

# MINUTES

## PLANNING AND ZONING COMMISSION WORK SESSION MEETING CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS OCTOBER 25, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

8  
9 **Chairman Thomas called the meeting to order at 6:00 PM. Commissioners present were Jean Conway, Brian Llewelyn, Ross Hustings, Jerry Welch,**  
10 **John Womble and Derek Deckard. Staff members present were Director of Planning and Zoning Ryan Miller, Planners Henry Lee and Bethany Ross,**  
11 **Planning Technician Angelica Guevara, City Engineer Amy Williams and Assistant City Engineer Jonathan Browning. Absent from the meeting was**  
12 **Civil Engineer Sarah Johnston.**  
13

### 14 II. APPOINTMENTS

15  
16 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on  
17 the agenda requiring architectural review.

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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. Approval of minutes for the October 11, 2022 Planning and Zoning Commission meeting.  
38

#### 39 3. P2022-051 (ANGELICA GUEVARA)

40 Consider a request by Sam Carroll of Carroll Consulting Group, Inc. on behalf of Erick Cruz Mendoza for the approval of a *Final Plat* for Lot 1, Block G, Lake  
41 Rockwall Estates East Addition being a 0.1652-acre parcel of land identified as Lot 873-A of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall  
42 County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 481 Blanche Drive, and take any  
43 action necessary.  
44

#### 45 4. P2022-052 (HENRY LEE)

46 Consider a request by Keaton Mai of the Dimension Group on behalf of Justin Webb of Rockwall 205 Investors, LLC and Michael Hampton of 549 Crossing, LP  
47 for the approval of a *Final Plat* for Lots 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey,  
48 Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally  
49 located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.  
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#### 51 5. P2022-053 (BETHANY ROSS)

52 Consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a *Master Plat* for the  
53 Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B.  
54 Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10)  
55 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  
56 Road and John King Boulevard, and take any action necessary.  
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#### 58 6. P2022-054 (HENRY LEE)

59 Consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a *Final Plat* for Lots 1-3, Block A, DuWest Addition being an 8.684-acre tract  
60 of land identified as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-  
61 70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located on the eastside of N. Goliad  
62 Street [SH-205] north of the intersection of Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.  
63

64 Commissioner Womble made a motion to approve the consent agenda. Vice-Chairman Deckard seconded the motion which passed by a vote of 7-0.

65  
66 V. ACTION ITEMS

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68 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*  
69 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*  
70

71 7. MIS2022-020 (RYAN MILLER)

72 Discuss and consider a request by Angela Hoffman for the approval of a *Miscellaneous Case* for an *Exception* to the garage orientation requirements to allow  
73 a forward-facing garage for an existing single-family home situated on a 0.27-acre parcel of land identified as Lot 8, Block D, Lakeridge Park Addition, City of  
74 Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1912 S. Lakeshore Drive, and take any action necessary.

75  
76 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is requesting to change the garage  
77 orientation of the existing home from a j-swing garage to a forward-facing garage. According to the applicant's letter, the reason for the request is  
78 the design of the home has a bedroom that blocks a portion of the driveway. Mr. Miller then advised that the applicant and staff were present and  
79 available for questions.

80  
81 Angela Hoffman  
82 1912 S. Lakeshore Drive  
83 Rockwall, TX 75087

84  
85 Mrs. Hoffman came forward and provided additional details in regard to the request.

86  
87 After brief discussion, Commissioner Llewelyn made a motion to approve MIS2022-020. Commissioner Conway seconded the motion which passed  
88 by a vote of 7-0.

89  
90 VI. DISCUSSION ITEMS

91  
92 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*  
93 *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*  
94 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*  
95 *following cases is November 15, 2022.*  
96

97 8. Z2022-047 (ANGELICA GUEVARA)

98 Hold a public hearing to discuss and consider a request by Javier Silva and JMS Custom Homes, LLC for the approval of a *Zoning Change* from Agricultural  
99 (AG) District to a General Retail (GR) District for a 1.837-acre tract of land identified as Tract 6 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall,  
100 Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east  
101 side of FM-1141 south of the intersection of Waters Edge Drive and FM-1141, and take any action necessary.

102  
103 Planning Technician Angelica Guevara advised that the property to the north and the property directly below the subject property are both zoned  
104 General Retail; therefore, the proposed zoning change request would make sense. Mrs. Guevara advised that her applicant was present.

