

AGENDA



PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
SEPTEMBER 13, 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 August 30, 2022 Planning and Zoning Commission meeting.

(3) **P2022-012 (ANGELICA GAMEZ)**

Discuss and 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 necessary.

(4) **P2022-037 (BETHANY ROSS)**

Discuss and 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.

(5) **P2022-039 (BETHANY ROSS)**

Discuss and 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.

(6) **P2022-041 (HENRY LEE)**

Discuss and 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, 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 take any action necessary.

(7) **P2022-042 (HENRY LEE)**

Discuss and 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 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 Rockwall, 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, and take any action necessary.

(8) **P2022-043 (HENRY LEE)**

Discuss and 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 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 Rockwall, 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, and take any action necessary.

(9) **SP2022-048 (HENRY LEE)**

Discuss and 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 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, 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, and take any action necessary.

(10) **SP2022-046 (HENRY LEE)**

Discuss and 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 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-50) for Residential-Office (RO) District land uses, addressed as 703 N. Goliad Street [*SH-205*], and take any action necessary.

(V) **PUBLIC HEARING ITEMS**

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 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 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 to three (3) minutes out of respect for the time of other citizens.

(11) **Z2022-039 (RYAN MILLER)**

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 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 (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], & 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 side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

(12) **Z2022-040 (ANGELICA GAMEZ)**

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 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 Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 2175 Arrowhead Court, and take any action necessary.

(13) **Z2022-041 (RYAN MILLER)**

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-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-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, 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 take any action necessary.

(14) **Z2022-042 (ANGELICA GAMEZ)**

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 *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. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) 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 Road and N. Goliad Street [*SH-205*], and take any action necessary.

(15) **Z2022-043 (RYAN MILLER)**

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 No. 20-02*], and take any action necessary.

(VI) **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.

(16) **P2022-040 (HENRY LEE)**

Discuss and consider a request by Harold "Tracy" Fetty of HD Fetty Land Surveyor, LLC on behalf of Felipe Garcia for the approval of a Final Plat for Lots 1, 2, & 3, 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, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 675 Linda Lane, and take any action necessary.

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

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, 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 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 Suncrest Drive, and take any action necessary.

(18) **SP2022-044 (BETHANY ROSS)**

Discuss and consider a request by Bob Pruett of Urban Structure on behalf of Garrett Poindexter of Cambridge Properties, LLC for the approval of a Site Plan 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, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within 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 King Boulevard and Discovery Boulevard, and take any action necessary.

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

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 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 (GR) District, addressed as 902 & 906 S. Goliad Street [*SH-205*], and take any action necessary.

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

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 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 Light Industrial (LI) District, addressed as 1200 E. Washington Street and 501 Industrial Boulevard, and take any action necessary.

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

- P2022-038: Conveyance Plat for Lot 1, Block A, Park Station Addition **(APPROVED)**
- Z2022-036: Specific Use Permit (SUP) for an *Agricultural Accessory Structure* on Breezy Hill Lane **(APPROVED; 2nd READING)**
- Z2022-037: Zoning Change (AG, 2F, & LI to PD) for the Park Hills Subdivision **(APPROVED; 2nd READING)**
- Z2022-038: Amendment to Planned Development District 93 (PD-93) **(APPROVED; 2nd 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, 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 9, 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 WORK SESSION MEETING CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS AUGUST 30, 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 **Vice-Chairman Welch called the meeting to order at 6:00 PM. Commissioners present were Derek Deckard, Sedric Thomas, Ross Hustings, and Brian**
10 **Llewelyn. Absent from the meeting were Commissioners Jean Conway and John Womble. Staff members present were Director of Planning and**
11 **Zoning Ryan Miller, Planners Henry Lee and Bethany Ross, Planning Coordinator Angelica Gamez, City Engineer Amy Williams, Assistant City**
12 **Engineer Jonathan Browning, and Civil Engineer Sarah Johnston.**
13

14 II. APPOINTMENTS

15
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**
20 **Review Board meeting.**
21

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*
25 *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*
26 *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*
27 *Act.*
28

29 **Vice-Chairman Welch explained how open forum is conducted and asked if anyone wished to speak to come forward at this time.**
30

