

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JUNE 27, 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 **Vice-Chairman Womble called the meeting to order at 6:00 PM. Commissioners present were Jerry Welch, Jean Conway, Brian Llewelyn, Ross
10 Hustings and Kyle Thompson. Absent from the meeting was Chairman Derek Deckard. Staff members present were Director of Planning and Zoning
11 Ryan Miller, Planners Bethany Ross and Henry Lee. Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy
12 Williams, Assistant City Engineer Jonathan Browning and Civil Engineer Sarah Johnston.**

13 14 II. APPOINTMENTS

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

18
19 *Director of Planning and Zoning Ryan Miller advised that Staff would provide the ARB recommendations when they presented the cases.*

20 21 III. OPEN FORUM

22
23 *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
24 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
25 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
26 Act.*

27
28 **Vice-Chairman Womble explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time; there
29 being no one indicating such, Vice-Chairman Womble closed the open forum.**

30 31 IV. CONSENT AGENDA

32
33 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)
34 and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

35
36 2. Approval of minutes for the June 13, 2023 Planning and Zoning Commission meeting.

37 38 3. P2023-015 (BETHANY ROSS)

39 Consider a request by Robert Howman of Glenn Engineering on behalf of Tim Lyssy of Rockwall Independent School District (RISD) for the approval of a *Final*
40 *Plat* for Lot 1, Block A, Rochell Elementary School Addition being a 10.664-acre tract of land identified as Tract 17-01 of the E. P. G. Chisum Survey, Abstract
41 No. 64, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 899
42 Rochell Court, and take any action necessary.

43 44 4. P2023-018 (ANGELICA GUEVARA)

45 Consider a request by Wayne Terry of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn Country Electric Cooperation for the approval of a *Final*
46 *Plat* for Lots 1-3, Block A, REC Campus Addition being a 84.796-acre tract of land identified as a Lots 6-9, Block A, Rayburn Country Addition and Tract 3 of
47 the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) District, situated
48 within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road, and take any
49 action necessary.

50 51 5. P2023-020 (ANGELICA GUEVARA)

52 Consider a request by Fred Gans of Garages of America for the approval of a *Replat* for Lot 22, Block A, Rainbo Acres Addition being a 13.53-acre tract of land
53 identified as Lots 8R, 9R & 10 of the Rainbo Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for
54 limited Commercial (C) District land uses, addressed as 5879, 5917 & 5981 Horizon Road [FM-3097], and take any action necessary.

55
56 **Commissioner Welch made a motion to approve the Consent agenda. Commissioner Llewelyn seconded the motion which passed by a vote of 6-0.**

57 58 V. PUBLIC HEARING ITEMS

59
60 *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
61 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
62 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
63 to three (3) minutes out of respect for the time of other citizens.*

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6. Z2023-024 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Chris Curra for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1278-acre parcel of land identified as Lot 6, Block C, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regards to the request. This was a request for an approval for a SUP for a Residential Infill at 311 Valiant Drive. The Commission ultimately decided to table this request due to the applicant still working and making changes to his residential plot plan. The applicant has presented a new plot plan showing that it will now follow the traditional zero-lot line development scheme which makes it in conformance with the requirements of the home. The request met all of the density and dimensional requirements for a home in Planned Development District 8 (PD-8) with the exception of two residential standards; the garage orientation and the roof pitch. As of now, no changes have been made to either. The garage orientation is still protruding approximately 2-feet from the front facade of the home. However, Staff should point out that there are several houses in this area with the same garage configuration. The second standard was the roof pitch and , while the new elevations do show a 3:12 written on the roof plan, there are no overall changes to the style of the home. Staff should point out that the proposed home does not have a comparable look to the rest of the homes in the area. At the time that this report was drafted, no new notices have come into the office. As of now staff has received 1 email min opposition of the request, 2 responses to the Online Zoning and Specific Use Permit Input Form, 1 email from a property owner expressing concerns in regards to the request and 1 notice in favor of the applicant's request.

