

MINUTES



PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
AUGUST 9, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

3 NOTES ABOUT PUBLIC PARTICIPATION = RED

4

5 **NOTES:** [1] ADDITIONAL CASE INFORMATION FOR THIS MEETING CAN BE FOUND AT [HTTP://WWW.ROCKWALL.COM/MEETINGS.ASP](http://www.rockwall.com/meetings.asp), AND [2] TO
6 PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND
7 SPECIFIC USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

8

9 I. CALL TO ORDER

10

11 **Chairman Chodun called the meeting to order at 6:00 PM. Commissioners present were Derek Deckard, Sedric Thomas, John Womble, Jean Conway,**
12 **Brian Llewellyn, and Jerry Welch. Staff members present were Director of Planning and Zoning Ryan Miller, Planners Henry Lee and Bethany Ross,**
13 **Planning Coordinator Angelica Gamez, and Assistant City Engineer Jonathan Browning. Absent from the meeting were Civil Engineer Sarah**
14 **Johnston and City Engineer Amy Williams.**

15

16 II. APPOINTMENTS

17

18 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on
19 the agenda requiring architectural review.

20

21 **A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural**
22 **Review Board meeting.**

23

24 III. OPEN FORUM

25

26 *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*
27 *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*
28 *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*
29 *Act.*

30

31 **Chairman Chodun asked if anyone wished to speak to come forward at this time; there being no one indicating such, Chairman Chodun closed the**
32 **open forum.**

33

34 IV. CONSENT AGENDA

35

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

38

39 2. Approval of minutes for the July 26, 2022 Planning and Zoning Commission meeting.

40

41 3. **P2022-034 (ANGELICA GAMEZ)**

42 Discuss and consider a request by Bill Bricker of Columbia Development Company for the approval of a Final Plat for Lots 1-5, Block E, Park Place, Phase IV
43 Addition being a 1.286-acre tract of land identified as Lot 2, Block E, Park Place, Phase III Addition and Tracts 53 & 35 of the R. Ballard Survey, Abstract No.
44 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Single-Family 7 (SF-7) and Residential-Office (RO) District
45 land uses, located at the northeast corner of the intersection of T. L. Townsend Drive and Park Place Boulevard, and take any action necessary.

46

47 **Commissioner Conway made a motion to approve the consent agenda. Commissioner Llewellyn seconded the motion which passed by a vote of 7-**
48 **0.**

49

50 V. PUBLIC HEARING ITEMS

51

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

56

57 4. **Z2022-035 (HENRY LEE)**

58 Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Bill Bricker of Columbia Development
59 Company, LLC for the approval of a Zoning Change amending Planned Development District 87 (PD-87) [Ordinance No. 18-46] being a 16.26-acre tract of land
60 identified as a Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned
61 Development District 87 (PD-87) for Single-Family 10 (SF-10) District, General Retail (GR) District and Light Industrial (LI) District land uses, located on the
62 southside of E. Washington Street east of the intersection of Park Place Boulevard and E. Washington Street, and take any action necessary.

63

64 **Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting to amend PD-87 and has submitted a revised**
65 **concept plan. The applicant is requesting to remove the Church House of Worship land use which is currently a prohibited use within the district.**
66 **This is the applicant's indication that they intend, if zoning is approved, to try and develop a church house of worship on the site. Staff should note**

67 that based on the applicant's concept plan, it does conform to all of the requirements for the district. On June 22, 2022, staff mailed out 59 notices
68 to property owners and occupants within 500-feet of the subject property. Staff also notified all HOAs within 1500-feet of the subject property. Staff
69 has since received 6 property owner notifications from 4 property owners in favor and 2 notifications in opposition of the applicant's request. Planner
70 Lee then advised that the applicant and staff were present and available for questions.

71
72 Commissioner Deckard asked for clarification about which phase would require the amount of parking.

