

AGENDA



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
MARCH 28, 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 February 7, 2023 Planning and Zoning Commission meeting.

- (3) Approval of minutes for the February 14, 2023 Planning and Zoning Commission meeting.

- (4) Approval of minutes for the February 28, 2023 Planning and Zoning Commission meeting.

- (5) Approval of minutes for the March 14, 2023 Planning and Zoning Commission meeting.

(6) **P2023-005 (HENRY LEE)**

Consider a request by Josh Swiercinsky of 7.1 Ridge, LLC for the approval of a Replat for Lots 8-10, Block A, Sky Ridge Addition being a 2.293-acre tract of land identified as Lots 2-4, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the southwest corner of the intersection of Yellow Jacket Lane and Ridge Road [FM-740], 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.

(7) **MIS2023-004 (BETHANY ROSS)**

Discuss and request by Tim Wolf for the approval of a Miscellaneous Case for an Exception to the residential fence material requirements on a 0.2498-acre parcel of land identified as Lot 17, Block D, Promenade Harbor Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1670 Avonlea Drive, and take any action necessary.

(8) **MIS2023-005 (HENRY LEE)**

Discuss and consider a request by Frank A. Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn Country Electric Cooperative for the approval of a Miscellaneous Case for Exception to allow vertical walls in a detention pond on a 99.849-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, 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) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 950 & 980 Sids Road, 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 April 11, 2023.

(9) **Z2023-014 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Julius Waffer for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 512 Dickey Street, and take any action necessary.

(10) **Z2023-015 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Martha Balleza and Ana Quezada for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 1290 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 223 Russell Drive, and take any action necessary.

(11) **Z2023-016 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Johnathan Martinez on behalf of Donna C. Pritchard for the approval of a Specific Use Permit (SUP) allowing a Bail Bond Service on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], and take any action necessary.

(12) **Z2023-017 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Javier Silva on behalf of Nixon Estate and Judy Wible the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.16-acre parcel of land identified as Lot 11, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, and take any action necessary.

(13) **Z2023-019 (RYAN MILLER)**

Hold a public hearing to discuss and consider a Text Amendment to Article 04, Permissible Uses, and Article 13, Definitions, of the Unified Development Code (UDC) to create a Credit Access Business land use, and take any action necessary.

(14) **Z2023-020 (RYAN MILLER)**

Hold a public hearing to discuss and consider an Amendment to the Comprehensive Plan for the purpose of adopting changes to the Master Thoroughfare Plan contained in Appendix 'C', Maps, and take any action necessary.

(15) **P2023-006 (BETHANY ROSS)**

Discuss and consider a request by Matthew Deyermond on behalf of Donald Wallace for the approval of a Final Plat for Lots 1-3, Block A, Wallace Addition being a 8.17-acre tract of land being identified as all of Tracts 45-02 & 45-07 and a portion of Tract 44-01 of the W. W. Ford Survey, Abstract No. 80 of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, generally located on the northside of Wallace Lane, and take any action necessary.

(16) **P2023-007 (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 Final Plat for the Terraces Subdivision consisting of 181 single-family residential lots on a 94.144-acre tract of land being identified as a portion of Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 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.

(17) **SP2023-010 (BETHANY ROSS)**

Discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Howard Barrett for the approval of a Site Plan to convert two (2) single-family homes to office buildings on a 1.60-acre tract of land identified as Lots 1 & 2 of the Greenvalley Addition and Tract 32 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1203 & 1205 S. Goliad Street [SH-205], and take any action necessary.

(18) **SP2023-011 (BETHANY ROSS)**

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 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.

(19) **SP2023-012 (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 Site Plan for the Terraces Subdivision consisting of 181 single-family residential lots on a 94.144-acre tract of land being identified as a portion of Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 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.

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

- SP2023-005: Alternative Tree Mitigation Settlement Agreement for the Pregnancy Resource Center (**APPROVED**)
- SP2023-008: Alternative Tree Mitigation Settlement Agreement for the Harbor Residences (**APPROVED**)
- Z2023-008: Specific Use Permit (SUP) for Heritage Christian Academy (**APPROVED**)
- Z2023-009: Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit and Detached Garage* at 504 Nash Street (**APPROVED; 1ST READING**)
- Z2023-010: Zoning Change (AG to LI) for 1760 Airport Road (**APPROVED; 1ST READING**)
- Z2023-011: SUP for a *Residential Infill in an Established Subdivision* for 104 Glenn Avenue (**APPROVED; 1ST READING**)
- Z2023-012: Specific Use Permit (SUP) for a *Detached Garage* at 2333 Saddlebrook Lane (**APPROVED; 1ST READING**)
- Z2023-013: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 118 Blanche Drive (**APPROVED; 1ST READING**)
- Subdivision Ordinance (**APPROVED; 1ST 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 Guevara, 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 March 24, 2023 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
FEBRUARY 7, 2023 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 FORM
5 ON THE CITY'S WEBSITE.
6

7 I. CALL TO ORDER
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9 **Chairman Thomas called the meeting to order at 6:00 PM. Commissioners present were Jerry Welch, Derek Deckard, Ross Hustings, Brian Llewellyn,**
10 **and Jean Conway. Absent from the meeting was Commissioner Womble. Staff members present were Director of Planning and Zoning Ryan Miller,**
11 **Planner Bethany Ross, Planner Henry Lee, Planning Coordinator Sarah Chapin, City Engineer Amy Williams, Assistant City Engineer Jonathan**
12 **Browning and Civil Engineer Sarah Johnston. Absent from the meeting was Planning Technician Angelica Guevara.**
13

14 II. APPOINTMENTS
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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.
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19 **A representative from the Architecture 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 **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**
30 **coming forward, Chairman Thomas closed the open forum.**
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32 IV. CONSENT AGENDA
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34 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)*
35 *and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*
36

37 2. Approval of minutes for the January 10, 2022 Planning and Zoning Commission meeting.
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39 3. **P2023-001 (BETHANY ROSS)**

40 Consider a request by Ryan Moorman of Truman Heights, LLC for the approval of a Replat for Lot 26, Rainbo Acres Addition being a 1.222-acre parcel of land
41 identified as Lot 24, Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 & 263 Ranch Trail, and
42 take any action necessary.
43

44 4. **P2023-003 (HENRY LEE)**

45 Consider a request by Nick Hobbs of BGE Engineering on behalf of USEF Rockwall Owner, LLC for the approval of a Replat for Lots 4 & 5, Block A, Rockwall
46 Park 30 Addition being a 22.275-acre tract of land identified as Lots 1 & 2, Block A, Rockwall Park 30, City of Rockwall, Rockwall County, Texas, zoned Light
47 Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection
48 of Corporate Crossing and IH-30, and take any action necessary.
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50 5. **P2023-004 (BETHANY ROSS)**

51 Consider a request by Bryan Connally of CBG Surveying on behalf of Todd and Whitney Abbott for the approval of a Final Plat for Lot 1, Block A, Abbott Addition
52 being a 1.25-acre tract of land identified as Tract 52 of the R. Ballard Survey, Abstract No. 29 and Lot 2 of the Renfro Place South Addition, City of Rockwall,
53 Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 619 Renfro Street, and take any action necessary.
54

55 6. **SP2023-002 (HENRY LEE)**

56 Discuss and consider a request by Cameron Slown of Teague, Nall & Perkins, Inc. on behalf of Nick DiGiuseppe of Discovery Lakes, LLC/Discovery Lakes
57 Phase I, LLC for the approval of a Site Plan for Phase 1 of the Discovery Lakes Subdivision consisting of 31 single-family residential lots on a 36.42-acre tract
58 of land identified as a portion of Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Planned Development
59 District 78 (PD-78) for Single-Family 10 (SF-10) District, generally located on the north side of SH-276 east of the intersection of SH-276 and Rochelle Road.
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61 **Commissioner Welch made a motion to approve the consent agenda. Commissioner Conway seconded the motion which passed by a vote of 6-0.**
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63 V. ACTION ITEMS

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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.

