

MINUTES

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JANUARY 10, 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.

6 7 I. CALL TO ORDER

8
9 **Chairman Thomas called the meeting to order at 6:00 PM. Commissioners present were Brian Llewelyn, Jerry Welch, Derek Deckard, John Womble**
10 **and Jean Conway. Absent from the meeting was Commissioner Ross Hustings. Staff members present were Director of Planning and Zoning Ryan**
11 **Miller, Planner Bethany Ross, Planner Henry Lee, Planning Coordinator Sarah Chapln, City Engineer Amy Williams, Assistant City Engineer Jonathan**
12 **Browning and Civil Engineer Sarah Johnston.**

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.**

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

34
35 **Mr. Wacker came forward to speak about SP2022-057. Mr. Wacker brought up concerns about the berm overflowing into the detention pond and**
36 **causing flooding on York Drive.**

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.**

40 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 27, 2022 Planning and Zoning Commission meeting.

47
48 **Commissioner Welch made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by a vote of 6-0**
49 **with Commissioner Hustings absent from the meeting.**

50 51 V. PUBLIC HEARING ITEMS

52
53 *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*
54 *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*
55 *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*
56 *to three (3) minutes out of respect for the time of other citizens.*

- 57
58 3. **Z2022-056 (BETHANY ROSS)**

59 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
60 three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District
61 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and take any action necessary.

63 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
64 footprint of 2,250 square-foot, which exceeds the 625 square-foot requirement for accessory buildings. Planner Ross advised the applicant has
65 indicated that the garage will be used as a shop and storage area. Planner Ross advised the proposed structure meets all of the requirements for a
66 detached garage with the exception of the maximum building height and maximum square footage. However, the proposed garage matches the
67 aesthetics of the primary structure with regard to building materials and roof pitch. Planner Ross advised staff reviewed accessory buildings within
68 the block North of the subdivision and found that there were thirty-five (35) accessory buildings on twenty-two (22) properties with an average size
69 of 842 square-foot and the largest was a total of 3,345 square-foot. The majority of the lots North of the subject property are at least one (1)-acre and
70 predominantly used as agricultural accessory buildings. Planner Ross advised the proposed accessory building does not appear to negatively affect
71 the surrounding properties. As with all zoning cases, notices were mailed out to property owners and occupants within 500-feet of the subject
72 property and to HOAs within 1,500-feet of the subject property. At this time, Staff had received five (5) notices from four (4) property owners in favor
73 of the applicant's request.

74
75 Vice Chairman Deckard asked for clarification if the applicant is using the accessory building as a detached garage or as guest quarters.

76
77 Matthew Benedetto
78 835 Clem Rd
79 Rockwall, TX 75087

80
81 Chairman Thomas asked if anyone else wished to speak to come forward at this time; there being no one indicating such, Chairman Thomas closed
82 the public hearing and brought the item back to the Commission for discussion or action.

83
84 Commissioner Welch made a motion to approve Z2022-056 with staff recommendations. Commissioner Llewelyn seconded the motion to approve
85 with staff recommendations which passed by a vote of 6-0.

86
87 Chairman Thomas advised that this item will go before the City Council on January 17, 2023.

88
89 4. Z2022-057 (HENRY LEE)

90 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
91 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
92 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
93 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
94 and Davis Drive, and take any action necessary.

95
96 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
97 Development (PD) District for General Retail (GR) District and Single-Family 1 (SF-1) District land uses. Planner Lee advised the concept plan consists
98 of six (6) single-family lots that are a total of 9.49 acres and 1.68 acres for a General Retail (GR) District lot. The applicant also submitted a letter
99 requesting City Council approve an On-Site Sewage Facility (OSSF) for septic systems on all of the proposed lots. Planner Lee advised the proposed
100 General Retail (GR) District lot will be subject to all of the General Retail (GR) District requirements and the East SH-66 Overlay (E. SH-66 OV) District
101 requirements, as well as a landscape buffer with three-tiered screening between the lot and the surrounding adjacent residential uses. The applicant
102 has also requested to add a Commercial free-standing antenna on the Northwest side of the property as a land use permitted by-right. Staff should
103 point out that the location for the Commercial free-standing antenna has direct adjacency to the existing single-family home to the West. Planner
104 Lee advised these facilities are typically discouraged from being located adjacent to the city's residential areas, but this decision is a discretionary
105 part of this case. Planner Lee advised, at the request of staff, the applicant provided the height of the structure, which should be 110 feet and no
106 taller than the Oncor power lines across the street.