105  
106 Javier Silva  
107 58 Windsor Drive  
108 Rockwall, TX 75032

109  
110 Mr. Silva came forward and provided additional details in regard to the request.

111  
112 Chairman Thomas advised that this item will come back before the Commission for discussion or action on November 15, 2022.

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114 9. Z2022-048 (BETHANY ROSS)

115 Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living*  
116 *Unit and Detached Garage* on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County,  
117 Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary.

118  
119 Planner Bethany Ross advised that the guest quarters will be a 32' x 75' guest quarters with a building footprint of 2,400 square feet. The applicant  
120 does have two existing accessory structures but stated that he would be willing to remove the one closest to the existing home.

121  
122 Bryan Cook  
123 2348 Saddlebrook Lane  
124 Rockwall, TX 75087

125  
126 Mr. Cook came forward and provided additional details in regards to the request.

127  
128 Vice-Chairman Deckard asked what the other 2 existing structures on the property were.  
129 Commissioner Welch asked if there are any other guest quarters within the area.

130  
131 Ronell Hunter

132 9220 County Road 105  
133 Kaufman, TX 75142  
134

135 Mr. Hunter (contractor) came forward and provided additional details in regard to the request.  
136

137 After some discussion, Chairman Thomas advised that this item will come back before the Commission for discussion or action on November 15,  
138 2022.  
139

140 10. Z2022-049 (ANGELICA GUEVARA)

141 Hold a public hearing to discuss and consider a request by Deanna Welch-Williams of Sheldon Custom Homes on behalf of Kenneth and Debbie Wade for the  
142 approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a  
143 0.3080-acre parcel of land identified as Lot 6, Block A, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10)  
144 District, situated within the Scenic Overlay (SOV) District, addressed as 1505 S. Alamo Street, and take any action necessary.  
145

146 Planning Technician Angelica Guevara advised that the request meets all of the zoning requirements for a property in a Single-Family 10 (SF-10)  
147 District.  
148

149 Kenneth Wade  
150 4760 Secret Cove Lane  
151 Rockwall, TX 75032  
152

153 Mr. Wade came forward and provided additional details in regard to the request.  
154

155 Chairman Thomas advised that this item will come back before the Commission for discussion or action on November 15, 2022.  
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157 11. Z2022-050 (RYAN MILLER)

158 Hold a public hearing to discuss and consider approval of a Text Amendment to Article 05, District Development Standards, of the Unified Development Code  
159 (UDC) [Ordinance No. 20-02] for the purpose of making minor changes to Subsection 06.16, Lake Ray Hubbard Takeline Overlay (TL OV) District, and take any  
160 action necessary.  
161

162 Director of Planning and Zoning Ryan Miller explained the changes that were being made to the text in Article 05 regarding the Takeline.  
163

164 Chairman Thomas advised that this item will come back before the Commission for discussion or action on November 15, 2022.  
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166 12. P2022-055 (HENRY LEE)

167 Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter H. Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the  
168 approval of a Final Plat for Phase 1 of the Homestead Subdivision consisting of 175 single-family residential lots and being a 129.485-acre portion of a larger  
169 195.3177-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned  
170 Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.  
171

172 Planner Henry Lee advised that this item will need to be reviewed at Parks Board.  
173

174 Chairman Thomas advised that this item will come back before the Commission for discussion or action on November 15, 2022.  
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176 13. P2022-056 (BETHANY ROSS)

177 Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of William Johnson of LTL Family Holdings, LLC for the approval of a  
178 Final Plat for the Marina Village Subdivision being a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal  
179 Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-  
180 5) District land uses, generally located on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.  
181

182 Planner Henry Lee advised that this item will need to be reviewed at Parks Board.  
183

184 Chairman Thomas advised that this item will come back before the Commission for discussion or action on November 15, 2022.  
185

186 14. SP2022-053 (BETHANY ROSS)

187 Discuss and consider a request by Alan Jacob on behalf of Jim Melino of the Cambridge Companies, Inc. for the approval of a Site Plan for a Self-Service  
188 Carwash on a 6.37-acre tract of land identified as Tract 3-09 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned  
189 Development District 10 (PD-10) for Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest  
190 corner of SH-276 and John King Boulevard, and take any action necessary.  
191

192 Planner Bethany Ross explained that staff is requiring residential adjacency on the north side of the property. Planner Ross also advised that ARB  
193 had approved this item unanimously today.  
194

195 Alan Jacob  
196 6400 N. Northwest Highway  
197 Chicago, IL 60631  
198

199 Mr. Jacobs came forward and provided additional details in regard to the request. He also had some questions in regard to the staff comments.