73
74 Dub Douphrate
75 2235 Ridge Road
76 Rockwall, TX 75087
77

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

79
80 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time.

81
82 Tim Taylor
83 1023 Saint Thomas Court
84 Rockwall, TX 75087
85

86 Mr. Taylor came forward and expressed his concerns in regards to the traffic issues. He also had various questions in regards to the future plans of
87 the church.

88
89 Santiago Diaz
90 1480 Justin Road
91 Rockwall, TX 75087
92

93 Mr. Diaz came forward and had concerns regarding sewage and easements on the property.

94
95 Dennis Fox
96 1027 Saint Thomas Court
97 Rockwall, TX 75087
98

99 Mr. Fox came forward and expressed his concerns on safety and his opposition to the request.

100
101 Rick Johnson
102 1035 Saint Thomas Court
103 Rockwall, TX 75087
104

105 Mr. Johnson came forward and expressed his opposition to the request.

106
107 Karen Fox
108 1027 Saint Thomas Court
109 Rockwall, TX 75087
110

111 Mrs. Fox came forward and expressed her concerns regarding safety.

112
113 Sue Reeves
114 402 W. Boydston Street
115 Representing Soroptomist House
116 1350 E. Washington Street
117 Rockwall, TX 75087
118

119 Mrs. Reeves came forward and had questions in regards to the term 'quasi-public'.

120
121 Mike Rasmussen
122 507 Park Place Blvd.
123 Rockwall, TX 75087
124

125 Mr. Rasmussen came forward and had concerns regarding parking and traffic.

126
127 Chairman Chodun asked if anyone else who wished to speak to come forward at this time. There being no one indicating such, Chairman Chodun
128 closed the public hearing and brought the item back to the Commission for discussion or action.

129
130 Mr. Douphrate came forward and addressed the concerns made by the public.

131
132 Commissioner Deckard asked what the time frame is for the construction of the project.
133 Commissioner Llewellyn asked if the church is going to wait to get built until the road is widened.
134 Commissioner Conway asked about the original intent of the property.
135 Commissioner Thomas asked if there were any other contingency sites if this weren't approved.
136 Commissioner Womble asked why this Church use was originally excluded from the beginning.

137 After brief discussion between the Commission, Commissioner Thomas made a motion to deny item Z2022-035. Commissioner Llewellyn seconded
138 the motion which passed by a vote of 7-0.
139

140 Chairman Chodun advised this item will go before the City Council on August 15, 2022.
141

142 5. Z2022-036 (BETHANY ROSS)

143 Hold a public hearing to discuss and consider a request by David Scott and Christine Fischer for the approval of a Specific Use Permit (SUP) for an Agricultural
144 Accessory Building on a ten (10) acre parcel of land identified as Lot 2, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned
145 Agricultural (AG) District, generally located at the terminus of Breezy Hill Lane, and take any action necessary.
146

147 Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting a 40' x 60' or 2,400 square-foot agricultural
148 accessory building that meets all of the requirements of the UDC, including roof pitch, height and dimensional requirements. Staff mailed out 48
149 notices to property owners and occupants within 500-feet of the subject property. Staff also notified all HOAs within 1500-feet of the subject property.
150 Planner Ross advised that the applicant and staff were present and available to answer questions.
151

152 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating
153 such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.
154

155 Commissioner Llewellyn made a motion to approve item Z2022-036. Commissioner Thomas seconded the motion to approve which passed by a vote
156 of 7-0.
157

158 Chairman Chodun advised that this item will go before the City Council on August 15, 2022.
159

160 6. Z2022-037 (RYAN MILLER)

161 Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company
162 for the approval of a Zoning Change from an Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District to a Planned Development District
163 for Single-Family 8.4 (SF-8.4) District land uses on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey,
164 Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural
165 (AG) District, Two-Family (2F) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded
166 by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.
167

