

MINUTES

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
NOVEMBER 15, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

7 I. CALL TO ORDER

8
9 **Chairman Thomas called the meeting to order at 6:00 PM. Commissioners present were John Womble, Derek Deckard, Ross Hustings, and Jerry
10 Welch. Absent from the meeting were Commissioners Brian Llewelyn and Jean Conway. Staff members present were Director of Planning and Zoning
11 Ryan Miller, Planners Henry Lee and Bethany Ross, Planning Technician Angelica Guevara, City Engineer Amy Williams, Civil Engineer Sarah
12 Johnston, and Assistant City Engineer Jonathan Browning.**
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. Approval of minutes for the September 27, 2022 Planning and Zoning Commission meeting.
38

39 3. P2022-055 (HENRY LEE)

40 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
41 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
42 195.3177-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
43 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.
44

45 4. P2022-056 (BETHANY ROSS)

46 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
47 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
48 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-
49 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.
50

51 5. SP2022-055 (HENRY LEE)

52 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
53 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,
54 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
55 located east of the intersection of Featherstone Drive and N. John King Boulevard, and take any action necessary.
56

57 **Commissioner Welch made a motion to approve the consent agenda. Vice-Chairman Deckard seconded the motion which passed by a vote of 5-0.**
58

59 V. PUBLIC HEARING ITEMS

60
61 *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
62 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
63 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
64 to three (3) minutes out of respect for the time of other citizens.*

133 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)
134 District, situated within the Scenic Overlay (SOV) District, addressed as 1505 S. Alamo Street, and take any action necessary.
135

136 **Planning Technician Angelica Guevara advised that the applicant is requesting approval of a Specific Use Permit (SUP) for Residential Infill Adjacent**
137 **to an Established Subdivision. The subject property is addressed as 1505 S. Alamo Road which is adjacent to the Ridge Road Village Subdivision.**
138 **This subdivision has been in existence for more than 10 years, consists of five (5) or more lots, and is 90% developed. The proposed single-family**
139 **home meets all of the density and dimensional requirements for a property situated within a Single-Family 10 (SF-10) District as stipulated by the**
140 **UDC. Notices were mailed out to property owners and occupants within 500-feet of the subject property. At this time, Staff had received two (2)**
141 **notices from two (2) property owners in favor of the applicant's request.**
142

143 **Kenneth Wade**
144 **4760 Secret Cove Lane**
145 **Rockwall, TX 75032**
146

147 **Mr. Wade came forward and was prepared to answer any questions regarding his request.**
148

149 **Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating**
150 **such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.**
151

152 **Commissioner Welch made a motion to approve Z2022-049 with staff recommendations. Commissioner Womble seconded the motion which passed**
153 **by a vote of 5-0.**
154

155 **Chairman Thomas advised that this item will go before the City Council on November 21, 2022.**
156

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

167 **Commissioner Hustings made a motion to approve Z2022-050. Commissioner Womble seconded the motion which passed by a vote of 5-0.**
168

169 **Chairman Thomas advised that this item will go before the City Council on November 21, 2022.**
170

171 **VI. ACTION ITEMS**
172

173 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
174 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*
175

176 **10. SP2022-053 (BETHANY ROSS)**

177 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*
178 *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
179 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
180 corner of SH-276 and John King Boulevard, and take any action necessary.
181

182 **Planner Bethany Ross provided a brief summary in regard to the request. The subject property is currently zoned Planned Development District 10**
183 **(PD-10) for Commercial (C) District land uses. The site plan meets most of the requirements of the Unified Development Code (UDC) with the exception**
184 **of two variances for the roof design standards and the four-sided architecture requirements within the General Overlay District standards. The**
185 **applicant and staff have identified four (4) compensatory measures: more than ninety (90) percent masonry materials on the primary facades, six (6)**
186 **more accent trees than required along SH-276, two (2) more canopy trees than required along John King Boulevard, and six (6) more accent trees**
187 **than required along John King Boulevard.**
188

189 **Alan Jacob**
190 **6400 N. Northwest Highway**
191 **Chicago, IL 60631**
192

193 **Mr. Jacob came forward and provided additional details in regard to the request.**
194

195 **Vice-Chairman Deckard made a motion to approve SP2022-053 with staff recommendations and tree mitigation issues being resolved. Commissioner**
196 **Hustings seconded the motion which passed by a vote of 5-0.**
197

198 **11. SP2022-054 (BETHANY ROSS)**

267/II. DISCUSSION ITEMS

268

269 15. Discuss and consider directing staff to make changes to Subsection 02.03(K)(7), *Solar Energy Collector Panels and Systems*, of Article 04, *Permissible Uses*,
270 of the Unified Development Code (UDC), and take any action necessary.

271

272 **Director of Planning and Zoning Ryan Miller explained the proposed changes to the text in Article 04 regarding Solar Panels.**

273

274 **After lengthy discussion, Commissioner Womble made a motion to direct staff to amend the proposed changes to the text amendment by removing**
275 **the language about not allowing solar panels on the front façade with staff and ARB recommendations. Chairman Thomas seconded the motion**
276 **which passed by a vote of 5-0.**

277

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

279

- 280 • P2022-051: Final Plat for Lot 1, Block G, Lake Rockwall Estates East Addition [APPROVED]
- 281 • P2022-052: Final Plat for Lots 1-14, Block A, Creekside Commons Subdivision [APPROVED]
- 282 • P2022-053: Master Plat for the Quail Hollow Subdivision [APPROVED]
- 283 • P2022-054: Final Plat for Lots 1-3, Block A, DuWest Addition [APPROVED]
- 284 • Z2022-044: Text Amendment to Article 02, *Development Review Authority*, of the UDC and the Municipal Code of Ordinances [APPROVED; 2ND READING]
- 285 • Z2022-045: SUP for *Solar Panels* for 125 Lanshire Drive [APPROVED; 2ND READING]
- 286 • Z2022-046: Text Amendment to Article 04, *Permissible Uses*, of the UDC [APPROVED; 2ND READING]

287

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

289

290 VIII. ADJOURNMENT

291

292 **Chairman Thomas adjourned the meeting at 7:50 pm.**

293

294 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 29th day of November
295 _____, 2022.

296

297

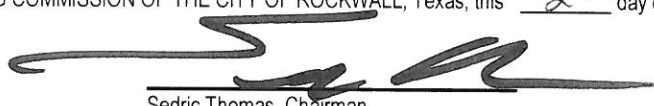
298

299

300

301

302



Sedric Thomas, Chairman

Attest:



Angelica Guevara, Planning Technician