Commissioner Conway asked about the drainage issue brought up in one of the letters.

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

Commissioner Welch asked if the main issue with the proposed home was the flat roof.

Commissioner Thompson asked if there have been any oppositions to the appearance of the home.

Commissioner Lewellyn made a motion to deny Z2023-024 without prejudice. Commissioner Welch seconded the motion to deny without prejudice which passed by a vote of 5-1, with Vice-Chairman Womble dissenting.

Vice-Chairman Womble advised that this case would go before the City Council for discussion or action on July 17, 2023.

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 July 11, 2023.

7. Z2023-029 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District 8 (PD-8) [Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38 and Resolution No.'s 87-19 & 87-20] for the purpose of consolidating the regulating ordinances and resolutions for a 230.80-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), generally located south of Summer Lee Drive and west of Ridge Road [FM-740], and take any action necessary.

Director of Planning & Zoning Ryan Miller provided a brief summary in regards to the request. Planned Development districts are commonly used in zoning to regulate many of the City's properties. Prior to 2015 the way they amended Planned Development districts was every time an amendment was adopted, instead of superseding the previous ordinance, they would stack ordinances on top of each other. This has occurred since the 1970s and, when they get amended multiple times, they accumulate a lot of ordinances and this creates some difficulty for property owners, developers and staff interpreting these. In 2015, staff started writing consolidated ordinances. Every time someone would propose a zoning case in a Planned Development district, since we view that case as amending the entire planned development district, we would notify the entire Planned Development district and write a consolidating ordinance superseding all ordinances. What this does is create a single ordinance that is easy to read and easy to use as a regulator and easy for property owner to open up and understand what the development standards are for their property. This has been done successfully with multiple Planned Development districts ordinances. Staff proposed a program at the June 5th City Council meeting on starting to initiate zoning on some of these older Planned Development Districts. Staff is not looking at changing any land uses permitted or any development standards in this district. Basically, staff is just trying to make it easier for people to pick up their zoning document and understand it.

Commissioner Welch asked how they would address setbacks.

Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on July 11, 2023.

8. Z2023-030 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Christopher Touoboun on behalf of Dennis Lewis of Meals on Wheels Senior Service of Rockwall County for the approval of a Zoning Change from an Agricultural (AG) District to Light Industrial (LI) District on a 6.21-acre tract of land identified as a portion of

131 Tract 4 and all of Tract 2 of the D Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the
132 Airport Overlay (AP OV) District, addressed as 1780 Airport Road, and take any action necessary.

133
134 **Planning Technician Angelica Guevara provided a brief summary in regards to the request. The applicant is requesting for a zoning change from**
135 **Agricultural (AG) District to Light Industrial (LI) District at 1770 and 1780 Airport Road. The proposed change is consistent with the Comprehensive**
136 **Plan.**

137
138 **Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on July 11, 2023.**
139

140 **9. Z2023-031 (ANGELICA GUEVARA)**

141 Hold a public hearing to discuss and consider a request by Manuel Tigering for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established
142 Subdivision for the purpose of constructing a single-family home on a 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City
143 of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary.

144
145 **Planning Technician Angelica Guevara provided a brief summary in regards to the request. The applicant is requesting approval of an SUP for**
146 **Residential Infill at 709 Forest Trace. As of right now, the proposed homedoes meet all the density and dimensional requirements for a home in**
147 **Single Family (SF-10) District with the exception of the side yard setback. It should have a 6-foot setback and as of now it's showing 5-feet. The**
148 **applicant will just need to change that on the site plan.**

149
150 **Otilio Posadas**
151 **41 Anna Leigh Drive**
152 **Waxahachie, TX 75167**

153
154 **Mr. Posadas came forward and advised that the corrected plans have been completed and will be submitted.**

155
156 **Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on July 11, 2023.**
157

158 **10. Z2023-032 (BETHANY ROSS)**

159 Hold a public hearing to discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall,
160 LLC for the approval of a Specific Use Permit (SUP) superseding Ordinance No. 22-02 [S-266] and allowing the expansion of an existing Motor Vehicle
161 Dealership (i.e. Clay Cooley Hyundai) being a 7.17-acre tract of land identified as Lot 2, Block 1, Rockwall Recreation Addition, City of Rockwall, Rockwall
162 County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action
163 necessary.

