

MINUTES



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

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

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

13

14 II. APPOINTMENTS

15

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

18

19 **A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the architectural**
20 **review board meeting.**

21

22 III. OPEN FORUM

23

24 *This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the*
25 *policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN*
26 *FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings*
27 *Act.*

28

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

30

31 **Ryan Joyce**
32 **767 Justin Road**
33 **Rockwall, TX**

34

35 **Mr. Joyce came forward and announced that the Rockwall Youth Fair was this upcoming weekend.**

36

37 **Chairman Thomas asked if anyone else wished to speak to come forward at this time; there being no one indicating such, Chairman Thomas closed**
38 **the open forum.**

39

40 IV. CONSENT AGENDA

41

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

44

45 2. Approval of minutes for the February 7, 2023 Planning and Zoning Commission meeting.

46

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

48

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

50

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

52

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

54 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
55 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
56 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
57 necessary.

58

59 **Commissioner Welch made a motion to approve the consent agenda. Commissioner Llewellyn seconded the motion which passed by a vote of 7-0.**

60 V. ACTION ITEMS

61

62 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
63 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*
64

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

66 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
67 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,
68 addressed as 1670 Avonlea Drive, and take any action necessary.
69

70 **Planner Bethany Ross provided a brief summary in regard to the request. The applicant is requesting an exception to the fence material standards**
71 **as stipulated by the UDC. In this case, the applicant is requesting to replace their existing 6-foot fence with a 6-foot fence constructed of composite**
72 **materials- specifically Trex board. Planner Ross advised that this does not appear to create a negative or adverse effect on any of the adjacent**
73 **properties. Staff would like to note that exceptions to the fence material standards are a discretionary decision for the Planning and Zoning**
74 **Commission.**
75

76 **Commissioner Conway wanted clarification on the color of the fence.**
77 **Commissioner Womble asked if this type of fencing has been approved before.**
78 **Vice-Chairman Deckard asked if the material is produced by Trex itself.**
79

80 **Tim Wolf**
81 **1670 Avonlea Drive**
82 **Rockwall, TX 75087**
83

84 **Mr. Wolf came forward and provided additional details in regard to the request.**
85

86 **Commissioner Llewelyn expressed with being in favor of the request.**
87 **Commissioner Womble agreed with being in favor.**
88

89 **Commissioner Llewelyn made a motion to approve MIS2023-004. Commissioner Welch seconded the motion which passed by a vote of 7-0.**
90

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

92 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
93 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,
94 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)
95 District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 950 & 980 Sids Road, and take any action necessary
96

97 **Planner Henry Lee provided a brief summary in regard to the request. The applicant is requesting approval to allow vertical walls in a detention pond**
98 **on a tract of land for the purpose to be an amenity feature in their campus to incorporate a fishing pier.**
99

100 **Frank Polma**
101 **618 Main Street**
102 **Garland, TX 75040**
103

104 **Mr. Polma came forward and provided additional details in regard to the request.**
105

106 **Commissioner Conway made a motion to approve MIS2023-005. Vice-Chairman Deckard seconded the motion which passed by a vote of 7-0.**
107

108 **VI. DISCUSSION ITEMS**

109 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
110 *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*
111 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*
112 *following cases is April 11, 2023.*
113
114

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

116 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*
117 *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)
118 District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 512 Dickey Street, and take any action necessary.
119

120 **Planning Technician Angelica Guevara expressed that this was a request for approval of a SUP for Residential Infill for the purpose of constructing**
121 **a single-family home on the property. The proposed home does meet all of the density and dimensional requirements for this zoning district with the**
122 **exception of the garage orientation.**
123

124 **Julius Waffer**
125 **512 Dickey Street**
126 **Rockwall, TX 75087**
127

128 **Mr. Waffer came forward and provided additional details in regard to the request.**
129

130 Chairman Thomas advised this item will come back before the Commission for discussion or action on April 11, 2023.

131

132 10. Z2023-015 (ANGELICA GUEVARA)

133 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
134 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
135 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
136 necessary.

137

138 **Planning Technician Angelica Guevara advised that this was a request for approval of a SUP for the purpose of constructing a single-family home.**
139 **The proposed home does meet all of the density and dimensional requirements with the exception of the garage orientation.**

140

141 **Chairman Thomas advised this item will come back before the Commission for discussion or action on April 11, 2023.**

142

143 11. Z2023-016 (HENRY LEE)

144 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)
145 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
146 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
147 any action necessary.

148

149 **Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a SUP allowing a bail bond service land use in a**
150 **Commercial (C) District. He explained that staff made a note that there is another bail bond service provider on the adjacent parcel to the northeast**
151 **of the subject property.**

152

153 **Chairman Thomas advised this item will come back before the commission for discussion or action on April 11, 2023.**

154

155 12. Z2023-017 (HENRY LEE)

156 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)
157 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,
158 Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, and take any action necessary.

