

MINUTES

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
FEBRUARY 14, 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 **Chairman Thomas called the meeting to order at 6:00 PM. Commissioners present were Brian Llewelyn, Jerry Welch, Derek Deckard, John Womble, Ross Hustings and Jean Conway. Staff members present were Director of Planning and Zoning Ryan Miller, Planner Bethany Ross, Planner Henry Lee, City Engineer Amy Williams, and Civil Engineer Sarah Johnston. Absent from the meeting was Planning Technician Angelica Guevara and Assistant City Engineer Jonathan Browning.**
12

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 the agenda requiring architectural review.
17

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.**
20

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 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.*
27

28
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.**
30

32 IV. PUBLIC HEARING ITEMS

33
34 *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 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 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 to three (3) minutes out of respect for the time of other citizens.*
37

39 2. Z2022-057 (HENRY LEE)

40 Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development (PD) District for General Retail (GR) District and Single-Family 1 (SF-1) District land uses on a 25.87-acre tract of land identified as parcel of land identified as Tract 14 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, generally located southside of SH-66 east of the intersection of SH-66 and Davis Drive, and take any action necessary.
45

46 **Planner Henry Lee provided a brief summary in regards to the request. He reminded the Commission that this case had been presented last month and the Commission had taken a vote to table the item to allow the applicant to look at the potential cell tower they are proposing as well as allowing them to provided more clarity in regard to the height of the structure. The applicant is also requesting OSSF systems for these lots on both residential and commercial. The only change that they have made is they have wrapped the 50-foot landscape buffer up to the structure. Planner Lee then advised that the applicant and staff were present and available to answer questions.**
51

52 **Dub Douphrate**
53 **2235 Ridge Road**
54 **Rockwall, TX 75087**
55

56 **Mr. Douphrate came forward and provided additional details in regard to his request.**
57

58 **Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.**
59

60
61 **After discussion, Commissioner Llewelyn made a motion to approve item Z2022-057. Commissioner Welch seconded the motion which passed by a vote of 7-0.**
62

63
64 **Chairman Thomas advised that this item will go before the City Council on February 21, 2023.**

132 On January 27th, staff mailed out 27 notices to property owners and occupants within 500-feet of the subject property. He also advised that staff and
133 the applicant were present and available to answer questions.

134
135 **Matthew Peterson**
136 **2400 Great Southwest Pkwy**
137 **Fort Worth, TX 76106**

138
139 **Mr. Peterson came forward and provided additional details in regard to his request.**

140
141 **Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating**
142 **such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.**

143
144 **Commissioner Conway made a motion to approve item Z2023-002 with staff recommendations. Commissioner Llewelyn seconded the motion which**
145 **passed by a vote of 7-0.**

146
147 **Chairman Thomas advised that this item will go before the City Council on February 21, 2023.**

148
149 **6. Z2023-003 (RYAN MILLER)**

150 Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Vicmar I, LTD for the approval of a Zoning
151 Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 140.50-acre tract of land
152 identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128 and Tract 3 of the G. Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County,
153 Texas, zoned Agricultural (AG) District, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take
154 any action necessary.

155
156 **Planning and Zoning Director Ryan Miller provided a brief summary in regard to the request. The applicant is requesting to rezone the property from**
157 **an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses. Specifically, what the applicant is**
158 **requesting is zoning to establish a 292-lot subdivision that will consist of four (4) lot sizes. Director Miller advised that this is a discretionary decision**
159 **for the City Council pending a recommendation from the Planning and Zoning Commission. Staff mailed out 288 notices to property owners and**
160 **occupants within 500-feet of the subject property. Staff has since received three (3) property owner notifications with one (1) being within the buffer,**
161 **in opposition to the request. The other two were not signed and Staff could not verify ownership. He also advised that staff and the applicant were**
162 **present and available to answer questions.**

163
164 **Ryan Joyce**
165 **767 Justin Road**
166 **Rockwall, TX 75087**

167
168 **Mr. Joyce came forward and provided a PowerPoint presentation in regard to the request.**

169
170 **Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time.**

171
172 **Sergio Loera**
173 **588 Parks**
174 **Rockwall, TX 75087**

175
176 **Mr. Loera came forward and expressed his wanting to build a home if the development were to pass.**

177
178 **Greg Brown**
179 **112 Weston Court**
180 **Rockwall, TX 75032**

181
182 **Mr. Brown came forward and expressed his opposition to the request.**

183
184 **Mario Ramirez**
185 **908 Lakeside Drive**
186 **Rockwall, TX 75032**

187
188 **Mr. Ramirez came forward and expressed his opposition to the request.**

