

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JANUARY 30, 2024 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 Deckard called the meeting to order at 6:00 PM. Commissioners present were Dr Jean Conway, Jay Odom, Kyle Thompson, Ross Hustings and Brian Llewelyn. Commissioners absent were Vice-Chairman John Womble. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams, Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn Price. Absent from the meeting was Planner Bethany Ross.**
11
12
13

14 II. OPEN FORUM

15
16 *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.*
18
19
20

21 **Chairman Deckard explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being no one indicating such, Chairman Deckard closed the open forum.**
22
23

24 III. CONSENT AGENDA

25
26 *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.*
27
28

29 1. Approval of minutes for the January 9, 2024 Planning and Zoning Commission meeting.

30 2. P2024-004 (HENRY LEE)

31 Consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Replat for
32 Lots 14-18, Block A, Creekside Commons Addition being a 16.719-acre tract of land identified as Lots 2-6, Block A, Creekside Commons Addition, City of
33 Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the
34 intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.
35
36

37 **Commissioner Conway made a motion to approve Consent Agenda. Commissioner Husting's seconded the motion which passed by a vote of 6-0.**
38

39 IV. DISCUSSION ITEMS

40
41 *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 February 13, 2024.*
43
44
45

46 3. Z2024-001 (RYAN MILLER)

47 Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District 2 (PD-2) [Ordinance No. 's 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46] for the purpose of consolidating the regulating ordinances for a 171.135-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; W. Blevins Survey, Abstract No. 9; and, E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), generally located north of IH-30 and west of Ridge Road [FM-740], and take any action necessary.
51
52

53 **Director of Planning and Zoning Ryan Miller Provided a brief summary in regards to the request. In June of 2023 the City of Rockwall began the process of amending older Planned Development Districts. The purpose of this is to make the documents easier to read. In older Planned Development Districts, it contained multiple regulating ordinances that would stack on top of each other. As they write these new ordinances they usually amend sections of the previous ordinance and if you don't understand the timing and intent of each of the ordinance it can be difficult to understand how that Planned Development District is intended to regulate that certain area. The added effect would be they are trying to make zoning ordinances easier for external customers to interpret. They recently did this with Planned Development District 3 (PD-3) and Planned Development District 8 (PD-8). The new Planned Development that staff is working on would be Planned Development District 2 (PD-2) known as Turtle Cove and Lakeside Village Subdivision. The original ordinance was adopted prior to 1972. Currently there is 56 pages of development regulations with 11 regulating ordinances. There is also about 50 development cases associated with this. Staffs intent is to take all of the ordinance's and regulations and make it into an easier to read document. Since staff is writing a consolidated ordinance we are required to go through the Zoning process.**
58
59
60
61
62
63

64 **Chairman Deckard advised that this item will go before the commission for discussion or action on February 13, 2024.**

65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132

4. Z2024-002 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital, LLC for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.22-acre parcel of land identified as Lot C, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regards to the request. The applicant is requesting approval of a guest quarters/ secondary living unit. As of now the request does meet all of the requirements for a guest quarters/ secondary living unit for that zoning district.

Chairman Deckard asked if it meets all the requirements.

Chairman Deckard advised that this item will go before the commission for discussion or action on February 13, 2024.

5. Z2024-003 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Michael Twichell of Michael F. Twichell, LP on behalf of Jim Duggan of NEC John King & 552, LP for the approval of a *Zoning Change* and *PD Development Plan* amending Planned Development District 74 (PD-74) [*Ordinance No. 17-60*] being a 17.3750-acre portion of a larger 405.184-acre Planned Development District situated within the J. Strickland Survey, Abstract No. 187; T. R. Bailey Survey, Abstract No. 30; and, J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (BY-OV) District, generally located at the northeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. This is part of the Breezy Hill subdivision. It was originally a 60-acre tract, however, the developer amended that to change portions of that 60 acres into single-family houses that surround the current tract. They did so the first time which brought it down to 33 acres and ultimately its at the 17 acres that it is today. It is under PD-74 that allows for limited general retail use. There's a small list of prohibited uses and it also adds the ability to build a grocery store greater than 40,000 sq. ft. The applicant is requesting to bring in a Planned Development plan. The reason this is going through a zoning change, the applicant would like to add mini-warehouses. They amended the ordinance and increased the prohibited uses on the property. There will be a 30- foot landscape buffer that runs adjacent to the residential property and that's in addition to the landscape buffer that was provided with the residential subdivisions that back up to the areas. Currently on the 30-foot on the residential side there are cedar trees that run along that area, the applicant will actually be required to add 3-tiered screening and a berm. Since this is a zoning case staff had to notify property owners and occupants within 500-feet of the subject property.

Michael Twichell
3624 Oak Lawn Avenue
Suite 320
Dallas, TX 75219

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

Chairman Deckard asked about the use of land prior to the change, what on the map would not be allowed use in existing configuration.

Chairman Deckard advised that this item will go before the commission for discussion or action on February 13, 2024.

6. Z2024-004 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Zach Butler for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building and Carport* on a one (1) acre parcel of land identified as Lot 9 of the Northcrest Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 9 Crestview Circle, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting to allow the existing un permitted detached garage and proposed carport. This case came from Neighborhood Improvement Services. There have been a lot of improvements to the property since it has been purchased that has been done without permits. The detached garage and the addition have all been done unpermitted the only portion that has not been completed yet is the carport.

Zach Butler
9 Crestview Circle
Rockwall, TX 75087

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

Chairman Deckard advised that this item will go before the commission for discussion or action on February 13, 2024.

