

MINUTES

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
OCTOBER 11, 2022 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 Jean Conway, Brian Llewelyn, Ross Hustings, and Jerry**
10 **Welch. Absent from the meeting were Commissioners John Womble and Derek Deckard. Staff members present were Director of Planning and Zoning**
11 **Ryan Miller, Planners Henry Lee and Bethany Ross, Planning Coordinator Angelica Guevara, City Engineer Amy Williams, Civil Engineer Sarah**
12 **Johnston, and Assistant City Engineer Jonathan Browning.**
13

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. Approval of minutes for the September 27, 2022 Planning and Zoning Commission meeting.
38

39 3. P2022-046 (BETHANY ROSS)

40 Discuss and consider a request by Robert Alexander for the approval of a Final Plat for Lots 1 & 2, Block A, Alexander Addition being a 5.0095-acre tract of land
41 identified as Tract 39-01 of the McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of
42 Rockwall, addressed as 2320 S. Munson Road, and take any action necessary.
43

44 4. P2022-047 (HENRY LEE)

45 Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a
46 Preliminary Plat for the Park Hills Subdivision consisting of 144 single-family residential lots on a 65.309-acre tract of land identified as the Oak Creek Subdivision;
47 Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall,
48 Rockwall County, Texas, zoned Planned Development District 97 (PD-97) [Ordinance No. 22-46] for Single-Family 8.4 (SF-8.4) District land uses, situated within
49 the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers
50 Park, and take any action necessary.
51

52 5. P2022-048 (HENRY LEE)

53 Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Master Plat for
54 the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey,
55 Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall
56 County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the
57 SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.
58

59 6. P2022-049 (HENRY LEE)

60 Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Preliminary Plat
61 for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones
62 Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall,

63 Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated
64 within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.
65

66 **Commissioner Welch made a motion to approve the consent agenda. Commissioner Conway seconded the motion which passed by a vote of 5-0.**
67

68 V. PUBLIC HEARING ITEMS
69

70 *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*
71 *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*
72 *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*
73 *to three (3) minutes out of respect for the time of other citizens.*
74

75 **7. Z2022-044 (RYAN MILLER)**

76 Hold a public hearing to discuss and consider approval of a Text Amendment to Article 02, *Development Review Authority*, of the Unified Development Code
77 (UDC) [*Ordinance No. 20-02*] and Article III, *Boards, Commissions, Committees*, of Chapter 2, *Administration*, of the Municipal Code of Ordinances, and take
78 any action necessary.
79

80 **Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The City Council directed staff to make changes to**
81 **the qualifications and requirements for members of the Historic Preservation Advisory Board. Specifically, they were looking to allow flexibility with**
82 **regard to membership. Staff sent out a 15-day notice which was posted in the Rockwall Herald Banner. Director Miller then advised that staff was**
83 **available to answer questions.**
84

85 **Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no indicating such,**
86 **Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.**
87

88 **Commissioner Welch made a motion to approve Z2022-044 with staff recommendations. Commissioner Llewelyn seconded the motion which passed**
89 **by a vote of 5-0.**
90

91 **Chairman Thomas advised this case will go before the City Council on October 17, 2022.**
92

93 **8. Z2022-045 (BETHANY ROSS)**

94 Hold a public hearing to discuss and consider a request by Tony Trammel for the approval of a Specific Use Permit (SUP) for *Solar Panels* exceeding 1,000 SF
95 of coverage on a residential home situated on a 0.1947-acre parcel of land identified as Lot 20, Block D, Lynden Park Estates Subdivision, Phase 3, City of
96 Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses, addressed as 125 Lanshire
97 Drive, and take any action necessary.
98