7. MIS2023-001 (BETHANY ROSS)

Discuss and consider a request by Jarod Wicker of RGC's Fence and Deck, LLC on behalf of Linda Norman for the approval of a *Miscellaneous Case* for an *Exception* for a *Front Yard Fence* on a 1.45-acre parcel of land identified as Lot 2, Block A, Burke's Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1406B Ridge Road, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting an exception for a 48-inch wrought iron front-yard fence. The fence meets most of the requirements of the UDC with the exception of the height of the two wrought iron gates which the applicant is requesting a height of 60 inches for. However, the front yard fence does not appear to impair the visibility of the primary structure. Planner Ross also indicated that the Building Inspections department requested that the gates be setback 20 feet instead of 15 feet to allow larger vehicles clearance off of Ridge Road and staff requested that the commission condition their vote to allow for that adjusted setback. Exceptions for a front-yard fence are a discretionary decision for the Planning and Zoning Commission and do require a super majority vote. Planner Ross indicated that the applicant and staff were present and available for questions.

Commissioner Welch asked for an exhibit of the gate.

Jared Wicker
P.O. Box 1165
Royse City, Texas 75189

Mr. Wicker came forward and provided additional details regarding the request.

Commissioner Welch made a motion to approve Case MIS2023-001 with the condition that the applicant set the gates back 20 feet. Vice-Chairman Deckard seconded the motion which passed by a vote of 6-0.

8. MIS2023-002 (HENRY LEE)

Discuss and consider a request by Johnathan Brown for the approval of a *Miscellaneous Case* for an *Exception* to the *Fence Standards for Existing and Infill Single-Family Properties* on a 0.45-acre parcel of land identified as a portion of Lot 3, Block 3, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 601 Kernodle Street, and take any action necessary.

Planner Henry Lee provided a brief summary in regard to the request. The applicant is requesting approval of a fence that does not meet the fence standards of the UDC for a solid cedar fence. The fence will be a 4-foot solid cedar fence with cedar posts as well for the purpose of it matching the Historic District better.

Jonathan Brown
601 Kernodle Street
Rockwall, TX 75087

Mr. Brown came forward and provided additional details in regard to his request.

Commissioner Llewellyn made a motion to approve Case MIS2023-002. Commissioner Hustings seconded the motion which passed by a vote of 5-1, with Commissioner Conway dissenting.

VI. 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.

9. Z2022-060 (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] for the purpose of making changes to the *Solar Collector Panels and Systems* requirements for residential properties, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the request. Staff had brought forward a text amendment to the Commission that was unanimously passed previously as well as a survey of the cities and how they regulated solar panels. Ultimately, staff drafted an amendment that was taken to City Council and, before the Council meeting, staff found out that a bill was passed in 2021 prohibiting cities from regulating solar energy collector panels for residential properties. Staff then asked Council to remand this back to the Planning and Zoning Commission in order to allow staff time to redraft an ordinance that met the legislation. The text amendment that was brought before the Commission tonight is strictly for residential and small commercial installation of solar energy collector panels using the International Building Code.

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

Commissioner Welch made a motion to approve Case Z2022-060. Vice-Chairman Deckard seconded the motion which passed by a vote of 6-0.

132 VII. DISCUSSION ITEMS

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134 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
135 *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*
136 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*
137 *following cases is February 14, 2023.*

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139 10. **Z2023-001 (BETHANY ROSS)**

140 Hold a public hearing to discuss and consider a request by Ali Abedini on behalf of John Fenianos for the approval of a Specific Use Permit (SUP) for Residential
141 Infill in an Established Subdivision on a 0.20-acre parcel of land identified as Lot 16, Block C, Harborview Landing, Phase 2, City of Rockwall, Rockwall County,
142 Texas, zoned Planned Development District 8 (PD-8) for Single-Family 7 (SF-7) District, addressed as 310 Harborview Drive, and take any action necessary.

143

144 **Planner Bethany Ross advised that this is a request for approval of a SUP for residential infill. Staff is currently working through comments with the**
145 **applicant.**

146

147 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on February 14, 2023.**

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149 11. **Z2023-002 (HENRY LEE)**

150 Hold a public hearing to discuss and consider a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Jeff Fleming for the approval of a Specific
151 Use Permit (SUP) to allow a New and/or Used Indoor Motor Vehicle Dealership/Showroom on a 1.99-acre portion of a larger 3.853-acre tract of land identified
152 as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development 46 (PD-46) District for
153 Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the
154 intersection of Springer Road and Corporate Crossing, and take any action necessary.

155

156 **Planner Henry Lee advised that this is for approval of a SUP for an indoor motor vehicle showroom. The applicant's letter indicates this facility will**
157 **be used for the showroom, an office, and a storage area.**

158

159 **Matthew Peterson**

160 **2400 Great Southwest Pkwy**

161 **Fort Worth, TX 76106**

162

163 **Mr. Peterson came forward and provided additional details in regard to his request.**

164

165 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on February 14, 2023.**

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167 12. **Z2023-003 (RYAN MILLER)**

168 Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Vicmar I, LTD for the approval of a Zoning
169 Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 140.50-acre tract of land
170 identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128 and Tract 3 of the G. Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County,
171 Texas, zoned Agricultural (AG) District, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take
172 any action necessary.

173

174 **Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the request.**

175

176 **Ryan Joyce**

177 **767 Justin Road**

178 **Rockwall, TX 75087**

179

180 **Mr. Joyce came forward and provided a PowerPoint presentation in regard to the request.**

181

182 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on February 14, 2023.**

183

184 13. **Z2023-004 (RYAN MILLER)**

185 Hold a public hearing to discuss and consider a request by Mike Pizzola of Designhaus Architecture on behalf of Viper Development for the approval of a Specific
186 Use Permit (SUP) to allow a Mini-Warehouse on a 3.15-acre tract of land identified as Lots 1 & 2, Block A, Eastshore Addition, City of Rockwall, Rockwall
187 County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District,
188 generally located on the eastside of S. Goliad Street [SH-205] south of the intersection of Community Lane and S. Goliad Street [SH-205], and take any action
189 necessary.

190

191 **Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the request.**

192

193 **Joe Watosis**

194 **3300 Auburn Road**

195 **Auburn Hills, MI 48326**

196

197 **Mr. Watosis came forward and provided additional details in regard to the request. He advised that they're proposing to bring a climate controlled**
198 **self-storage. He let the Commission know that they are currently working through staff comments at the moment.**

