

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS SEPTEMBER 27, 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, Jean Conway, Brian Llewellyn, Ross Hastings, and Derek Deckard. Absent from the meeting was Jerry Welch. Staff members present were Director of Planning and Zoning Ryan Miller, Planners Henry Lee and Bethany Ross, Planning Coordinator Angelica Guevara, City Engineer Amy Williams, Civil Engineer Sarah Johnston, and Assistant City Engineer Jonathan Browning.**

14 II. APPOINTMENTS

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 Review Board meeting.**

22 III. OPEN FORUM

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 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 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 Act.*

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 indicating such, Chairman Thomas closed the open forum.**

32 IV. CONSENT AGENDA

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) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

37 2. Approval of minutes for the September 13, 2022 Planning and Zoning Commission meeting.
38

39 3. P2022-050 (ANGELICA GUEVARA)

40 Discuss and consider a request by the City of Rockwall for the approval of a *Final Plat* for Lots 1 & 2, Block A, Boys and Girls Club of Rockwall Addition being
41 a 5.812-acre tract of land identified as Tract 9 of the M. B. Jones Survey, Abstract No. 122, Rockwall County, Texas, zoned General Retail (GR) District, situated
42 within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the southwest corner of the intersection of John King Boulevard and FM-1141, and take
43 any action necessary.
44

45 **Commissioner Conway made a motion to approve the consent agenda. Commissioner Llewellyn seconded the motion which passed by a vote of 6-0.**

48 V. DISCUSSION ITEMS

50 *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 October 11, 2022.*

55 4. Z2022-044 (RYAN MILLER)

56 Hold a public hearing to discuss and consider approval of a *Text Amendment* to Article 02, *Development Review Authority*, of the Unified Development Code
57 (UDC) [Ordinance No. 20-02] and Article III, *Boards, Commissions, Committees*, of Chapter 2, *Administration*, of the Municipal Code of Ordinances, and take
58 any action necessary.
59

60 **Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the request. The City Council gave staff the direction to change the requirements for the Historic Preservation Advisory Board. This text amendment will take off the specific job titles for board members and allow anybody who is interested in Historic Preservation to serve on the Board. In addition, staff also removed both the Historic and Architectural Review Board from the zoning code or UDC and moved that to the Municipal Code of Ordinances.**

65 **Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.**

66
67 **5. Z2022-045 (BETHANY ROSS)**

68 Hold a public hearing to discuss and consider a request by Tony Trammel for the approval of a Specific Use Permit (SUP) for Solar Panels exceeding 1,000 SF
69 of coverage on a residential home situated on a 0.1947-acre parcel of land identified as Lot 20, Block D, Lynden Park Estates Subdivision, Phase 3, City of
70 Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses, addressed as 125 Lanshire
71 Drive, and take any action necessary.

72
73 **Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting more than the allowed 1,000 SF of solar panels**
74 **on a single-family home.**

75
76 **Vice-Chairman Deckard asked if the applicant gave a reason as to why they are exceeding the allowed amount.**

77 **Chairman Thomas asked if the home was within an HOA.**

78 **Commissioner Womble asked if there was a reason as to why there is a limit on the solar panels.**

79
80 **Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.**

81
82 **6. Z2022-046 (RYAN MILLER)**

83 Hold a public hearing to discuss and consider approval of a Text Amendment to Article 04, Permissible Uses, of the Unified Development Code (UDC) [Ordinance
84 No. 20-02], and take any action necessary.

85
86 **Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the request. The City Council tasked Staff on different objectives**
87 **such as changing the variance process. There are a couple of areas where staff missed references to City Council approval for things that should**
88 **be approved by the Planning and Zoning Commission.**

89
90 **Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.**

91
92 **7. P2022-046 (BETHANY ROSS)**

93 Discuss and consider a request by Robert Alexander for the approval of a Final Plat for Lots 1 & 2, Block A, Alexander Addition being a 5.0095-acre tract of land
94 identified as Tract 39-01 of the McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of
95 Rockwall, addressed as 2320 S. Munson Road, and take any action necessary.

96
97 **Planner Bethany Ross advised that this case needs to be reviewed by Rockwall County but will return on Consent Agenda at the next meeting on**
98 **October 11, 2022.**

99
100 **8. P2022-047 (HENRY LEE)**

101 Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a
102 Preliminary Plat for the Park Hills Subdivision consisting of 144 single-family residential lots on a 65.309-acre tract of land identified as the Oak Creek Subdivision;
103 Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall,
104 Rockwall County, Texas, zoned Planned Development District 97 (PD-97) [Ordinance No. 22-46] for Single-Family 8.4 (SF-8.4) District land uses, situated within
105 the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers
106 Park, and take any action necessary.

