

# MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
MAY 30, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **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),  
3 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  
4 **SPECIFIC USE PERMIT INPUT FORM** ON THE CITY'S WEBSITE.

## 6 I. CALL TO ORDER

7  
8 **Vice-Chairman Deckard called the meeting to order at 6:00 PM. Commissioners present were Jerry Welch, John Womble, Jean Conway and Ross  
9 Hustings. Absent from the meeting was Commissioner Brian Llewelyn. Staff members present were Director of Planning and Zoning Ryan Miller,  
10 Planners Bethany Ross and Henry Lee, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams,  
11 Assistant City Engineer Jonathan Browning and Civil Engineer Sarah Johnston.**

## 13 II. APPOINTMENTS

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

## 18 III. OPEN FORUM

20 *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  
21 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  
22 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  
23 Act.*

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

## 28 IV. CONSENT AGENDA

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

- 33 2. Approval of minutes for the May 9, 2023 Planning and Zoning Commission meeting.

### 35 3. P2023-013 (HENRY LEE)

36 Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Joanne Vuckovic of the Pregnancy Resource Center for the approval of a  
37 Replat for Lot 2, Block A, Pregnancy Resource Center Addition being a 0.32-acre tract of land identified as Lot 1, Block A, Pregnancy Resource Center Addition,  
38 City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road [FM-740], and take any action  
39 necessary.

### 41 4. P2023-014 (HENRY LEE)

42 Consider a request by John Gardner of Kirkman Engineering on behalf of Jesus Sanchez of Victory Shops on 205, LLC for the approval of a Replat for Lots 3  
43 & 4, Block 1, Meadowcreek Business Center Addition being a 1.93-acre tract of land identified as Lots 1 & 2, Block 1, Meadowcreek Business Center Addition,  
44 City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2325 S. Goliad  
45 Street [SH-205], and take any action necessary.

47 **Commissioner Womble made a motion to approve the consent agenda. Commissioner Conway seconded the motion which passed by a vote of 5-0.**

## 49 V. ACTION ITEMS

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

- 54 5. Hold an election to elect a Chairman and Vice-Chairman for the Planning and Zoning Commission in accordance with Subsection 03.03(B) of Article 02,  
55 Development Review Authority, of the Unified Development Code (UDC), and take any action necessary.

57 **Commissioner Womble nominated Vice-Chairman Derek Deckard to be Chairman. Commissioner Hustings seconded the motion which passed by a  
58 vote of 5-0.**

60 **Commissioner Hustings nominated Commissioner John Womble to be Vice-Chairman. Commissioner Conway seconded the motion which passed  
61 by a vote of 5-0.**

- 63 6. P2023-012 (HENRY LEE) **[POSTPONED TO THE JUNE 13, 2023 PLANNING AND ZONING COMMISSION MEETING]**

131 requesting an exception to use wood posts instead of the stainless-steel posts that are required based on the landscape and fence standards of the  
132 UDC. The addition of the front yard fence does not appear to impair the visibility of the primary structure or adversely affect any neighboring  
133 properties.

134  
135 **George Corder**  
136 **1450 Palasades Court**  
137 **Rockwall, TX 75087**

138  
139 **Mr. Corder came forward and provided additional details in regards to the request.**

140  
141 **Commissioner Conway asked where the fence would be.**

142  
143 **Vice-Chairman Womble made a motion to approve MIS2023-006. Commissioner Conway seconded the motion which passed by a vote of 5-0.**  
144

145 **VI. DISCUSSION ITEMS**

146  
147 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*  
148 *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*  
149 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*  
150 *following cases is June 13, 2023.*  
151

152 **11. Z2023-024 (ANGELICA GUEVARA)**

153 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  
154 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,  
155 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  
156 action necessary.

157  
158 **Planning Technician Angelica Guevara provided a brief summary in regards to the request. The applicant is requesting an approval for a Specific**  
159 **Use Permit (SUP) for a residential infill in Chandler's Landing. It does meet most of the requirements for property in PD-8 with the exception of the**  
160 **garage orientation and the roof pitch requirements.**

161  
162 **Chairman Deckard advised that this item will come back before the Commission for discussion or action on June 13, 2023.**  
163

164 **12. Z2023-025 (BETHANY ROSS)**

165 Hold a public hearing to discuss and consider a request by Gene McCorkle of Tuff Shed on behalf of Deborah Julian for the approval of a Specific Use Permit  
166 (SUP) for an Accessory Building on a 0.1515-acre parcel of land identified as Lot 11, Block C, Highland Meadows #1 Addition, City of Rockwall, Rockwall  
167 County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 3065 Winecup Lane, and take any action necessary.