199

200 Director Miller then proceeded to inform the Commission of the areas of non-conformance.
201
202 Chairman Thomas advised that this item will come back before the Commission for discussion or action on February 14, 2023.
203
204 14. Z2023-005 (HENRY LEE)
205 Hold a public hearing to discuss and consider a request by Peter and Janyce Gardner for the approval of a Zoning Change from an Agricultural (AG) District to
206 a Single-Family Estate 2.0 (SFE-2.0) District on a 6.019-acre parcel of land identified as Lot 11 of the Dowell Road Addition, City of Rockwall, Rockwall County,
207 Texas, zoned Agricultural (AG) District, addressed as 548 Dowell Road, and take any action necessary.
208
209 Planner Henry Lee provided a brief summary in regard to the request. The applicant is requesting to change the zoning from Agricultural (AG) District
210 to Single-Family Estate 2.0 (SFE-2.0) District. They intend to build an accessory building and must change the zoning beforehand.
211
212 Peter Gardner
213 548 Dowell Road
214 Rockwall, TX 75032
215
216 The applicant came forward and provided additional details in regard to his request.
217
218 Chairman Thomas advised that this item will come back before the Commission for discussion or action on February 14, 2023.
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220 15. Z2023-006 (HENRY LEE)
221 Hold a public hearing to discuss and consider a request by Harold Fetty of HD Fetty Land Surveyor on behalf of Gene and Brooke Rogers for the approval of a
222 Zoning Change from an Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District on a 5.41-acre parcel of land identified as a portion of Tract 4-
223 06 and all of Tract 4-2 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 626
224 Cullins Road, and take any action necessary.
225
226 Planner Henry Lee provided a brief summary in regard to the request. The applicant is requesting to change the zoning from Agricultural (AG) District
227 to Single-Family Estate 4.0 (SFE-4.0) District.
228
229 Chairman Thomas advised that this item will come back before the Commission for discussion or action on February 14, 2023.
230
231 16. Z2023-007 (BETHANY ROSS)
232 Hold a public hearing to discuss and consider a request by Urbano Fernandez for the approval of a Specific Use Permit (SUP) for Residential Infill in an
233 Established Subdivision on a 0.27-acre parcel of land identified as Lot 905A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas,
234 zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 124 Lynne Drive, and take any action necessary.
235
236 Planner Bethany Ross provided a brief summary in regard to the request. The applicant is presenting a single-family home that meets all of the
237 zoning requirements.
238
239 Chairman Thomas advised that this item will come back before the Commission for discussion or action on February 14, 2023.
240
241 17. P2023-002 (BETHANY ROSS)
242 Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a
243 Final Plat for the Quail Hollow Subdivision consisting of 250 single-family residential lots on an 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-
244 06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family
245 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
246 of Hays Road and John King Boulevard, and take any action necessary.
247
248 Planner Bethany Ross advised that this item will have to go before the Parks Board on February 8, 2023.
249
250 18. SP2023-001 (BETHANY ROSS)
251 Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Site
252 Plan for the Quail Hollow Subdivision consisting of 250 single-family residential lots on an 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06
253 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10
254 (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
255 Hays Road and John King Boulevard, and take any action necessary.
256
257 Planner Bethany Ross advised that this item will have to go before the Parks Board on February 8, 2023.
258
259 19. SP2023-003 (HENRY LEE)
260 Discuss and consider a request by Juan Vasquez of Vasquez Engineering, LLC on behalf of Donald Silverman of Rockwall 205-552, LLC for the approval of a
261 Site Plan for a Daycare with Seven (7) or More Children on a 1.35-acre parcel of land identified as Lot 7, Block A, Dalton Goliad Addition, City of Rockwall,
262 Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3255 Dalton Road,
263 and take any action necessary.
264
265 Planner Henry Lee provided a brief summary in regard to the request. This request is for approval of a site plan for a daycare. The applicant will also
266 be requesting a variance for vinyl fencing as well as for articulation to meet the four-sided architecture requirements.
267

268 **Juan Vásquez**
269 **1919 S. Shiloh Road**
270 **Garland, TX 75042**

271
272 **Mr. Vasquez came forward and was prepared to answer any questions.**

273
274 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on February 14, 2023.**

275
276 **20. SP2023-004 (BETHANY ROSS)**

277 Discuss and consider a request by Ibrahim Kassem for the approval of an *Amended Site Plan* for a *Carwash* on a 1.6985-acre parcel of land identified as Lot 1,
278 Block A, Horizon Carwash Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District,
279 addressed as 2525 Horizon Road, and take any action necessary.

280
281 **Planner Bethany Ross provided a brief summary in regard to the request. This is for an amendment to the site plan of the existing Horizon Car Wash.**
282 **She explained that ARB did have a few minor changes but other than that, they were fine with the site plan.**

283
284 **Ibrahim Kassem**
285 **3312 Hayley Court**
286 **Richardson, TX 75082**

287
288 **Mr. Kassem came forward and provided additional details in regard to the request.**

289
290 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on February 14, 2023.**

291
292 **21. *Director's Report* of post City Council meeting outcomes for development cases (RYAN MILLER).**

- 293
294 • Z2022-056: SUP for a *Detached Garage* at 835 Clem Road [APPROVED; 1ST READING]
295 • Z2022-057: Zoning Change for Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) and General Retail (GR) Districts Land
296 Uses [ANNOUNCED NEW PUBLIC HEARING DATE OF FEBRUARY 21, 2023]
297 • Z2022-058: PD Development Plan for the Harbor Residence Condominiums [APPROVED; 1ST READING]
298 • Z2022-059: SUP for a *Restaurant with 2,000 SF or More with a Drive-Through [Smoothie King]* [ANNOUNCED NEW PUBLIC HEARING DATE OF
299 FEBRUARY 21, 2023]
300 • Z2022-060: Text Amendment to Article 04, *Permissible Uses*, of the UDC for *Solar Collector Energy Panels* [REMANDED BACK TO THE PLANNING AND
301 ZONING COMMISSION]

302
303 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.**

304
305 **VIII. ADJOURNMENT**

306
307 **Chairman Thomas adjourned the meeting at 7:10 pm.**

308
309 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____
310 _____, 2023.

311
312 _____
313 Sedric Thomas, Chairman

314 Attest:
315 _____
316 Angelica Guevara, Planning Technician

MINUTES

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
FEBRUARY 14, 2023 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 6:00 PM. Commissioners present were Brian Llewelyn, Jerry Welch, Derek Deckard, John Womble, Ross Hustings and Jean Conway. Staff members present were Director of Planning and Zoning Ryan Miller, Planner Bethany Ross, Planner Henry Lee, City Engineer Amy Williams, and Civil Engineer Sarah Johnston. Absent from the meeting was Planning Technician Angelica Guevara 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. PUBLIC HEARING ITEMS

33
34 *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.*
37

39 2. Z2022-057 (HENRY LEE)

40 Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. for the approval of a Zoning Change from an
41 Agricultural (AG) District to a Planned Development (PD) District for General Retail (GR) District and Single-Family 1 (SF-1) District land uses on a 25.87-acre
42 tract of land identified as parcel of land identified as Tract 14 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned
43 Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, generally located southside of SH-66 east of the intersection of SH-66
44 and Davis Drive, and take any action necessary.
45

46 **Planner Henry Lee provided a brief summary in regards to the request. He reminded the Commission that this case had been presented last month and the Commission had taken a vote to table the item to allow the applicant to look at the potential cell tower they are proposing as well as allowing them to provided more clarity in regard to the height of the structure. The applicant is also requesting OSSF systems for these lots on both residential and commercial. The only change that they have made is they have wrapped the 50-foot landscape buffer up to the structure. Planner Lee then advised that the applicant and staff were present and available to answer questions.**
51

52 **Dub Douphrate**
53 **2235 Ridge Road**
54 **Rockwall, TX 75087**
55

56 **Mr. Douphrate came forward and provided additional details in regard to his request.**
57

58 **Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.**
59
60

61 **After discussion, Commissioner Llewelyn made a motion to approve item Z2022-057. Commissioner Welch seconded the motion which passed by a vote of 7-0.**
62

63
64 **Chairman Thomas advised that this item will go before the City Council on February 21, 2023.**

65
66 **3. Z2022-059 (HENRY LEE)**

67 Hold a public hearing to discuss and consider a request by Dewayne Zinn of Cross Engineering Consultants, Inc. on behalf of Chad Dubose of JCDB Goliad
68 Holdings, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant with 2,000 SF or more with a Drive-Through (i.e. Smoothie King) on a 0.579-
69 acre portion of a larger 2.542-acre parcel of land identified as Lot 1, Block A, Pecan Valley Retail Addition, City of Rockwall, Rockwall County, Texas, zoned
70 Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located
71 at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.
72

73 **Planner Henry Lee provided a brief summary in regard to his request. He explained that the applicant requested they table this item last month which**
74 **is why is returned today. This request has come before the Commission twice before but the case was ultimately withdrawn both times. The Planning**
75 **and Zoning Commission had made a recommendation for denial based on the traffic concerns, concerns about access to the property and general**
76 **public opposition. Staff should note that the concept plan shows 27 parking spaces but will be required 31. Planner Lee then advised that this was**
77 **a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. On December 13, 2022, staff**
78 **mailed out 20 notices to property owners and occupants within 500-feet of the subject property as well as all surrounding HOAs within 1500-feet of**
79 **the property. At this time, staff has only received one notice in opposition to the applicant's request. Staff wanted to clarify that they had requested**
80 **additional landscape screening as a condition of approval.**

81
82 **Vice-Chairman Deckard wanted clarification in regard to the condition of approval.**

83
84 **Commissioner Llewelyn expressed his concerns regarding to the parking in the area.**
85 **Vice-Chairman Deckard had questions in regard to a flood study on the area.**

