

MINUTES

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JUNE 13, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES,](https://sites.google.com/site/rockwallplanning/development/development-cases)
3 AND [2] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND
4 SPECIFIC USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

5
6 I. CALL TO ORDER

7
8 **Chairman Deckard called the meeting to order at 6:00 PM. Commissioners present were Vice Chairman John Womble, Jerry Welch, Jean Conway,**
9 **Kyle Thompson, Ross Hustings, and Brian Llewelyn. Staff members present were Director of Planning and Zoning Ryan Miller, Planners Bethany**
10 **Ross and Henry Lee, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams, Assistant City**
11 **Engineer Jonathan Browning and Civil Engineer Sarah Johnston.**

12
13 II. APPOINTMENTS

14
15 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on
16 the agenda requiring architectural review.

17
18 III. OPEN FORUM

19
20 *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*
21 *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*
22 *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*
23 *Act.*

24
25 **Chairman Deckard explained how the open forum is conducted and asked if anyone wished to speak to come forward at this time; there being no**
26 **one indicating such, Chairman Deckard closed the open forum.**

27
28 IV. CONSENT AGENDA

29
30 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)*
31 *and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

32
33 2. Approval of minutes for the May 30, 2023 Planning and Zoning Commission meeting.

34
35 3. **P2023-012 (HENRY LEE)**

36 Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Qualico Development, Inc. for the approval of a *Final Plat* for the Park
37 Hills Subdivision consisting of 144 single-family residential lots on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W.
38 Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas,
39 zoned Planned Development District 98 (PD-98) [Ordinance No. 22-46] for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass
40 Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any
41 action necessary.

42
43 4. **SP2023-016 (HENRY LEE)**

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

50
51 **Vice-Chairman Womble made a motion to approve the consent agenda. Commissioner Conway seconded the motion which passed by a vote of 7-0.**

52
53 V. PUBLIC HEARING ITEMS

54
55 *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*
56 *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*
57 *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*
58 *to three (3) minutes out of respect for the time of other citizens.*

59
60 5. **Z2023-024 (ANGELICA GUEVARA)**

61 Hold a public hearing to discuss and consider a request by Chris Curra for the approval of a *Specific Use Permit (SUP)* for Residential Infill in an Established
62 Subdivision for the purpose of constructing a single-family home on a 0.1278-acre parcel of land identified as Lot 6, Block C, Chandler's Landing #16 Addition,

63 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, and take any
64 action necessary.
65

66 Planning Technician Angelica Guevara gave a brief summary in regards to the request. The applicant is proposing an approval for an SUP for the
67 purpose of constructing a single-family home on the lot. The proposed home does not conform to the two standards outlined in the UDC with the
68 first being the garage orientation. Parking garages should be located at least 20-feet behind the front facade of the home. In this case, the applicant
69 is proposing to orient the garage so that it projects approximately 2-feet in front of the single-family home. Staff would like to point out that there are
70 several other examples of housing in Chandlers Landing that have the same garage or similar garage configuration. The second standard would be
71 the roof pitch. According to the UDC, all residential structures should be constructed with a minimum 3:12 roof pitch. In this case, the applicant is
72 requesting a single-family home with a flat roof. Staff should point out that all the homes in this phase of Chandlers Landing have pitched roofs and
73 the proposed roof design is not characteristic of the existing housing in the area. With this being said, approval of the waiver of the garage orientation
74 and the roof pitch requirements is a discretionary decision for City Council pending a recommendation from the Planning and Zoning Commission.
75 With the exception of these two deviations, the rest of the request does appear to be in conformance with the density and dimensional requirements
76 stipulated by PD-8 and the UDC. Staff has added a condition of approval that the applicant be required to meet the setbacks that are outlined for
77 Planned Development District 8. On May 24, 2023, staff mailed out 120 notices to property owners and occupants within 500-feet of the subject
78 property. Staff has received 1 email in opposition of the request. 2 responses to our online Zoning and SUP Input Form in opposition to the request,
79 and 1 email from a property owner expressing concerns regarding the request. In addition, staff has received 1 notice in favor of the request.
80