189
190 **Chairman Thomas asked if anyone else wished to speak; there being no one indicating such, Chairman Thomas closed the public hearing and**
191 **brought the item back to the Commission for discussion or action.**

192
193 **Chairman Thomas allowed Mr. Joyce to come forward and address the concerns expressed by the public.**

194
195 **Vice-Chairman Deckard made a motion to approve item Z2023-003. Commissioner Womble seconded the motion which passed by a vote of 7-0.**

196
197 **Chairman Thomas advised that this item will go before the City Council on February 21, 2023.**

198
199 **7. Z2023-004 (RYAN MILLER)**

200 Hold a public hearing to discuss and consider a request by Mike Pizzola of Designhaus Architecture on behalf of Viper Development for the approval of a Specific
201 Use Permit (SUP) to allow a Mini-Warehouse on a 3.15-acre tract of land identified as Lots 1 & 2, Block A, Eastshore Addition, City of Rockwall, Rockwall
202 County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District,
203 generally located on the eastside of S. Goliad Street [SH-205] south of the intersection of Community Lane and S. Goliad Street [SH-205], and take any action
204 necessary.
205

206 **Planning and Zoning Director Ryan Miller provided a brief summary in regard to the request. The applicant is proposing two (2) mini-warehouse**
207 **buildings, each with a building footprint of 30,500 SF for a total of 91,560-SF overall. The only changes that were made that were not included in the**
208 **packet were some cosmetic changes as well as adding 12 parking spaces. All other areas of non-compliance on the area remain. Staff mailed out 55**
209 **notices to property owners and occupants within 500-feet of the subject property. Staff has since received one (1) notice in favor of the request.**
210

211 Commissioner Conway wanted to discuss the proximity to another mini-warehouse.
212 Commissioner Llewellyn wanted clarification in regard to the two-story height of the building.
213

214 Mike Pizzola
215 3300 Auburn Road
216 Auburn Hills, MI 48326
217

218 Mr. Pizzola came forward and provided additional details in regard to the request. The applicant advised that he had revised plans that were ready
219 to be submitted.
220

221 Director Miller advised the Commission and the applicant that staff had not gotten a chance to review the new revised elevations due to them not
222 being resubmitted on time.
223

224 Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating
225 such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.
226

227 After discussion, Vice-Chairman Deckard made a motion to deny item Z2023-004. Commissioner Conway seconded the motion which passed by a
228 vote of 6-1, with Commissioner Llewellyn dissenting.
229

230 Chairman Thomas advised that this item will go before the City Council on February 21, 2023.
231

232 **8. Z2023-005 (HENRY LEE)**

233 Hold a public hearing to discuss and consider a request by Peter and Janyce Gardner for the approval of a Zoning Change from an Agricultural (AG) District to
234 a Single-Family Estate 2.0 (SFE-2.0) District on a 6.019-acre parcel of land identified as Lot 11 of the Dowell Road Addition, City of Rockwall, Rockwall County,
235 Texas, zoned Agricultural (AG) District, addressed as 548 Dowell Road, and take any action necessary.
236

237 Planner Henry Lee provided a brief summary in regard to his request. The applicant is proposing to change the subject property from Agricultural
238 (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District. The applicant has stated that they are making this request as they are wanting to get
239 some smaller grazing animals along with an accessory building on the property.
240

241 Commissioner Welch asked for clarification on the rezoning.
242

243 Peter Gardner
244 548 Dowell Road
245 Rockwall, TX 75032
246

247 The applicant came forward and provided additional details in regard to his request.
248

249 Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating
250 such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.
251

252 Commissioner Llewellyn made a motion to approve item Z2023-005. Commissioner Womble seconded the motion which passed by a vote of 7-0.
253

254 Chairman Thomas advised that this item will go before the City Council on February 21, 2023.
255

256 **9. Z2023-006 (HENRY LEE)**

257 Hold a public hearing to discuss and consider a request by Harold Fetty of HD Fetty Land Surveyor on behalf of Gene and Brooke Rogers for the approval of a
258 Zoning Change from an Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District on a 5.41-acre parcel of land identified as a portion of Tract 4-
259 06 and all of Tract 4-2 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 626
260 Cullins Road, and take any action necessary.
261

262 Planner Henry Lee provided a brief summary in regard to the request. The property owner is requesting to rezone the subject property from an
263 Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District.
264

265 Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating
266 such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.
267

268 Commissioner Womble made a motion to approve item Z2023-006. Commissioner Conway seconded the motion which passed by a vote of 7-0.

269
270 Chairman Thomas advised that this item will go before the City Council on February 21, 2023.

