

# AGENDA



PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
SEPTEMBER 27, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

**NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases), AND [2] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE *ZONING AND SPECIFIC USE PERMIT INPUT FORM* ON THE CITY'S WEBSITE.

## (I) CALL TO ORDER

## (II) APPOINTMENTS

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

## (III) OPEN FORUM

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

## (IV) CONSENT AGENDA

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

- (2) Approval of minutes for the September 13, 2022 Planning and Zoning Commission meeting.

### (3) **P2022-050 (ANGELICA GUEVARA)**

Discuss and consider a request by the City of Rockwall for the approval of a Final Plat for Lots 1 & 2, Block A, Boys and Girls Club of Rockwall Addition being a 5.812-acre tract of land identified as Tract 9 of the M. B. Jones Survey, Abstract No. 122, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the southwest corner of the intersection of John King Boulevard and FM-1141, and take any action necessary.

## (V) DISCUSSION ITEMS

*These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is October 11, 2022.*

### (4) **Z2022-044 (RYAN MILLER)**

Hold a public hearing to discuss and consider approval of a Text Amendment to Article 02, *Development Review Authority*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Article III, *Boards, Commissions, Committees*, of Chapter 2, *Administration*, of the Municipal Code of Ordinances, and take any action necessary.

### (5) **Z2022-045 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Tony Trammel for the approval of a Specific Use Permit (SUP) for *Solar Panels* exceeding 1,000 SF of coverage on a residential home situated on a 0.1947-acre parcel of land identified as Lot 20, Block D, Lynden Park Estates Subdivision, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses, addressed as 125 Lanshire Drive, and take any action necessary.

### (6) **Z2022-046 (RYAN MILLER)**

Hold a public hearing to discuss and consider approval of a Text Amendment to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and take any action necessary.

### (7) **P2022-046 (BETHANY ROSS)**

Discuss and consider a request by Robert Alexander for the approval of a Final Plat for Lots 1 & 2, Block A, Alexander Addition being a 5.0095-acre tract of land identified as Tract 39-01 of the McFadgin Survey, Abstract No. 142, Rockwall County, Texas,

situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 2320 S. Munson Road, and take any action necessary.

(8) **P2022-047 (HENRY LEE)**

Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a Preliminary Plat for the Park Hills Subdivision consisting of 144 single-family residential lots on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) [Ordinance No. 22-46] for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

(9) **P2022-048 (HENRY LEE)**

Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Master Plat for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

(10) **P2022-049 (HENRY LEE)**

Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Preliminary Plat for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

(11) **SP2022-049 (BETHANY ROSS)**

Discuss and consider a request by Mike Ruibal of Ruibal's Garden Center for the approval of a Site Plan for a *Garden Supply/Plant Nursery* on a 2.98-acre tract of land identified as Lots 12 & 12-1 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 207 Ranch Trail, and take any action necessary.

(12) **SP2022-050 (HENRY LEE)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects on behalf of Brad Bacon of Bacon Property, LLC for the approval of an Amended Site Plan for an existing *Office/Warehouse* facility on a 0.50-acre parcel of land identified as Lot 1, Block A, Bacon Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane, and take any action necessary.

(13) **SP2022-051 (HENRY LEE)**

Discuss and consider a request by Terry Lee of A-1 Services on behalf of Don Rakow and Don Srygley of S & A Systems, Inc. for the approval of an Amended Site Plan for an existing *Office/Manufacturing* facility on a two (2) acre parcel of land identified as Lot 1, Block 1, Pott Shrigley Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 43 (PD-43) for Commercial (C) District land uses, addressed as 922 Sids Road, and take any action necessary.

(14) **SP2022-052 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects on behalf of Susan Gamez of Everybody Massage for the approval of an Amended Site Plan for an existing *Massage Therapist* facility on a 0.48-acre tract of land identified as Lot 1, Block A, Everybody Massage Addition, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, addressed as 2001 Ridge Road, and take any action necessary.