31 **Leigh Plagens**
32 **209 Glenn Avenue**
33 **Rockwall, TX 75087**
34

35 **Mrs. Plagens came forward and expressed her concerns regarding traffic at w. Bourn and Goliad.**
36

37 **Don French- First Baptist Church**
38 **610 S. Goliad Street**
39 **Rockwall, TX 75087**
40

41 **Mr. French came forward and expressed his opposition to Case SP2022-045.**
42

43 **Sarah Gates**
44 **904 S. Alamo**
45 **Rockwall, TX 75087**
46

47 **Mrs. Gates came forward and expressed her opposition to Case SP2022-045.**
48

49 **Michelle McNary**
50 **113 Glenn Avenue**
51 **Rockwall, TX 75087**
52

53 **Mrs. McNary came forward and expressed her opposition to Case SP2022-045.**
54

55 **Susan and Larry Thompson**
56 **901 S. Alamo**
57 **Rockwall, TX 75087**
58

59 **Mr. and Mrs. Thompson came forward and expressed their concerns regarding Case SP2022-045.**
60

61 **Allen Anderson**
62 **1208 S. Lakeshore**
63 **Rockwall, TX 75087**
64

65 Mr. Anderson came forward and expressed he was the owner of the subject property for Case SP2022-045 and that his intent was to establish a
66 restaurant on the subject property.

67
68 Linda Brian
69 902 S. Alamo
70 Rockwall, TX 75087

71
72 Mrs. Brian came forward and expressed her opposition to Case SP2022-045.

73
74 Bob Wacker
75 309 Featherstone
76 Rockwall, TX 75087

77
78 Mr. Wacker came forward and provided a brief PowerPoint presentation regarding Case SP2022-045.

79
80 Hunter Ross
81 313 Glenn Avenue
82 Rockwall, TX 75087

83
84 Mrs. Ross came forward and expressed her opposition for SP2022-045.

85
86 Chuck Scroggs
87 813 S. Alamo
88 Rockwall, TX 75087

89
90 Mr. Scroggs came forward and expressed his concerns regarding to Case SP2022-045.

91
92 Justin Scroggs
93 1512 S. Alamo
94 Rockwall, TX 75087

95
96 Mr. Scroggs came forward and expressed his concerns to the hours of operation, the noise pollution, and traffic regarding the proposed business
97 for Case SP2022-045.

98
99 Nell Welborn
100 810 Lake Meadows Circle
101 Rockwall, TX 75087

102
103 Mrs. Welborn came forward and expressed her concerns for Case Z2022-042. She asked that if the development is approved then could access be
104 limited from Quail Run.

105
106 Vice-Chairman Welch asked if anyone else wished to speak; there being no one indicating such, Vice-Chairman Welch closed the open forum.

107
108 IV. CONSENT AGENDA

109
110 *These agenda items are administrative in nature or include cases that meet all the technical requirements stipulated by the Unified Development Code (UDC)*
111 *and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

112
113 2. Approval of minutes for the August 9, 2022 Planning and Zoning Commission meeting.

114
115 3. **P2022-038 (HENRY LEE)**
116 Consider a request by Bill Bricker of Columbia Extrusion Corporation for the approval of a Conveyance Plat for Lot 1, Block A, Park Station Addition being a
117 16.26-acre tract of land identified as a Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County,
118 Texas, zoned Planned Development District 87 (PD-87) for Single-Family 10 (SF-10) District, General Retail (GR) District and Light Industrial (LI) District land
119 uses, located on the southside of E. Washington Street east of the intersection of Park Place Boulevard and E. Washington Street, and take any action necessary.

120
121 **Commissioner Thomas made a motion to approve the consent agenda. Commissioner Deckard seconded the motion which passed by a vote of 5-0.**

122
123 V. ACTION ITEMS

124
125 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
126 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*

127
128 4. 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,
129 *Development Review Authority*, of the Unified Development Code (UDC), and take any action necessary.