107
108 Director of Planning and Zoning Ryan Miller advised the Oncor power lines across the street from the proposed cell tower are 87 feet tall.

109
110 Chairman Thomas asked what variances the applicant is requesting.

111
112 Planner Lee advised the case generally conforms to all Unified Development Code (UDC) requirements, excluding the request for the On-Site Sewage
113 Facility (OSSF) for residential lots less than 1.5 acres and a Commercial (C) lot, and the request for a waiver for alleys. Planner Lee advised the
114 residential portion of this proposal is consistent with the Future Land Use Plan. However, the proposed General Retail (GR) District lot would be
115 inconsistent and would require a change to the Future Land Use Plan. Planner Lee advised the applicant also included hike and bike trails and a 50-
116 foot landscape buffer between the General Retail (GR) District lot and the residential adjacencies. The applicants concept plan and proposed density
117 of the development standards appear to conform with the OURHometown Vision 2040 Comprehensive Plan. However, with the addition of the
118 Commercial free-standing antenna and the proposed changes to the Future Land Use Plan, this decision does remain discretionary to City Council
119 pending a recommendation from the Planning and Zoning Commission. As with all zoning cases, notices were mailed out to property owners and
120 occupants within 500-feet of the subject property and to HOAs within 1,500-feet of the subject property. At this time, Staff had received five (5) notices
121 from three (3) property owners in favor of the applicant's request. Staff should note that two (2) of the notices received were from the owner of this
122 property.

123
124 Dub Douphrate
125 2235 Ridge Rd
126 Rockwall, TX 75087

127
128 Vice-Chairman Deckard asked if the General Retail (GR) District is only being added in order to put a cell tower up and if there has been any
129 communication with the residence that is next door to the proposed cell tower.

131 Mr. Douphrate advised they have not heard from the owners of the existing residence.
132
133 Vice-Chairman Deckard asked if there is anything to limit the height of the cell tower to 110 feet.
134 Vice-Chairman Deckard asked if the applicant is still open to moving forward with the project if the proposed General Retail (GR) District was not
135 approved and the cell tower could not be included.
136
137 Chairman Thomas asked if anyone else wished to speak to come forward at this time; there being no one indicating such, Chairman Thomas closed
138 the public hearing and brought the item back to the Commission for discussion or action.
139
140 Commissioner Womble asked how the commission can move forward without allowing the by-right land use of the cell tower.
141
142 Director of Planning and Zoning Ryan Miller advised that the commission can condition their approval, request that the applicant make changes and
143 table the case for tonight, or send the case forward with a recommendation of denial.
144
145 Commissioner Womble asked if the commission can restrict the uses of the proposed General Retail (GR) District to only a cell tower.
146 Commissioner Llewelyn asked how many 110-foot towers are in Rockwall and if this tower height is in line with the other towers in Rockwall.
147 Chairman Thomas asked if there are any towers of similar height adjacent to a neighborhood.
148
149 Director Miller advised the towers that have been approved were allowed a taller height, but they have not been permitted near any residential
150 districts.
151
152 Vice Chairman Deckard asked the applicant if he would prefer to have the case tabled or voted on.
153
154 Mr. Douphrate advised he would prefer to have the case tabled at this time.
155
156 After lengthy discussion, Chairman Thomas made a motion to table Z2022-057 until February 14, 2023. Commissioner Womble seconded the motion
157 to table the case which passed by a vote of 6-0.
158
159 Chairman Thomas advised that this item will come back before the Planning and Zoning Commission for discussion or action on February 14, 2023.
160
161 5. Z2022-058 (HENRY LEE)
162 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
163 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
164 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,
165 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
166 *Hillside Mixed Use Subdistrict* and the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner
167 of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.
168
169 Commissioner Womble recused himself for the case.
170
171 Planner Henry Lee provided a brief summary in regards to the request for the amendment of a Planned Development (PD) Development Plan for a
172 condominium building. Planner Lee advised the applicant is requesting the amendment in order to add additional acreage and adjust the building
173 footprint of the proposed structure. Staff should note that the unit count of the proposed structure has not changed from the previous approved
174 plan. Planner Lee advised that the changes from the previous concept plan include: the placement of the parking garage and the courtyard have
175 been adjusted, the courtyard and the pool are now located in the center of the plan, the dog park has been moved from Horizon Road to Pinnacle
176 Way, and slight adjustments have been made to the building setbacks. As with all zoning cases, notices were mailed out to property owners and
177 occupants within 500-feet of the subject property and to HOAs within 1,500-feet of the subject property. At this time, Staff had received one (1) notice
178 from one (1) property owner in favor of the applicant's request and two (2) notices from two (2) property owners in opposition of the applicant's
179 request. Planner Lee advised staff has also included a condition of approval that the applicant should provide a streetscape plan for the proposed
180 plazas and open spaces indicated along Summer Lee Drive at the time of Site Plan.
181
182 Asher Hamilton
183 5200 Martel Ave
184 Dallas, TX 75206
185
186 Chairman Thomas asked if anyone else wished to speak to come forward at this time.
187
188 Janice Morchowar
189 144 Westwood
190 Rockwall, TX 75032
191
192 Ms. Morchowar came forward and brought up concerns about the number of variances and waivers and how quickly they are being approved by the
193 Planning and Zoning Commission and City Council. She also conveyed concern about the proposed development raising the crime rate of the area
194 and expressed being in opposition of the request.
195
196 Chairman Thomas asked if anyone else wished to speak to come forward at this time.
197