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

- P2022-012: Final Plat for Lots 1-3, Block A, Arkoma Addition **(APPROVED)**
- P2022-037: Preliminary Plat for the Quail Hollow Subdivision **(APPROVED)**
- P2022-039: Master Plat for the Quail Hollow Subdivision **(APPROVED)**
- P2022-040: Final Plat for Lots 1-3, Block A, Garcia-Herrera Addition **(APPROVED)**
- P2022-041: Preliminary Plat for Lots 1-4, Block A, REC Campus Addition **(APPROVED)**
- P2022-042: Preliminary Plat for the Homestead Subdivision **(APPROVED)**
- P2022-043: Master Plat for the Homestead Subdivision **(APPROVED)**
- SP2022-044: Exception for Building Height for a *Mini-Warehouse Facility* **(APPROVED)**

- Z2022-039: Zoning Change (AG to PD) for the Southside Hills Subdivision (**APPROVED; 1<sup>ST</sup> READING**)
- Z2022-040: SUP for a *Guest Quarters/Secondary Living Unit* at 2175 Arrowhead Court (**DENIED**)
- Z2022-041: SUP for a *Golf Driving Range* (**APPROVED; 1<sup>ST</sup> READING**)
- Z2022-040: SUP for a *Restaurant with Drive-Through or Drive-In* (**APPROVED; 1<sup>ST</sup> READING**)
- Z2022-043: Text Amendment to Article 09, *Tree Preservation*, of the UDC (**APPROVED; 1<sup>ST</sup> READING**)

(VI) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on September 23, 2022 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

# MINUTES



## PLANNING AND ZONING COMMISSION MEETING CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS SEPTEMBER 13, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT  
3 [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases), AND [2] TO PROVIDE INPUT ON A ZONING OR  
4 SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT  
5 FORM ON THE CITY'S WEBSITE.  
6

### 7 I. CALL TO ORDER

8  
9 **Chairman Thomas called the meeting to order at 6:01 PM. Commissioners present were John Womble, Jean Conway, Brian Llewellyn, Ross Hustings, and Derek Deckard. Absent from the meeting was Jerry Welch. Staff members present were Director of Planning and Zoning Ryan Miller, Planners Henry Lee and Bethany Ross, Planning Coordinator Angelica Gamez, City Engineer Amy Williams, Civil Engineer Sarah Johnston, and Assistant City Engineer Jonathan Browning.**  
12

### 14 II. APPOINTMENTS

16 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on  
17 the agenda requiring architectural review.  
18

19 **A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural Review Board meeting.**  
20

### 22 III. OPEN FORUM

23  
24 *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. 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 during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.*  
27

29 **Chairman Thomas explained how open forum is conducted and asked if anyone wished to speak to come forward at this time; there being no one indicating such, Chairman Thomas closed the open forum.**  
30

### 32 IV. CONSENT AGENDA

34 *These agenda items are administrative in nature or include cases that meet all the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*  
36

37 2. Approval of minutes for the August 30, 2022 Planning and Zoning Commission meeting.  
38

#### 39 3. **P2022-012 (ANGELICA GAMEZ)**

40 Consider a request by the City of Rockwall for the approval of a Final Plat for Lots 1, 2, & 3, Block A, Arkoma Addition being a 2.90-acre parcel of land being a portion of a larger 11.723-acre tract of land identified as Tract 5 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, Planned Development District 65 (PD-65) for Single-Family 10 (SF-10) District land uses, addressed as 228, 302, & 306 W. Quail Run Road, and take any action  
43 necessary.  
44

#### 45 4. **P2022-037 (BETHANY ROSS)**

46 Consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a Preliminary Plat for the Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.  
51

#### 52 5. **P2022-039 (BETHANY ROSS)**

53 Consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a Master Plat for the Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.  
57

#### 59 6. **P2022-041 (HENRY LEE)**

60 Consider a request by Wayne Terry of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn Country Electric Cooperation for the approval of a Preliminary Plat for Lots 1-4, Block A, REC Campus Addition being a 99.849-acre tract of land identified as a Lots 6-9, Block 1, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) District,  
62

63 situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road, and  
64 take any action necessary.

