

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 9, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were, Jerry Welch, John Womble, Eric Chodun, Mark Moeller and Tracey Logan. Absent from the meeting was Annie Fishman. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planner Korey Brooks, Planning Coordinator, Laura Morales, and Civil engineer Sarah Hager.

II. OPEN FORUM

Chairman Lyons 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 Chairman Lyons closed the open forum.

III. CONSENT AGENDA

1. Approval of Minutes for the June 11, 2019 Planning and Zoning Commission meeting.

2. P2019-011

Discuss and consider a request by Judy K. Larson for the approval of a final plat for Lot 1, Block A, Devoll Place Addition being a 6.96-acre tract of land identified as Tract 26-2 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 556 N. FM-3549, and take any action necessary.

3. P2019-026

Discuss and consider a request by Bill Bricker of Columbia Development Co., LLC for the approval of a preliminary plat for Lots 1-5, Block A, Park Station, Phase 1 Addition, being a 16.26-acre tract of land identified as a portion of Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary.

4. MIS2019-012

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of TEKMAK Development Company for the approval of an *Alternative Tree Mitigation Plan* for an 8.715-acre tract of land identified as a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

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

IV. APPOINTMENTS

5. 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.

V. ACTION ITEMS

6. MIS2019-007

Discuss and consider a request by Judy K. Larson for the approval of a masonry exception for the purpose of constructing an accessory building that does not meet the minimum masonry requirements stipulated by the Unified Development Code (UDC) on a 6.96-acre tract of land identified as Tract 26-2 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 556 N. FM-3549, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The applicant is requesting the approval of a masonry exception for the purpose of constructing a 1,200 square foot accessory building that does not meet the minimum masonry requirements stipulated by the Unified Development Code. The proposed building will be located toward the rear of the home and will be constructed of metal. The subject property is a 6.69-acre tract of land that was annexed in 1998. On September 4, 2018, the City Council approved a change in zoning from an Agricultural District to a Single-Family Estate District for the subject property. On June 27, 2019, the Board of Adjustments approved a variance to [1] reduce the required side setback to from 25-feet to six feet, to reduce the minimum lot frontage from 150-feet to 122-feet, and to allow a 1,200 square foot accessory building on the subject property. According to the Unified Development Code, the exterior of an accessory building or structure shall be clad in the same materials in roughly the same proportions as the primary structure. In this case, the applicant is proposing to construct the accessory building out of metal. Since this does not meet the minimum masonry requirements, an exception is required. The Unified Development Code grants the Planning and Zoning Commission the ability to approve exceptions to the construction materials on a case-by-case basis. In this case, since the Board of Adjustments has approved a variance to the maximum size of the accessory building, the Planning and Zoning Commission is tasked with viewing the proposed material and determining if an exception is warranted and approval of a masonry exception is a discretionary decision for the Planning and Zoning Commission.

Mr. Brooks advised the Commission that the applicant was not present however staff was available for questions.

General discussion took place between the Commission in regards to the variance requests. Chairman Lyons brought the item back to the Commissioner for discussion or action.

Case MIS2019-007 failed to pass due to a lack of a motion.

7. MIS2019-009

Discuss and consider a request by Chase Bowen for the approval of a masonry exception for the purpose of constructing a single-family home that does not meeting the minimum masonry requirements stipulated by the Unified Development Code (UDC) on a 0.48-acre parcel of land identified as Lot 2, Block 1, Clark Street Homesite Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 407 S. Clark Street, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation of the request. The applicant is the approval of a masonry exception for the purpose of constructing a single-family home will be clad in 100% wood siding which does not meeting the minimum masonry requirements. The subject property is a 0.48-acre vacant parcel of land that was annexed prior to 1959, and was originally platted as part of the B. F. Boydston Addition and in 2004, the property was replatted as According to the City's historic zoning map from January 3, 1972, the subject property was zoned Single-Family 3 District. This designation was later changed to Single-Family 7 District according to the May 16, 1983 zoning map. The property has continued to be zoned for Single-Family 7 District land uses since this 1983.

