

# MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
JULY 25, 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.  
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## 7 I. CALL TO ORDER

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9 **Commissioner Welch called the meeting to order at 6:00 PM. Commissioners present were Ross Hustings, Kyle Thompson and Jean Conway. Absent**  
10 **from this meeting were Chairman Derek Deckard, Vice-Chairman John Womble and Commissioner Brian Llewellyn.**

## 11 II. APPOINTMENTS

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

14 **A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the architectural**  
15 **review board meeting.**

## 16 III. OPEN FORUM

17 *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*  
18 *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*  
19 *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*  
20 *Act.*

21 **Commissioner Welch explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time; there**  
22 **being no one indicating such, Commissioner Welch closed the open forum.**

## 23 IV. CONSENT AGENDA

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

26 2. Approval of minutes for the June 27, 2023 Planning and Zoning Commission meeting.

### 27 3. P2023-022 (BETHANY ROSS)

28 Consider a request by Jeff Carroll of Carroll Architects on behalf of Eric Borkenhagen of Kohl's for the approve of a Replat for Lots 8 & 9, Block A, Rockwall  
29 Market Center East Addition being a 7.383-acre parcel of land identified as Lot 7, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall  
30 County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 828 Rochell Court, and take any action  
31 necessary.

32 **Commissioner Conway made a motion to approve the Consent Agenda. Commissioner Hustings seconded the motion which passed by a vote of 4-**  
33 **0.**

## 34 V. PUBLIC HEARING ITEMS

35 *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*  
36 *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*  
37 *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*  
38 *to three (3) minutes out of respect for the time of other citizens.*

### 39 4. Z2023-031 (ANGELICA GUEVARA)

40 Hold a public hearing to discuss and consider a request by Manuel Tijerina for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established  
41 Subdivision for the purpose of constructing a single-family home on a 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City  
42 of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary.

43 **Planning Technician Angelica Guevara provided a brief summary in regards to the request. At the last meeting, the applicant agreed to table this**  
44 **case so they could try to make changes from a two-story home to a one-story home. Since then they have indicated that it's not feasible for them to**  
45 **make those changes and they want to keep the original plans of building a two-story home. The applicant is requesting approval for a Specific Use**  
46 **Permit (SUP) for Residential Infill in an Established Subdivision. The Established Subdivision being the Highridge Estates, which has been in an**  
47 **existence since 1972, consists of 99 residential lots and more then 90% developed. Staff would like to note that the proposed home meets all of the**  
48 **density and dimensional requirements for the zoning district and that there are also two (2) other two-story homes on the first two lots of the same**  
49 **street. Therefore, the proposed home would be similar to the surrounding area. However, approval of a Specific Use Permit (SUP) is a discretionary**

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Planner Henry Lee provided a brief summary in regards to the request. Staff was notified by Neighborhood Improvement Services (NIS) about a complaint concerning outside storage being done on the property. Neighborhood Improvement Services checked the property and found outside storage as well as a wood fence that was built without a permit. Staff should note that the wood fencing used on the fence is not permitted in a Commercial (C) District. Planner Lee advised that it appeared the fence was put in place to screen the outside storage. The NIS department informed them that the outside storage would need to be removed and they could either remove the fence or apply for a special exception to allow it to remain or replace with a different type of fence. Therefore, the applicants are requesting approval of an exception to the fencing material requirements to allow the wood fence to remain. In addition, they are also requesting to add an opaque metal gate.

Jared Wickard  
4607 County Road 2648  
Royse City, TX 75189

Mr. Wickard came forward and provided additional details in regards to the request.

After some discussion, Commissioner Conway made a motion to deny MIS2023-009. Commissioner Hustings seconded the motion to deny which passed by a vote 4-0.

7. SP2023-023 (HENRY LEE)

Discuss and consider a request by Frank A. Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn Country Electric Cooperative for the approval of an *Amended Site Plan* for an Industrial Campus on a 99.849-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 950 & 980 Sids Road, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. Late last year, the applicant came forward and got a site plan approved by the Planning and Zoning Commission for three (3) additional buildings on the property. The front building, Building D, along Sids Road had numerous variances and exceptions on this project. One of their compensatory measures were increased architectural elements on the building. However, when reaching the Building Permit process, the architectural element had been removed and they were told to go back and get an amended site plan.

Frank Polma  
618 Main Street  
Garland, TX 75040

Mr. Polma came forward and provided additional details in regards to the request.

Commissioner Welch asked if there were compensatory measures.

Commissioner Hustings made a motion to approve SP2023-023 with staff recommendations. Commissioner Conway seconded the motion which passed by a vote of 4-0.