168 Director of Planning and Zoning Ryan Miller provided a brief summary and background in regards to the request. The applicant is proposing a 144-
169 lot subdivision that will consist of 41, 72' x 120' lots; 75, 62' x 120' lots; and 28, 52' x 120' lots. The subject property is situated within the Central
170 District and is designated for MDR land uses or 3.0 to 3.5 dwelling units/acre. The proposed zoning change will have a density of 2.21 dwelling
171 units/acre. Staff mailed out 15 notices to property owners and occupants within 500-feet of the subject property. Staff has received 2 property owner
172 notifications from 1 property owner in favor of the request and 1 property owner notification within the buffer in favor of the request. Staff also
173 notified all HOAs within 1500-feet of the subject property where they received a letter from the Park Place HOA. Director Miller advised that the
174 applicant and staff were present and available for questions.
175

176 Ryan Joyce
177 767 Justin Road
178 Rockwall, TX 75087
179

180 Mr. Joyce came forward and provided a PowerPoint presentation in regards to the request.
181

182 Commissioner Llewellyn asked about the possible connection from one of the cul-de-sacs to Washington Street.
183 Vice-Chairman Welch asked if the ROW by Hwy 66 was going to be an HOA maintained area.
184 Commissioner Conway asked for the applicant to differentiate between the different areas of the concept plan.
185

186 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time.
187

188 Drew Devenney
189 205 Dial Lane
190 Rockwall, TX 75087
191

192 Mr. Devenney came forward and expressed his concerns regarding the request.
193

194 Chairman Chodun asked if anyone else wished to speak to come forward at this time. There being no one indicating such, Chairman Chodun closed
195 the public hearing and brought the item back to the Commission for discussion or action.
196

197 Mr. Joyce came forward and expressed the concerns made by the public.
198

199 Commissioner Llewellyn made a motion to approve item Z2022-037. Commissioner Thomas seconded the motion which passed by a vote of 7-0.
200

201 Chairman Chodun advised that this item will go before the City Council on August 15, 2022.
202

203 7. Z2022-038 (HENRY LEE)

204 Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a Zoning
205 Change amending Planned Development District 93 (PD-93) [Ordinance No. 22-22] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of

206 land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M.
207 Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for
208 Single-Family 10 (DF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-
209 1141, and take any action necessary.

210
211 **Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting to amend Planned Development District 93 (PD-
212 93) and the concept plan submitted has an incorporated an additional 21.83 acres into the existing 93.87 acres. These 21.83 acres consists of 82
213 residential lots with 3 different lot types. Staff should note that the amendment to PD-93 will also allow the applicant to keep the houses outside of
214 the Runway Protection Zone (RPZ). The applicant shall also add an amenity center to the subject property. On July 22, 2022, staff mailed out 64
215 notices to property owners and occupants within 500-feet of the subject property. Staff also notified all HOAs within 1500-feet of the subject property.
216 Staff has since received 1 notice in favor of the applicant's request. Planner Lee advised that the applicant and staff were present and available to
217 answer questions.**

218
219 **Ryan Joyce**
220 **767 Justin Road**
221 **Rockwall, TX 75087**

222
223 **Mr. Joyce came forward and provided a PowerPoint presentation in regards to the request.**

224
225 **Commissioner Deckard asked why not increase the larger lots and stay within the under 2 density.**

226 **Commissioner Conway wanted to see more aesthetics with curve linear streets.**

227 **Commissioner Womble asked if the applicant added the amenity center to achieve the density.**

228
229 **Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating
230 such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.**

231
232 **Commissioner Thomas made a motion to approve item Z2022-038. Commissioner Llewelyn seconded the motion which passed by a vote of 7-0.**

233
234 **Chairman Chodun advised that this item will go before the City Council on August 15, 2022**

235
236 **VI. ACTION ITEMS**

237
238 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
239 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*

240
241 **8. SP2022-040 (HENRY LEE)**

242 Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Aaron Davis of SBM Real Estates Services for the approval of a Site Plan
243 for an Office Park on a 2.36-acre tract of land identified as Tract 1-2 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas,
244 zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District,
245 located on the west side of John King Boulevard south of the intersection of John King Boulevard and SH-276, and take any action necessary.