130
131 **Commissioner Deckard nominated Sedic Thomas for Chairman. Commissioner Llewelyn seconded the motion which passed by a vote of 5-0.**

132

PLANNING AND ZONING COMMISSION MINUTES: AUGUST 30, 2022

133 Commissioner Llewelyn nominated Derek Deckard for Vice-Chairman. Commissioner Thomas seconded the motion which passed by a vote of 5-0.
134

135 5. **SP2022-039 (BETHANY ROSS)**

136 Discuss and consider a request by Daniel Stewart of DEC on behalf of Nicholas Roth of Texas RTG Patio Partners-II, LLC for the approval of a *Site Plan* for a
137 *General Retail Store (i.e. Rooms-To-Go Patio)* on a 1.93-acre portion of a larger 4.333-acre parcel of land identified as Lot 3, Block B, Town Place Marriott
138 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the northeast
139 corner of the intersection of the IH-30 Frontage Road and Greencrest Boulevard, and take any action necessary.
140

141 Planner Bethany Ross provided a summary regarding the request. The applicant is requesting approval of a site plan for an 11,900 SF general retail
142 store for Rooms-to-Go Patio. The proposed site plan meets all the requirements of the UDC except for two (2) variances to the Overlay District
143 standards. Staff has added a condition of approval that the applicant provide a landscape plan that shows a berm and shrubbery with a minimum
144 of thirty (30) inches in height along I-30 Frontage and Greencrest Blvd. The ARB did recommend approval conditioned with extending the parapets
145 back 2-feet. Planner Ross indicated that approval for variances were a discretionary decision for the Board and a super majority vote was needed
146 for approval. She added that the applicant and staff were present and available for questions.
147

148 Daniel Stewart
149 5300 Town and Country Blvd.
150 Frisco, TX 75034
151

152 Mr. Stewart came forward and provided additional details regarding the request.
153

154 Nicholas Roth
155 4004 Summit Blvd.
156 Atlanta, GA 30319
157

158 Mr. Roth came forward and was prepared to answer questions.
159

160 Commissioner Thomas made a motion to approve Case SP2022-039 with ARB recommendations and staff recommendations. Commissioner
161 Llewelyn seconded the motion which passed by a vote of 5-0.
162

163 6. **MIS2022-017 (BETHANY ROSS)**

164 Discuss and consider a request by Hallie Fleming for the approval of a *Miscellaneous Case* for an *Exception* allowing a front yard fence at 508 N. Alamo Street
165 being a 0.1620-acre parcel of land identified as Lot 1, Block A, Amick 20A-Thomas Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family
166 7 (SF-7) District, addressed as 508 N. Alamo Street, and take any action necessary.
167

168 Planner Bethany Ross provided a summary regarding the request. The applicant is requesting an exception for a 42-inch white alternating picket
169 front yard fence. The fence meets all the requirements of the UDC and does not appear to impair the visibility of the primary structure. However,
170 exceptions for a front yard fence are a discretionary decision for the Planning and Zoning Commission and do require a super majority vote. Planner
171 Ross then advised that she was available for questions.
172

173 Commissioner Deckard made a motion to approve Case MIS2022-017. Commissioner Llewelyn seconded the motion which passed by a vote of 5-0.
174

175 7. **MIS2022-018 (BETHANY ROSS)**

176 Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD)
177 for the approval of a *Miscellaneous Case* for *Exceptions* associated with a *Public Secondary School* on a 76.068-acre tract of land identified as Tracts 14-01 &
178 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 94 (PD-94) for limited
179 Neighborhood Services (NS) District land uses, addressed as 2852 FM-1141, and take any action necessary.
180

181 Planner Bethany Ross provided a summary regarding the request. On July 12, 2022, the Planning and Zoning Commission approved a site plan for a
182 public secondary school. As part of the approval of the site plan, the Planning and Zoning Commission approved an exception to the building
183 articulation requirements for both the primary and secondary facades. As part of this request, the applicant offered compensatory measures in the
184 form of additional landscaping. Today, the applicant is requesting two (2) exceptions. Staff should note that they did ask for an updated Photometric
185 Plan and the applicant is currently working on that. Exceptions are a discretionary decision for the Planning and Zoning Commission and require a
186 super majority vote. Planner Ross indicated that the applicant and staff were present and available for questions.
187

188 Will Salee
189 1050 Williams Street
190 Rockwall, TX 75087
191

192 Mr. Salee came forward and provided a brief PowerPoint presentation in regard to the request.
193

194 After some discussion, Commissioner Thomas made a motion to approve Case MIS2022-018. Commissioner Llewelyn seconded the motion which
195 passed by a vote of 5-0.
196

197 8. **MIS2022-019 (BETHANY ROSS)**

198 Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD)
199 for the approval of a *Miscellaneous Case* for *Exceptions* associated with a *Public Secondary School* a 173.00-acre tract of land identified as Tract 7-1 of the W.
200 H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District

201 95 (PD-95) for limited Neighborhood Services (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2727
202 John King Boulevard, and take any action necessary.

