

# MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
DECEMBER 27, 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.

## 7 I. CALL TO ORDER

8  
9 **Chairman Thomas called the meeting to order at 6:01 PM. Commissioners present were Brian Llewelyn, Jerry Welch, Derek Deckard, and Ross  
10 Hustings. Absent from the meeting were Commissioners John Womble and Jean Conway. Staff members present were Director of Planning and  
11 Zoning Ryan Miller, Planner Bethany Ross, Planner Henry Lee, Planning Coordinator Sarah Chapin, Assistant City Engineer Jonathan Browning.  
12 Absent from the meeting was Planning Technician Angelica Guevara, City Engineer Amy Williams, and Civil Engineer Sarah Johnston.**

## 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.**

## 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.**

30  
31 **Bob Wacker**  
32 **309 Featherstone Drive**  
33 **Rockwall, TX 75087**

34  
35 **Mr. Wacker came forward and presented a PowerPoint in reference to SP2022-057. Mr. Wacker brought up concerns about traffic, the size of the  
36 detention pond, trash receptacles, and the flood plain studies.**

37  
38 **Chairman Thomas asked if anyone else wished to speak to come forward at this time; there being no one indicating such, Chairman Thomas closed  
39 the open forum.**

## 41 IV. CONSENT AGENDA

42  
43 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)  
44 and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

- 45  
46 2. Approval of minutes for the December 13, 2022 Planning and Zoning Commission meeting.

### 48 3. P2022-058 (BETHANY ROSS)

49 Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD)  
50 for the approval of a Final Plat for Lots 1 & 2, Block A, Rockwall ISD Addition being a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M.  
51 Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 94 (PD-94) for limited Neighborhood Services  
52 (NS) District land uses, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

### 54 4. P2022-059 (BETHANY ROSS)

55 Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD)  
56 for the approval of a Replat for Lots 2 & 3, Block A, Rockwall – CCA Addition being a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey,  
57 Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for  
58 limited Neighborhood Services (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King  
59 Boulevard, and take any action necessary.

### 61 5. P2022-060 (BETHANY ROSS)



62 Discuss and consider a request by Daniel Stewart of DEC on behalf of Randall Noe for the approval of a Replat for Lots 4 & 5, Block B, Town Place Marriott  
63 Addition being a 4.333-acre parcel of land identified as Lot 3, Block B, Town Place Marriott Addition, City of Rockwall, Rockwall County, Texas, zoned  
64 Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the northeast corner of the intersection of the IH-30 Frontage Road and  
65 Greencrest Boulevard, and take any action necessary.

66  
67 **Vice-Chairman Deckard made a motion to approve the consent agenda. Commissioner Llewellyn seconded the motion which passed by a vote of 5-**  
68 **0 with Commissioners Conway and Womble absent from the meeting.**

69  
70 V. ACTION ITEMS

71 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*  
72 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*  
73

74  
75 6. **SP2022-062 (BETHANY ROSS)**

76 Discuss and consider a request by Bob Pruett of Urban Structure on behalf of Garrett Poindexter of Cambridge Properties, LLC for the approval of an Amended  
77 Site Plan for a Mini-Warehouse Facility on a 3.682-acre tract of land being a portion of a larger 7.154-acre tract of land identified as Tract 3 of the J. M. Allen  
78 Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses,  
79 situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, situated at the southeast corner of the  
80 intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

81  
82 **Planner Bethany Ross provided a brief summary in regards to the request for an Amended Site Plan for a mini-warehouse facility. Planner Ross**  
83 **advised a previous Site Plan for a mini-warehouse facility on the subject property was approved on September 13, 2022. According to the applicant,**  
84 **the approved building elevations reflected the wrong material percentages, which prompted the applicant to resubmit revised elevations. The**  
85 **proposed elevations have a decreased use of stone and brick, which brings the buildings further out of compliance with the material and masonry**  
86 **composition requirements of the General Overlay District standards and increases the variances already approved for the buildings. Planner Ross**  
87 **advised the Architectural Review Board (ARB) did review the updated building elevations and recommended denial due to the lack of parapets.**