198 **Bob Wacker**
199 **309 Featherstone Drive**
200 **Rockwall, TX 75087**
201
202 **Mr. Wacker came forward and brought up the concern about whether or not the development plan is for condominiums or apartments and expressed**
203 **being in opposition to the request.**
204
205 **Chairman Thomas asked if anyone else wished to speak to come forward at this time; there being no one indicating such, Chairman Thomas closed**
206 **the public hearing and brought the item back to the Commission for discussion or action.**
207
208 **Vice-Chairman Deckard asked what concessions were made on Planned Development 32 (PD-32) District.**
209
210 **Director of Planning and Zoning Ryan Miller provided background information about Planned Development 32 (PD-32) District and advised that the**
211 **plan was developed in a way to give the Planning and Zoning Commission and City Council discretion to vary the plan. Director Miller also advised**
212 **that it is not legal for staff or the Planning and Zoning Commission to stipulate who owns a property or whether or not the owner can rent the property**
213 **out.**
214
215 **Commissioner Llewellyn asked for clarification about why the case has come back before the Commission and what the timeline for development is.**
216
217 **Mr. Hamilton advised that they are hoping to start construction in May and that it should take close to two (2) years to finish the buildings.**
218
219 **Chairman Thomas asked if the police department had looked at the property and if they had brought up any concerns about increased crime.**
220 **Commissioner Llewellyn asked about the future plans for Summer Lee Drive.**
221 **Commissioner Conway asked about the future plans for Horizon Road.**
222
223 **Vice Chairman Deckard made a motion to approve Z2022-058. Commissioner Conway seconded the motion to approve which passed by a vote of 5-**
224 **0 with Commissioner Womble abstaining.**
225
226 **Chairman Thomas advised that this item will go before the City Council on January 17, 2023.**
227
228 **6. Z2022-059 (HENRY LEE) [REQUEST TO POSTPONE TO THE FEBRUARY 14, 2023 MEETING]**
229 **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**
230 **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-**
231 **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**
232 **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**
233 **at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.**
234
235 **Commissioner Conway made a motion to approve the request to postpone Z2022-059 to the February 14, 2023 meeting. Commissioner Welch**
236 **seconded the motion to postpone which passed by a vote of 6-0.**
237
238 **Chairman Thomas advised that this item will come back before the Planning and Zoning Commission for discussion or action on February 14, 2023.**
239
240 **7. Z2022-060 (RYAN MILLER)**
241 **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**
242 **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.**
243
244 **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**
245 **and Systems requirements. Director Miller advised the text amendment is coming back before the commission after the previous feedback provided**
246 **by the commission. Director Miller advised the solar permits have nearly doubled every year since staff started tracking them as a separate permit.**
247 **Director Miller advised the text amendment makes four changes to the solar ordinance, including: removing the 1,000 square-foot coverage area**
248 **maximum requirement and changing it to a scale percentage of 45-percent of the roof area, prohibiting collector solar panels on accessory structures**
249 **in residentially zoned areas, allowing solar shingles on 100-percent of the residence roof, and allowing solar shingles on the roof of accessory**
250 **structures.**
251
252 **Chairman Thomas asked if anyone else wished to speak to come forward at this time; there being no one indicating such, Chairman Thomas closed**
253 **the public hearing and brought the item back to the Commission for discussion or action.**
254
255 **Commissioner Llewellyn made a motion to approve Z2022-060. Commissioner Conway seconded the motion to approve which passed by a vote of**
256 **6-0.**
257
258 **Chairman Thomas advised that this item will go before the City Council on January 17, 2023.**
259
260 **VI. ACTION ITEMS**
261 ***These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special***
262 ***exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.***
263
264