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**Chairman Thomas advised that this item will come back before the Commission for discussion or action on November 15, 2022.**

**15. SP2022-054 (BETHANY ROSS)**

Discuss and consider a request by Robert Romano on behalf of Bill McMahon of Triton I-30 Rockwall II, LLC for the approval of an *Amended Site Plan* for an existing *Restaurant* facility on a 1.370-acre parcel of land identified as Lot 17, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 568 E. IH-30, and take any action necessary.

**Planner Bethany Ross advised that this was an amended site plan for the Snuffer's Restaurant as they are moving to the old Taco Cabana location. The applicant is currently working through staff comments but staff had questions regarding the existing driveway.**

**Robert Romano  
800 Exposition Avenue  
Dallas, TX 75226**

**Mr. Romano 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 November 15, 2022.**

**16. SP2022-055 (HENRY LEE)**

Discuss and consider a request by Ryan King of ECDLP on behalf of Jose Campos of Saddle Star Holdings for the approval of a *Site Plan* for Phase 2 of the Saddle Star Subdivision being a 26.827-acre tract of land identified as Tracts 1, 1-05, 2-03, & 2-07 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (Ordinance No. 20-35), situated within the SH-205 By-Pass (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and N. John King Boulevard, and take any action necessary.

**Planner Henry Lee advised that this item will have to be reviewed by Parks Board.**

**Chairman Thomas advised that this item will come back before the Commission for discussion or action on November 15, 2022.**

**17. SP2022-056 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Eric Borkenhalen of Kohl's Department Stores for the approval of a *Site Plan* for an *Animal Clinic for Small Animals without Outside Pens* on a 0.636-acre portion of a larger 7.383-acre parcel of land identified as Lot 7, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the terminus of Rochell Court, and take any action necessary.

**Planner Bethany Ross advised that the applicant is currently working through staff comments. She also added that ARB approved this item with the condition that they move up the brick.**

**Jeff Carroll  
750 E. I-30  
Rockwall, TX 75087**

**Mr. Carroll 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 November 15, 2022.**

**18. SP2022-058 (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 *Site Plan* for an *Industrial Campus* 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) and Commercial (C) Districts, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 950 & 980 Sids Road, and take any action necessary.

**Planner Henry Lee advised that Rayburn Electric is proposing to add three (3) new buildings onsite for both office and warehousing uses. He added that staff is currently working through comments with the applicant as they have nine (9) variances and exceptions at the moment. Planner Lee explained that ARB also approved this item today.**

**Frank Polma  
618 Main Street  
Garland, TX 75040**

**Mr. Polma 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 November 15, 2022.**

**19. SP2022-059 (BETHANY ROSS)**

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of William Johnson of LTL Family Holdings, LLC for the approval of a *Site Plan* for the Marina Village Subdivision being a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal

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Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.

**Planner Bethany Ross explained that the submitted elevations do not meet the minimum anti-monotony standards contained in Ordinance No. 21-38.**

**Meredith Joyce  
767 Justin Road  
Rockwall, TX 75087**

**Mr. Joyce 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 November 15, 2022.**

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

- P2022-046: Final Plat for Lots 1 & 2, Block A, Alexander Addition [APPROVED]
- P2022-047: Preliminary Plat for the Park Hills Subdivision [APPROVED]
- P2022-048: Master Plat for the Terraces Subdivision [APPROVED]
- P2022-049: Preliminary Plat for the Terraces Subdivision [APPROVED]
- Z2022-044: Text Amendment to Article 02, *Development Review Authority*, of the UDC and the Municipal Code of Ordinances [APPROVED; 1<sup>ST</sup> READING]
- Z2022-045: SUP for *Solar Panels* for 125 Lanshire Drive [APPROVED; 1<sup>ST</sup> READING]
- Z2022-046: Text Amendment to Article 04, *Permissible Uses*, of the UDC [APPROVED; 1<sup>ST</sup> READING]

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

ADJOURNMENT

**Chairman Thomas adjourned the meeting at 7:05 pm.**

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 15<sup>th</sup> day of November, 2022.

  
Sedric Thomas, Chairman

Attest:   
Angelica Guevara, Planning Technician