88  
89 **Director of Planning and Zoning Ryan Miller advised that the parapets were not included on the original submittal and the applicant requested a**  
90 **variance for the parapets. The variance was not approved and the applicant changed the submittal to include the parapets, but staff never received**  
91 **updated elevations showing the parapets. Director Miller advised that this submittal without the parapets increases the number of variances from**  
92 **the first submittal. The Architectural Review Board also recommended that the applicant include the parapets on the first submittal.**

93  
94 **Chairman Thomas asked if there were any compensatory measures for the variance.**

95  
96 **David Baca**  
97 **100 N Travis St**  
98 **No. 500**  
99 **Sherman, TX 75090**

100  
101 **Mr. Baca came forward and spoke about the difference between the first submittal and the current submittal and advised they will add the parapets.**

102  
103 **Chairman Thomas asked if the applicant was present at the ARB meeting to speak about the parapets and building material percentages.**

104  
105 **Director of Planning and Zoning Ryan Miller advised two requirements for the General Overlay District are that parapets need to be finished on all**  
106 **sides, including the back side, and parapets are required all of the way around the building.**

107  
108 **Vice Chairman Deckard asked if the percentage of stone on the building will change when the parapets have been added and asked for clarification**  
109 **about whether the applicant is requesting a variance for the amount of stone.**

110 **Vice Chairman Deckard asked what percentage of stone was approved on the original variance and by what percentage the applicant is deficient of**  
111 **the approved variance.**

112  
113 **After lengthy discussion, Vice Chairman Deckard made a motion to table SP2022-062. Commissioner Welch seconded the motion which passed by**  
114 **a vote of 5-0.**

115  
116 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on January 10, 2023**

117  
118 VI. DISCUSSION ITEMS

119 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*  
120 *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*  
121 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*  
122 *following cases is January 10, 2022.*  
123

124  
125 7. **Z2022-056 (BETHANY ROSS)**

126 Hold a public hearing to discuss and consider a request by Matthew Benedetto for the approval of a Specific Use Permit (SUP) for a Detached Garage on a  
127 three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District  
128 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and take any action necessary.

130 Planner Bethany Ross provided a brief summary in regards to the request for a Specific Use Permit (SUP) for a detached garage that will have a total  
131 footprint of 2,247 square-foot. Planner Ross advised the proposed garage does match the exterior elevations of the primary structure. As with all  
132 zoning cases, notices were mailed out to property owners and occupants within 500-feet of the subject property. At this time, Staff had received  
133 three (3) notices from two (2) property owners in favor of the applicant's request. Planner Ross advised the applicant has also provided a letter  
134 indicating endorsement from the Homeowners Association (HOA).  
135

136 **Matthew Benedetto**  
137 **835 Clem Rd**  
138 **Rockwall, TX 75087**  
139

140 Chairman Thomas advised that this item will come back before the Commission for discussion or action on January 10, 2023.  
141

142 **8. Z2022-057 (HENRY LEE)**

143 Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. for the approval of a Zoning Change from an  
144 Agricultural (AG) District to a Planned Development (PD) District for General Retail (GR) District and Single-Family 1 (SF-1) District land uses on a 25.87-acre  
145 tract of land identified as parcel of land identified as Tract 14 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned  
146 Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, generally located southside of SH-66 east of the intersection of SH-66  
147 and Davis Drive, and take any action necessary.  
148

149 Planner Henry Lee provided a brief summary in regards to the request to rezone the subject property from an Agricultural (AG) District to a Planned  
150 Development (PD) District for General Retail (GR) District and Single-Family 1 (SF-1) District land uses. Planner Lee advised the applicant withdrew  
151 this case from the last development cycle in order to address staff comments. Planner Henry advised the new submittal includes a different lot  
152 arrangement and the applicant is also indicating a cell tower easement on the Northwest side of the property. The applicant is requesting the cell  
153 tower easement be included as a by-right land use within the Planned Development (PD) District. Planner Lee advised that the cell tower will have to  
154 meet all screening requirements.  
155

156 Vice Chairman Deckard asked what the requirements are for screening a cell tower.  
157

158 **Dub Douphrate**  
159 **2235 Ridge Rd**  
160 **Rockwall, TX 75087**  
161

162 Chairman Thomas advised that this item will come back before the Commission for discussion or action on January 10, 2023.  
163