65  
66 **7. P2022-042 (HENRY LEE)**

67 Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter H. Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a  
68 Preliminary Plat for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of  
69 Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and  
70 FM-1139, and take any action necessary.

71  
72 **8. P2022-043 (HENRY LEE)**

73 Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter H. Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a  
74 Master Plat for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of  
75 Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and  
76 FM-1139, and take any action necessary.

77  
78 **9. SP2022-048 (HENRY LEE)**

79 Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a Site  
80 Plan for the Homestead Subdivision being a 129.453-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall,  
81 Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139,  
82 and take any action necessary.

83  
84 **10. SP2022-046 (HENRY LEE)**

85 Consider a request by Logan Ortiz of LLEAD Services on behalf of Wayne Mark and Rachel Reynolds for the approval of a Site Plan for an Office Building on a  
86 0.230-acre parcel of land identified as Lot 30, Block 22, Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-  
87 50) for Residential-Office (RO) District land uses, addressed as 703 N. Goliad Street [SH-205], and take any action necessary.

88  
89 **Vice-Chairman Deckard made a motion to approve the consent agenda. Commissioner Llewelyn seconded the motion which passed by a vote of 6-**  
90 **0.**

91  
92 **V. PUBLIC HEARING ITEMS**

93  
94 *This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please*  
95 *submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff). The Planning and Zoning*  
96 *Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments*  
97 *to three (3) minutes out of respect for the time of other citizens.*

98  
99 **11. Z2022-039 (RYAN MILLER)**

100 Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD  
101 for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial  
102 (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], &  
103 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east  
104 side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

105  
106 **Director of Planning and Zoning Ryan Miller provided a summary and background regarding the request. The applicant has submitted an application**  
107 **requesting to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District**  
108 **and limited Commercial (C) District land uses. The purpose of this request is to establish a 384-lot subdivision that will consist of five (5) lot types:**  
109 **43, 130' x 240' lots; 26, 110' x 190' lots; 66, 80' x 115' lots; 43, 80' x 110' lots; 206, 62' x 110' lots. This all equates to a density of 1.45 dwelling units**  
110 **per acre. The request conforms to the majority of the applicable codes with the exception of the garage orientation. Staff mailed out 41 notices to**  
111 **property owners and occupants within 500-feet of the subject property. Staff has since received 1 property owner notification and 1 email in favor of**  
112 **the applicant's request inside the 500-foot buffer, 7 property owner notifications opposed to the applicant's request inside the 500-foot buffer, and 3**  
113 **additional notices outside of the 500-foot buffer opposed to the applicant's request. Director Miller advised that the applicant and staff were present**  
114 **and available to answer questions.**

115  
116 **Brian Cramer**  
117 **10670 Central Expressway**  
118 **Dallas, TX 75231**

119  
120 **Mr. Cramer came forward and provided additional details regarding the request.**

121  
122 **Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time.**

123  
124 **Cody Barrack**  
125 **5459 S. FM 549**  
126 **Rockwall, TX 75032**

127 **Mr. Barrack came forward and expressed that they appreciated the support they've gotten on the concept plan. He also expressed his concerns in**  
128 **regard to traffic.**

129  
130 **Tim McCallum**

131 5140 Standing Oak Lane  
132 Rockwall, TX 75032  
133

134 Mr. McCallum came forward and expressed that this concept plan was more appropriate than the one presented before. He also stated that he was  
135 in support of the cul-de-sacs in the neighborhood.  
136