271
272 10. Z2023-007 (BETHANY ROSS)

273 Hold a public hearing to discuss and consider a request by Urbano Fernandez for the approval of a Specific Use Permit (SUP) for Residential Infill in an
274 Established Subdivision on a 0.27-acre parcel of land identified as Lot 905A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas,
275 zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 124 Lynne Drive, and take any action necessary.

276
277 Planner Bethany Ross provided a brief summary in regard to the request. The applicant is requesting approval of an SUP for Residential Infill in an
278 Established subdivision. The request does meet all of the zoning requirements for Planned Development District 75 and the UDC.

279
280 Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating
281 such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.

282
283 Commissioner Llewellyn made a motion to approve item Z2023-007. Commissioner Womble seconded the motion which passed by a vote of 7-0.

284
285 Chairman Thomas advised that this item will go before the City Council on February 21, 2023.

286
287 V. ACTION ITEMS

288
289 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
290 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*

291
292 11. P2023-002 (BETHANY ROSS) [TABLED TO THE FEBRUARY 28, 2023 PLANNING AND ZONING COMMISSION MEETING]

293 Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a
294 Final Plat for the Quail Hollow Subdivision consisting of 250 single-family residential lots on an 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-
295 06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family
296 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection
297 of Hays Road and John King Boulevard, and take any action necessary.

298
299 Chairman Thomas advised that this request has been tabled to the February 28, 2023 Planning and Zoning meeting.

300
301 12. SP2023-001 (BETHANY ROSS) [TABLED TO THE FEBRUARY 28, 2023 PLANNING AND ZONING COMMISSION MEETING]

302 Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Site
303 Plan for the Quail Hollow Subdivision consisting of 250 single-family residential lots on an 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06
304 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10
305 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of
306 Hays Road and John King Boulevard, and take any action necessary.

307
308 Chairman Thomas advised that this request has been tabled to the February 28, 2023 Planning and Zoning meeting.

309
310 13. SP2023-003 (HENRY LEE)

311 Discuss and consider a request by Juan Vasquez of Vasquez Engineering, LLC on behalf of Donald Silverman of Rockwall 205-552, LLC for the approval of a
312 Site Plan for a Daycare with Seven (7) or More Children on a 1.35-acre parcel of land identified as Lot 7, Block A, Dalton Goliad Addition, City of Rockwall,
313 Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3255 Dalton Road,
314 and take any action necessary.

315
316 Planner Henry Lee provided a brief summary in regard to the request. The site plan the applicant indicated is for requesting a daycare for 7 or more
317 children within a General Retail (GR) District. This use is allowed by right but there were some land use conditions that they had to meet which they
318 weren't in compliance of. Planner Henry Lee also advised that the applicant is requesting three (3) variances.

319
320 Juan Vasquez
321 1919 S. Shiloh Road
322 Garland, TX 75042

323
324 Mr. Vasquez came forward and was prepared to answer any questions.

325
326 Vice-Chairman Deckard made a motion to approve SP2023-003 with staff recommendations and the alternative screening. Commissioner Llewellyn
327 seconded the motion which passed by a vote of 7-0.

328
329 14. SP2023-004 (BETHANY ROSS)

330 Discuss and consider a request by Ibrahim Kassem for the approval of an Amended Site Plan for a Carwash on a 1.6985-acre parcel of land identified as Lot 1,
331 Block A, Horizon Carwash Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District,
332 addressed as 2525 Horizon Road, and take any action necessary.

333

334 Planner Bethany Ross provided a brief summary in regard to the request. The applicant is requesting an amended site plan for the Horizon Car Wash.
335 The request does meet all of the zoning requirements and does bring the building further into compliance with the UDC. Planner Ross indicated that
336 the ARB had recommended approval of this item tonight.
337

338 Ibrahim Kassem
339 3312 Hayley Court
340 Richardson, TX 75082
341

342 Mr. Kassem came forward and provided additional details in regard to his request.
343

344 Commissioner Llewellyn made a motion to approve SP2023-004. Vice-Chairman Deckard seconded the motion which passed by a vote of 7-0.
345

346 VI. DISCUSSION ITEMS
347

348 15. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
349

- 350 • Z2022-056: SUP for a *Detached Garage* at 835 Clem Road [APPROVED; 2ND READING]
 - 351 • Z2022-058: PD Development Plan for the Harbor Residence Condominiums [APPROVED; 2ND READING]
- 352

353 Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.
354

355 VII. ADJOURNMENT
356

357 Chairman Thomas adjourned the meeting at 7:55 pm.
358

359 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 28th day of March
360 _____, 2023.

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362

363

364

365

366

367


Sedric Thomas, Chairman

Attest:



Angelica Guevara, Planning Technician