. No notices were received for or against the request.

Mr. Miller advised the Commission that the applicant was present and available for questions as well as staff.

Vice-Chairman Chodun asked for questions from the Commission.

Jimmy Strohmeyer
2701 Sunset Ridge
Rockwall, TX

Mr. Strohmeyer came forward and provided additional details pertaining to the request.

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

Commissioner Womble made a motion to approve Z2019-013 with staff recommendations. Commissioner Moeller seconded the motion which passed by a vote of 6-0 with Chairman Lyons absent.

V. ACTION ITEMS

7. SP2019-014 *[Postponed to the June 25, 2019 Planning and Zoning Commission Meeting]*

Discuss and consider a request by Ahmed Helaluzzaman on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a site plan for a *retail shopping center and house of worship* on a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740], and take any action necessary.

Vice-Chairman Chodun indicated agenda item is being postponed and no action was necessary.

8. SP2019-016

Discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob and Pam Hawley for the approval of a site plan for two (2) metal buildings in conjunction with an existing commercial business on a 1.55-acre parcel of land identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant submitted an application requesting approval of a site plan for the purpose of expanding their existing site by constructing two additional single story buildings which will consist of a total of approximately 7,220 square feet, and bring the total number of metal buildings on the subject property to four. The site is subject to the requirements and land uses stipulated for the Light Industrial District as stated by the Unified Development Code. According to the Unified Development Code the proposed general office use is allowed by-right in a Commercial District. Excluding the exceptions being requested, the submitted site plan, landscape plan, and building elevations, generally conform to the technical requirements contained within the UDC for a property located within a Commercial District. The proposed new buildings will be constructed of metal, utilize roll-up doors, and have a pitched roof design and additionally the applicant is proposing to incorporate a brick wainscot on all building façades. After receiving a recommendation from the Architectural Review Board, the applicant intends to provide a wainscot on the existing buildings, matching the proposed building exterior facades. Commercial Districts are generally situated in close proximity to an arterial or major collector that is capable of carrying the traffic generated by the land uses in the district and in addition, these areas may require increased water, fire protection, and wastewater and drainage capacity. Since the Commercial District is general in nature, development standards are less stringent as lower intensity districts. In this case, the applicant's proposal is adjacent to Ranch Trail which is identified as a Minor Collector on the City's Master Thoroughfare Plan, and the office land use is not typically a high volume water/wastewater user. Mr. Gonzales went on to discuss the exceptions being requested based on the information submitted by the applicant and additionally noted that the Architectural Review Board reviewed the proposed site plan and recommended approval.

Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Bob Holly
1716 Bison Meadow
Heath, TX

Mr. Holly came forward and provided additional details pertaining to the request.

Vice-Chairman brought the item back to the Commission for discussion or a motion.

After general discussion Commissioner Fishman made a motion to approve the site plan with staff conditions and Architectural Review Board recommendations. Commissioner Womble seconded the motion which passed by a vote of 6-0 with Chairman Lyons absent.

9. SP2019-017

Discuss and consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Vincent Stagliano for the approval of a site plan for an animal boarding/kennel without outside pens on a 1.2113-acre tract of land identified as Lot 4, Block A, Ellis Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant is requesting approval of a site plan for the purpose of constructing an approximately 6,042 square foot single-story, animal boarding/kennel facility. The building will be composed of masonry construction such as natural stone, brick, and cement board siding, meeting the requirements of the Unified Development Code. The site is subject to the requirements and land uses stipulated for the Light Industrial District as stated by the Unified Development Code. According the Unified Development Code, an animal boarding/kennel without outside pens is a permitted by-right land

use in a Light Industrial District. The subject property proposes one point of ingress and egress along Alpha Drive. Other than the exceptions being requested, the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial District. The treescape plan provided by the applicant indicates a total of 20-caliper inches to be removed from the site, which consists of two, ten inch cedar trees. According to the UDC, no mitigation will be required for the removal of any tree that is less than four inches DBH or less than 11 inches DBH for hackberry and cedar trees. The proposed animal shelter/kennel is a permitted land use in the Light Industrial District. Additionally, all operations will be indoors with no outside kennels or pens. According the Unified Development Code, non-residential developments that have a side or rear contiguous to any residential district shall be screened with a masonry fence tilt wall or concrete block are prohibited; however, precast walls may be approved by the planning and zoning commission, six feet in height. As an alternative, berms in conjunction with a minimum of a six-foot wrought fence and a combination of trees and shrubs can be utilized to meet the screening requirements if the planning and zoning commission determines that the proposed alternative will provide sufficient screening. In this case, the applicant is providing an eight foot tall wood fence adjacent to the western property boundary that will face the Wilkerson-Sanders Memorial Stadium. Typically, wood fences are not used for screening purposes outside of the Residential Office District due to the maintenance required for this material, and the fact that it is not consistent with the City's codes. The use of a wood fence for screening purposes will require approval of an exception by the Planning and Zoning Commission. Mr. Gonzales went on to discuss the exceptions being requested based on the information submitted by the applicant and additionally noted that the Architectural Review Board reviewed the proposed site plan and recommended approval.

Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Vice-Chairman asked the applicant to come forward.

Steve Homemeyer
206 Elm Street
Dallas, TX

Mr. Homemeyer came forward and indicated he was available for questions.