137 Amanda Torres  
138 3905 Stableglen Drive  
139 Rockwall, TX 75032  
140

141 Mrs. Torres came forward and expressed her opposition to the request.  
142

143 Chairman Thomas asked if anyone else wished to speak to come forward at this time; there being no one indicating such, Chairman Thomas closed  
144 the public hearing and brought the item back to the Commission for discussion or action.  
145

146 Mr. Cramer came forward and addressed the comments made by the public.  
147

148 Vice-Chairman Deckard wanted to address the cul-de-sac issue made by the public.  
149

149 Commissioner Llewelyn asked about the alignment of FM 549. He also asked if the Commission was approving the concept plan or the zoning.  
150

151 Vice-Chairman Deckard made a motion to approve Case Z2022-039. Commissioner Conway seconded the motion which passed by a vote of 6-0.  
152

153 Chairman Thomas indicated that this item will go before the City Council on September 19, 2022.  
154

155 12. Z2022-040 (ANGELICA GAMEZ)

156 Hold a public hearing to discuss and consider a request by Monica Hernandez and Richard Crossley for the approval of a *Specific Use Permit (SUP)* for a *Guest*  
157 *Quarters/Secondary Living Unit* and *Detached Garage* on a 1.4945-acre parcel of land identified as Lot 2, Block A, Oaks of Buffalo Way Addition, City of  
158 Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 2175 Arrowhead Court, and take any action necessary.  
159

160 Planning Coordinator Angelica Gamez provided a brief summary in regard to the request. The subject property is addressed as 2175 Arrowhead  
161 Court in the Oaks of Buffalo Way subdivision. The applicants are requesting approval of a Specific Use Permit for a Guest Quarters/Secondary Living  
162 Unit and Detached Garage that exceeds the overall maximum allowable square footage. The applicant has stated that this will be a garage/showroom  
163 for high end cars; however, there is a bathroom and separate living area in the proposed garage which are 2 elements of a dwelling unit and qualify  
164 this request as a Guest Quarters/Secondary Living Unit. According to the UDC, guest quarters are allowed to be up to 30% of the primary structure  
165 and Detached Garages are allowed to be up to 625 square feet. In this case, the applicant is requesting a 4,230 SF Guest Quarters/Detached Garage  
166 which exceeds the permitted size of a Guest Quarters by 2,790 SF and represents 88.09% of the primary structure. The proposed structure also  
167 exceeds the maximum permitted size of a Detached Garage by 3,605 SF. Staff also found 2 Detached Garages within the subdivision where one is  
168 1600 SF and the other is 1886 SF and is directly adjacent to the subject property. There are no other structures similar to the size that the applicant  
169 is proposing. Planning Coordinator Gamez indicated this is a discretionary decision for the City Council pending a recommendation from the  
170 Planning and Zoning Commission. Staff mailed out notices were sent out to property owners and occupants within 500-feet of the subject property  
171 as well as to the Oaks of Buffalo Way HOA. At this time, staff had received 3 property owner notifications in favor of the applicants request and 1  
172 property owner notification in opposition of the applicants request.  
173

174 Vice-Chairman Deckard asked if there had been any other structures similar in size approved in the City.  
175

176 Monica Hernandez  
177 7821 Pennington Court  
178 Plano, TX 75025  
179

180 The applicant came forward and provided additional details in regard to the request.  
181

182 Chairman Thomas asked if anyone wished to speak to come forward at this time; there being no one indicating such, Chairman Thomas closed the  
183 public hearing and brought the item back to the Commission for discussion or action.  
184

185 Commissioner Llewelyn stated that there could be concerns of potentially turning the garage into a guesthouse in the future.  
186

186 Commissioner Womble expressed his being in opposition to the request due to the size.  
187

187 Vice-Chairman Deckard had concerns about the garage turning into a guest quarters in the future. He was worried about it setting a precedent in the  
188 future.  
189

189 Commissioner Conway was worried about the precedent it would set as well.  
190

190 Commissioner Llewelyn asked if the applicant needed to come back with the request if they were to attach a breezeway.  
191

