

# AGENDA



PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
MAY 30, 2023 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 May 9, 2023 Planning and Zoning Commission meeting.

### (3) **P2023-013 (HENRY LEE)**

Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Joanne Vuckovic of the Pregnancy Resource Center for the approval of a Replat for Lot 2, Block A, Pregnancy Resource Center Addition being a 0.32-acre tract of land identified as Lot 1, Block A, Pregnancy Resource Center Addition, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road [FM-740], and take any action necessary.

### (4) **P2023-014 (HENRY LEE)**

Consider a request by John Gardner of Kirkman Engineering on behalf of Jesus Sanchez of Victory Shops on 205, LLC for the approval of a Replat for Lots 3 & 4, Block 1, Meadowcreek Business Center Addition being a 1.93-acre tract of land identified as Lots 1 & 2, Block 1, Meadowcreek Business Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2325 S. Goliad Street [SH-205], and take any action necessary.

## (V) ACTION ITEMS

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

- (5) Hold an election to elect a Chairman and Vice-Chairman for the Planning and Zoning Commission in accordance with Subsection 03.03(B) of Article 02, *Development Review Authority*, of the Unified Development Code (UDC), and take any action necessary.

### (6) **P2023-012 (HENRY LEE) [POSTPONED TO THE JUNE 13, 2023 PLANNING AND ZONING COMMISSION MEETING]**

Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Qualico Development, Inc. for the approval of a Final 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 98 (PD-98) [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.

- (7) **SP2023-016 (HENRY LEE) [POSTPONED TO THE JUNE 13, 2023 PLANNING AND ZONING COMMISSION MEETING]**  
Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Qualico Development, Inc. for the approval of a Site Plan 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.
- (8) **SP2023-017 (BETHANY ROSS)**  
Discuss and consider a request by David Srovi 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.
- (9) **SP2023-018 (HENRY LEE)**  
Discuss and consider a request by David Osborn of RACK Holdings for the approval of an Amended Site Plan for an existing industrial building on a 1.50-acre parcel of land identified as Lot 11, Block A, 205 Business Park Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 525 National Drive, and take any action necessary.
- (10) **MIS2023-006 (BETHANY ROSS)**  
Discuss and consider a request by George and Dottie Corder for the approval of a Miscellaneous Case for an *Exception* for a front yard fence on a 0.4037-acre parcel of land identified as Lot 9, Block M, Caruth Lakes Addition, Phase 7B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 7 (SF-7) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1540 Palasades Court, and take any action necessary.

(VI) **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 June 13, 2023.*

- (11) **Z2023-024 (ANGELICA GUEVARA)**  
Hold a public hearing to discuss and consider a request by Chris Curra for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1278-acre parcel of land identified as Lot 6, Block C, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, and take any action necessary.
- (12) **Z2023-025 (BETHANY ROSS)**  
Hold a public hearing to discuss and consider a request by Gene McCorkle of Tuff Shed on behalf of Deborah Julian for the approval of a Specific Use Permit (SUP) for an *Accessory Building* on a 0.1515-acre parcel of land identified as Lot 11, Block C, Highland Meadows #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 3065 Winecup Lane, and take any action necessary.
- (13) **Z2023-026 (ANGELICA GUEVARA)**  
Hold a public hearing to discuss and consider a request by Gerzim Daniel for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 16 (SF-16) District for a 0.93-acre tract of land identified as Tract 17 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 Airport Road, and take any action necessary.
- (14) **Z2023-027 (ANGELICA GUEVARA)**  
Hold a public hearing to discuss and consider a request by Vanio Dilov for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.2250-acre parcel of land identified as Lot 16, Block A, Chandler's Landing, Phase 20 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family homes, addressed as 110 Mischief Lane, and take any action necessary.
- (15) **Z2023-028 (ANGELICA GUEVARA)**  
Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified

as Lot 873-A, Rockwall Lake Estates Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 481 Blanche Drive, and take any action necessary.

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

- P2023-010: Master Plat for the Discovery Lakes Subdivision **(APPROVED)**
- P2023-011: Preliminary Plat for Phase 2 of the Discovery Lakes Subdivision **(APPROVED)**
- Z2023-021: Zoning Change (SF-10 to SF-7) for 405 N. Alamo Street **(1<sup>ST</sup> READING; APPROVED)**
- Z2023-022: Specific Use Permit (SUP) for a *Freestanding Commercial Antenna* **(1<sup>ST</sup> READING; APPROVED)**
- Z2023-023: Text Amendment for a *Alcoholic Beverage Package Sales Land Use* **(APPROVED; 1<sup>ST</sup> READING)**

## (VII) 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, Melanie Zavala, Planning Technician 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 May 26, 2023 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.