

# MINUTES



PLANNING AND ZONING COMMISSION MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
OCTOBER 13, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

## I. CALL TO ORDER

Chairman Eric Chodun called the meeting to order at 6:00 PM. Commissioners present were John Womble, Derek Deckard, Sedric Thomas, Jean Conway, Mark Moeller, and Vice-Chairman Jerry Welch. Staff members present were Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, Planner Henry Lee, Planning and Zoning Coordinator Angelica Gamez, City Engineer Amy Williams and Civil Engineers Sarah Johnston and Jeremy White.

## II. OPEN FORUM

Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward, Chairman Chodun closed the open forum.

## III. CONSENT AGENDA

1. Approval of Minutes for the September 29, 2020 Planning and Zoning Commission meeting.

### 2. P2020-036 (DAVID GONZALES)

Discuss and consider a request by T. Zachary Grimes of Cross Engineering Consultants, Inc. on behalf of Russell Phillips of Harbor LakePointe Investors, LLC for the approval of a Final Plat for Lots 1, 2, & 3, Block A, Harbor Hills Addition being a 7.538-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown Addition, and a portion of Lots 3 & 4, Block 16 and all of Lots 3 & 4, Block 18, Moton Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located south of the intersection of Summer Lee Drive and Glen Hill Way, and take any action necessary.

### 3. P2020-037 (DAVID GONZALES)

Discuss and consider a request by Bart Carroll, RPCS of Carroll Consulting Group on behalf of Kurt Avery for the approval of a Preliminary Plat for Lots 1-9, Block A and Lot 1, Block X, Avery Farm Addition being a 48.583-acre tract of land identified as Tracts 5 & 5-1 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the terminus of Farm Lane east of Anna Cade Road, and take any action necessary.

### 4. P2020-039 (DAVID GONZALES)

Discuss and consider a request by Cameron Slown, PE of Teague, Nall & Perkins, Inc. on behalf of the Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a Master Plat and Open Space Master Plan for the Discovery Lakes Subdivision consisting of 428 single-family residential lots on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single-Family 10 (SF-10) District, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road, and take any action necessary.

### 5. P2020-040 (DAVID GONZALES)

Discuss and consider a request by Cameron Slown, PE of Teague, Nall & Perkins, Inc. on behalf of the Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a Preliminary Plat for Phase 1 of the Discovery Lakes Subdivision consisting of 31 single-family residential lots on a 36.42-acre tract of land identified as a portion of Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District, generally located on the northside of SH-276 east of the intersection of SH-276 and Rochelle Road, and take any action necessary.

Chairman Eric Chodun made a motion to approve all items on the consent agenda except for items #4 and #5. Commissioner Sedric Thomas seconded the motion which passed by a vote of 7-0.

## IV. PUBLIC HEARING ITEMS

### 6. Z2020-039 (RYAN MILLER)

Hold a public hearing to discuss and consider approval of a Text Amendment to Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] for the purpose of amending the accessory structure standards, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. He briefed the Commission on the work session held on September 8, 2020 and how City Council wanted changes and specifications to help clarify the District Development Standards. The new text amendment makes several clarifying points about detached garages as well as providing a definition for a standard sized motor vehicle. Since the work session, Staff has worked with the Building Permit technicians to see what other issues they were coming across and, based on that, staff broke out the carports, pergolas, and covered porches which had been in one section together before. Each was broken down to their own individual section where Staff added language clarifying those. Mr. Miller explained that there was also a 1 page handout that was created that was intended to convey those standards in a picture form as provided in the packet Commissioners received. Staff also sent out a 15-day notice as required by the Unified Development Code (UDC). Mr. Miller then advised the Commission that he was available to answer questions.



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

Vice-Chairman Welch made a motion to approve item Z2020-039 with staff recommendations. Commissioner Moeller seconded the motion which passed by a vote of 7-0.

