

MINUTES

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
FEBRUARY 13, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **NOTES:**[1]ADDITIONAL CASE INFORMATION CAN BE FOUND AT [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases),
3 AND [2] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC
4 USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

5 I. CALL TO ORDER

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8 **Chairman Deckard called the meeting to order at 6:00 PM. Commissioners present were Vice-Chairman John Womble, Dr Jean Conway, Jay Odom and Brian Llewelyn. Commissioners absent were Ross Hustings and Kyle Thompson. 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.**

12 II. OPEN FORUM

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15 *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.*

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20 **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.**

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23 **Ryan Joyce**
24 **767 Justin Rd**
25 **Rockwall, TX**

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27 **Mr. Joyce came forward and announced Rockwall County 4-H happening on March 23rd and March 24th.**

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29 **Chairman Deckard 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.**

31 III. CONSENT AGENDA

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

35 1. Approval of minutes for the January 30, 2024 Planning and Zoning Commission meeting.

36 2. P2024-001 (HENRY LEE)

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39 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 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 J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] 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 take any action necessary.

40 3. P2024-002 (ANGELICA GUEVARA)

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42 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 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 at the northeast corner of S. Alamo Street and W. Ross Street, and take any action necessary.

43 4. P2024-003 (HENRY LEE)

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46 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 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 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 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 take any action necessary.

47 5. SP2024-001 (HENRY LEE)

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49 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 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 J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] 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 take any action necessary.

34 Vice-Chairman Womble made a motion to approve Consent Agenda. Commissioner Conway seconded the motion which passed by a vote of 5-0.
35 With commissioner Thompson and Commissioner Hustings absent.

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37 IV. PUBLIC HEARING ITEMS

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39 *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*
40 *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*
41 *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*
42 *to three (3) minutes out of respect for the time of other citizens.*

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6. Z2024-001 (RYAN MILLER)
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.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. As of June, of last year City Council directed staff to begin the process of writing consolidating ordinances for the City's older planned development districts. The Planned Development Districts staff are looking at are the ones that have multiple ordinances. Through the years the process for amending these ordinances would be too stack on top of one another. The reason behind this is to write one consolidating ordinance that can be easier to understand and read. Planned Development District 2 (PD-2) originally established prior to 1972. Currently has 11 regulating ordinances with 56 pages of regulations. There is also a number of development cases associated with this. It can be broken up into four (4) different areas. That being two (2) areas of Turtle Cove and three (3) areas of Lakeside Village Subdivision. The new ordinance takes the 11 regulating ordinances and 56 pages and summarizes it into as couple pages. It also provides charts making it easier to understand what the zoning requirements are. This being a zoning case staff had to mail out notices to property owners and occupants within 500 feet of the subject property. As of right now staff has received seven (7) notices. Five (5) were in favor and two (2) were opposed.

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

Commissioner Odom made a motion to approve Z2024-001. Vice-Chairman Womble seconded the motion which passed by a vote of 5-0.

7. 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 an approval of a Specific Use Permit (SUP) to construct a 591.5 SF guest quarters/ secondary living unit on the subject property. The proposed structure will be clad in Hardie board, have a composite shingle roof, and be situated on a concrete foundation. According to the UDC, the structure must be ancillary to a single-family home, the square footage shall not exceed 30% of the primary structure, and structure may not be sold or conveyed separately from the single-family home. In this case, the applicant is permitted by right an 813.60 SF guest quarters/secondary living unit. With that being said the applicant is requesting a 591.5 SF guest quarters/ secondary living unit, which represents 21.81% of the primary structure. This is approximately 8.19% less than what is allowed by right. The proposed building meets all the requirements for a guest quarters/ secondary living unit. On January 23, 2024 staff mailed out 67 notices to property owners and occupants within 500-feet of the subject property. At this time staff has received one (1) notice in favor of the request.

Ruben Fragoso
1321 Crescent Cove Dr
Rockwall, TX 75087

Mr. Fragoso came forward and provided additional details in regards to his request.

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

Vice-Chairman Womble made a motion to approve Z2024-002. Commissioner Llewelyn seconded the motion which passed by a vote of 5-0.

8. 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.

132 Chairman Deckard advised that the applicant has requested to postpone to the March 12th meeting.

133
134 Chairman Deckard brought the item back for commission for discussion or action.

135
136 Commissioner Llewelyn made a motion to approve the request to table case Z2024-003. Commissioner Odom seconded the motion which passed
137 by a vote of 5-0.

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139 **9. Z2024-004 (HENRY LEE)**

140 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
141 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
142 (SF-16) District, addressed as 9 Crestview Circle, and take any action necessary.

143
144 Senior Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a Specific Use permit (SUP) for an
145 accessory building and carport. The applicant had started construction without obtaining building permits. A stop work order was issued on
146 December 6, 2023. On December 14th the property owner had applied for the residential building permit for these improvements, however on
147 December 15th staff did do a follow up and noticed that work had continued on the property. On January 16th the work appeared to be completed
148 from the areal and there was still equipment on the rear yard of the property. On January 19, 2024 the applicant did apply for their Specific Use Permit
149 (SUP). If this case gets approved the applicant will have to submit building permits within 90 days of the SUP approval. Staff did mail out 17 notices
150 to property owners and occupants within 500 feet of the subject property. Staff has received three (3) notices in favor at this time.

151
152 Chairman Deckard asked how it would be able to get inspected.

153
154 Zach Butler
155 9 Crestview Circle
156 Rockwall, TX 75087

157
158 Mr. Butler came forward and provided additional details in regards to the request.

159
160 Chairman Deckard opened the public hearing and asked if anyone who wished to speak to come forward at this time, there being no one indicating
161 such, Chairman Deckard closed the public hearing and brought the item back for commission for discussion or action.

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163 Commissioner Llewelyn made a motion to approve Z2024-004. Chairman Deckard seconded the motion which passed by a vote of 4-1.

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165 **10. Z2024-005 (RYAN MILLER) [THE APPLICANT IS REQUESTING TO WITHDRAW THIS CASE]**

166 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
167 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)
168 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
169 Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest
170 corner of Stodghill Road and the IH-30 Frontage Road, and take any action necessary.

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172 Chairman Deckard advised that the applicant has requested to withdraw the case.

173
174 Vice-Chairman Womble made a motion to approve the request to withdraw case Z2024-005. Commissioner Conway seconded the motion which
175 passed by a vote of 5-0.

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177 V. DISCUSSION ITEMS

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

- 180
181 • P2024-004: Replat for Lots 14-18, Block A, Creekside Commons Addition (APPROVED)

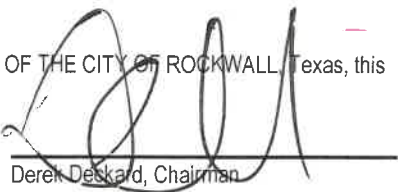
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183 Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.

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185 VI. ADJOURNMENT

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187 Chairman Deckard adjourned the meeting at 6:45PM

188
189 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 27th day of February
190 _____, 2024.

191
192 Attest: 


Derek Deckard, Chairman

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195
196 Melanie Zavala, Planning Coordinator

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