107
108 **Planner Henry Lee advised that this case will need to go before Parks Board on October 4, 2022.**

109
110 **Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.**

111
112 **9. P2022-048 (HENRY LEE)**

113 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 Master Plat for
114 the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey,
115 Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall
116 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
117 SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

118
119 **Planner Henry Lee advised that this case will need to go before Parks Board on October 4, 2022.**

120
121 **Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.**

122
123 **10. P2022-049 (HENRY LEE)**

124 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 Preliminary Plat
125 for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones
126 Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall,
127 Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated
128 within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

129
130 **Planner Henry Lee advised that this case will need to go before Parks Board on October 4, 2022.**

131
132 **Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.**

133

134 11. **SP2022-049 (BETHANY ROSS)**

135 Discuss and consider a request by Mike Ruibal of Ruibal's Garden Center for the approval of a Site Plan for a Garden Supply/Plant Nursery on a 2.98-acre tract
136 of land identified as Lots 12 & 12-1 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as
137 207 Ranch Trail, and take any action necessary.

138

139 **Chairman Thomas advised that this case has been withdrawn by the applicant.**

140

141 12. **SP2022-050 (HENRY LEE)**

142 Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects on behalf of Brad Bacon of Bacon Property, LLC for the approval of an Amended Site
143 Plan for an existing Office/Warehouse facility on a 0.50-acre parcel of land identified as Lot 1, Block A, Bacon Addition, City of Rockwall, Rockwall County,
144 Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane, and take any action necessary.

145

146 **Planner Henry Lee provided a brief summary of the variances requested by the applicant.**

147

148 **Jeff Carroll**

149 **750 E. Interstate 30**

150 **Rockwall, TX 75087**

151

152 **Mr. Carroll came forward and provided additional details in regard to the request.**

153

154 **Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.**

155

156 13. **SP2022-051 (HENRY LEE)**

157 Discuss and consider a request by Terry Lee of A-1 Services on behalf of Don Rakow and Don Sryqley of S & A Systems, Inc. for the approval of an Amended
158 Site Plan for an existing Office/Manufacturing facility on a two (2) acre parcel of land identified as Lot 1, Block 1, Pott Shrigley Addition, City of Rockwall, Rockwall
159 County, Texas, zoned Planned Development District 43 (PD-43) for Commercial (C) District land uses, addressed as 922 Sids Road, and take any action
160 necessary.

161

162 **Planner Henry Lee explained that staff is currently working thru comments with the applicant. He also mentioned that the Architectural Review Board**
163 **recommended approval of the case.**

164

165 **Don Rakow**

166 **1845 Oak Bend Drive**

167 **Rockwall, TX 75087**

168

169 **Mr. Rakow came forward and provided additional details in regard to the request.**

170

171 **Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.**

172

173 14. **SP2022-052 (BETHANY ROSS)**

174 Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects on behalf of Susan Gamez of Everybody Massage for the approval of an Amended Site
175 Plan for an existing Massage Therapist facility on a 0.48-acre tract of land identified as Lot 1, Block A, Everybody Massage Addition, City of Rockwall, Rockwall
176 County, Texas, zoned Residential Office (RO) District, addressed as 2001 Ridge Road, and take any action necessary.

177

178 **Planner Bethany Ross provided a brief background in regard to the request. The applicant is requesting to expand the building to allow some more**
179 **rooms for the massage therapist's office. The applicant will also be requesting an exception for one (1) parking space. Planner Ross advised that**
180 **the Architectural Review Board did recommend approval of the case.**

181

182 **Jeff Carroll**

183 **750 E. Interstate 30**

184 **Rockwall, TX 75087**

185

186 **Mr. Carroll came forward and provided additional details in regard to the request.**

187

188 **Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.**

189

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

191

- 192 • P2022-012: Final Plat for Lots 1-3, Block A, Arkoma Addition [APPROVED]
- 193 • P2022-037: Preliminary Plat for the Quail Hollow Subdivision [APPROVED]
- 194 • P2022-039: Master Plat for the Quail Hollow Subdivision [APPROVED]
- 195 • P2022-040: Final Plat for Lots 1-3, Block A, Garcia-Herrera Addition [APPROVED]
- 196 • P2022-041: Preliminary Plat for Lots 1-4, Block A, REC Campus Addition [APPROVED]
- 197 • P2022-042: Preliminary Plat for the Homestead Subdivision [APPROVED]
- 198 • P2022-043: Master Plat for the Homestead Subdivision [APPROVED]
- 199 • SP2022-044: Exception for Building Height for a Mini-Warehouse Facility [APPROVED]

- 200 • Z2022-039: Zoning Change (AG to PD) for the Southside Hills Subdivision [APPROVED; 1ST READING]
- 201 • Z2022-040: SUP for a Guest Quarters/Secondary Living Unit at 2175 Arrowhead Court [DENIED]
- 202 • Z2022-041: SUP for a Golf Driving Range [APPROVED; 1ST READING]
- 203 • Z2022-040: SUP for a Restaurant with Drive-Through or Drive-In [APPROVED; 1ST READING]
- 204 • Z2022-043: Text Amendment to Article 09, Tree Preservation, of the UDC [APPROVED; 1ST READING]

205
206 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.**

207
208 VI. ADJOURNMENT

209 **Chairman Thomas adjourned the meeting at 6:27 pm.**

210 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 15th day of October
211 _____, 2022.


Sedric Thomas, Chairman

212
213
214
215
216
217 Attest: 
218 _____
219 Angelica Guevara, Planning Coordinator