164
165 **Planner Bethany Ross provided a brief summary in regards to the request. The applicant has made ample changes to the proposed layout of the**
166 **expansion of the Clay Cooley Hyundai dealership including changing the orientation and expanding the auto repair garage and adding a new**
167 **reception bay. This proposed SUP, if approved, will supersede the original SUP that was approved in 2022. The applicant will need to clarify if it's a**
168 **major or minor auto repair shop. The applicant will also need to provide screening along Commerce Street for the bays.**

169
170 **Zachary Amick**
171 **1957 Stevens Road**
172 **Rockwall, TX 75032**

173
174 **Mr. Amick came forward and provided additional details in regards to the request.**

175
176 **Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on July 11, 2023.**
177

178 **11. P2023-016 (HENRY LEE)**

179 Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Master
180 Plat for the Peachtree Meadows Subdivision consisting of 292 single-family residential lots on a 140.50-acre tract of land identified as Tract 5 of the J. R.
181 Johnson Survey, Abstract No. 128 and Tract 3 of the G. Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, zoned Planned Development
182 District 101 (PD-101) [Ordinance No. 23-11] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the
183 intersection of Mims Road and National Drive, and take any action necessary.

184
185 **Planner Henry Lee provided a brief summary in regards to the request. He advised that this case needs to go before the Parks Board on July 10,**
186 **2023.**

187
188 **Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on July 11, 2023.**
189

190 **12. P2023-017 (HENRY LEE)**

191 Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a
192 Preliminary Plat for the Peachtree Meadows Subdivision consisting of 292 single-family residential lots on a 140.50-acre tract of land identified as Tract 5 of the
193 J. R. Johnson Survey, Abstract No. 128 and Tract 3 of the G. Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, zoned Planned
194 Development District 101 (PD-101) [Ordinance No. 23-11] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road
195 west of the intersection of Mims Road and National Drive, and take any action necessary.

196
197 **Planner Henry Lee provided a brief summary in regards to the request. He advised that this case needs to go before the Parks Board on July 10,**
198 **2023.**

