

MINUTES



PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MARCH 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, Derek Deckard, John Womble, Ross Hustings and Jean Conway. Absent from the meeting was Commissioner Jerry Welch. Staff members present were Director of Planning and Zoning Ryan Miller, Planner Bethany Ross, Planner Henry Lee, City Engineer Amy Williams, Assistant City Engineer Jonathan Browning and Civil Engineer Sarah Johnston. Absent from the meeting was Planning Technician Angelica Guevara.**

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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; there being no one
30 indicating such, Chairman Thomas closed the open forum.**

31
32 IV. CONSENT AGENDA

33
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)
35 and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

36
37 2. SP2023-005 (HENRY LEE)

38 Discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Joanne Vockovic of the Pregnancy Resource Center for the
39 approval of an Amended Site Plan for an office building on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Addition, City of Rockwall,
40 Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay
41 (SOV) District, addressed as 1010 Ridge Road, and take any action necessary.

42
43 **Commissioner Conway made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by a vote of 6-0.**

44
45 V. PUBLIC HEARING ITEMS

46
47 *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
48 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
49 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
50 to three (3) minutes out of respect for the time of other citizens.*

51
52 3. Z2023-008 (RYAN MILLER)

53 Hold a public hearing to discuss and consider a request by Brad Helmer on behalf of Heritage Christian Academy for the approval of a Specific Use Permit
54 (SUP) allowing existing temporary educational buildings on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of
55 Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S.
56 Goliad Street [SH-205], situated within the SH-205 Overlay (SH-205 OV) District, and take any action necessary.

57
58 **Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the request. The applicant is requesting the extension of three (3)
59 temporary educational buildings to be used for a period of one year. Staff did add the ability for the applicant to add an additional year to that to
60 allow them some flexibility when accounting for enrollment. The applicant has stated that the purpose of this request is due to the current enrollment.
61 Director Miller advised that staff sent out 39 notices to property owners and occupants within 500-feet of the subject property. Staff has received 4
62 notices from 1 property owner in favor of the applicant's request.**

63
64 **Brad Helmer**

133 Ross advised that staff sent out 69 notices to property owners and occupants within 500-feet of the subject property as well as HOAs within 1,500-
134 feet of the subject property. Staff has since received 2 responses in favor and 1 response in opposition of the applicant's request.

135
136 Patra Phillips
137 1604 Montclair Drive
138 Rockwall, TX 75087

139
140 Mrs. Phillips came forward and was prepared to answer questions.

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

144
145 Commissioner Llewellyn made a motion to approve item Z2023-010. Commissioner Conway seconded the motion which passed by a vote of 6-0.

146
147 Chairman Thomas advised that this item will go before the City Council on March 20, 2023.

148
149 7. Z2023-012 (HENRY LEE)

150 Hold a public hearing to discuss and consider a request by Timothy S. and Susan M. Mack for the approval of a Specific Use Permit (SUP) to allow a *Detached*
151 *Garage* on a one (1) acre parcel of land identified as all of Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned
152 Single-Family 16 (SF-16) District, addressed as 2333 Saddlebrook Lane, and take any action necessary.

153
154 Planner Henry Lee provided s brief summary in regard to the request. The applicant is requesting a SUP for a detached garage that exceeds the
155 maximum permissible size. Other than that, they do meet all of the density and dimensional requirements. Planner Lee advised that staff sent out 19
156 notices to property owners and occupants within 500-feet of the subject property as well as HOAs within 1,500-feet of the subject property. Staff has
157 since received 1 response in favor of the applicant's request.

158
159 Timothy Mack
160 2333 Saddlebrook Lane
161 Rockwall, TX 75087

162
163 Mr. Mack came forward and was prepared to answer questions.

164
165 Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating
166 such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.

167
168 Chairman Thomas made a motion to approve item Z2023-012. Commissioner Hustings seconded the motion which passed by a vote of 6-0.

169
170 Chairman Thomas advised that this item will go before the City Council on March 20, 2023.

171
172 8. Z2023-013 (BETHANY ROSS)

173 Hold a public hearing to discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Specific Use Permit (SUP) for *Residential*
174 *Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 837A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall
175 County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 118 Blanche Drive, and take any action
176 necessary.

177
178 Planner Bethany Ross provided s brief summary in regard to the request. The proposed single-family home does meet all of the zoning requirements
179 except for the garage orientation. Planner Ross advised that staff sent out 92 notices to property owners and occupants within 500-feet of the subject
180 property as well as HOAs within 1,500-feet of the subject property. Staff has since received 1 response in favor and 1 response in opposition of the
181 applicant's request.

182
183 Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating
184 such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.

185
186 Commissioner Conway made a motion to approve item Z2023-013. Commissioner Llewellyn seconded the motion which passed by a vote of 6-0.

187
188 Chairman Thomas advised that this item will go before the City Council on March 20, 2023.