265 8. SP2022-062 (BETHANY ROSS)

266 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
267 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
268 Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses,
269 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
270 intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

271
272 **Planner Bethany Ross** provided a brief summary in regards to the request for an Amended Site Plan for a mini-warehouse facility. **Planner Ross**
273 **advised a previous Site Plan** for a mini-warehouse facility on the subject property was approved on September 13, 2022. According to the applicant,
274 the approved building elevations reflected the wrong material percentages, which prompted the applicant to resubmit revised elevations. On
275 December 27, 2022, the Architectural Review Board (ARB) reviewed the updated elevations and found the applicant did not add the parapets to all
276 four sides of the building, and approved a motion to recommend denial of the proposed amended elevations. Due to this, the Planning and Zoning
277 Commission made a motion to table the case to this meeting in order to give the applicant time to meet the requirements made by the Architectural
278 Review Board. **Planner Ross** advised the proposed building elevations have a decreased use of stone on Building A and Building C, which brings
279 the buildings further out of compliance with the 20-percent stone requirement of the General Overlay District standards and increases the number
280 of variances. The applicant has provided compensatory measures to offset the variances, including: adding large shrubs along SH-276, adding
281 shrubs along the front of Building A, and reflecting 37-percent landscaping in lieu of the required 20-percent. **Planner Ross** advised the Architectural
282 Review Board (ARB) did review the updated building elevations and recommended approval with the condition that the applicant will reduce the
283 length of the scuppers.

284
285 **Commissioner Womble** asked for clarification about what changes the Architectural Review Board (ARB) requested be made to the scuppers.

286
287 **David Baca**
288 100 N Travis St
289 No. 500
290 Sherman, TX 75090

291
292 **Vice Chairman Deckard** made a motion to approve SP2022-062 with ARB recommendations. **Commissioner Llewelyn** seconded the motion to approve
293 with ARB recommendations which passed by a vote of 6-0.

294
295 9. SP2022-057 (HENRY LEE)

296 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-
297 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
298 Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the
299 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],
300 and take any action necessary.

301
302 **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 the
303 proposed Site Plan meets the stacking requirements for drive-through restaurants. The Site Plan also indicates that there is an outdoor patio,
304 incorporates three-tiered screening along the North and West property lines, includes headlight screening between the subject property and the
305 property to the East, and includes a sidewalk on the Northeast side of the property that connects to the amenity area. **Planner Lee** advised the Site
306 Plan does generally meet the Unified Development Code (UDC) requirements, but the applicant is requesting variances to the roof design standards
307 and the four (4)-sided architecture. As compensatory measures, the applicant has proposed that they will plant more than the required number of
308 canopy trees, which equates to eight (8) additional canopy trees. **Planner Lee** advised the variances still require a super-majority vote and is a
309 discretionary decision for the Planning and Zoning Commission. Staff also included a condition of approval for this case that before any Certificates
310 of Occupancy (CO) are issued for the future tenant, documentation must be provided indicating that the proposed roof top units will meet the
311 screening requirements and not be visible from any adjacent property, open space, or public right-of-way.