99 **Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting the approval of an SUP for 1,150 SF of solar**
100 **panels to be installed on the roof of the 3,522 SF single-family home. In this case, the proposed solar panels do exceed the allowable 1,000 SF by**
101 **150 SF. Staff mailed out 162 notices to property owners and occupants within 500-feet of the subject property. As of tonight, staff had received one**
102 **(1) notice back in favor of the applicant's request. Planner Ross advised that this was a discretionary decision for the City Council pending a**
103 **recommendation from the Planning and Zoning Commission.**
104

105 **Chairman Thomas asked if the HOA had any concerns regarding the request.**
106 **Commissioner Welch asked if there were any other homes permitted that exceeded the permitted amount.**
107

108 **Jason Trammell**
109 **708 N. Washington Street**
110 **Farmersville, TX 75442**
111

112 **He came forward and provided additional details in regard to the request.**
113

114 **Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no indicating such,**
115 **Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.**
116

117 **Commissioner Llewelyn made a motion to approve Z2022-045. Commissioner Hustings seconded the motion which passed by a vote of 5-0.**
118

119 **Chairman Thomas advised that this item will go before the City Council on October 17, 2022.**
120

121 **9. Z2022-046 (RYAN MILLER)**

122 Hold a public hearing to discuss and consider approval of a Text Amendment to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance*
123 *No. 20-02*], and take any action necessary.
124

125 **Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The City Council had previously heard a case**
126 **concerning a mini-warehouse facility. In 2019, at the direction of Council, staff went through and made the Planning and Zoning Commission the**
127 **approving body for all exceptions and variances in the City with City Council acting as an Appeals Board. However, there was one reference that**
128 **was not caught by staff in the process, along with other language, that needed clarification. Staff sent out a 15-day notice to the Rockwall Herald**
129 **Banner and Director Miller advised that staff was available for questions.**
130

131 Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no indicating such,
132 Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.
133

134 Commissioner Llewelyn made a motion to approve Z2022-046. Commissioner Conway seconded the motion which passed by a vote of 5-0.
135

136 Chairman Thomas advised that this item will go before the City Council on October 17, 2022.
137

138 VI. ACTION ITEMS
139

140 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
141 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*
142

143 10. SP2022-043 (BETHANY ROSS) **[WITHDRAWN BY APPLICANT]**

144 Discuss and consider a request by Paul Cragun of Cumulus Design on behalf of Campfire Shops, LLC for the approval of a Site Plan for a *Carwash, Restaurant,*
145 *and Commercial/Retail Shopping Center* on a 2.003-acre parcel of land identified Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall
146 County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated along the east side of White Hills Drive south of
147 Suncrest Drive, and take any action necessary.
148

149 Chairman Thomas advised that this item had been withdrawn by the applicant.
150

151 11. SP2022-045 (HENRY LEE) **[WITHDRAWN BY APPLICANT]**

152 Discuss and consider a request by Allen Anderson of Adlor Enterprises, LLC for the approval of a Site Plan for a *Restaurant* on a 1.1308-acre parcel of land
153 identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail
154 (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], and take any action necessary.
155

156 Chairman Thomas advised that this item had been withdrawn by the applicant.
157

158 12. SP2022-050 (HENRY LEE)

159 Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects on behalf of Brad Bacon of Bacon Property, LLC for the approval of an Amended Site
160 Plan for an existing *Office/Warehouse* facility on a 0.50-acre parcel of land identified as Lot 1, Block A, Bacon Addition, City of Rockwall, Rockwall County,
161 Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane, and take any action necessary.
162

163 Planner Henry Lee provided a brief summary in regard to the request. The applicant is requesting approval for an amended site plan for an existing
164 office/warehouse facility on the subject property. The applicant's request does generally conform to the General Commercial District standards, the
165 General Light Industrial District standards, and the General Overlay District standards with the exception of two (2) variances. The first is for the
166 secondary materials and the second one is for the articulation requirements. Planner Lee then advised that staff and the applicant were available to
167 answer questions.
168