7. Z2024-005 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Anthony Loeffel of Kimley-Horn on behalf of Ronald P. Berlin of Rockwall 549/I-30 Partners, LP and Conveyor I30 Partners, LP for the approval of a *Zoning Change* from a Commercial (C) District to a Planned Development District for Commercial (C) District land uses on a 66.057-acre tract of land identified as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road and the IH-30 Frontage Road, and take any action necessary.

133
134 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The Planned Development establishes intent for the
135 two areas. In area A the intent is for a single user. It would just have to meet the zoning requirements they have established in that development
136 district. Area B is more open. It is a much larger area therefore they're requesting commercial district land use. They have also outlined a whole list
137 of prohibited uses. The reason staff asked them to do that is to meet the intent of the 30 Corridor Plan and the Comprehensive Plan. The one use
138 they're adding is condominiums. There's two different type of condominiums proposed in this. One would be a 250 unit wrap project. They don't
139 have the exact concept plan today therefore they would have to go through the zoning process and coming back with design details with the Planning
140 and Zoning Commission in the future. Area A would be a simple site plan since it would be prescribing to the commercial uses. In area A they are
141 looking for a 75-foot height requirement. They are also requesting special signage requirements. In regards to area B they did tie it into the overlay
142 district standards.

143
144 Ryan Schott
145 5000 Worth St
146 Dallas, TX 75214

147
148 Mr. Schott came forward and provided additional details in regards to the request.

149
150 Anthony Loeffel
151 400 N. Oklahoma Dr
152 Suite 105
153 Celina, TX 75009

154
155 Mr. Loeffel came forward and provided additional details in regards to the request.

156
157 Chairman Deckard asked what the zoning is behind area B.

158
159 Commissioner Llewelyn asked if Condos are by right in that area.

160
161 Director of Planning and Zoning Ryan Miller explained the future land use study.

162
163 Michael Ablon
164 8222 Douglas Ave
165 Dallas, TX 75225

166
167 Mr. Ablon came forward and provided additional details in regards to the request.

168
169 Commissioner Llewelyn asked how many apartments are in the special corridor by I-30.

170
171 Chairman Deckard advised that this item will go before the commission for discussion or action on February 13, 2024.

172
173 8. P2024-001 (HENRY LEE)

174 Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a *Final*
175 *Plat* for Phase 1 of the Peachtree Meadows Subdivision consisting of 148 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the
176 J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*]
177 for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and
178 take any action necessary.

179
180 Senior Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a final plat for Phase 1 of Peachtree
181 Meadows. This will be going to parks board on February 6, 2024.

182
183 Chairman Deckard advised that this item will go before the commission for discussion or action on February 13, 2024.

184
185 9. P2024-002 (ANGELICA GUEVARA)

186 Discuss and consider a request by Robert Cruse for the approval of a *Final Plat* for Lots 1 & 2, Block A, Cruse Addition being a 0.2410-acre tract of land identified
187 as Lot 5, Block F, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 12 (PD-12) [*Ordinance No. 06-46*], located
188 at the northeast corner of S. Alamo Street and W. Ross Street, and take any action necessary.

189
190 Planning Technician Angelica Guevara provided a brief summary in regards to the request. This will be going to Parks Board on February 6, 2024.

191
192 Chairman Deckard advised that this item will go before the commission for discussion or action on February 13, 2024.

193
194 10. P2024-003 (HENRY LEE)

195 Discuss and consider a request by Chuck Lamping of Engineering Concepts & Design, LP on behalf of Clint Vincent of Bloomfield Homes, LP for the approval
196 of a *Preliminary Plat* for Phase 2 of the Terracina Estates Subdivision consisting of 94 single-family residential lots on a 31.331-acre tract of land identified as
197 Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 82 (PD-82) [*Ordinance*
198 *No. 18-08*] for Single-Family 10 (SF-10) District land uses, generally located at the terminus of Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive, and
199 take any action necessary.

201 Senior Planner Henry Lee provided a brief summary in regards to the request. This will be going to Parks Board on February 6, 2024.

202

203 Chairman Deckard advised that this item will go before the commission for discussion or action on February 13, 2024.

204

20511. SP2024-001 (HENRY LEE)

206 Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Site
207 Plan for Phase 1 of the Peachtree Meadows Subdivision consisting of 148 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the
208 J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*]
209 for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and
210 take any action necessary.

211

212 Senior Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a site plan for Peachtree phase 1. It's in
213 concurrence with their final plat. At this time, it appears they're going to meet the standards. Staff is still working through comments with them.

214

215 Chairman Deckard advised that this item will go before the commission for discussion or action on February 13, 2024.

216

21712. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).

218

- 219 • Z2023-054: Specific Use Permit (SUP) for an *Event Hall/Banquet Facility* at 303 E. Rusk Street (1ST READING; APPROVED)
- 220 • Z2023-055: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 3601 Highpoint Drive (1ST READING; APPROVED)
- 221 • Z2023-056: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 295 Harborview Drive (1ST READING; APPROVED)

222

223 V. ADJOURNMENT

224

225 Chairman Deckard adjourned the meeting at 6:49PM

226

227 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 13th day of February
228 _____, 2024.

229

230

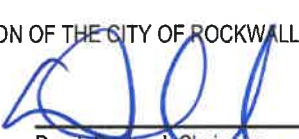
231

232

233

234

235



Derek Deckard, Chairman

Attest: 

Melanie Zavala, Planning Coordinator