86
87 **Dewayne Zinn**
88 **1720 W. Virginia Street**
89 **McKinney, TX 75069**

90
91 **Mr. Zinn came forward and was prepared to answer questions regarding the request.**

92
93 **Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating**
94 **such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.**

95
96 **Commissioner Welch made a motion to approve item Z2022-059 with staff recommendations. Commissioner Womble seconded the motion which**
97 **passed by a vote of 5-2, with Vice-Chairman Deckard and Commissioner Hustings dissenting.**

98
99 **Chairman Thomas advised that this item will go before the City Council on February 21, 2023.**

100
101 **4. Z2023-001 (BETHANY ROSS)**

102 Hold a public hearing to discuss and consider a request by Ali Abedini on behalf of John Fenianos for the approval of a Specific Use Permit (SUP) for Residential
103 Infill in an Established Subdivision on a 0.20-acre parcel of land identified as Lot 16, Block C, Harborview Landing, Phase 2, City of Rockwall, Rockwall County,
104 Texas, zoned Planned Development District 8 (PD-8) for Single- Family 7 (SF-7) District, addressed as 310 Harborview Drive, and take any action necessary.
105

106 **Planner Bethany Ross provided a brief summary in regard to the request. The applicant is requesting a Specific Use Permit (SUP) for Residential**
107 **Infill in an Established Subdivision. The proposed home does meet all of the requirements of the zoning, the settlement, and the UDC with the**
108 **exception of the garage orientation. The applicants are asking for a variance on the front facing garage. Staff mailed out 86 notices to property**
109 **owners and occupants within 500-feet of the subject property. Staff has since received two (2) notices in opposition to the applicant's request.**
110 **Planner Ross advised that this was a discretionary decision for the City Council pending a recommendation from the Planning and Zoning**
111 **Commission.**

112
113 **Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating**
114 **such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.**

115
116 **Vice-Chairman Deckard made a motion to approve item Z2023-001. Commissioner Womble seconded the motion which passed by a vote of 7-0.**

117
118 **Chairman Thomas advised that this item will go before the City Council on February 21, 2023.**

119
120 **5. Z2023-002 (HENRY LEE)**

121 Hold a public hearing to discuss and consider a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Jeff Fleming for the approval of a Specific
122 Use Permit (SUP) to allow a New and/or Used Indoor Motor Vehicle Dealership/Showroom on a 1.99-acre portion of a larger 3.853-acre tract of land identified
123 as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development 46 (PD-46) District for
124 Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the
125 intersection of Springer Road and Corporate Crossing, and take any action necessary.
126

127 **Planner Henry Lee provided a brief summary in regard to the request. The applicant has included a floor plan and concept plan showing how the**
128 **business facility will be laid out. Planner Lee explained the conditional land use standards associated with this use. According to the applicant's**
129 **concept plan, they are in conformance with these requirements. They are also in general conformance with the density and dimensional requirements**
130 **as well as the overlay district requirements. Staff would like to note that their plan shows 29 parking spaces where they would be required 34. Planner**
131 **Lee then advised that this was a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.**

132 On January 27th, staff mailed out 27 notices to property owners and occupants within 500-feet of the subject property. He also advised that staff and
133 the applicant were present and available to answer questions.

134
135 **Matthew Peterson**
136 **2400 Great Southwest Pkwy**
137 **Fort Worth, TX 76106**

138
139 **Mr. Peterson came forward and provided additional details in regard to his request.**

140
141 **Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating**
142 **such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.**

143
144 **Commissioner Conway made a motion to approve item Z2023-002 with staff recommendations. Commissioner Llewelyn seconded the motion which**
145 **passed by a vote of 7-0.**

146
147 **Chairman Thomas advised that this item will go before the City Council on February 21, 2023.**

148
149 **6. Z2023-003 (RYAN MILLER)**

150 Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Vicmar I, LTD for the approval of a Zoning
151 Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 140.50-acre tract of land
152 identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128 and Tract 3 of the G. Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County,
153 Texas, zoned Agricultural (AG) District, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take
154 any action necessary.

155
156 **Planning and Zoning Director Ryan Miller provided a brief summary in regard to the request. The applicant is requesting to rezone the property from**
157 **an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses. Specifically, what the applicant is**
158 **requesting is zoning to establish a 292-lot subdivision that will consist of four (4) lot sizes. Director Miller advised that this is a discretionary decision**
159 **for the City Council pending a recommendation from the Planning and Zoning Commission. Staff mailed out 288 notices to property owners and**
160 **occupants within 500-feet of the subject property. Staff has since received three (3) property owner notifications with one (1) being within the buffer,**
161 **in opposition to the request. The other two were not signed and Staff could not verify ownership. He also advised that staff and the applicant were**
162 **present and available to answer questions.**

163
164 **Ryan Joyce**
165 **767 Justin Road**
166 **Rockwall, TX 75087**

167
168 **Mr. Joyce came forward and provided a PowerPoint presentation in regard to the request.**

169
170 **Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time.**

171
172 **Sergio Loera**
173 **588 Parks**
174 **Rockwall, TX 75087**

175
176 **Mr. Loera came forward and expressed his wanting to build a home if the development were to pass.**

177
178 **Greg Brown**
179 **112 Weston Court**
180 **Rockwall, TX 75032**

181
182 **Mr. Brown came forward and expressed his opposition to the request.**

183
184 **Mario Ramirez**
185 **908 Lakeside Drive**
186 **Rockwall, TX 75032**

187
188 **Mr. Ramirez came forward and expressed his opposition to the request.**

189
190 **Chairman Thomas asked if anyone else wished to speak; there being no one indicating such, Chairman Thomas closed the public hearing and**
191 **brought the item back to the Commission for discussion or action.**

192
193 **Chairman Thomas allowed Mr. Joyce to come forward and address the concerns expressed by the public.**

194
195 **Vice-Chairman Deckard made a motion to approve item Z2023-003. Commissioner Womble seconded the motion which passed by a vote of 7-0.**

196
197 **Chairman Thomas advised that this item will go before the City Council on February 21, 2023.**

198
199 **7. Z2023-004 (RYAN MILLER)**

200 Hold a public hearing to discuss and consider a request by Mike Pizzola of Designhaus Architecture on behalf of Viper Development for the approval of a Specific
201 Use Permit (SUP) to allow a Mini-Warehouse on a 3.15-acre tract of land identified as Lots 1 & 2, Block A, Eastshore Addition, City of Rockwall, Rockwall
202 County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District,
203 generally located on the eastside of S. Goliad Street [SH-205] south of the intersection of Community Lane and S. Goliad Street [SH-205], and take any action
204 necessary.
205

206 **Planning and Zoning Director Ryan Miller provided a brief summary in regard to the request. The applicant is proposing two (2) mini-warehouse**
207 **buildings, each with a building footprint of 30,500 SF for a total of 91,560-SF overall. The only changes that were made that were not included in the**
208 **packet were some cosmetic changes as well as adding 12 parking spaces. All other areas of non-compliance on the area remain. Staff mailed out 55**
209 **notices to property owners and occupants within 500-feet of the subject property. Staff has since received one (1) notice in favor of the request.**
210

211 **Commissioner Conway wanted to discuss the proximity to another mini-warehouse.**
212 **Commissioner Llewelyn wanted clarification in regard to the two-story height of the building.**
213

214 **Mike Pizzola**
215 **3300 Auburn Road**
216 **Auburn Hills, MI 48326**
217

218 **Mr. Pizzola came forward and provided additional details in regard to the request. The applicant advised that he had revised plans that were ready**
219 **to be submitted.**
220

221 **Director Miller advised the Commission and the applicant that staff had not gotten a chance to review the new revised elevations due to them not**
222 **being resubmitted on time.**
223

224 **Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating**
225 **such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.**
226

227 **After discussion, Vice-Chairman Deckard made a motion to deny item Z2023-004. Commissioner Conway seconded the motion which passed by a**
228 **vote of 6-1, with Commissioner Llewelyn dissenting.**
229

