

# MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
**FEBRUARY 28, 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 FORM  
5 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 Jerry Welch, Derek Deckard, John Womble, and Jean Conway. Absent from the meeting were Commissioners Ross Hustings and Brian Llewellyn. Staff members present were Director of Planning and Zoning Ryan Miller, Planner Bethany Ross, Planner Henry Lee, City Engineer Amy Williams, Assistant City Engineer Jonathan Browning and Civil Engineer Sarah Johnston. Absent from the meeting was Planning Technician Angelica Guevara.**  
12

## 14 II. APPOINTMENTS

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. P2023-002 (BETHANY ROSS)

38 Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a  
39 Final Plat for the Quail Hollow Subdivision consisting of 250 single-family residential lots on an 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-  
40 06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family  
41 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection  
42 of Hays Road and John King Boulevard, and take any action necessary.  
43

### 44 3. SP2023-001 (BETHANY ROSS)

45 Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Site  
46 Plan for the Quail Hollow Subdivision consisting of 250 single-family residential lots on an 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06  
47 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10  
48 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of  
49 Hays Road and John King Boulevard, and take any action necessary.  
50

51 **Vice-Chairman Deckard made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by a vote of 5-0.**  
52

## 53 V. ACTION ITEMS

54  
55 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special  
56 exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*  
57

### 58 4. MIS2023-003 (HENRY LEE)

59 Discuss and request by Ryan Joyce on Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a Miscellaneous  
60 Case for a Treescape Plan 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  
61 Subdivision; 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  
62 Rockwall, 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,  
63 situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street,  
64 and Harry Myers Park, and take any action necessary.

132 **Planner Bethany Ross provided a brief summary in regard to the applicant's request. The applicant is requesting a zoning change from AG to LI and**  
133 **it does meet all of the Future Land Use designation for the property.**

134  
135 **Roy Bhavi**  
136 **835 Tillman Drive**  
137 **Allen, TX 75013**

138  
139 **The developer came forward and provided additional details in regard to the request.**

140  
141 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.**

142  
143 **9. Z2023-011 (BETHANY ROSS)**

144 **Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital LLC for the**  
145 **approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.24-acre parcel of land identified as Lot 5, Block 1, L & W**  
146 **Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 104 Glenn Avenue, and take any action necessary.**

147  
148 **Planner Bethany Ross provided a brief summary in regard to the applicant's request. The applicant is requesting a SUP for residential infill in an**  
149 **established subdivision. Staff should note that the applicant was grading without a permit but has stopped and will continue when the building**  
150 **permit's been approved.**

151  
152 **Javier Silva**  
153 **58 Windsor Drive**  
154 **Rockwall, TX 75087**

155  
156 **Mr. Silva came forward and provided additional details in regard to the request.**

157  
158 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.**

159  
160 **10. Z2023-012 (HENRY LEE)**

161 **Hold a public hearing to discuss and consider a request by Timothy S. and Susan M. Mack for the approval of a Specific Use Permit (SUP) to allow a *Detached***  
162 **Garage on a one (1) acre parcel of land identified as all of Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned**  
163 **Single-Family 16 (SF-16) District, addressed as 2333 Saddlebrook Lane, and take any action necessary.**

164  
165 **Planner Henry Lee provided a brief summary in regard to the applicant's request. The homeowners are looking to build a detached garage that**  
166 **matches the aesthetic of the single-family home. This generally meets the requirements except for the size which is why they are here tonight.**

167  
168 **Timothy Mack**  
169 **2333 Saddlebrook Lane**  
170 **Rockwall, TX 75087**

171  
172 **Mr. Mack came forward and was prepared to answer questions.**

173  
174 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.**

175  
176 **11. Z2023-013 (BETHANY ROSS)**

177 **Hold a public hearing to discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Specific Use Permit (SUP) for Residential**  
178 **Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 837A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall**  
179 **County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 118 Blanche Drive, and take any action**  
180 **necessary.**

181  
182 **Planner Bethany Ross provided a brief summary in regard to the applicant's request. The proposed single-family home meets all of the zoning**  
183 **requirements for the area.**

184  
185 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.**

186  
187 **12. SP2023-005 (HENRY LEE)**

188 **Discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Joanne Vockovic of the Pregnancy Resource Center for the**  
189 **approval of an Amended Site Plan for an office building on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Addition, City of Rockwall,**  
190 **Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay**  
191 **(SOV) District, addressed as 1010 Ridge Road, and take any action necessary.**

192  
193 **Planner Henry Lee provided a brief summary in regard to the request. Due to the growing business, the applicants are looking to do an extension to**  
194 **the rear of the property with matching materials. It generally conforms to the requirements of the UDC.**

195  
196 **Dub Douphrate**  
197 **2235 Ridge Road**  
198 **Rockwall, TX 75087**

199

200 Mr. Douphrate came forward and provided additional details in regard to the request.

201  
202 Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.