159

160 **Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a SUP for residential infill in an established**
161 **subdivision. The request meets all of the density and dimensional requirements with the exception of the garage orientation.**

162

163 **Javier Silva**

164 **58 Windsor Drive**

165 **Rockwall, TX 75032**

166

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

168

169 **Chairman Thomas advised this item will come back before the commission for discussion or action on April 11, 2023.**

170

171 13. Z2023-019 (RYAN MILLER)

172 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
173 (UDC) to create a Credit Access Business land use, and take any action necessary.

174

175 **Director of Planning and Zoning Ryan Miller provided additional details in regard to the request. He explained that at the last City Council meeting,**
176 **the issue about regulating credit access businesses was brought up. Staff is looking to establish this as a land use and establish some land use**
177 **criteria.**

178

179 **Chairman Thomas advised this item will come back before the commission for discussion or action on April 11, 2023.**

180

181 14. Z2023-020 (RYAN MILLER)

182 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
183 contained in Appendix 'C', Maps, and take any action necessary.

184

185 **Director of Planning and Zoning Ryan Miller provided additional details in regard to the request. He explained that back in January 2022, staff initiated**
186 **a review and update of our Master Thoroughfare Plan. However, due to some issues, the project got delayed a little bit. The changes were brought**
187 **up at the last Council meeting and Council directed Staff to move forward with the amendment process.**

188 **Chairman Thomas advised this item will come back before the commission for discussion or action on April 11, 2023.**

189

190 15. P2023-006 (BETHANY ROSS)

191 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
192 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,
193 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.

194

195 **Planner Bethany Ross provided a brief summary in regard to the request. The applicant is requesting approval of a final plat for the purpose of**
196 **creating three (3) lots on the property. She advised this will go before Parks Board on April 4, 2023.**

197
198 **Chairman Thomas advised this item will come back before the commission for discussion or action on April 11, 2023.**

199
200 **16. P2023-007 (HENRY LEE)**

201 Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LLC for the approval of a *Final Plat* for
202 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.
203 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
204 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
205 SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

206
207 **Planner Henry Lee advised that this item will go before Parks Board on April 4, 2023.**

208
209 **Ryan Joyce**
210 **767 Justin Road**
211 **Rockwall, TX 75087**

212
213 **Mr. Joyce came forward and provided additional details in regard to the request.**

214
215 **Chairman Thomas advised this item will come back before the commission for discussion or action on April 11, 2023.**

216
217 **17. SP2023-010 (BETHANY ROSS)**

218 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)
219 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,
220 Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within
221 the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1203 & 1205 N. Goliad Street [SH-205], and take any action necessary.

222
223 **Planner Bethany Ross provided a brief summary in regard to the request. The applicant is requesting approval of a site plan to convert (2) single-**
224 **family homes to offices. The applicant has a few outstanding comments such as getting the cross-access easement along the north side of the**
225 **property, mitigating for the 24-inch caliper elm tree which is being removed through the development, and removing the existing accessory**
226 **structures. Planner Ross added that ARB did recommend approval with the recommendation that the applicant keep a cohesive neutral color on**
227 **1205 N. Goliad.**

228
229 **Chairman Thomas advised this item will come back before the commission for discussion or action on April 11, 2023.**

230
231 **18. SP2023-011 (BETHANY ROSS)**

232 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*
233 *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,
234 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
235 Drive, and take any action necessary.

236
237 **Planner Bethany Ross provided a brief summary in regard to the request. The applicant is requesting the approval of a site plan for a car wash and**
238 **commercial retail shopping center. Also, staff has identified two (2) variances to the Overlay District Standards for which the applicant will need to**
239 **provide four (4) compensatory measures. Planner Ross wanted to get clarification on the land use associated with the proposed drive thru building.**

240
241 **Paul Cragun**
242 **2080 North Highway 360**
243 **Grand Prairie, TX 75050**

244
245 **Mr. Cragun came forward and provided additional details in regards to the request.**

246
247 **Chairman Thomas advised this item will come back before the commission for discussion or action on April 11, 2023.**

248
249 **19. SP2023-012 (HENRY LEE)**

250 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
251 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.
252 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
253 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
254 SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

255
256 **Planner Henry Lee provided a brief summary in regard to the request. The applicant is requesting approval of a PD site plan for the Terraces**
257 **subdivision and it already has zoning completed by engineering. Staff has not identified any variances at this time but is working through small**
258 **changes with the applicant.**

259
260 **Chairman Thomas advised this item will come back before the commission for discussion or action on April 11, 2023.**

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

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- 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]

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 6:42 pm.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 11th day of April, 2023.



Sedric Thomas, Chairman

Attest: 

Angelica Guevara, Planning Technician