230 **Chairman Thomas advised that this item will go before the City Council on February 21, 2023.**
231

232 **8. Z2023-005 (HENRY LEE)**

233 Hold a public hearing to discuss and consider a request by Peter and Janyce Gardner for the approval of a Zoning Change from an Agricultural (AG) District to
234 a Single-Family Estate 2.0 (SFE-2.0) District on a 6.019-acre parcel of land identified as Lot 11 of the Dowell Road Addition, City of Rockwall, Rockwall County,
235 Texas, zoned Agricultural (AG) District, addressed as 548 Dowell Road, and take any action necessary.
236

237 **Planner Henry Lee provided a brief summary in regard to his request. The applicant is proposing to change the subject property from Agricultural**
238 **(AG) District to a Single-Family Estate 2.0 (SFE-2.0) District. The applicant has stated that they are making this request as they are wanting to get**
239 **some smaller grazing animals along with an accessory building on the property.**
240

241 **Commissioner Welch asked for clarification on the rezoning.**
242

243 **Peter Gardner**
244 **548 Dowell Road**
245 **Rockwall, TX 75032**
246

247 **The applicant came forward and provided additional details in regard to his request.**
248

249 **Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating**
250 **such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.**
251

252 **Commissioner Llewelyn made a motion to approve item Z2023-005. Commissioner Womble seconded the motion which passed by a vote of 7-0.**
253

254 **Chairman Thomas advised that this item will go before the City Council on February 21, 2023.**
255

256 **9. Z2023-006 (HENRY LEE)**

257 Hold a public hearing to discuss and consider a request by Harold Fetty of HD Fetty Land Surveyor on behalf of Gene and Brooke Rogers for the approval of a
258 Zoning Change from an Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District on a 5.41-acre parcel of land identified as a portion of Tract 4-
259 06 and all of Tract 4-2 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 626
260 Cullins Road, and take any action necessary.
261

262 **Planner Henry Lee provided a brief summary in regard to the request. The property owner is requesting to rezone the subject property from an**
263 **Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District.**
264

265 **Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating**
266 **such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.**
267

268 Commissioner Womble made a motion to approve item Z2023-006. Commissioner Conway seconded the motion which passed by a vote of 7-0.
269
270 Chairman Thomas advised that this item will go before the City Council on February 21, 2023.
271
272 10. Z2023-007 (BETHANY ROSS)
273 Hold a public hearing to discuss and consider a request by Urbano Fernandez for the approval of a Specific Use Permit (SUP) for Residential Infill in an
274 Established Subdivision on a 0.27-acre parcel of land identified as Lot 905A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas,
275 zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 124 Lynne Drive, and take any action necessary.
276
277 Planner Bethany Ross provided a brief summary in regard to the request. The applicant is requesting approval of an SUP for Residential Infill in an
278 Established subdivision. The request does meet all of the zoning requirements for Planned Development District 75 and the UDC.
279
280 Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating
281 such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.
282
283 Commissioner Llewellyn made a motion to approve item Z2023-007. Commissioner Womble seconded the motion which passed by a vote of 7-0.
284
285 Chairman Thomas advised that this item will go before the City Council on February 21, 2023.
286
287 V. ACTION ITEMS
288
289 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
290 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*
291
292 11. P2023-002 (BETHANY ROSS) [TABLED TO THE FEBRUARY 28, 2023 PLANNING AND ZONING COMMISSION MEETING]
293 Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a
294 Final Plat for the Quail Hollow Subdivision consisting of 250 single-family residential lots on an 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-
295 06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family
296 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
297 of Hays Road and John King Boulevard, and take any action necessary.
298
299 Chairman Thomas advised that this request has been tabled to the February 28, 2023 Planning and Zoning meeting.
300
301 12. SP2023-001 (BETHANY ROSS) [TABLED TO THE FEBRUARY 28, 2023 PLANNING AND ZONING COMMISSION MEETING]
302 Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Site
303 Plan for the Quail Hollow Subdivision consisting of 250 single-family residential lots on an 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06
304 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10
305 (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
306 Hays Road and John King Boulevard, and take any action necessary.
307
308 Chairman Thomas advised that this request has been tabled to the February 28, 2023 Planning and Zoning meeting.
309
310 13. SP2023-003 (HENRY LEE)
311 Discuss and consider a request by Juan Vasquez of Vasquez Engineering, LLC on behalf of Donald Silverman of Rockwall 205-552, LLC for the approval of a
312 Site Plan for a Daycare with Seven (7) or More Children on a 1.35-acre parcel of land identified as Lot 7, Block A, Dalton Goliad Addition, City of Rockwall,
313 Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3255 Dalton Road,
314 and take any action necessary.
315
316 Planner Henry Lee provided a brief summary in regard to the request. The site plan the applicant indicated is for requesting a daycare for 7 or more
317 children within a General Retail (GR) District. This use is allowed by right but there were some land use conditions that they had to meet which they
318 weren't in compliance of. Planner Henry Lee also advised that the applicant is requesting three (3) variances.
319
320 Juan Vasquez
321 1919 S. Shiloh Road
322 Garland, TX 75042
323
324 Mr. Vasquez came forward and was prepared to answer any questions.
325
326 Vice-Chairman Deckard made a motion to approve SP2023-003 with staff recommendations and the alternative screening. Commissioner Llewellyn
327 seconded the motion which passed by a vote of 7-0.
328
329 14. SP2023-004 (BETHANY ROSS)
330 Discuss and consider a request by Ibrahim Kassem for the approval of an Amended Site Plan for a Carwash on a 1.6985-acre parcel of land identified as Lot 1,
331 Block A, Horizon Carwash Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District,
332 addressed as 2525 Horizon Road, and take any action necessary.
333

334 Planner Bethany Ross provided a brief summary in regard to the request. The applicant is requesting an amended site plan for the Horizon Car Wash.
335 The request does meet all of the zoning requirements and does bring the building further into compliance with the UDC. Planner Ross indicated that
336 the ARB had recommended approval of this item tonight.

337
338 Ibrahim Kassem
339 3312 Hayley Court
340 Richardson, TX 75082

341
342 Mr. Kassem came forward and provided additional details in regard to his request.

343
344 Commissioner Llewellyn made a motion to approve SP2023-004. Vice-Chairman Deckard seconded the motion which passed by a vote of 7-0.

345
346 VI. DISCUSSION ITEMS

347
348 15. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).

- 349
350 • Z2022-056: SUP for a *Detached Garage* at 835 Clem Road [APPROVED; 2ND READING]
351 • Z2022-058: PD Development Plan for the Harbor Residence Condominiums [APPROVED; 2ND READING]

352
353 Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.

354
355 VII. ADJOURNMENT

356
357 Chairman Thomas adjourned the meeting at 7:55 pm.

358
359 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____
360 _____, 2023.

361
362 _____
363 Sedric Thomas, Chairman

364 Attest:
365 _____
366 Angelica Guevara, Planning Technician
367

MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
FEBRUARY 28, 2023 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 FORM
5 ON THE CITY'S WEBSITE.
6

7 I. CALL TO ORDER

8
9 **Chairman Thomas called the meeting to order at 6:00 PM. Commissioners present were Jerry Welch, Derek Deckard, John Womble, and Jean Conway. Absent from the meeting were Commissioners Ross Hustings and Brian Llewellyn. Staff members present were Director of Planning and Zoning Ryan Miller, Planner Bethany Ross, Planner Henry Lee, City Engineer Amy Williams, Assistant City Engineer Jonathan Browning and Civil Engineer Sarah Johnston. Absent from the meeting was Planning Technician Angelica Guevara.**
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

33
34 *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.*
36

37 2. P2023-002 (BETHANY ROSS)

38 Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a *Final Plat* for the Quail Hollow Subdivision consisting of 250 single-family residential lots on an 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 97 (PD-97) 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.
42

44 3. SP2023-001 (BETHANY ROSS)

45 Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a *Site Plan* for the Quail Hollow Subdivision consisting of 250 single-family residential lots on an 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 97 (PD-97) 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.
49

51 **Vice-Chairman Deckard made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by a vote of 5-0.**
52

53 V. ACTION ITEMS

54
55 *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.*
56

58 4. MIS2023-003 (HENRY LEE)

59 Discuss and request by Ryan Joyce on Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a *Miscellaneous Case* for a *Treescape 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.
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131

Planner Henry Lee provided a brief summary in regard to the request. The applicant is making changes to the treescape plan for staff. Staff is also working out on the final details for the final mitigation total.