164 **9. Z2022-058 (HENRY LEE)**

165 Hold a public hearing to discuss and consider a request by Asher Hamilton on behalf of RIV Properties, Alvin Moton Jr., James Moton, Terra Moton, Debra  
166 Heard, Beulah Robertson, Tony Moton, and Kathy Moton for the approval of a PD Development Plan for a 176-unit condominium building on a 3.59-acre tract  
167 of land identified as Lots 1 & 2, Block 1; 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,  
168 Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the  
169 Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner  
170 of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.  
171

172 Planner Henry Lee provided a brief summary in regards to the request for the approval of a Planned Development (PD) Development Plan for a  
173 condominium building. Planner Lee advised the subject property was approved as a Planned Development (PD) District earlier this year. He advised  
174 that the applicant has made changes to the building footprint, but there are no changes to the unit count.  
175

176 Vice Chairman Deckard asked if the applicant is asking for other variances or just changing the footprint of the building.  
177

178 **Asher Hamilton**  
179 **5200 Martel Ave**  
180 **Dallas, TX 75206**  
181

182 Mr. Hamilton came forward and spoke about the changes made to the property plan.  
183

184 Chairman Thomas asked if there are any concerns about the elevations or the site lines.  
185

186 Chairman Thomas advised that this item will come back before the Commission for discussion or action on January 10, 2023.  
187

188 **10. Z2022-059 (HENRY LEE)**

189 Hold a public hearing to discuss and consider a request by Dewayne Zinn of Cross Engineering Consultants, Inc. on behalf of Chad Dubose of JCDB Goliad  
190 Holdings, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant with 2,000 SF or more with a Drive-Through (i.e. Smoothie King) on a 0.579-  
191 acre portion of a larger 2.542-acre parcel of land identified as Lot 1, Block A, Pecan Valley Retail Addition, City of Rockwall, Rockwall County, Texas, zoned  
192 Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located  
193 at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.  
194

195 Planner Henry Lee provided a brief summary in regards to the request for a Specific Use Permit (SUP) for a restaurant. Planner Lee advised the  
196 property has been submitted twice previously and withdrawn due to concerns brought forward by the commission in terms of access or by public