168  
169 **Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting a Specific Use Permit for the construction of**  
170 **a 190-square foot shed in the backyard.**

171  
172 **Deborah Julian**  
173 **3065 Winecup Lane**  
174 **Rockwall, TX 75087**

175  
176 **Commissioner Conway asked if the applicant lived within an HOA.**

177  
178 **Chairman Deckard advised that this item will come back before the Commission for discussion or action on June 13, 2023.**  
179

180 **13. Z2023-026 (ANGELICA GUEVARA)**

181 Hold a public hearing to discuss and consider a request by Gerzim Daniel for the approval of a Zoning Change from an Agricultural (AG) District to a Single-  
182 Family 16 (SF-16) District for a 0.93-acre tract of land identified as Tract 17 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County,  
183 Texas, zoned Agricultural (AG) District, addressed as 2065 Airport Road, and take any action necessary.

184  
185 **Planning Technician Angelica Guevara provided a brief summary in regards to the request. The applicant is requesting a Zoning Change from an**  
186 **Agricultural (AG) District to a Single-Family 16 (SF-16) District for the purpose of later constructing a single-family home on the lot.**

187  
188 **Chairman Deckard advised that this item will come back before the Commission for discussion or action on June 13, 2023.**  
189

190 **14. Z2023-027 (ANGELICA GUEVARA)**

191 Hold a public hearing to discuss and consider a request by Vanio Dilov for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established  
192 Subdivision for the purpose of constructing a single-family home on a 0.2250-acre parcel of land identified as Lot 16, Block A, Chandler's Landing, Phase 20  
193 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family homes, addressed as 110 Mischief Lane,  
194 and take any action necessary.

195  
196 **Planning Technician Angelica Guevara provided a brief summary in regards to the request. The applicant is requesting approval of a Specific Use**  
197 **Permit to construct a single-family home on the lot. The request meets most of the requirements for a property in PD-8.**  
198

199 Chairman Deckard advised that this item will come back before the Commission for discussion or action on June 13, 2023.

200

201 15. Z2023-028 (ANGELICA GUEVARA)

202 Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established*  
203 *Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 873-A, Rockwall Lake Estates Phase 2 Addition,  
204 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 481  
205 Blanche Drive, and take any action necessary.

206

207 Planning Technician Angelica Guevara provided a brief summary in regards to the request. The applicant is requesting approval of a Specific Use  
208 Permit for the purpose of constructing a single-family home in Lake Rockwall Estates. . The request meets most of the requirements for a property  
209 in PD-75 with the exception of the garage orientation.

210

211 Alex Flores  
212 1070 N. Ben Payne Road  
213 Rockwall, TX 75087

214

215 Mr. Flores came forward and was prepared to answer questions.

216

217 Chairman Deckard advised that this item will come back before the Commission for discussion or action on June 13, 2023.

218

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

220

- 221 • P2023-010: Master Plat for the Discovery Lakes Subdivision (APPROVED)
- 222 • P2023-011: Preliminary Plat for Phase 2 of the Discovery Lakes Subdivision (APPROVED)
- 223 • Z2023-021: Zoning Change (SF-10 to SF-7) for 405 N. Alamo Street (1<sup>ST</sup> READING; APPROVED)
- 224 • Z2023-022: Specific Use Permit (SUP) for a *Freestanding Commercial Antenna* (1<sup>ST</sup> READING; APPROVED)
- 225 • Z2023-023: Text Amendment for a *Alcoholic Beverage Package Sales Land Use* (APPROVED; 1<sup>ST</sup> READING)

226

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

228

229 VII. ADJOURNMENT

230

231 Chairman Deckard adjourned the meeting at 6:32 pm.

232

233 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 13<sup>th</sup> day of June  
234 \_\_\_\_\_, 2023.

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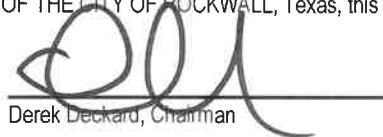
240

241

Attest:



Melanie Zavala, Planning Coordinator

  
Derek Deckard, Chairman