Ryan Joyce
767 Justin Road
Rockwall, TX 75087

Mr. Joyce came forward and provided additional details in regard to his request.

Commissioner Womble made a motion to approve item MIS2023-003. Vice-Chairman Deckard seconded the motion which passed by a vote of 5-0.

5. Discuss and consider a text amendment to Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances for the purpose of providing a recommendation on the proposed rewrite of the *Subdivision Ordinance* to the City Council, and take any action necessary (RYAN MILLER).

Director of Planning and Zoning Ryan Miller provided a brief summary in regard to this item. He explained that Staff was bringing forward a completely new version of the *Subdivision Ordinance*.

Vice-Chairman Deckard made a motion to recommend approval of the text amendment to City Council. Commissioner Welch seconded the motion which passed by a vote of 5-0.

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 March 14, 2023.

6. Z2023-008 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Brad Helmer on behalf of Heritage Christian Academy for the approval of a *Specific Use Permit (SUP)* allowing existing temporary educational buildings on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street [SH-205], situated within the SH-205 Overlay (SH-205 OV) District, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the request. The applicant is requesting to replace the existing SUP that will allow the extension of a temporary educational building for a period of one year.

Brad Helmer
2917 Chuckwagon Drive
Rockwall, TX 75087

Mr. Helmer came forward and provided additional details in regard to his request.

Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.

7. Z2023-009 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Jeff and Ginger Brock-Jones for the approval of a *Specific Use Permit (SUP)* to allow a *Guest Quarters/Detached Garage* on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 504 Nash Street, and take any action necessary.

Planner Bethany Ross advised that her applicant was requesting approval of a SUP for a guest quarters/detached garage. The proposed garage will be used to replace their current detached garage and allow for more space for guests on the top floor.

Jeff Brock-Jones
504 Nash Street
Rockwall, TX 75087

Mr. Brock-Jones came forward and provided additional details in regard to the request.

Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.

8. Z2023-010 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Duane Piercy of Redeemer Church for the approval of a *Zoning Change* from an Agricultural (AG) District to Light Industrial (LI) District on a 6.17-acre tract of land identified as Tract 2-01 of the D Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action necessary.

132 **Planner Bethany Ross provided a brief summary in regard to the applicant's request. The applicant is requesting a zoning change from AG to LI and**
133 **it does meet all of the Future Land Use designation for the property.**

134
135 **Roy Bhavi**
136 **835 Tillman Drive**
137 **Allen, TX 75013**

138
139 **The developer came forward and provided additional details in regard to the request.**

140
141 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.**

142
143 **9. Z2023-011 (BETHANY ROSS)**

144 Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital LLC for the
145 approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.24-acre parcel of land identified as Lot 5, Block 1, L & W
146 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 104 Glenn Avenue, and take any action necessary.

147
148 **Planner Bethany Ross provided a brief summary in regard to the applicant's request. The applicant is requesting a SUP for residential infill in an**
149 **established subdivision. Staff should note that the applicant was grading without a permit but has stopped and will continue when the building**
150 **permit's been approved.**

151
152 **Javier Silva**
153 **58 Windsor Drive**
154 **Rockwall, TX 75087**

155
156 **Mr. Silva came forward and provided additional details in regard to the request.**

157
158 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.**

159
160 **10. Z2023-012 (HENRY LEE)**

161 Hold a public hearing to discuss and consider a request by Timothy S. and Susan M. Mack for the approval of a Specific Use Permit (SUP) to allow a Detached
162 Garage on a one (1) acre parcel of land identified as all of Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned
163 Single-Family 16 (SF-16) District, addressed as 2333 Saddlebrook Lane, and take any action necessary.

164
165 **Planner Henry Lee provided a brief summary in regard to the applicant's request. The homeowners are looking to build a detached garage that**
166 **matches the aesthetic of the single-family home. This generally meets the requirements except for the size which is why they are here tonight.**

167
168 **Timothy Mack**
169 **2333 Saddlebrook Lane**
170 **Rockwall, TX 75087**

171
172 **Mr. Mack came forward and was prepared to answer questions.**

173
174 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.**

175
176 **11. Z2023-013 (BETHANY ROSS)**

177 Hold a public hearing to discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Specific Use Permit (SUP) for Residential
178 Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 837A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall
179 County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 118 Blanche Drive, and take any action
180 necessary.

181
182 **Planner Bethany Ross provided a brief summary in regard to the applicant's request. The proposed single-family home meets all of the zoning**
183 **requirements for the area.**

184
185 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.**

186
187 **12. SP2023-005 (HENRY LEE)**

188 Discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Joanne Vockovic of the Pregnancy Resource Center for the
189 approval of an Amended Site Plan for an office building on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Addition, City of Rockwall,
190 Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay
191 (SOV) District, addressed as 1010 Ridge Road, and take any action necessary.

192
193 **Planner Henry Lee provided a brief summary in regard to the request. Due to the growing business, the applicants are looking to do an extension to**
194 **the rear of the property with matching materials. It generally conforms to the requirements of the UDC.**

195
196 **Dub Douphrate**
197 **2235 Ridge Road**
198 **Rockwall, TX 75087**

200 Mr. Douphrate came forward and provided additional details in regard to the request.

201

202 Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.

203

204 13. **SP2023-006 (HENRY LEE)**

205 Discuss and consider a request by Dylan Adame of Kimley-Horn and Associates, Inc. on behalf of Grayson Hughes of Stream 1515 Corporate Crossing, LP for
206 the approval of an Amended Site Plan for a *warehouse/distribution center facility* on a 43.237-acre parcel of land identified as Lot 1, Block A, Stream 549
207 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of
208 the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

209

210 Planner Henry Lee provided a brief summary in regard to the request. He advised that there was a site plan that had been previously approved by
211 the Commission but there is a new tenant making changes to the site plan. However, the applicant will be requesting a variance to the outside storage
212 area screening requirements.

213

214 Dylan Adame
215 13455 Noel Road
216 Dallas, TX 75240

217

218 Mr. Adame came forward and provided additional details in regard to the request.

219

220 Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.

221

222 14. **SP2023-007 (HENRY LEE)**

223 Discuss and consider a request by Dan Whalen II of BradStone Design Group on behalf of John McKinney and Michael Daul of M & J Ranch Trail Holdings,
224 LLC for the approval of a Site Plan for an *office building* on a 1.798-acre parcel of land identified as a portion of Lot 18 & 19 of the Rainbo Acres Addition, City
225 of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of County Line Road and
226 Ranch Trail, and take any action necessary.

227

228 Planner Henry Lee provided a brief summary in regard to the request. The subject property will carve out the southwest corner which is where the
229 building will be located. The ARB did not see any problems with the building event though the applicants are requesting exceptions to the primary
230 and secondary articulation.

231

232 Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.

233

234 15. **SP2023-008 (HENRY LEE)**

235 Discuss and consider a request by Asher Hamilton on behalf of RIV Properties, Alvin Moton Jr., James Moton, Terra Moton, Debra Heard, Beulah Robertson,
236 Tony Moton, and Kathy Moton for the approval of a Site Plan for a 176-unit *condominium building* on a 3.59-acre tract of land identified as Lots 1 & 2, Block 1;
237 Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2,
238 Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the
239 Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and
240 Summer Lee Drive, and take any action necessary.

241

242 Chairman Thomas announced that Commissioner Womble will be recusing himself from this case.

243

244 Planner Henry Lee provided a brief summary in regard to the request. He advised that they are working with the applicant right not thru staff
245 comments. He also added that the ARB had some comments that have been relayed to the applicant.

246

247 Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.