7. **Z2020-040 (RYAN MILLER)**

Hold a public hearing to discuss and consider approval of a Text Amendment to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan for the purpose of changing the alignment and designation of Pecan Valley Drive, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. He explained that the City was deeded an 11.7 acre tract of land at the corner of Pecan Valley and Quail Run Road. Currently, Pecan Valley is shown as a minor collector connecting to Random Oaks and running through this property. Random Oaks runs from Pecan Valley and W. Quail Run Road all the way up to Bending Oaks Trail. Mr. Miller explained that a resident came forward and requested that the City try to provide several of the homes along W. Quail Run with sanitary sewer. Staff found that those homes are currently on septic and the City had recently extended the lines along the southern part adjacent to Pecan Valley. The ideal would be to cut out two (2) individual lots and put them for sale thru the bid process with that money potentially paying for the sanitary sewer improvements for those five (5) homes. Staff did notice that this road created an issue with trying to establish those two (2) lots specifically. If Staff accounted for the right-of-way for that road then it would push one of the lots into the floodplain area. When reexamining the area, Staff also reexamined the land uses considering that the 11-acres was city land and was not anticipated to be developed with the same commercial uses as is currently allowed thru the zoning. It was then determined that the minor collector was no longer needed to connect with Random Oaks. This prompted Staff to bring the issue before the Planning and Zoning Commission and the City Council. Staff was required to bring this item forward as an amendment to the Comprehensive Plan which would then require a public hearing with the Commission and at City Council. This item was also advertised in a 15-day notice in the Rockwall Herald Banner in accordance with the City's charter. Mr. Miller then advised the Commission that he was available to answer questions.

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

Commissioner Thomas made a motion to approve item Z2020-040. Commissioner Moeller seconded the motion which passed by a vote of 7-0.

V. **ACTION ITEMS**

8. **MIS2020-011 (HENRY LEE)**

Discuss and consider a request by J. W. Jones for the approval of a Miscellaneous Case for a special request in accordance with the requirements of Planning Development District 75 (PD-75) [Ordinance No. 16-01] for a 0.33-acre parcel of land identified as a portion of Lot 1050 and all of Lot 1051, Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 247 Chris Drive, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. He explained that the subject property is located at 247 Chris Drive and most of the surrounding lots have mobile homes or single-family homes. The applicant had been approved for a Specific Use Permit (SUP) for a Residential Infill and when work had begun they encountered a public sewer line not within the easement near the east side of the property line. Therefore, the applicant is requesting an encroachment on the front yard building setback with a minimum of 1-foot 6-inches which would reduce the front yard setback to 18-feet 6-inches. However, Staff believes a minimum of 3 feet should be requested to ensure that the home is far enough away for any future services the City may need to do. This means applicants need to request a 17-foot front yard setback which would approve the rear of the home would be 6-feet 6-inches away. When reviewing this request, it does not appear to create a hardship or the applicant and approving the request would not change the essential character of the neighborhood. A condition of approval would be that the subject property would need to be replatted to adjust the utility easement to ensure that the existing sewer line is located within the 10-foot easement.

Commissioner Womble asked if the property below is closer to the street then the current post would be.

Commissioner Moeller added that Lake Rockwall Estates was a unique area and added that this would be one of many issues they would encounter as its being developed.

Commissioner Deckard asked if the property to the south was a mobile home as well.

Commissioner Thomas made a motion to approve item MIS2020-011 with staff recommendations. Commissioner Moeller seconded the motion which passed by a vote of 7-0.

VI. **DISCUSSION ITEMS**

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

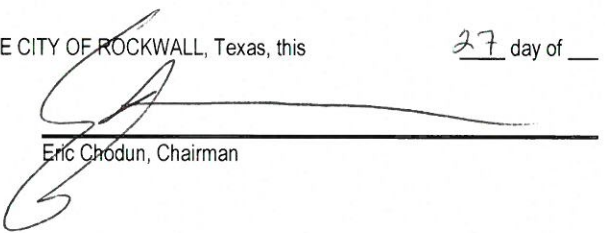
- ✓ P2020-035: Replat for Lot 3, Block A, Woods at Rockwall Addition [APPROVED]
- ✓ P2020-038: Replat for Lots 10 & 11, Block A, Stone Creek Retail Addition [APPROVED]
- ✓ P2020-041: Final Plat for Lot 1, Block A, Bacon Addition [APPROVED]
- ✓ P2020-035: Final Plat for Lots 1 & 2, Block A, K. U. Ranch and Rec Addition [APPROVED]
- ✓ Z2020-033: SUP for a *Residential Infill in an Established Subdivision* for 210 Wade Drive [APPROVED; 2<sup>ND</sup> READING]
- ✓ Z2020-037: SUP for a *Restaurant, Less Than 2,000 SF, with Drive-Through* for 150 Pecan Valley Drive [DENIED]
- ✓ Z2020-038: SUP for a *Residential Infill in an Established Subdivision* for 257 & 269 Russell Drive [APPROVED; 2<sup>ND</sup> READING]
- ✓ MIS2020-012: Special Request for 840 & 848 Lakeside Drive [APPROVED]

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


VII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 6:16 PM.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 27 day of October, 2020.

  
Eric Chodun, Chairman

Attest:

  
Angelica Gamez, Planning and Zoning Coordinator