312
313 **Chairman Thomas** asked if the case requires a traffic study.

314
315 **Bowen Hendrix**
316 4403 North Central Expressway
317 Suite 200
318 Dallas, TX 75025

319
320 **Chairman Thomas** asked if the applicant knew how the drive-through would affect the traffic in the area.

321
322 **Planner Lee** advised that the Architectural Review Board (ARB) did recommend approval with the condition that a 2-foot depth is added to the stucco
323 parapets.

324
325 **Commissioner Llewelyn** made a motion to approve SP2022-057 with ARB recommendations. **Vice Chairman Deckard** seconded the motion to
326 approve with ARB recommendations which passed by a vote of 6-0.

327
328 10. SP2022-063 (HENRY LEE)

329 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
330 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,
331 addressed as 125 E. Ralph Hall Parkway, and take any action necessary.

332
333 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
334 advised the Site Plan generally meets the requirements of the Unified Development Code (UDC). However, the applicant is requesting two exceptions:
335 one for the roof pitch that includes the accent roofing on the main entryway, and the second for articulation. As compensatory measures, the
336 applicant is proposing five (5)-inch caliper canopy trees, five (5)-foot accent trees, and planting two (2) more trees than what is required. Planner Lee
337 advised the compensatory measures are a discretionary decision for City Council pending a recommendation from the Planning and Zoning
338 Commission. Staff also noted that the subject property and the two adjacent properties are designed to have cross-access between them, and the
339 applicant has provided that access. Staff also included a condition of approval for this case that before any Certificates of Occupancy (CO) are
340 issued for the future tenant, documentation must be provided indicating that the proposed roof top units will meet the screening requirements and
341 not be visible from any adjacent property, open space, or public right-of-way.

342
343 Patrick Kelley
344 1904 Tahoe Dr
345 Rockwall, TX 75087
346

347 Vice Chairman Deckard made a motion to approve SP2022-063. Commissioner Llewellyn seconded the motion to approve which passed by a vote of
348 6-0.
349

350 11. SP2022-064 (BETHANY ROSS)

351 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
352 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,
353 Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV)
354 District, located at the terminus of Rochell Court, and take any action necessary.
355

356 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
357 Ross advised the applicant is requesting a variance to the four (4)-sided architecture requirement and is proposing two (2) compensatory measures,
358 including: providing three (3)-percent more than the required landscaping and adding shrubs to the southeast side of the building. Planner Ross
359 advised the Architectural Review Board (ARB) did recommend approval.
360

361 Jeff Carroll
362 750 E I-30
363 Suite 110
364 Rockwall, TX 75087
365

366 Chairman Thomas made a motion to approve SP2022-064 with ARB recommendations. Commissioner Conway seconded the motion to approve with
367 ARB recommendations which passed by a vote of 6-0.
368

369 VII. DISCUSSION ITEMS

370
371 12. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
372

- 373 • P2022-058: Final Plat for Lots 1 & 2, Block A, Rockwall ISD Addition [APPROVED]
- 374 • P2022-059: Replat for Lots 2 & 3, Block A, Rockwall – CCA Addition [APPROVED]
- 375 • P2022-060: Replat for Lots 4 & 5, Block B, Marriott Addition [APPROVED]
- 376 • Z2022-051: Zoning Change (AG to C) for 2410 S. Goliad Street [APPROVED; 2ND READING]
- 377 • Z2022-054: SUP for Residential Infill in an Established Subdivision for 211 Jacob Crossing [APPROVED; 2ND READING]
- 378 • Z2022-055: Amendment to Planned Development District 87 (PD-87) [APPROVED; 2ND READING]

379
380 Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.
381

382 VIII. ADJOURNMENT

383
384 Chairman Thomas adjourned the meeting at 7:23 pm.
385

386 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 7th day of February
387 _____, 2023.

388
389
390
391 Attest:

392 Bethany Ross
393 Bethany Ross, Planner
394

Sedric Thomas
Sedric Thomas, Chairman