248

249 16. **SP2023-009 (HENRY LEE)**

250 Discuss and consider a request by T. J. McDonald of Halff and Associations on behalf of Carolina Molina of Alvaplast US Development, LLC for the approval of
251 an Amended Site Plan for a *warehouse/manufacturing facility* on a 42.6034-acre parcel of land identified as a portion of Lot 2, Block 1, Indalloy Addition, City of
252 Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 501 Industrial Boulevard, and take any action necessary.

253

254 Planner Henry Lee provided a brief summary in regard to the request. Staff has identified several exceptions associated with the request mainly to
255 the building. The applicant is also requesting a variance to the parking due to the number of employees they have.

256

257 Dave Morales
258 5310 Harvest Hill Road
259 Dallas, TX 75230

260

261 Mr. Morales came forward and provided additional details in regard to the request.

262

263 Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.

264

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

266

- P2023-001: Replat for Lot 24 of the Rainbo Acres Addition [APPROVED]

267

- 268 • P2023-003: Replat for Lots 4 & 5, Block A, Rockwall Park 30 Addition [APPROVED]
- 269 • P2023-004: Final Plat for Lot 1, Block A, Abbott Addition [APPROVED]
- 270 • Z2022-057: Zoning Change from Agricultural (AG) to a Planned Development District for Single-Family 1 (SF-1) and General Retail (GR) District land use
- 271 [APPROVED; 1ST READING]
- 272 • Z2022-059: SUP for a Restaurant with 2,000 SF or More with a Drive Through [APPROVED; 1ST READING]
- 273 • Z2022-060: Text Amendment to Article 04, Permissible Uses, of the UDC for Solar Collector Panels and Systems [APPROVED; 1ST READING]
- 274 • Z2023-001: SUP for a Residential Infill in an Established Subdivision for 310 Harborview Drive [APPROVED; 1ST READING]
- 275 • Z2023-002: SUP for a New and/or Used Indoor Motor Vehicle Dealership/Showroom [APPROVED; 1ST READING]
- 276 • Z2023-003: Zoning Change from Agricultural (AG) District to Planned Development District for Single-Family 10 (SF-10) District for the Peachtree Meadows
- 277 Subdivision [APPROVED; 1ST READING]
- 278 • Z2023-004: SUP for a Mini-Warehouse Facility [DENIED]
- 279 • Z2023-005: Zoning Change from Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for 548 Dowell Road [APPROVED; 1ST READING]
- 280 • Z2023-006: Zoning Change from Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District for 626 Cullins Road [APPROVED; 1ST READING]
- 281 • Z2023-007: SUP for a Residential Infill in an Established Subdivision for 124 Lynne Drive [APPROVED; 1ST READING]

282
283 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.**

284
285 VII. ADJOURNMENT

286
287 **Chairman Thomas adjourned the meeting at 6:49 pm.**

288
289 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____

290 _____, 2023.

291 _____

292
293 Sedric Thomas, Chairman

294 Attest: _____

295 Angelica Guevara, Planning Technician

MINUTES



PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MARCH 14, 2023 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 6:00 PM. Commissioners present were Brian Llewelyn, Derek Deckard, John Womble, Ross Hustings
10 and Jean Conway. Absent from the meeting was Commissioner Jerry Welch. Staff members present were Director of Planning and Zoning Ryan
11 Miller, Planner Bethany Ross, Planner Henry Lee, City Engineer Amy Williams, Assistant City Engineer Jonathan Browning and Civil Engineer Sarah
12 Johnston. Absent from the meeting was Planning Technician Angelica Guevara.
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 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
30 indicating such, Chairman Thomas closed the open forum.
31

32 IV. CONSENT AGENDA
33

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

37 2. SP2023-005 (HENRY LEE)
38

39 Discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Joanne Vockovic of the Pregnancy Resource Center for the
40 approval of an *Amended Site Plan* for an office building on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Addition, City of Rockwall,
41 Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay
(SOV) District, addressed as 1010 Ridge Road, and take any action necessary.
42

43 Commissioner Conway made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by a vote of 6-0.
44

45 V. PUBLIC HEARING ITEMS
46

47 *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
48 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
49 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
50 to three (3) minutes out of respect for the time of other citizens.*
51

52 3. Z2023-008 (RYAN MILLER)
53

54 Hold a public hearing to discuss and consider a request by Brad Helmer on behalf of Heritage Christian Academy for the approval of a *Specific Use Permit*
(SUP) allowing existing temporary educational buildings on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of
55 Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S.
56 Goliad Street [SH-205], situated within the SH-205 Overlay (SH-205 OV) District, and take any action necessary.
57

58 Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the request. The applicant is requesting the extension of three (3)
59 temporary educational buildings to be used for a period of one year. Staff did add the ability for the applicant to add an additional year to that to
60 allow them some flexibility when accounting for enrollment. The applicant has stated that the purpose of this request is due to the current enrollment.
61 Director Miller advised that staff sent out 39 notices to property owners and occupants within 500-feet of the subject property. Staff has received 4
62 notices from 1 property owner in favor of the applicant's request.
63

64 Brad Helmer

65 2917 Chuckwagon Drive
66 Rockwall, TX 75087

67
68 Mr. Helmer came forward and was prepared to answer questions.

69
70 Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating
71 such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.

72
73 After discussion, Vice-Chairman Deckard made a motion to approve item Z2023-008. Commissioner Llewellyn seconded the motion which passed
74 by a vote of 6-0.

75
76 Chairman Thomas advised that this item will go before the City Council on March 20, 2023.

77
78 **4. Z2023-009 (BETHANY ROSS)**

79 Hold a public hearing to discuss and consider a request by Jeff and Ginger Brock-Jones for the approval of a Specific Use Permit (SUP) to allow a *Guest*
80 *Quarters/Detached Garage* on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of
81 Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 504 Nash Street, and take any action necessary.

82
83 Planner Bethany Ross provided a brief summary in regard to the applicant's request. The applicant is requesting an SUP for a 1,900-SF guest
84 quarters/detached garage. According to the applicant the proposed garage is to replace the current detached garage and allow for space for guests
85 on the top floor. Planner Ross that the request does exceed the height requirements for detached garages by 14-feet and the size requirements by
86 1,300-SF. Planner Ross advised that staff sent out 69 notices to property owners and occupants within 500-feet of the subject property as well as
87 HOAs within 1,500-feet of the subject property. Staff has since received 1 response in favor of the applicant's request.

88
89 Jeff Brock-Jones
90 504 Nash Street
91 Rockwall, TX 75087

92
93 Mr. Brock-Jones came forward and was prepared to answer questions.

94
95 Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating
96 such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.

97
98 Commissioner Conway made a motion to approve item Z2023-009. Vice-Chairman Deckard seconded the motion which passed by a vote of 6-0.

99
100 Chairman Thomas advised that this item will go before the City Council on March 20, 2023.

101
102 **5. Z2023-010 (BETHANY ROSS)**

103 Hold a public hearing to discuss and consider a request by Duane Piercy of Redeemer Church for the approval of a Zoning Change from an Agricultural (AG)
104 District to Light Industrial (LI) District on a 6.17-acre tract of land identified as Tract 2-01 of the D Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall
105 County, Texas, zoned Agricultural (AG) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action
106 necessary.

107
108 Planner Bethany Ross provided a brief summary in regard to the applicant's request. The request is for a zoning change from Agricultural (AG)
109 District to Light Industrial (LI) District. The request does meet all the Future Land Use designation of Technology Employment Center. Planner Ross
110 advised that staff sent out 18 notices to property owners and occupants within 500-feet of the subject property as well as HOAs within 1,500-feet of
111 the subject property.

112
113 Roy Bhavi
114 835 Tillman Drive
115 Allen, TX 75013

116
117 Mr. Bhavi came forward and provided a PowerPoint presentation in regard to his request.

118
119 Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating
120 such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.

121
122 Vice-Chairman Deckard made a motion to approve item Z2023-010. Commissioner Womble seconded the motion which passed by a vote of 6-0.

123
124 Chairman Thomas advised that this item will go before the City Council on March 20, 2023.