191 Commissioner Hustings asked if the applicant was willing to decrease the size of the garage.  
192

193 Vice-Chairman Deckard made a motion to deny Case Z2022-040. Commissioner Womble seconded the motion to deny which passed by a vote of 6-  
194 0.  
195

196 Director Miller indicated that this item will go before the City Council on September 19, 2022 and will require a ¾ majority vote.  
197

198 13. Z2022-041 (RYAN MILLER)

199 Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-  
200 Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a Golf Driving Range on an 7.955-acre tract of land being portions of a larger 18.131-  
201 acre tract of land and a 12.868-acre tract of land identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County,  
202 Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard, and  
203 take any action necessary.  
204

205 Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the request. The applicant is requesting a Specific Use Permit for  
206 a golf driving range for the purpose of constructing an entertainment venue that will consist of commercial indoor amusement, restaurants, banquet  
207 facility and event hall, and a golf driving range. According to the UDC, all of these uses are permitted by-right in a Commercial (C) District with the  
208 exception of the golf driving range. Director Miller indicated that a Specific Use Permit is a discretionary decision for the City Council pending a  
209 recommendation from the Planning and Zoning Commission. Staff mailed out 12 notices to property owners and occupants within 500-feet of the  
210 subject property. Staff has not received any noticed in regard to the request.  
211

212 Renee Ward  
213 2201 E. Lamar Blvd.  
214 Arlington, TX 76006  
215

216 Ms. Ward came forward and was prepared to answer questions.  
217

218 Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating  
219 such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.  
220

221 Commissioner Hustings made a motion to approve Case Z2022-040. Commissioner Llewelyn seconded the motion which passed by a vote of 6-0.  
222

223 Chairman Thomas indicated this case will go before the City Council on September 19, 2022.  
224

225 14. Z2022-042 (ANGELICA GAMEZ)

226 Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Specific Use Permit (SUP) for a  
227 Restaurant with 2,000 SF or more with a Drive-Through or Drive-In on an 8.684-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S.  
228 King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR)  
229 District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run  
230 Road and N. Goliad Street [SH-205], and take any action necessary.  
231

232 Planning Coordinator Angelica Gamez provided a brief summary in regard to the request. The applicant is requesting approval of a Specific Use  
233 Permit for a Restaurant more than 2000 SF with a Drive Through located north of the intersection of E. Quail Run Road and N. Goliad Street. The  
234 subject property is zoned Planned Development District 70 for General Retail District land uses. The concept plan submitted shows conformance to  
235 all of the Land Use Conditions as stipulated by Article 04, Permissible Uses of the UDC. Staff would like to note that the applicant addressed all  
236 comments in regard to adding shrubs and 3 tier screening along the northern, eastern, and southern property lines as well as changing the parking  
237 configuration. Overall the request appears to conform to all of the requirements of Planned Development District 70 and the UDC. On August 23,  
238 2022, staff mailed out 74 notices to property owners and occupants within 500 feet of the subject property. Staff also notified all HOAs within 1500-  
239 feet of the subject property. As of tonight, staff had received the following: 3 property owner notifications and 2 emails within the 500-foot buffer in  
240 opposition to the request; 1 email from a property owner within 500-foot buffer in favor of the applicants request; 1 email and 1 response to the  
241 online Zoning and SUP Input Form from a property owner outside of the 500-foot buffer opposed to the applicants request.  
242

243 Chairman Thomas asked if there were any variances being requested.  
244 Commissioner Conway wanted clarification on the location of the subject property.  
245

246 Bowen Hendrix  
247 4403 N. Central Expressway  
248 Dallas, TX 75205  
249

250 Mr. Hendrix came forward and provided additional details in regard to the request.  
251

252 Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating  
253 such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.  
254

255 Commissioner Llewelyn made a motion to approve Case Z2022-042. Commissioner Conway seconded the motion which passed by a vote of 6-0.  
256