Mr. Miller further noted that according to the applicant's letter, the applicant is proposing to construct a new single-family home on the subject property and is requesting an exception to the masonry requirements to clad the house in 100% wood lap-siding. The lap-siding being proposed, is an eight inch wood siding product that will have two inch ribs that replicate a historic wood siding. The applicant has stated to staff an intent to construct a house that matches the aesthetics of the surrounding area. According to the Unified Development Code all buildings with a building footprint of 120 square feet or greater that are over ten feet in height shall consist of a minimum of 80% Primary Materials. Primary materials in this case are defined as stone, brick, and cementitious materials; however, cementitious materials are limited to 60% of the building's exterior façade. The code does grant the Planning and Zoning Commission the ability to approve

exceptions to the material requirements on a case-by-case basis pending the applicant provide material samples and/or building elevations of the structure. The applicant has indicated to staff that a sample of the proposed siding product will be provided to the Planning and Zoning Commission at the meeting on July 9, 2019. Similar requests are not uncommon in the City's Old Town Rockwall Historic District, and that the Historic Preservation Advisory Board has approved a number of these requests. In this case, the applicant's property is situated just outside of the Historic District (the Historic District ends three properties north of the subject property), and is not eligible to request a Certificate of Appropriateness from the HPAB. Many of the surrounding properties are clad with a lap-siding product; however, any request for an exception is a discretionary decision for the Planning and Zoning Commission. The applicant has requested that if the Planning and Zoning Commission is not inclined to grant the exception for wood siding that, as an alternative, they approve an exception to allow 100% cementitious lap-siding. This request would allow the applicant to clad the exterior of the home in HardiBoard or a similar cementitious lap-siding.

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

Chairman Lyons asked the applicant to come forward.

Chase Bowen
(No address given)

Mr. Bowen came forward and provided additional details in regards to the request as well as a sample board of material being requested to be used.

Chairman Lyons brought the item back to the Commissioner for discussion or action.

Commissioner Chodun made a motion to approve MIS2019-009 with staff recommendations. Commissioner Womble seconded the motion which passed by a vote of 6-0 with Commissioner Fishman absent.

8. MIS2019-011

Discuss and consider a request by Darrell & Ashley Quinton for the approval of a masonry exception for the purpose of constructing an accessory building that does not meet the minimum masonry requirements stipulated by the Unified Development Code (UDC) on a 1.4969-acre parcel of land identified as Lot 3, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1935 Silver View Lane, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation of the request. The applicant is requesting approval of a masonry exception for the purpose of constructing an accessory building that does not meet the minimum masonry requirement. The proposed accessory building will be 2,500 square feet, and will be a 1,600 square foot detached garage with 900 square foot attached carport. The structure will be located behind the main home and constructed of metal. The subject property was annexed on July 21, 1997 and is currently occupied by a single-family home that is part of a residential subdivision and is zoned Single-Family Estate 1.5 District. On June 27, 2019, the Board of Adjustments approved a variance to allow a detached garage with an attached carport that exceeds the maximum allowable size requirements for a property located in a Single-Family Estate 1.5 District.

Mr. Brooks further noted that according to the Unified Development Code, all accessory structures shall be clad in the same materials in roughly the same proportions as the main structure. The applicant is proposing to construct the accessory building out of metal. Since this does not meet the minimum masonry requirements, an exception is required. The Unified Development Code gives the Planning and Zoning Commission the ability to grant exceptions to the minimum masonry requirements on a case-by-case basis. The Board of Adjustments has approved a variance to the maximum allowable size for the proposed accessory building allowing the applicant to construct the structure up to 2,500 square foot (i.e. a 1,600 SF detached garage with a 900 SF attached carport). Staff should also note that the subject property currently has an existing 120 square foot accessory building, which appears to be clad in the same brick as the primary structure. Currently, Subsection 7.04 only allows two accessory buildings on a property

that is zoned Single Family Estate 1.5 District, and if constructed this would be the last accessory building that could be constructed on the property without additional approvals by the Board of Adjustments, or [2] removing one of the accessory buildings. Based on the applicant's submittal, the Planning and Zoning Commission is tasked with viewing the proposed materials and determining if an exception is warranted. Approval of a masonry exception is a discretionary decision for the Planning and Zoning Commission.

Chairman Lyons asked the applicant to come forward.