VII. DISCUSSION ITEMS

*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 August 15, 2023.*

8. Z2023-033 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Dennis and Melissa Cain for the approval of a *Specific Use Permit (SUP)* for Residential Infill Adjacent to an *Established Subdivision* for the purpose of allowing the construction of a single-family home on a 12.00-acre tract of land identified as Tracts 8-01 & 8-02 of the W. T. DeWeese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 803 Dalton Road, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regards to the request. The proposed home at 803 Dalton Road meets all of the density and dimensional requirements with the exception of a couple of roof pitches that need to be corrected.

Commissioner Welch advised this item will come back before the Commission on August 15, 2023 for discussion or action.

9. Z2023-034 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Dakota, Claire, Austen, and Sara Brewer for the approval of a *Zoning Change* from a Single-Family Estate 4.0 (SFE-4.0) District to a Single-Family 1.5 (SFE-1.5) District for a 5.24-acre tract of land identified as a Tract 4-2 of the W. W. Ford Survey, Abstract No. 80 and a 2.41-acre portion of Tract 4-06 of the W.W. Ford Survey, Abstract 80, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 626 Cullins Road, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the request. The original owners are wanting to combine the two (2) lots and rezone the lot from AG to SFE-4.0. However, the current applicant has decided to divide the two (2) lots into three (3) lots and rezone the property to SFE-1.5. Before doing so, the applicant needed to request a variance to allow an increase in the lot depth from 250-feet to 208-feet. This variance was

201 approved by the Board of Adjustments on July 13, 2023. The intended outcome for this applicant is to build two (2) houses on the proposed vacant  
202 lots.

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204 Commissioner Welch advised this item will come back before the Commission on August 15, 2023 for discussion or action.  
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206 10. Z2023-035 (HENRY LEE)

207 Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-  
208 Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) amending Ordinance No. 22-52 [S-287] for a Golf Driving Range on an 7.955-acre tract  
209 of land being portions of a larger 18.131-acre tract of land and a 12.868-acre tract of land identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No.  
210 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near  
211 the terminus of Fit Sport Life Boulevard, and take any action necessary.

212  
213 Planner Henry Lee provided a brief summary in regards to the request. The applicant is coming forward to amend their SUP that was approved last  
214 year. However, they have changes to their site design so they are needing to update their concept plan. The applicants have also added an outdoor  
215 commercial use as well to the concept plan.  
216

217 Renee Ward  
218 2201 E. Lamar Boulevard  
219 Arlington, TX 76006  
220

221 Mrs. Ward came forward and provided additional details in regard to the request.  
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223 Commissioner Welch advised this item will come back before the Commission on August 15, 2023 for discussion or action.  
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225 11. Z2023-036 (BETHANY ROSS)

226 Hold a public hearing to discuss and consider a request by Richard Expo on behalf of Ryszard Waszczuk for the approval of a Specific Use Permit (SUP) for  
227 a Carport that does not meet the minimum requirements on an 0.3492-acre parcel of land identified as Lot 7, Block A, Solar Village Addition, City of Rockwall,  
228 Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 820 E. Heath Street, and take any action necessary.  
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230 Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting approval of a SUP for a carport that does not  
231 meet the minimum setback of 20-feet behind the front facade. The proposed carport is also 124 SF larger than what is allowed in a Single-Family 7  
232 (SF-7) District.  
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234 Commissioner Welch advised this item will come back before the Commission on August 15, 2023 for discussion or action.  
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236 12. Z2023-037 (ANGELICA GUEVARA)

237 Hold a public hearing to discuss and consider a request by James and Mary Blocker for the approval of a Specific Use Permit (SUP) for an Accessory Building  
238 on a 0.1199-acre parcel of land identified as Lot 8, Block A, Newport Place Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development  
239 District 19 (PD-19), addressed as 1796 Mystic Street, and take any action necessary.  
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241 Planning Technician Angelica Guevara advised that her applicant was present.  
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243 Mary Blocker  
244 1796 Mystic Street  
245 Rockwall, TX 75032  
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247 Mrs. Blocker came forward and provided additional details in regards to the request.  
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249 Director of Planning and Zoning Ryan Miller advised that the proposed accessory structure meets all the setback requirements for the district. The  
250 subject property is a zero lot-line property that will only allow a 10' x 10' accessory structure as opposed to what is normally permitted which is a  
251 12' x 12' accessory structure.  
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253 Commissioner Welch advised this item will come back before the Commission on August 15, 2023 for discussion or action.  
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255 13. SP2023-022 (BETHANY ROSS)