169 Jeff Carroll
170 750 E. Interstate 30
171 Rockwall, TX 75087
172

173 Mr. Carroll came forward and provided additional details in regard to the request.
174

175 Commissioner Conway made a motion to approve SP2022-050 with ARB recommendations. Commissioner Llewelyn seconded the motion which
176 passed by a vote of 5-0.
177

178 13. SP2022-051 (HENRY LEE)

179 Discuss and consider a request by Terry Lee of A-1 Services on behalf of Don Rakow and Don Sryqley of S & A Systems, Inc. for the approval of an Amended
180 Site Plan for an existing *Office/Manufacturing* facility on a two (2) acre parcel of land identified as Lot 1, Block 1, Pott Shrigley Addition, City of Rockwall, Rockwall
181 County, Texas, zoned Planned Development District 43 (PD-43) for Commercial (C) District land uses, addressed as 922 Sids Road, and take any action
182 necessary.
183

184 Planner Henry Lee provided a brief summary in regard to the request. The applicant is requesting approval of an amended site plan for an addition
185 of an office/manufacturing facility on their subject property. The applicant's request does generally conform to the General Commercial District
186 standards; however, they are requesting four (4) exceptions. Staff did explain that the ARB had already recommended approval of the site plan at
187 the last Planning & Zoning meeting on September 27, 2022. Planner Lee then advised that the applicant and staff were present and available for
188 questions.
189

190 Don Rakow
191 1845 Oak Bend Drive
192 Rockwall, TX 75087
193

194 Mr. Rakow came forward and provided additional details in regard to the request.
195

196 Commissioner Welch made a motion to approve SP2022-051 with staff recommendations. Commissioner Llewelyn seconded the motion which
197 passed by a vote of 5-0.
198

199 14. **SP2022-052 (BETHANY ROSS)**

200 Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects on behalf of Susan Gamez of Everybody Massage for the approval of an *Amended Site*
201 *Plan* for an existing *Massage Therapist* facility on a 0.48-acre tract of land identified as Lot 1, Block A, Everybody Massage Addition, City of Rockwall, Rockwall
202 County, Texas, zoned Residential Office (RO) District, addressed as 2001 Ridge Road, and take any action necessary.

203
204 **Planner Bethany Ross provided a brief summary in regard to the request. The applicant is requesting the approval of an amended site plan to allow**
205 **the addition of 1,713 SF. The site plan meets all the requirements of the UDC with the exception of one (1) variance and two (2) exceptions. Staff**
206 **should note that approval of variances and exceptions are discretionary and require a super majority vote. Planner Ross explained that the applicant**
207 **and staff were present and available for questions.**

208
209 **Jeff Carroll**
210 **750 E. Interstate 30**
211 **Rockwall, TX 75087**

212
213 **Mr. Carroll came forward and provided additional details in regard to the request.**

214
215 **Commissioner Llewelyn made a motion to approve SP2022-052. Commissioner Conway seconded the motion which passed by a vote of 5-0.**

216
217 15. ***Director's Report*** of post City Council meeting outcomes for development cases (RYAN MILLER).

- 218
219 • P2022-050: Final Plat for Lots 1 & 2, Block A, Boys and Girls Club Addition [APPROVED]
220 • Z2022-039: Zoning Change (AG to PD) for the Southside Hills Subdivision [APPROVED; 2ND READING]
221 • Z2022-041: SUP for a *Golf Driving Range* [APPROVED; 2ND READING]
222 • Z2022-040: SUP for a *Restaurant with Drive-Through or Drive-In* [APPROVED; 2ND READING]
223 • Z2022-043: Text Amendment to Article 09, *Tree Preservation*, of the UDC [APPROVED; 2ND READING]

224
225 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.**

226
227/II. ADJOURNMENT

228
229 **Chairman Thomas adjourned the meeting at 6:31 pm.**

230
231 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 25 day of October
232 _____, 2022.

233
234
235 
236 _____
237 Sedric Thomas, Chairman

238 Attest: 
239 _____
Angelica Guevara, Planning Coordinator