Darrell Quinton
1935 Silver View Lane
Rockwall, TX

Mr. Quinton came forward and provided additional comments in regards to the request.

Chairman Lyons brought the item back to the Commissioner for discussion or action.

After general discussion between the Commission in regards to the variance being requested, Commissioner Welch made a motion to approve MIS2019-011 with staff recommendations. Commissioner Moeller seconded the motion which passed by a vote of 4-2 with Commissioners Logan and Chodun dissenting and Commissioner Fishman absent.

9. SP2019-021 *[Postponed to the July 30, 2019 Planning and Zoning Commission Meeting]*

Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Alton Frazier of Channell Commercial Corporation for the approval of an amended site plan for an existing industrial building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.

Chairman Lyons indicated the agenda item was postponed to the next scheduled meeting and no action would be necessary.

10. SP2019-022

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Rockwall Assembly of God for the approval of a site plan for an addition to an existing church on a 6.210-acre tract of land identified as Lot 1, Block A, Lakes Assembly Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 901 Williams Street, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation of the request. The applicant is requesting approval of a site plan for the purpose of expanding an existing house of worship on behalf of Rockwall Assembly of God. The subject property was annexed prior to 1959 and is considered to be one of the original areas of the City of Rockwall. The subject property is zoned Single-Family 7 District and is currently occupied with a house of worship. The existing house of worship was constructed in 1985. In 1988, the City Council approved a Conditional Use Permit to allow an accessory building in conjunction with the house of worship.

Mr. Brooks further noted that according to the Unified Development Code, the existing use is permitted with a Specific Use Permit in a Single-Family 7 District; however, in this case, the house of worship was constructed prior to that requirement and is considered to be legally non-conforming. With the exception of the exception 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 Single-Family 7 District. Additionally according to the Unified Development Code, the Single-Family 7 District is the proper zoning classification for single-family developments with smaller lots and accommodates public land uses, denominational and private schools, houses of worship, and public/private parks. These elements are considered to be essential to creating the basic neighborhood unit, and developments in the Single-Family 7 District are typically in areas adjacent to low-intensity non-residential land uses that serve as a logical transition from higher to lower density residential districts. In this case, the existing development is a house of worship, which seems to conform to the intent of the Single-Family 7 District. Specifically, the house of worship is an element of the

250 basic neighborhood unit and serves as a transition from the higher density residential located to
251 the south of the subject property lower density single-family residential located north of the
252 subject property. Based on the information submitted by the applicant, they are requesting an
253 exception to the requirements of the Unified Development Code in regards to the Building
254 Articulation Primary Building Facades. According to the Unified Development Code, a primary
255 building façade is any building façade that has a primary entryway or that has an adjacency to a
256 public right of way, open space/green space, public/private park or a residential zoning district.
257 Primary facades have a maximum wall length of three times the walls' height without a wall
258 projection/architectural element. In this case, the expansion has three primary facades. The north
259 and east façades meet the articulation requirements; however, the south façade does not.
260 Specifically, the south façade is 69'-2 1/2" in length and 14-feet in height. Since south façade
261 exceeds the maximum length by 27'-2 1/2", an exception to the building articulation standards is
262 required. The Unified Development Code gives the Planning and Zoning Commission the ability
263 to approve exceptions and when considering an exception, the Planning and Zoning Commission
264 should determine if the proposed request is [1] in conformance with the spirit and intent of the
265 articulation requirements and [2] if granting the exception will substantially weaken the City's
266 ability to enforce the general purpose of the building articulation requirements in the future. The
267 proposed expansion will generally look similar to the existing building with regard to design and
268 materials and approval of this request does not appear to negatively impact the subject property
269 or surrounding properties. The Architectural Review Board reviewed the proposed building
270 elevations and passed a motion to recommend approval of the building elevations

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

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275 Chairman Lyons asked the applicant to come forward.

276
277 Greg Wallis
278 2313 Ridge Road #103
279 Rockwall, TX

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281 Mr. Wallis came forward and provided additional comments pertaining to the request and
282 indicated he was available for questions.

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284 Chairman Lyons brought the item back to the Commissioner for discussion or action.

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286 Commissioner Chodun made a motion to approve SP2019-022 with staff recommendations.
287 Chairman Lyons seconded the motion which passed by a vote of 6-0 with Commissioner Fishman
288 absent.