199
200 **Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on July 11, 2023.**
20113. **MIS2023-008 (BETHANY ROSS)**
202 Discuss and consider a request by Guicherme Credidio Braga for the approval of a Miscellaneous Case for a Special Exception to the Minimum Lot
203 Width/Frontage requirements stipulated by Ordinance No. 16-01 to allow a lot less than 50-feet in width on a 0.495-acre tract of land identified as a portion of
204 Lots 1354 & 1359 and all of Lots 1355 & 1356 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development
205 District 75 (PD-75) [Ordinance No. 16-01] for Single-Family 7 (SF-7) District land uses, addressed as 327 Nicole Drive, and take any action necessary.
206
207 **Planner Bethany Ross provided a brief summary in regards to the request. This request would typically go to the Board of Adjustments; however, it**
208 **being in Lake Rockwall Estates Subdivision, it does have jurisdiction to consider a special request pending a recommendation from the Planning**
209 **and Zoning Commission. In this case, the applicant is creating their own hardship by subdividing the lot into three (3) lots. One of those lots has a**
210 **45-foot width and the City Council has yet to approve any lots below 50-feet in the Lake Rockwall Estates subdivision since it was established in**
211 **2009.**
212
213 **Guicherme Braga**
214 **327 Nicole Drive**
215 **Rockwall, TX 75032**
216
217 **Mr. Braga came forward and provided additional details in regards to the request.**
218
219 **Commissioner Welch asked if they can approve for 60-foot lot.**
220
221 **Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on July 11, 2023.**
222
22314. **SP2023-019 (BETHANY ROSS)**
224 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
225 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
226 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-
227 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.
228
229 **Planner Bethany Ross provided a brief summary in regards to the request. The applicant has met all requirements for this Planned Development.**
230 **The applicant will just need to meet the driveway length of 25-feet.**
231
232 **Ryan Joyce**
233 **767 Justin Road**
234 **Rockwall, TX 75087**
235
236 **Mr. Joyce came forward and provided additional details in regards to the request.**
237
238 **Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on July 11, 2023**
239
24015. **SP2023-020 (HENRY LEE)**
241 Discuss and consider a request by Veronica O'Neal on behalf of Ashwani Agarwal and Azul Kumar for the approval of a Site Plan for a Daycare Facility on a
242 2.308-acre tract of land identified as Lot 21 of the Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed
243 as 5811 Horizon Road [FM-3097], and take any action necessary.
244
245 **Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a site plan for a daycare facility.**
246 **They're having to request this because they are expanding the parking and updating the landscaping.**
247
248 **Dr. Veronica O'Neal**
249 **5485 FM 3097**
250 **Rockwall, TX 75032**
251
252 **Dr. O'Neal came forward and provided additional details in regards to the request.**
253
254 **Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on July 11, 2023.**
255
25616. **SP2023-021 (HENRY LEE)**
257 Discuss and consider a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Jeff Fleming for the approval of a Site Plan for a New and/or Used
258 Indoor Motor Vehicle Dealership/Showroom on a 1.99- acre portion of a larger 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey,
259 Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development 46 (PD-46) District for Commercial (C) District land uses, situated
260 within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate
261 Crossing, and take any action necessary.
262
263 **Planner Henry Lee provided a brief summary in regards to the request. The applicant requested an SUP in the beginning of this year and now they**
264 **are requesting approval of a site plan for this project. Staff has identified a few variances to the articulation and the building material requirements**
265 **for the Overlay District.**
266

267 **Jeff Toon**
268 **301 Bent Tree lane**
269 **Haslet, TX 76052**

270
271 **Mr. Toon came forward and provided additional details in regards to the request.**

272
273 **Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on July 11, 2023.**

274
275 17. *Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).*

- 276
277 • P2023-012: Final Plat for the Park Hills Subdivision **(APPROVED)**
278 • Z2023-024: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 311 Valiant Drive **(1ST READING; APPROVED)**
279 • Z2023-025: Specific Use Permit (SUP) for an *Accessory Building* at 3065 Winecup Lane **(1ST READING; APPROVED)**
280 • Z2023-026: Zoning Change from Agricultural (AG) District to a Single-Family 16 (SF-16) District for 2065 Airport Road **(APPROVED; 1ST READING)**
281 • Z2023-027: Specific Use Permit (SUP) for a *Residential Infill in an Established Subdivision* for 110 Mischief Lane **(APPROVED; 1ST READING)**
282 • Z2023-028: Specific Use Permit (SUP) for a *Residential Infill in an Established Subdivision* at 481 Blanche Drive **(APPROVED; 1ST READING)**

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

285
286 VII. ADJOURNMENT

287
288 **Chairman Womble adjourned the meeting at 6:49 PM.**

289
290 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____th day of _____, 2023.

291 _____, 2023.

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293

294

295 Attest:

296

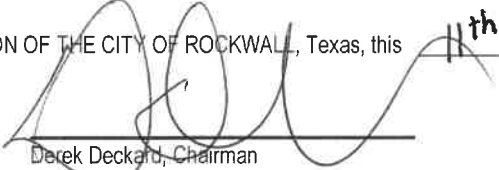
297 
Melanie Zavala, Planning Coordinator

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Derek Deckard, Chairman