Vice-Chairman Chodun brought the item back to the Commission for discussion or action. General discussion took place between the Commission in regards to the request in particular the fence and the landscape buffer.

Commissioner Fishman made a motion to approve the site plan with staff conditions and Architectural Review Board recommendations. Commissioner Moeller seconded the motion which passed by a vote of 5-1 with Commissioner Logan dissenting and Chairman Lyons absent.

10. SP2019-018

Discuss and consider a request by Annalyse Valk of Platinum Construction on behalf of Shawn Valk of Saro Partners, LLC for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre tract of land identified as Lot 6, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The subject property was annexed in 1980 and is currently vacant. In 2017, the applicant submitted a request for approval of a site plan for a multi-tenant office/warehouse on the subject property. At that time, the proposed office/warehouse facility matched the office/warehouse facility that had just been approved located just north of this property, and which is owned by the applicant. After receiving staff's comments, the applicant requested to withdraw the request in order to revise the submittal to address staff's comments. According to the Unified Development Code the proposed office/warehouse use is allowed by-right in a Light-Industrial District and will not require any additional approvals with regard to land use. With the exception of the exceptions being requested the submitted site plan, landscape plan, treescape plan, photometric plan, and building

elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial District. The applicant has provided a treescape plan identifying 72 caliper-inches of protected trees that are required to be removed in order to develop the site. The trees being removed include four Hackberry trees that are 12 caliper-inches and one Hackberry tree that is 24 caliper-inches. According to the UDC, the trees are identified as secondary protected trees and shall be replaced with a half-inch for every inch removed. In this case, the applicant is required to mitigate for 48 caliper-inches. According to the submitted treescape plan, the applicant intends to provide 72 caliper-inches of trees on-site and this will satisfy the mitigation balance on the subject property.

Mr. Gonzales further noted that according to the submitted site plan, the facility will consist of two buildings that are approximately 12,200 square feet, utilize a flat roof design, and will be constructed of a combination of brick, stone, and stucco. Building A will be adjacent to T. L. Townsend Drive will consist of offices. Building B will be situated behind Building A, will consist of warehouse space, and have roll-up bay doors. The submitted site plan indicates that all of the roll-up doors will face toward Building A and will have limited visibility from T. L. Townsend Drive. According to the Unified Development Code, the minimum masonry requirement for buildings located within a Light Industrial District is 90% primary materials and/or a maximum of 10% secondary materials. Additionally a minimum of 20% stone is required on all building facades, and the use of cementitious materials shall be limited to 50% of each façade and shall not be used in the first four feet from grade. Each building is also required to incorporate accent brick or stone or brick and stone patterns and materials that provide contrast on the façade. In this case, the proposed building utilizes a combination of brick, stone, and stucco. With the exception of the east façade of Buildings A & B, proposed buildings appear to be in conformance with the masonry requirements of the UDC. The Unified Development Code stipulates that all buildings located in a Light Industrial District conform to building articulation required on all primary and secondary facades. In this case, with the exception of the east façade of Buildings A & B, the proposed buildings appear to be in conformance with the requirements of the Unified Development Code. The applicant has the ability to conform to the masonry and building articulation requirements; however, the applicant has cited the limited visibility of the east façade as the motivation for requesting the exceptions. Should the Planning and Zoning Commission approve the exceptions, staff has recommended to the applicant that a thick vegetative screen consisting of a combination of bushes, grasses, and/or mature trees be planted adjacent to the southeast and northeast property lines to provide additional screening. This has been made a condition of approval. Mr. Gonzales went on to discuss the exceptions being requested based on the information submitted by the applicant and additionally noted that the Architectural Review Board reviewed the revised elevations and made a motion to approve the variances to the building materials and articulation on the east facade of Buildings A and B. Additionally, the ARB requested two additional trees to help provide screening from the roll up doors on the north and south of Building B.

Mr. Brooks advised the Commission that the applicant was present and available for questions as well as staff.

Vice-Chairman Chodun asked the applicant to come forward.

Ross Ramsay
2235 Ridge Road
Rockwall, TX

Mr. Ramsay came forward and provided additional details pertaining to the request.

Vice-Chairman Chodun brought the item back to the Commission for discussion or action.

Commissioner Welch made a motion to approve SP2018-018 with staff and Architectural Review Board's recommendations. Commissioner Womble seconded the motion which passed by a vote of 6-0 with Chairman Lyons absent.

VI. DISCUSSION ITEMS

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


- ✓ P2019-020: Lot 2, Block A, RISD Elementary School Addition [Approved]
- ✓ P2019-021: Lots 1-3, Block A, Town Place Marriott Addition [Approved]
- ✓ P2019-022: Lot 5, Block A, Harbor Village Addition [Approved]
- ✓ Z2019-009: SUP for a Restaurant at 505 N. Goliad Street (2nd Reading) [Approved]
- ✓ Z2019-010: SUP for Guest Quarters/Secondary Living Unit and Barn or Agricultural Accessory Building at 777 & 839 Cornelius Road (2nd Reading) [Approved]
- ✓ Z2019-011: Amended PD Development Standards for Planned Development District 47 (PD-47) (2nd Reading) [Approved]

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

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 7:44 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 9 day of July, 2019.



Johnny Lyons, Chairman

Attest:


Laura Morales, Planning Coordinator