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291 11. SP2019-023

292 Discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real
293 Estate, LLC for the approval of a site plan for a multi-tenant retail building on a 2.542-acre tract of land
294 identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas,
295 zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within
296 the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of
297 Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.

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299 Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant is
300 requesting approval of a site plan for the purpose of constructing an 11,000 square foot single
301 story multi-tenant retail building. The site is subject to the requirements and land uses stipulated
302 for the General Retail District and as stated in Planned Development District 65, the North SH-205
303 District, and the Unified Development Code. According to the Unified Development Code, the
304 proposed use of a retail facility is allowed by-right in a General Retail District. Excluding the
305 variances being requested, the submitted site plan, landscape plan, and building elevations,
306 generally conform to the technical requirements contained within Planned Development District
307 65, the North SH-205 Overlay District, and the Unified Development Code. The proposed multi-
308 tenant retail facility will be constructed utilizing cultured stone, stucco, store front glass,
309 canopies, and will incorporate a flat roof design. Additionally, according to the Tree Preservation
310 Plan provided by the applicant, a total of 1,159-inches of trees will be removed from the site and
311 551-inches of trees will be preserved on the site. This grants the applicant a tree preservation

credit of 48-inches and reduces the overall mitigation balance to 1,111-inches. In addition, the landscape plan shows that the applicant will be planting a total of 94-inches of trees, which will further reduce the mitigation balance to 1,017-inches. The applicant has indicated that they will work with the Parks and Recreation Department to satisfy the mitigation balance, or request an Alternative Tree Mitigation Plan at a later date. According to the Unified Development Code, feature trees may not be removed without the approval of the Planning and Zoning Commission. A feature tree is defined as any tree that is greater than 25-inches. In this case, the applicant is requesting that the Planning and Zoning Commission allow the removal of five feature trees. Staff has reviewed the location of each feature trees to see if preservation would be an option for the Planning and Zoning Commission to consider; however, it appears that each of the feature trees would need to be removed to accommodate the applicant's proposed development. As a compensatory measure the applicant will be meeting the two to one mitigation ratio required by the UDC.

Mr. Gonzales further noted that according to the Unified Development Code, states that the General Retail District is a district intended to provide limited retail and service uses for nearby residential neighborhoods and not intended to be a major commercial/retail district. General Retail Districts should try to avoid intensive commercial land uses that carry large volumes of retails traffic and should be adequately buffered from residential land uses. General Retail 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. Since the General Retail District is located close to residential areas, the development standards are more stringent and similar to the Residential-Office and Neighborhood Services Districts. In this case, the applicant's proposal is adjacent to N. Goliad Street a principle arterial identified as a TXDOT 4D on the City's Master Thoroughfare Plan and West Quail Run Road. The multi-tenant retail land use is not typically considered an intensive commercial land use, nor is it a high-volume water/wastewater user. With regard to the land use, a retail facility is permitted by-right in a General Retail District.

Mr. Gonzales went on to go over the variances to the material and masonry composition as well as the four sided architecture being requested by the applicant. He indicated that the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Jake Fears
(No address given)

Mr. Fears came forward and provided additional comments in regards to the request.

Chairman Lyons brought the item back to the Commissioner for discussion or action. Extensive general discussion between the Commission regarding the variances being requested.

Commissioner Womble made a motion to approve the site plan only. Commissioner Welch seconded the motion which passed by a vote of 6-0 with Commissioner Fishman absent. Commissioner Welch made a motion to approve the variance to the four sided architecture as recommended by the Architectural Review Board. Commissioner Chodun seconded the motion which passed by a vote of 6-0 with Commissioner Fishman absent. Commissioner Welch made a motion to deny the variance to the masonry composition. Commissioner Womble seconded the motion which was not approved by a vote of 3 to 3 with Commissioners Chodun, Lyons, and Moeller dissenting and Commissioner Fishman absent. Commissioner Chodun made a motion to approve the variance to the masonry composition. Chairman Lyons seconded the motion which failed to be approved by a vote of 3-3 and constitutes denial, with Commissioners Welch, Womble and Logan dissenting and Commissioner Fishman absent.