203
204 **Planner Bethany Ross provided a summary regarding the request. She explained that this was the same as the previous request with the addition of**
205 **the variances to the lighting and light pole height.**

206
207 **Will Salee**
208 **1050 Williams Street**
209 **Rockwall, TX 75087**

210
211 **Mr. Salee came forward and provided a brief PowerPoint presentation in regard to the request.**

212
213 **Commissioner Llewellyn made a motion to approve Case MIS2022-019. Commissioner Thomas seconded the motion which passed by a vote of 5-0.**

214
215 VI. DISCUSSION ITEMS

216
217 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
218 *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*
219 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*
220 *following cases is September 13, 2022.*

221
222 **9. Z2022-039 (RYAN MILLER)**

223 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
224 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
225 (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], &
226 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
227 side of SH-205 (S. *Goliad Street*) south of the intersection of SH-205 and FM-549, and take any action necessary.

228
229 **Director of Planning and Zoning Ryan Miller provided some background regarding the request. Earlier, the applicant ultimately withdrew the case**
230 **at City Council after a positive recommendation from the Planning and Zoning Commission.**

231
232 **Brian Cramer**
233 **10670 North Central Expressway**
234 **Dallas, TX 75041**

235
236 **Mr. Cramer came forward and provided a summary and presentation regarding the request.**

237
238 **Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.**

239
240 **10. Z2022-040 (ANGELICA GAMEZ)**

241 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*
242 *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
243 Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 2175 Arrowhead Court, and take any action necessary.

244
245 **Planning Coordinator Angelica Gamez provided a summary regarding the request. The applicant is requesting approval of an SUP for a Guest**
246 **Quarters and Detached Garage. The applicant submitted a floor plan which has since changed by removing the kitchen and the shower. It will now**
247 **be just a garage with a bathroom; however, since the request includes plumbing then it must be taken into consideration as a guest quarters as it**
248 **could potentially be converted in the future.**

249
250 **Director Miller advised that the applicant can't have all the elements of a dwelling unit because then it becomes a second house on the property.**

251
252 **Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.**

253
254 **11. Z2022-041 (RYAN MILLER)**

255 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-
256 Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a *Golf Driving Range* on an 8.01-acre tract of land being a portion of a larger 18.131-
257 acre tract of land identified as Tract 22 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District,
258 situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard, and take any action necessary.

259
260 **Director of Planning and Zoning Ryan Miller advised that this is a request for a Golf Driving Range which does require a Specific Use Permit in a**
261 **Commercial District. There are no conditional land use standards associated with that meaning it is just a discretionary land use.**

262
263 **Renee Ward**
264 **2201 E Lamar Blvd. Suite 200E**
265 **Arlington, TX 76006**

266
267 **Mrs. Ward came forward and provided additional details in regard to the request.**

268

PLANNING AND ZONING COMMISSION MINUTES: AUGUST 30, 2022

269 Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.

270

271 12. Z2022-042 (ANGELICA GAMEZ)

272 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
273 *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.
274 King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR)
275 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
276 Road and N. Goliad Street [*SH-205*], and take any action necessary.

277

278 **Planning Coordinator Angelica Gamez provided a brief summary in regard to the request. This is a request for approval of an SUP for a Restaurant**
279 **with 2,000 SF or more with a Drive-Through or Drive-In. The applicant has submitted a concept plan which shows the layout of the drive-through.**
280 **Staff has request additional headlight screening adjacent to the drive-through lane.**

281

282 **Bowen Hendrix/ Cole Blocker**

283 **4403 N. Central Expressway**

284 **Dallas, TX 75205**

285

286 **Mr. Bowen and Mr. Blocker came forward and provided additional details regarding the request.**

287

288 **Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.**

289

290 13. Z2022-043 (RYAN MILLER)

291 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*
292 *No. 20-02*] and take any action necessary.