197 **opposition. Planner Lee advised the applicant has resubmitted for a new Specific Use Permit (SUP) request for a restaurant greater than 2,000 square-**  
198 **feet and will use an existing drive for access, instead of adding a new driveway. Staff did request the applicant to indicate the vehicle stacking and**  
199 **how headlights will be screened from the roadway.**  
200  
201 **Vice Chairman Deckard asked what the issues were with the two previous submittals and requested clarification for how the applicant intends to**  
202 **meet grade with the surrounding properties.**  
203  
204 **Assistant City Engineer Jonathan Browning stated staff has advised the applicant about the concerns of meeting fire truck requirements for the**  
205 **parking lot and the issue of the creek running through the property.**  
206  
207 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on January 10, 2023.**  
208  
209 **11. Z2022-060 (RYAN MILLER)**  
210 **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**  
211 **No. 20-02] for the purpose of making changes to the Solar Collector Panels and Systems requirements for residential properties, and take any action necessary.**  
212  
213 **Director of Planning and Zoning Ryan Miller explained the changes that were being made to the text in Article 04 regarding the Solar Collector Panels**  
214 **and Systems requirements. Director Miller advised the text amendment is coming back before the commission after the previous feedback provided**  
215 **by the commission. Director Miller advised the text amendment makes four changes, including: removing the 1,000 square-foot coverage area**  
216 **maximum requirement and changing it to a scale percentage of 45 percent of the roof, adding a requirement that solar collector panels and systems**  
217 **not be located on accessory buildings, allowing solar shingles on 100 percent of the roof of a residence, and allowing solar shingles on 100 percent**  
218 **of the roof of an accessory building.**  
219  
220 **Vice Chairman Deckard asked if the majority of the houses have solar panels on the front facing side of the roof.**  
221  
222 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on January 10, 2023.**  
223  
224 **12. SP2022-057 (HENRY LEE)**  
225 **Discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Site Plan for a Restaurant with 2,000 SF or more with a Drive-**  
226 **Through (i.e. Chipotle) on an 8.684-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of**  
227 **Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the**  
228 **North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205],**  
229 **and take any action necessary.**  
230  
231 **Planner Henry Lee provided a brief summary in regards to the request for the approval of a Site Plan for a restaurant. Planner Lee advised staff is**  
232 **working through comments with the applicant and have identified variances. The variances include: roof design standards, materials at the back of**  
233 **the parapet, primary articulation, and not using natural stone. Planner Lee advised the Architectural Review Board (ARB) Chairman indicated they**  
234 **are okay with the variances to the roof design standards, the articulation, and the cultured stone. However, they did want to see the back of the**  
235 **parapets finished, and more articulation in varied parapet heights.**  
236  
237 **Ryan Miller advised the flood study has been approved by the City's consultant and is just pending acceptance from the HOA.**  
238  
239 **Chairman Thomas asked if there are any concerns about traffic.**  
240  
241 **Planner Lee advised staff did ask the applicant to provide a trail from this site over to the amenity area.**  
242  
243 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on January 10, 2023.**  
244  
245 **13. SP2022-063 (HENRY LEE)**  
246 **Discuss and consider a request by Steven Reyes on behalf of Patrick Kelley for the approval of a Site Plan for an Office/Showroom Facility on a 0.291-acre**  
247 **parcel of land identified as Tract 12-2 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District,**  
248 **addressed as 125 E. Ralph Hall Parkway, and take any action necessary.**  
249  
250 **Planner Henry Lee provided a brief summary in regards to the request for the approval of a Site Plan for an office/showroom facility. Planner Lee**  
251 **advised staff is working through comments with the applicant and have identified the following variances: roof pitch, primary articulation, and**  
252 **secondary articulation. Planner Lee advised the Architectural Review Board (ARB) Chairman approved the variances.**  
253  
254 **Vice Chairman Deckard asked if the parking is on the side of Christian Brothers.**  
255  
256 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on January 10, 2023.**  
257  
258 **14. SP2022-064 (BETHANY ROSS)**  
259 **Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Eric Borkenhalen of Kohl's Department Stores for the approval of a**  
260 **Site Plan for an Animal Clinic for Small Animals without Outside Pens on a 0.636-acre portion of a larger 7.383-acre parcel of land identified as Lot 7, Block A,**  
261 **Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV)**  
262 **District, located at the terminus of Rochell Court, and take any action necessary.**  
263

264 Planner Bethany Ross provided a brief summary in regards to the request for the approval of a Site Plan for a 6,800 square-foot animal clinic. Planner  
265 Ross advised the last time the Site Plan came before the commission, the plan was for two buildings and now the Site Plan is for one building.  
266 Planner Ross advised the applicant is requesting two variances, including: four (4)-sided architecture and screening of the roll-up doors. The  
267 Architectural Review Board (ARB) did request the applicant to raise the brick to the first band above the windows.

268  
269 Chairman Thomas asked if staff had a chance to work through the comments from the Architectural Review Board (ARB) with the applicant.

270  
271 Chairman Thomas advised that this item will come back before the Commission for discussion or action on January 10, 2023.

272  
273 15. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).

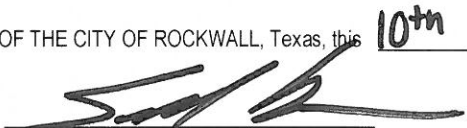
- 274  
275 • Z2022-051: Zoning Change (AG to C) for 2410 S. Goliad Street [APPROVED; 1<sup>ST</sup> READING]  
276 • Z2022-052: SUP for Residential Infill Adjacent to an Established Subdivision for 211 Jacob Crossing [APPROVED; 1<sup>ST</sup> READING]  
277 • Z2022-055: Amendment to Planned Development District 87 (PD-87) [APPROVED; 1<sup>ST</sup> READING]

278  
279 Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.

280  
281 VII. ADJOURNMENT

282  
283 Chairman Thomas adjourned the meeting at 6:52 pm.

284  
285 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 10<sup>th</sup> day of January  
286 \_\_\_\_\_, ~~2022~~ 2023

287  
288  
289   
Sédric Thomas, Chairman

290 Attest:

291   
292 Sarah Chapin, Planning Coordinator  
293