203  
204 13. SP2023-006 (HENRY LEE)

205 Discuss and consider a request by Dylan Adame of Kimley-Horn and Associates, Inc. on behalf of Grayson Hughes of Stream 1515 Corporate Crossing, LP for  
206 the approval of an Amended Site Plan for a *warehouse/distribution center facility* on a 43.237-acre parcel of land identified as Lot 1, Block A, Stream 549  
207 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of  
208 the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

209  
210 Planner Henry Lee provided a brief summary in regard to the request. He advised that there was a site plan that had been previously approved by  
211 the Commission but there is a new tenant making changes to the site plan. However, the applicant will be requesting a variance to the outside storage  
212 area screening requirements.

213  
214 Dylan Adame  
215 13455 Noel Road  
216 Dallas, TX 75240

217  
218 Mr. Adame came forward and provided additional details in regard to the request.

219  
220 Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.

221  
222 14. SP2023-007 (HENRY LEE)

223 Discuss and consider a request by Dan Whalen II of BradStone Design Group on behalf of John McKinney and Michael Daul of M & J Ranch Trail Holdings,  
224 LLC for the approval of a Site Plan for an *office building* on a 1.798-acre parcel of land identified as a portion of Lot 18 & 19 of the Rainbo Acres Addition, City  
225 of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of County Line Road and  
226 Ranch Trail, and take any action necessary.

227  
228 Planner Henry Lee provided a brief summary in regard to the request. The subject property will carve out the southwest corner which is where the  
229 building will be located. The ARB did not see any problems with the building event though the applicants are requesting exceptions to the primary  
230 and secondary articulation.

231  
232 Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.

233  
234 15. SP2023-008 (HENRY LEE)

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

241  
242 Chairman Thomas announced that Commissioner Womble will be recusing himself from this case.

243  
244 Planner Henry Lee provided a brief summary in regard to the request. He advised that they are working with the applicant right not thru staff  
245 comments. He also added that the ARB had some comments that have been relayed to the applicant.

246  
247 Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.

248  
249 16. SP2023-009 (HENRY LEE)

250 Discuss and consider a request by T. J. McDonald of Half and Associations on behalf of Carolina Molina of Alvaplast US Development, LLC for the approval of  
251 an Amended Site Plan for a *warehouse/manufacturing facility* on a 42.6034-acre parcel of land identified as a portion of Lot 2, Block 1, Indalloy Addition, City of  
252 Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 501 Industrial Boulevard, and take any action necessary.

253  
254 Planner Henry Lee provided a brief summary in regard to the request. Staff has identified several exceptions associated with the request mainly to  
255 the building. The applicant is also requesting a variance to the parking due to the number of employees they have.

256  
257 Dave Morales  
258 5310 Harvest Hill Road  
259 Dallas, TX 75230

260  
261 Mr. Morales came forward and provided additional details in regard to the request.

262  
263 Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.

264  
265 17. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).

- 266  
267 • P2023-001: Replat for Lot 24 of the Rainbo Acres Addition [APPROVED]

- 268 • P2023-003: Replat for Lots 4 & 5, Block A, Rockwall Park 30 Addition [APPROVED]
- 269 • P2023-004: Final Plat for Lot 1, Block A, Abbott Addition [APPROVED]
- 270 • Z2022-057: Zoning Change from Agricultural (AG) to a Planned Development District for Single-Family 1 (SF-1) and General Retail (GR) District land use
- 271 [APPROVED; 1<sup>ST</sup> READING]
- 272 • Z2022-059: SUP for a Restaurant with 2,000 SF or More with a Drive Through [APPROVED; 1<sup>ST</sup> READING]
- 273 • Z2022-060: Text Amendment to Article 04, Permissible Uses, of the UDC for Solar Collector Panels and Systems [APPROVED; 1<sup>ST</sup> READING]
- 274 • Z2023-001: SUP for a Residential Infill in an Established Subdivision for 310 Harborview Drive [APPROVED; 1<sup>ST</sup> READING]
- 275 • Z2023-002: SUP for a New and/or Used Indoor Motor Vehicle Dealership/Showroom [APPROVED; 1<sup>ST</sup> READING]
- 276 • Z2023-003: Zoning Change from Agricultural (AG) District to Planned Development District for Single-Family 10 (SF-10) District for the Peachtree Meadows
- 277 Subdivision [APPROVED; 1<sup>ST</sup> READING]
- 278 • Z2023-004: SUP for a Mini-Warehouse Facility [DENIED]
- 279 • Z2023-005: Zoning Change from Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for 548 Dowell Road [APPROVED; 1<sup>ST</sup> READING]
- 280 • Z2023-006: Zoning Change from Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District for 626 Cullins Road [APPROVED; 1<sup>ST</sup> READING]
- 281 • Z2023-007: SUP for a Residential Infill in an Established Subdivision for 124 Lynne Drive [APPROVED; 1<sup>ST</sup> READING]

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

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284  
285 VII. ADJOURNMENT

286  
287 **Chairman Thomas adjourned the meeting at 6:49 pm.**

288 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 28<sup>th</sup> day of March

289 \_\_\_\_\_, 2023.

290  
291  
292  
293  
  
294 \_\_\_\_\_

Sedric Thomas, Chairman

295 Attest:

296 \_\_\_\_\_  
Angelica Guevara Planning Technician