293

294 **Director of Parks and Recreation Travis Sales provided s brief summary and highlighted the major changes made to Article 09 of the Unified**
295 **Development Code.**

296

297 **Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.**

298

299 14. P2022-012 (ANGELICA GAMEZ)

300 Discuss and 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
301 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,
302 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
303 action necessary.

304

305 **Planning Coordinator Angelica Gamez advised that this item needs to go before the Park Board. If it meets all the technical requirements, then it will**
306 **return as a consent agenda item.**

307

308 **Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.**

309

310 15. P2022-037 (BETHANY ROSS)

311 Discuss and 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
312 *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-
313 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-
314 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
315 intersection of Hays Road and John King Boulevard, and take any action necessary.

316

317 **Planner Bethany Ross advised that both Cases P2022-037 and Case P2022-039 need to go before Park Board. If they meet all the technical**
318 **requirements, then it will return as a consent agenda item.**

319

320 **Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.**

321

322 16. P2022-039 (BETHANY ROSS)

323 Discuss and 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*
324 *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
325 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
326 (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
327 Hays Road and John King Boulevard, and take any action necessary.

328

329 **Planner Bethany Ross advised that both Cases P2022-037 and Case P2022-039 need to go before Park Board. If they meet all the technical**
330 **requirements, then it will return as a consent agenda item.**

331

332 **Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.**

333

334 17. P2022-040 (HENRY LEE)

335 Discuss and consider a request by Harold "Tracy" Fetty of HD Fetty Land Surveyor, LLC on behalf of Felipe Garcia for the approval of a Final Plat for Lots 1, 2,
336 & 3, 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,
337 situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 675 Linda Lane, and take any action necessary.

338
339 **Planner Henry Lee advised that this item was on the Discussion Items because it needs to be reviewed by Rockwall County.**

340
341 **Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.**

342
343 **18. P2022-041 (HENRY LEE)**

344 Discuss and consider a request by Wayne Terry of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn Country Electric Cooperation for the approval
345 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
346 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,
347 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
348 take any action necessary.

349
350 **Planner Henry Lee advised that this item was on Discussion Items because staff is currently working with the applicant to address the comments.**

351
352 **Frank Palma**
353 **618 Main Street**
354 **Garland, TX 75040**

355
356 **Mr. Palma came forward and provided a summary in regard to his request.**

357
358 **Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.**

359
360 **19. P2022-042 (HENRY LEE)**

361 Discuss and 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
362 approval of a 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.
363 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of
364 FM-549 and FM-1139, and take any action necessary.

365
366 **Planner Henry Lee advised that cases P2022-042, Case P2022-043, and Case SP2022-048 need to go before Park Board and will return as consent**
367 **agenda items at the next meeting.**

368
369 **Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.**

370
371 **20. P2022-043 (HENRY LEE)**

372 Discuss and 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
373 approval of a 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,
374 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-
375 549 and FM-1139, and take any action necessary.

376
377 **Planner Henry Lee advised that cases P2022-042, Case P2022-043, and Case SP2022-048 need to go before Park Board and will return as consent**
378 **agenda items at the next meeting.**

379
380 **Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.**

381
382 **21. SP2022-048 (HENRY LEE)**

383 Discuss and 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
384 of a Site 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
385 Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and
386 FM-1139, and take any action necessary.

387
388 **Planner Henry Lee advised that cases P2022-042, Case P2022-043, and Case SP2022-048 need to go before Park Board and will return as consent**
389 **agenda items at the next meeting.**

390
391 **Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.**

392
393
394 **22. SP2022-043 (BETHANY ROSS)**

395 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,
396 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
397 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
398 Suncrest Drive, and take any action necessary.