256 Discuss and consider a request by Hind Saad of RSG Engineering on behalf of Roy Bhavi of FlexSpace Business Parks, LLC for the approval of a Site Plan  
257 for a warehouse/office development on a 6.17-acre tract of land identified as Tract 2-01 of the D. Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall  
258 County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action  
259 necessary.  
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261 Planner Bethany Ross provided a brief summary in regards to the request. Staff is currently working thru comments with the applicant but has  
262 identified three (3) exceptions that are typical of Light Industrial (LI) buildings. These exceptions include 20% stone, exception to the 90% masonry,  
263 exception to the parapets, and an exception for the screening of the loading docks for Buildings 6 and 7. This exception is being requested due to  
264 the inability to place screening plans within the Airport Overlay zone.  
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266 Jeff Carroll  
267 750 E. Interstate 30  
268 Rockwall, TX 75032

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Mr. Carroll came forward and provided additional details in regards to the request.

Director of Planning and Zoning Ryan Miller went over the concerns expressed by the Architectural Review Board.

Commissioner Welch advised this item will come back before the Commission on August 15, 2023 for discussion or action.

14. SP2023-024 (HENRY LEE)

Discuss and consider a request by David Lindsay of Tri-Tex Construction Inc. for the approval of a *Site Plan* for an *office building* on a 1.50-acre tract of land identified as Tract 8-3 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 955 Sids Road, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a site plan for an office building at 955 Sids Road. The ARB looked at the elevations for this project and were looking for the stone wainscot to wrap around the sides. He explained that staff has only identified variances for articulation in terms of the wall length and staff is still working thru comments with the applicant.

David Lindsey  
1105 Amber Way  
Rockwall TX, 75087

Mr. Lindsey came forward can provided additional details in regards to the request.

Commissioner Welch advised this item will come back before the Commission on August 15, 2023 for discussion or action.

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

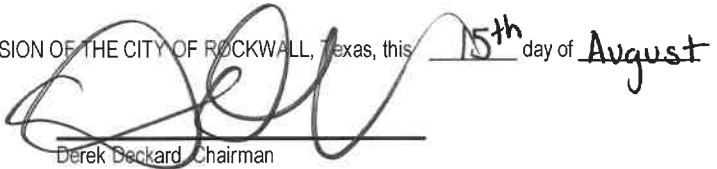
- P2023-015: Final Plat for Lot 1, Block A, Rochell Elementary School Addition (APPROVED)
- P2023-016: Master Plat for the Peachtree Meadows Subdivision (APPROVED)
- P2023-017: Preliminary Plat for the Peachtree Meadows Subdivision (APPROVED)
- P2023-018: Final Plat for Lots 1-3, Block A, REC Campus Addition (APPROVED)
- P2023-019: Replat for Phase 2 of the Somerset Pak Subdivision (APPROVED)
- P2023-020: Replat for Lot 22, Block A, Rainbo Acres Addition (APPROVED)
- MIS2023-008: Special Exception for 327 Nicole Drive (DENIED)
- Z2023-024: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 311 Valiant Drive (1<sup>ST</sup> READING; DENIED)
- Z2023-025: Specific Use Permit (SUP) for an Accessory Building at 3065 Winecup Lane (2<sup>ND</sup> READING; APPROVED)
- Z2023-026: Zoning Change from Agricultural (AG) District to a Single-Family 16 (SF-16) District for 2065 Airport Road (APPROVED; 2<sup>ND</sup> READING)
- Z2023-027: Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision for 110 Mischief Lane (APPROVED; 2<sup>ND</sup> READING)
- Z2023-028: Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision at 481 Blanche Drive (APPROVED; 2<sup>ND</sup> READING)
- Z2023-029: Zoning Amendment to Planned Development District 8 (PD-8) (APPROVED; 1<sup>ST</sup> READING)
- Z2023-030: Zoning Change from Agricultural (AG) District to a Light Industrial (LI) District for 1780 Airport Road (APPROVED; 2<sup>ND</sup> READING)
- Z2023-031: Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision at 709 Forest Trace (NEW PUBLIC HEARING DATE ANNOUNCED)
- Z2023-032: Specific Use Permit (SUP) for the expansion of an Existing Motor Vehicle Dealership at 1540 E. IH-30 (REMANDED BACK TO THE PLANNING AND ZONING COMMISSION)

VIII.ADJOURNMENT

Commissioner Welch adjourned the meeting at 7:16 PM.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 15<sup>th</sup> day of August

\_\_\_\_\_, 2023.

  
Derek Deckard, Chairman

Attest:   
Melanie Zavala, Planning Coordinator