257 Chairman Thomas indicated this case will go before the City Council on September 19, 2022.  
258

259 15. Z2022-043 (RYAN MILLER)

260 Hold a public hearing to discuss and consider approval of a Text Amendment to Article 09, Tree Preservation, of the Unified Development Code (UDC) [Ordinance  
261 No. 20-02] and take any action necessary.  
262

263 Director of Planning and Zoning Ryan Miller stated that a 15-day notice was sent out that was posted in the paper in accordance with the requirements  
264 of the Texas Local Government Code.  
265

266 Director of Parks and Recreation Travis Sales provided a brief summary in regard to the request. He went over the major changes taking place in the  
267 Text Amendment of Article 09, Tree Preservation, of the UDC.  
268

269 Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating  
270 such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.  
271

272 Vice-Chairman Deckard made a motion to approve Case Z2022-043. Commissioner Conway seconded the motion which passed by a vote of 6-0.  
273

274 Chairman Thomas indicated this case will go before the City Council on September 19, 2022.  
275

276 VI. ACTION ITEMS  
277

278 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*  
279 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*  
280

281 16. P2022-040 (HENRY LEE)

282 Discuss and consider a request by Harold Fetty of HD Fetty Land Surveyor, LLC on behalf of Felipe Garcia for the approval of a *Final Plat* for Lots 1, 2, & 3,  
283 Block A, Garcia-Herrera Addition being a 11.13-acre tract of land identified as Tract 8-02 of the Johnson Survey, Abstract No. 129, Rockwall County, Texas,  
284 situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 675 Linda Lane, and take any action necessary.  
285

286 Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the request. The applicant is requesting to final plat a tract located  
287 in the City of Rockwall's Extraterritorial Jurisdiction. The applicants are proposing to subdivide a tract of land into three (3) lots. The reason why this  
288 item is not on the consent agenda is because they are requesting a variance to the frontage. The Commission's involvement in the process is that  
289 they would be sending a recommendation concerning the requested variance and the plat itself.  
290

291 Commissioner Llewelyn wanted clarification on the configuration of the lots.

292 Commissioner Womble wanted explanation regarding the 150-foot rule.  
293

294 Commissioner Conway made a motion to approve Case P2022-040. Chairman Thomas seconded the motion which passed by a vote of 6-0.  
295

296 Chairman Thomas indicated this case will go before the City Council on September 19, 2022.  
297

298 17. SP2022-043 (BETHANY ROSS) *[POSTPONED TO THE SEPTEMBER 27, 2022 MEETING]*

299 Discuss and consider a request by Paul Cragun of Cumulus Design on behalf of Campfire Shops, LLC for the approval of a *Site Plan* for a *Carwash, Restaurant,*  
300 *and Commercial/Retail Shopping Center* on a 2.003-acre parcel of land identified Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall  
301 County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated along the east side of White Hills Drive south of  
302 Suncrest Drive, and take any action necessary.  
303

304 Director of Planning and Zoning Ryan Miller indicated that the case is being postponed until September 27, 2022.  
305

306 18. SP2022-044 (BETHANY ROSS)

307 Discuss and consider a request by Bob Pruet of Urban Structure on behalf of Garrett Poindexter of Cambridge Properties, LLC for the approval of a *Site Plan*  
308 for a *Mini-Warehouse Facility* on a 3.682-acre tract of land being a portion of a larger 7.154-acre tract of land identified as Tract 3 of the J. M. Allen Survey,  
309 Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within  
310 the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, situated at the southeast corner of the intersection of John  
311 King Boulevard and Discovery Boulevard, and take any action necessary.  
312

313 Planner Bethany Ross provided a brief summary in regard to the request. The applicant is requesting approval of a site plan for the purpose of  
314 constructing a mini-warehouse facility with an office component within Building A. The proposed site plan meets all of the requirements of the  
315 Planned Development Ordinance and most of the requirements of the UDC. Planner Ross indicated the applicant is requesting four (4) variances to  
316 the Overlay District standards and three (3) exceptions to the Conditional Land Use standards. She also added that ARB conditioned their approval  
317 with the applicant finishing the parapets on the back side on Buildings B & D. Requests for variances are a discretionary decision for the Planning  
318 and Zoning Commission and a super majority vote will be needed for approval.  
319