125
126 **6. Z2023-011 (BETHANY ROSS)**

127 Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital LLC for the
128 approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.24-acre parcel of land identified as Lot 5, Block 1, L & W
129 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 104 Glenn Avenue, and take any action necessary.

130
131 Planner Bethany Ross provided a brief summary in regard to the applicant's request. The applicant is requesting a SUP for residential infill in an
132 established subdivision. The proposed single-family home does meet all of the zoning requirements and does match the surrounding area. Planner

133 Ross advised that staff sent out 69 notices to property owners and occupants within 500-feet of the subject property as well as HOAs within 1,500-
134 feet of the subject property. Staff has since received 2 responses in favor and 1 response in opposition of the applicant's request.

135
136 Patra Phillips
137 1604 Montclair Drive
138 Rockwall, TX 75087

139
140 Mrs. Phillips came forward and was prepared to answer questions.

141
142 Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating
143 such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.

144
145 Commissioner Llewellyn made a motion to approve item Z2023-010. Commissioner Conway seconded the motion which passed by a vote of 6-0.

146
147 Chairman Thomas advised that this item will go before the City Council on March 20, 2023.

148
149 7. Z2023-012 (HENRY LEE)

150 Hold a public hearing to discuss and consider a request by Timothy S. and Susan M. Mack for the approval of a Specific Use Permit (SUP) to allow a *Detached*
151 *Garage* on a one (1) acre parcel of land identified as all of Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned
152 Single-Family 16 (SF-16) District, addressed as 2333 Saddlebrook Lane, and take any action necessary.

153
154 Planner Henry Lee provided s brief summary in regard to the request. The applicant is requesting a SUP for a detached garage that exceeds the
155 maximum permissible size. Other than that, they do meet all of the density and dimensional requirements. Planner Lee advised that staff sent out 19
156 notices to property owners and occupants within 500-feet of the subject property as well as HOAs within 1,500-feet of the subject property. Staff has
157 since received 1 response in favor of the applicant's request.

158
159 Timothy Mack
160 2333 Saddlebrook Lane
161 Rockwall, TX 75087

162
163 Mr. Mack came forward and was prepared to answer questions.

164
165 Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating
166 such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.

167
168 Chairman Thomas made a motion to approve item Z2023-012. Commissioner Hustings seconded the motion which passed by a vote of 6-0.

169
170 Chairman Thomas advised that this item will go before the City Council on March 20, 2023.

171
172 8. Z2023-013 (BETHANY ROSS)

173 Hold a public hearing to discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Specific Use Permit (SUP) for *Residential*
174 *Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 837A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall
175 County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 118 Blanche Drive, and take any action
176 necessary.

177
178 Planner Bethany Ross provided s brief summary in regard to the request. The proposed single-family home does meet all of the zoning requirements
179 except for the garage orientation. Planner Ross advised that staff sent out 92 notices to property owners and occupants within 500-feet of the subject
180 property as well as HOAs within 1,500-feet of the subject property. Staff has since received 1 response in favor and 1 response in opposition of the
181 applicant's request.

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

185
186 Commissioner Conway made a motion to approve item Z2023-013. Commissioner Llewellyn seconded the motion which passed by a vote of 6-0.

187
188 Chairman Thomas advised that this item will go before the City Council on March 20, 2023.

189
190 VI. ACTION ITEMS

191
192 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
193 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*

194
195 9. SP2023-006 (HENRY LEE)

196 Discuss and consider a request by Dylan Adame of Kimley-Horn and Associates, Inc. on behalf of Grayson Hughes of Stream 1515 Corporate Crossing, LP for
197 the approval of an Amended Site Plan for a *warehouse/distribution center facility* on a 43.237-acre parcel of land identified as Lot 1, Block A, Stream 549
198 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of
199 the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

200 Planner Henry Lee provided a brief summary in regard to the request. He advised that there was a site plan that had been previously approved by
201 the Commission but there is a new tenant making minor changes to the site plan such as storage areas and silos. However, the applicant will be
202 requesting a variance to the outside storage area screening requirements.
203

204 Dylan Adame
205 13455 Noel Road
206 Dallas, TX 75240
207

208 Mr. Adame came forward and provided additional details in regard to the request.
209

210 Vice-Chairman Deckard made a motion to approve item SP2023-006. Commissioner Hustings seconded the motion which passed by a vote of 6-0.
211

212 10. SP2023-007 (HENRY LEE)

213 Discuss and consider a request by Dan Whalen II of BradStone Design Group on behalf of John McKinney and Michael Daul of M & J Ranch Trail Holdings,
214 LLC for the approval of a *Site Plan* for an *office building* on a 1.798-acre parcel of land identified as a portion of Lot 18 & 19 of the Rainbo Acres Addition, City
215 of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of County Line Road and
216 Ranch Trail, and take any action necessary.
217

218 Planner Henry Lee provided a brief summary in regard to the request. The applicant is proposing an office building at the property and some changes
219 have been made since the work session. Planner Lee advised that the applicant is also requesting a variance for the building articulation standards
220 but, otherwise, it meets all of the density and dimensional requirements.
221

222 Dan Whalen
223 201 Center Street
224 Forney, TX 75129
225

226 Mr. Whalen came forward and was prepared to answer questions.
227

228 Commissioner Hustings made a motion to approve item SP2023-007. Commissioner Womble seconded the motion which passed by a vote of 6-0.
229

230 11. SP2023-008 (HENRY LEE)

231 Discuss and consider a request by Asher Hamilton on behalf of RIV Properties, Alvin Moton Jr., James Moton, Terra Moton, Debra Heard, Beulah Robertson,
232 Tony Moton, and Kathy Moton for the approval of a *Site Plan* for a 176-unit *condominium building* on a 3.59-acre tract of land identified as Lots 1 & 2, Block 1;
233 Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2,
234 Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the
235 Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and
236 Summer Lee Drive, and take any action necessary.
237

238 Planner Henry Lee provided a brief summary in regard to the request. The applicants are requesting approval of a site plan for a 176-unit condominium
239 building. The applicants are requesting two variances along Summer Lee Drive to the landscaping standards. The ARB had made comments that
240 were addressed by the applicants so ARB did recommend approval of the site plan tonight. Planner Lee advised that other than that, the request
241 does meet all of the density and dimensional requirements.
242

243 Gabriela Blake
244 2701 Sunset Ridge Drive
245 Rockwall, TX 75032
246

247 Mrs. Blake came forward and was prepared to answer questions.
248

249 Vice-Chairman Deckard made a motion to approve item SP2023-008. Commissioner Hustings seconded the motion which passed by a vote of 5-0,
250 with Commissioner Womble recusing himself.
251

252 12. SP2023-009 (HENRY LEE)

253 Discuss and consider a request by T. J. McDonald of Half and Associations on behalf of Carolina Molina of Alvaplast US Development, LLC for the approval of
254 an *Amended Site Plan* for a *warehouse/manufacturing facility* on a 42.6034-acre parcel of land identified as a portion of Lot 2, Block 1, Indalloy Addition, City of
255 Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 501 Industrial Boulevard, and take any action necessary.
256

257 Planner Henry Lee provided a brief summary in regards to the request. The ARB only had changes for the west elevations in regard to their stamped
258 patterns and the parapets. Planner Lee advised that the ARB did recommend approval for tonight.
259

260 TJ McDonald
261 5855 Arbor Hills Way
262 The Colony, TX 75056
263

264 Mr. McDonald came forward and provided additional details in regard to his request.
265

266 Commissioner Llewellyn made a motion to approve item SP2023-009. Commissioner Hustings seconded the motion which passed by a vote of 6-0.
267

268 VII. DISCUSSION ITEMS

269

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

271

- 272 • P2023-002: Final Plat for the Quail Hollow Subdivision [APPROVED]

273

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

275

276 VIII. ADJOURNMENT

277

278 **Chairman Thomas adjourned the meeting at 6:46 pm.**

279

280 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____

281 _____, 2023.

282

283

284

Sedric Thomas, Chairman

285

Attest:

286

Angelica Guevara, Planning Technician

287

288