399
400 **Planner Bethany Ross advised that staff has identified variances in regard to the request. Staff has also requested a noise study as well.**

402 Paul Cragun
403 2080 North Hwy 360
404 Grand Prairie, TX 75050
405

406 Mr. Cragun came forward and provided additional details regarding the request.
407

408 Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.
409

410 23. **SP2022-044 (BETHANY ROSS)**

411 Discuss and consider a request by Bob Pruitt of Urban Structure on behalf of Garrett Poindexter of Cambridge Properties, LLC for the approval of a Site Plan
412 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,
413 Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within
414 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
415 King Boulevard and Discovery Boulevard, and take any action necessary.
416

417 Planner Bethany Ross explained the variances associated with the request.
418

419 Bob Pruitt
420 8140 Walnut Hill
421 Dallas, TX 75231
422

423 Mr. Pruitt came forward and provided additional details regarding the request.
424

425 Commissioner Llewellyn wanted clarification regarding the ARB recommendations.
426

427 Bryan Vaca
428 2221 Lakeside Blvd.
429 Richardson, TX 75082
430

431 Mr. Vaca came forward and provided additional details regarding the project.
432

433 Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.
434

435 24. **SP2022-045 (HENRY LEE)**

436 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
437 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
438 (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], and take any action necessary.
439

440 Planner Henry Lee provided a brief summary in regard to the request. Staff should note that the proposed land use of a restaurant is allowed by-
441 right in a General Retail (GR) District. Also, staff is currently working through comments with the applicant and staff has identified a few exceptions
442 for the articulation, the landscape buffer, driveway spacing and the parking which is short four (4) parking spaces. Planner Lee then advised that the
443 applicant and staff were present and available for questions.
444

445 Allen Anderson
446 1208 S. Lakeshore
447 Rockwall, TX 75087
448

449 Mr. Anderson came forward and provided additional details in regard to the request.
450

451 Commissioner Deckard asked if by-right the applicant can take access off the alley way.
452

453 Commissioner Llewellyn asked about preventing people from parking on the street.
454

455 Commissioner Deckard wanted to work through some of the issues presented by the public.
456

457 Commissioner Thomas asked about lighting concerns expressed by the public.
458

459 Commissioner Deckard asked that the applicant work with the City in regard to the dumpster location.
460

461 After lengthy discussion, Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion
462 or action.
463

464 25. **SP2022-046 (HENRY LEE)**

465 Discuss and 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
466 Building on a 0.230-acre parcel of land identified as Lot 30, Block 22, Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development
467 District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 703 N. Goliad Street [SH-205], and take any action necessary.
468

469 Planner Henry Lee advised that the applicant is requesting to convert the single-family home into a residential office.
470

471 Mark Reynolds
472 12017 Kilgore Drive
473 Frisco, TX 75035
474

470 Mr. Reynolds came forward and provided additional details regarding the request.

471

472 Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.

473

474 26. SP2022-047 (HENRY LEE)

475 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
476 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
477 Light Industrial (LI) District, addressed as 1200 E. Washington Street and 501 Industrial Boulevard, and take any action necessary.

478

479 Planner Henry Lee advised that the applicant is reviewing staff comments. He also added that ARB has recommended approval of the item.

480

481 Arlyn Samuelson
482 2901 Dallas Parkway
483 Plano, TX 75093

484

485 Mr. Samuelson came forward provided additional details in regard to the request.

486

487 Bryan Northington
488 16775 Addison Road, Suite 310
489 Addison, TX 75001

490

491 Mr. Northington came forward and provided additional details regarding the request.

492

493 Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.

494

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

496

- 497 • P2022-034: Final Plat for Lots 1-5, Block E, Park Place, Phase IV Addition [APPROVED]
- 498 • Z2022-034: Zoning Change (AG to PD) for the Hance Tract [APPROVED; 2ND READING]
- 499 • Z2022-035: Amendment to Planned Development District 87 (PD-87) [WITHDRAWN]
- 500 • Z2022-036: Specific Use Permit (SUP) for an *Agricultural Accessory Structure* on Breezy Hill Lane [APPROVED; 1ST READING]
- 501 • Z2022-037: Zoning Change (AG, 2F, & LI to PD) for the Park Hills Subdivision [APPROVED; 1ST READING]
- 502 • Z2022-038: Amendment to Planned Development District 93 (PD-93) [APPROVED; 1ST READING]

503

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

505

506 VII. ADJOURNMENT

507

508 Vice- Chairman Welch adjourned the meeting at 8:31 pm.

509

510 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____
511 _____, 2022.

512

513

514

Jerry Welch, Vice-Chairman

515

516

517 _____
Angelica Gamez, Planning Coordinator

518

519