320 Commissioner Llewelyn wanted clarification on the number of units allowed.  
321

322 Rick Jones  
323 Advantage Storage  
324

325 Mr. Jones came forward and provided additional details regarding the request.  
326

327 Commissioner Llewelyn made a motion to approve Case SP2022-044 with the ARB recommendation of a parapet on all 4 sides of every building.  
328 Vice-Chairman Deckard seconded the motion which passed by a vote of 6-0.  
329

330 Director Miller advised that this case will have to go before the City Council on September 19, 2022.  
331

332 19. SP2022-045 (HENRY LEE) *[POSTPONED TO THE OCTOBER 11, 2022 MEETING]*



333 Discuss and consider a request by Allen Anderson of Adlor Enterprises, LLC for the approval of a Site Plan for a *Restaurant* on a 1.1308-acre parcel of land  
334 identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail  
335 (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], and take any action necessary.  
336

337 **Director of Planning and Zoning Ryan Miller indicated that the case is being postponed until October 11, 2022.**  
338

339 20. **SP2022-047 (HENRY LEE)**

340 Discuss and consider a request by Arlyn Samuelson of Westwood Professional Services on behalf of Carolina Molina of Alvaplast US, Inc. for the approval of a  
341 Site Plan for an *Industrial Building* on a 43.00-acre parcel of land identified as Lot 2, Block 1, Indalloy Addition, City of Rockwall, Rockwall County, Texas, zoned  
342 Light Industrial (LI) District, addressed as 1200 E. Washington Street and 501 Industrial Boulevard, and take any action necessary.  
343

344 **Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the request. The applicants are proposing to add a 148,000 square-**  
345 **foot industrial warehouse building. It will have limited visibility from Washington Street in the future. This building does meet all the requirements**  
346 **with the exception of a few variances; however, these are not atypical of larger industrial buildings. Variances and exceptions are a discretionary**  
347 **decision and do require a super majority vote for approval. Director Miller advised that the applicant and staff were present and available to answer**  
348 **questions.**  
349

350 **Commissioner Conway wanted clarification on the compensatory extra landscaping.**

351 **Arlyn Samuelson**  
352 **2901 Dallas Parkway**  
353 **Plano, TX 75093**  
354

355 **Mr. Samuelson came forward and provided additional details in regard to the request.**

356 **Commissioner Llewelyn made a motion to approve Case SP2022-047. Chairman Thomas seconded the motion which passed by a vote of 6-0.**  
357

358 21. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).  
359

- 360 • P2022-038: Conveyance Plat for Lot 1, Block A, Park Station Addition [APPROVED]
- 361 • Z2022-036: Specific Use Permit (SUP) for an *Agricultural Accessory Structure* on Breezy Hill Lane [APPROVED; 2<sup>nd</sup> READING]
- 362 • Z2022-037: Zoning Change (AG, 2F, & LI to PD) for the Park Hills Subdivision [APPROVED; 2<sup>nd</sup> READING]
- 363 • Z2022-038: Amendment to Planned Development District 93 (PD-93) [APPROVED; 2<sup>nd</sup> READING]
- 364
- 365
- 366

367 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.**  
368

369 VII. ADJOURNMENT

370 **Chairman Thomas adjourned the meeting at 7:37 pm.**

371 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this \_\_\_\_\_ day of \_\_\_\_\_  
372 \_\_\_\_\_, 2022.

373 \_\_\_\_\_  
374 Sedric Thomas, Chairman

375 Attest:

376 \_\_\_\_\_  
377 Angelica Guevara, Planning Coordinator  
378  
379  
380  
381