12. SP2019-024 *[Postponed to the July 30, 2019 Planning and Zoning Commission Meeting]*

Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of a site plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

Chairman Lyons indicated the agenda item was postponed to the next scheduled meeting and no action would be necessary.

13. SP2019-025

Discuss and consider a request by Matt Lucas, PE of Kimley Horn on behalf of Kevin J. Lloyd of 2424 MTA Realty, LLC for the approval of a site plan for an office building on a 9.7-acre tract of land identified at Tract 15 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 at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant is requesting the approval of a site plan for the purpose of constructing a four story office complex. The site is subject to the requirements and land uses stipulated for the Commercial District and the Scenic Overlay District as stipulated by the Unified Development Code. The subject property was annexed on November 7, 1960 and on January 7, 2019, the City Council approved a Specific Use Permit allowing an office building exceeding 36-feet in height within the Scenic Overlay District on the subject property. According to the Unified Development Code, the proposed use for a general office is allowed by-right in a Commercial District. With the exception of the variance being requested, the submitted site plan, landscape plan, photometric plan, and building elevations, generally conform to the technical requirements contained within the Scenic Overlay District and the Unified Development Code for a property located within a Commercial District. In addition, the site plan conforms to the Specific Use Permit which was approved by the City Council on January 7, 2019. Additionally, the proposed four story office building will consist of a total of approximately 80,236 square foot, with a portion of the first floor being constructed below grade. The overall height of the building will not exceed 60-feet in height at top of grade or four stories. The building design will be finished architecturally with a curtain wall system that incorporates natural stone, buff and rocked limestone, sintered stone accents, canopies, ACM paneling, and wood lattice work.

Mr. Gonzales further noted that according to the Tree Preservation Plan provided by the applicant, a total of 329.7-inches of trees will be removed from the site and 90-inches of trees will be preserved on the site. This grants the applicant a tree preservation credit of 65.94-inches and reduces the overall mitigation balance to 263.76-inches. In addition, the landscape plan shows that the applicant will be planting a total of 109-inches of trees, which will further reduce the mitigation balance to 154.7-inches. This balance will need to be satisfied prior to the submission of a final plat. Additionally, according to the Unified Development Code, states that the Commercial District is a district intended to provide commercial land uses such as retail, large shopping centers, office, and restaurants. 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. 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 than lower intensity districts. In this case, the applicant's proposal is adjacent to Ridge Road, which is identified as a M4D on the City's Master Thoroughfare Plan. In addition, office buildings are not typically high-volume water/wastewater users. With regard to the land use, an office complex is permitted by-right in a Commercial District. Additionally, As part of the proposed development the applicant will be required to construct a two land roadway that will provide connection from Turtle Cove Boulevard to La Jolla Pointe Drive. The proposed roadway will be built to the Minor Collector specification; however, the paving width of this roadway will be reduced to a 37-foot back-to-back roadway. This will be done in conjunction with an existing facilities agreement that was approved by the City Council and signed by the adjacent property owner on June 22, 1994.

Mr. Gonzales went on to go over the variances to the materials and masonry composition that the applicant is requesting.

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

Chairman Lyons asked the applicant to come forward.

Joseph Hornisher
13455 Noel Road

Dallas, TX

Mr. Hornisher came forward and provided additional comments in regards to the request.

Chairman Lyons brought the item back to the Commissioner for discussion or action. General discussion took place between the Commission in regards to the variances being requested.

Commissioner Moeller made a motion to approve SP2019-025 with staff recommendations. Commissioner Logan seconded the motion which passed by a vote of 6-0 with Commissioner Fishman absent.

VI. DISCUSSION ITEMS

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


- ✓ P2019-027: Replat for Lot 3, Block A, Channell Subdivision Addition [Approved]
- ✓ MIS2019-005: Alternative Tree Mitigation Plan for Ladera of Rockwall Subdivision [Approved]
- ✓ Z2019-012: Zoning Change (AG to PD) for North Gate (2nd Reading) [Approved]
- ✓ Z2019-013: PD Development Plan in Planned Development District 32 (PD-32) (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 7:09 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 13 day of August, 2019.


Johnny Lyons, Chairman

Attest:


Laura Morales, Planning Coordinator