189
190 VI. ACTION ITEMS

191
192 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
193 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*

194
195 9. SP2023-006 (HENRY LEE)

196 Discuss and consider a request by Dylan Adame of Kimley-Horn and Associates, Inc. on behalf of Grayson Hughes of Stream 1515 Corporate Crossing, LP for
197 the approval of an Amended Site Plan for a *warehouse/distribution center facility* on a 43.237-acre parcel of land identified as Lot 1, Block A, Stream 549
198 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of
199 the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

200 **Planner Henry Lee provided a brief summary in regard to the request. He advised that there was a site plan that had been previously approved by**
201 **the Commission but there is a new tenant making minor changes to the site plan such as storage areas and silos. However, the applicant will be**
202 **requesting a variance to the outside storage area screening requirements.**
203

204 **Dylan Adame**
205 **13455 Noel Road**
206 **Dallas, TX 75240**
207

208 **Mr. Adame came forward and provided additional details in regard to the request.**
209

210 **Vice-Chairman Deckard made a motion to approve item SP2023-006. Commissioner Hustings seconded the motion which passed by a vote of 6-0.**
211

212 **10. SP2023-007 (HENRY LEE)**

213 Discuss and consider a request by Dan Whalen II of BradStone Design Group on behalf of John McKinney and Michael Daul of M & J Ranch Trail Holdings,
214 LLC for the approval of a Site Plan for an *office building* on a 1.798-acre parcel of land identified as a portion of Lot 18 & 19 of the Rainbo Acres Addition, City
215 of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of County Line Road and
216 Ranch Trail, and take any action necessary.
217

218 **Planner Henry Lee provided a brief summary in regard to the request. The applicant is proposing an office building at the property and some changes**
219 **have been made since the work session. Planner Lee advised that the applicant is also requesting a variance for the building articulation standards**
220 **but, otherwise, it meets all of the density and dimensional requirements.**
221

222 **Dan Whalen**
223 **201 Center Street**
224 **Forney, TX 75129**
225

226 **Mr. Whalen came forward and was prepared to answer questions.**
227

228 **Commissioner Hustings made a motion to approve item SP2023-007. Commissioner Womble seconded the motion which passed by a vote of 6-0.**
229

230 **11. SP2023-008 (HENRY LEE)**

231 Discuss and consider a request by Asher Hamilton on behalf of RIV Properties, Alvin Moton Jr., James Moton, Terra Moton, Debra Heard, Beulah Robertson,
232 Tony Moton, and Kathy Moton for the approval of a Site Plan for a 176-unit *condominium building* on a 3.59-acre tract of land identified as Lots 1 & 2, Block 1;
233 Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2,
234 Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the
235 Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and
236 Summer Lee Drive, and take any action necessary.
237

238 **Planner Henry Lee provided a brief summary in regard to the request. The applicants are requesting approval of a site plan for a 176-unit condominium**
239 **building. The applicants are requesting two variances along Summer Lee Drive to the landscaping standards. The ARB had made comments that**
240 **were addressed by the applicants so ARB did recommend approval of the site plan tonight. Planner Lee advised that other than that, the request**
241 **does meet all of the density and dimensional requirements.**
242

243 **Gabriela Blake**
244 **2701 Sunset Ridge Drive**
245 **Rockwall, TX 75032**
246

247 **Mrs. Blake came forward and was prepared to answer questions.**
248

249 **Vice-Chairman Deckard made a motion to approve item SP2023-008. Commissioner Hustings seconded the motion which passed by a vote of 5-0,**
250 **with Commissioner Womble recusing himself.**
251

252 **12. SP2023-009 (HENRY LEE)**

253 Discuss and consider a request by T. J. McDonald of Halff and Associations on behalf of Carolina Molina of Alvaplast US Development, LLC for the approval of
254 an Amended Site Plan for a *warehouse/manufacturing facility* on a 42.6034-acre parcel of land identified as a portion of Lot 2, Block 1, Indalloy Addition, City of
255 Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 501 Industrial Boulevard, and take any action necessary.
256

257 **Planner Henry Lee provided a brief summary in regards to the request. The ARB only had changes for the west elevations in regard to their stamped**
258 **patterns and the parapets. Planner Lee advised that the ARB did recommend approval for tonight.**
259

260 **TJ McDonald**
261 **5855 Arbor Hills Way**
262 **The Colony, TX 75056**
263

264 **Mr. McDonald came forward and provided additional details in regard to his request.**
265

266 **Commissioner Llewellyn made a motion to approve item SP2023-009. Commissioner Hustings seconded the motion which passed by a vote of 6-0.**
267

268 VII. DISCUSSION ITEMS

269

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

271

- 272 • P2023-002: Final Plat for the Quail Hollow Subdivision [APPROVED]

273

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

275

276 VIII. ADJOURNMENT

277

278 **Chairman Thomas adjourned the meeting at 6:46 pm.**

279

280 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 28th day of March

281 _____, 2023.

282

283

284

285

286


287

288

Attest:



Angelica Guevara, Planning Technician



Sedric Thomas, Chairman