246
247 **Planner Henry Lee provided a brief summary in regards to the request. According to the site plan provided by the applicant, they have residential
248 adjacencies on their west and south sides. The proposed site plan does generally conform to the Overlay District standards and the General
249 Commercial District standards as stipulated by the UDC. That being said, the applicant is requesting 3 variances along with the corresponding
250 compensatory measures. Planner Lee advised that approval of variances are a discretionary decision for the Planning and Zoning Commission and
251 require a super majority vote. Staff has also included the condition of approval that the applicant provide a photometric plan for the subject property
252 before Engineering plans are submitted.**

253
254 **Jeff Carroll**
255 **750 E. Interstate 30**
256 **Rockwall, TX 75087**

257
258 **Mr. Carroll came forward and provided additional details in regards to the request.**

259
260 **Commissioner Thomas made a motion to approve SP2022-040 with staff and ARB recommendations. Commissioner Womble seconded the motion
261 which passed by a vote of 7-0.**

262
263 **9. SP2022-041 (BETHANY ROSS)**

264 Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Jon Bailey of Helping Hands for the approval of a Site Plan for a Commercial
265 Building on an 8.869-acre tract of land identified Lot 1, Block A, Waggoner Gardens Inc. Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial
266 (C) District, addressed as 950 Williams Street, and take any action necessary.

267
268 **Commissioners Thomas and Llewelyn recused themselves for this item.**

269
270 **Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting approval of a site plan for 2 additional buildings
271 to be used for clinic, inside storage and office on the subject property. Currently, there are three (3) commercial buildings situated on the property
272 for Helping Hands. The propose site plan meets most of the requirements of the UDC with the exception of the building articulation for both the
273 primary and secondary facades. Staff has added 2 conditions of approval to the case memo including a new photometric plan and landscape plan.**

274 Planner Ross explained that requests for exceptions are a discretionary decision for the Commission and a super majority vote will be needed for
275 approval. Planner Ross then advised that the applicant and staff were present and available for questions.
276

277 Jeff Carroll
278 750 E. Interstate 30
279 Rockwall, TX 75087
280

281 Mr. Carroll came forward and provided additional details in regards to the request.
282

283 Commissioner Conway made a motion to approve SP2022-041. Commissioner Deckard seconded the motion which passed by a vote of 5-0.
284

285 VII. DISCUSSION ITEMS
286

287 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
288 *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*
289 *are considered for action by the Planning and Zoning Commission.*
290

291 10. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
292

- 293 • P2022-035: Replat for Lot 3, Block 1, Rockwall Recreational Addition [APPROVED]
- 294 • P2022-036: Final Plat for Lots 1 & 2, Block A, Platform Rockwall Addition [APPROVED]
- 295 • Z2022-029: Amendment to Planned Development District 59 (PD-59) [APPROVED; 2ND READING]
- 296 • Z2022-030: Specific Use Permit (SUP) for a *Craft Winery* at 310 S. Goliad Street [APPROVED; 2ND READING]
- 297 • Z2022-031: Specific Use Permit (SUP) for a *Guest Quarters/Detached Garage* at 401 S. Clark Street [APPROVED; 2ND READING]
- 298 • Z2022-033: PD Development Plan for the Harbor District [APPROVED; 2ND READING]
- 299 • Z2022-034: Zoning Change (AG to PD) for the Hance Tract [APPROVED; 1ST READING]

300 Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.
301
302

303 VIII. ADJOURNMENT
304

305 Chairman Chodun adjourned the meeting at 7:28 pm.
306

307 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 30 day of August
308 _____, 2022.

309
310 
311 _____
312 Chairman

312 Attest: 
313 _____
314 Angelica Gamez, Planning Coordinator
315