81 Chairman Deckard asked if the HOA has approved.
82

83 Chairman Deckard opened the public hearing and asked anyone who wished to come forward at this time.
84

85 Jeff Macalik
86 6102 Volunteer Place
87 Rockwall, TX 75032
88

89 Mr. Macalik came forward and added that he was the Chairman for the Architectural Control Committee for Chandlers Landing and indicated that the
90 house will have to move away from the property line and will not be able to have a flat roof unless the applicant asks for a variance.
91

92 Director of Planning and Zoning Ryan Miller added that he received an email from a representative in Chandlers indicating that the applicant was
93 going to be making changes to make it a zero-lot line home. He indicated that this case could be tabled after the public hearing to allow the applicant
94 to make the changes and present a new plot plan on June 27, 2023.
95

96 Commissioner Conway asked why the house has to be moved to the property line.
97

98 Chairman Deckard closed the public hearing and brought the item back to the Commission for discussion or action.
99

100 Chairman Deckard made a motion to table the item to the next P&Z meeting on June 27, 2023. Vice-Chairman Womble seconded the motion which
101 passed by a vote of 7-0.
102

103 6. Z2023-025 (BETHANY ROSS)

104 Hold a public hearing to discuss and consider a request by Gene McCorkle of Tuff Shed on behalf of Deborah Julian for the approval of a Specific Use Permit
105 (SUP) for an Accessory Building on a 0.1515-acre parcel of land identified as Lot 11, Block C, Highland Meadows #1 Addition, City of Rockwall, Rockwall
106 County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 3065 Winecup Lane, and take any action necessary.
107

108 Planner Bethany Ross gave a brief summary in regards to the request. The applicant is requesting a SUP for a 12x16 accessory structure on the
109 subject property. The proposed accessory structure will be clad and composite panel anchored to a concrete foundation and will stand less than 10-
110 feet in height. The proposed structure will need to meet the minimum rear yard setback of 3-feet and the minimum side yard setback of 6-feet. The
111 proposed structure does not adhere to the maximum allowable size or the building setbacks as of right now. The proposed structure is 46 sq. ft
112 larger than the maximum allowable accessory building and the site plan shows the structure being placed at 5-feet from the side yard. This will need
113 to be corrected before a permit is released. On May 24, 2023 staff mailed out 137 notices to property owners and occupants within 500-feet of the
114 subject property and also notified Lyndon Park and Flagstone Estates HOA. Staff has not received any notices at this time.
115

116 Vice-Chairman Womble asked if the concrete that was there already met the setbacks.
117
118

119 Deborah Julian
120 3065 Winecup Lane
121 Rockwall, TX 75032
122

123 Mrs. Julian came forward and provided additional details in regards to the request.
124

125 Commissioner Welch asked why she would need a larger accessory building than the one that is allowed.
126

127 Commissioner Llewelyn asked if its okay that the slab is 5-feet from the property line but the walls from the building can't be 5-feet from the property
128 line.
129

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

132
133 Commissioner Llewelyn made a motion to approve Z2023-025. Commissioner Hustings seconded the motion which passed by a vote of 6-1 with
134 Commissioner Welch dissenting.

135
136 Chairman Deckard advised that this item will go before City Council on June 19, 2023.
137

138 **7. Z2023-026 (ANGELICA GUEVARA)**

139 Hold a public hearing to discuss and consider a request by Gerzirm Daniel for the approval of a Zoning Change from an Agricultural (AG) District to a Single-
140 Family 16 (SF-16) District for a 0.93-acre tract of land identified as Tract 17 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County,
141 Texas, zoned Agricultural (AG) District, addressed as 2065 Airport Road, and take any action necessary.

142
143 Planning Technician Angelica Guevara gave a brief summary in regards to the request. The applicant is requesting a zoning change from AG to SF-
144 16 for the purpose of constructing a single-family home. According to the Comprehensive Plan, the subject property is located within the Central
145 District and is designated for Low Density Residential land uses. This land use is defined as residential subdivisions that are two units per gross
146 acre or less and, based on this, the proposed zoning change does not conform the Comprehensive Plan. However, the applicant is only proposing
147 1 lot on 1 acre which would be in compliance with the density requirements. Also, the proposed zoning change does conform to the residential
148 designation on the Future Land Use map contained in the Comprehensive Plan. On May 24, 2023, staff notified 33 property owners and occupants
149 within 500 feet of the subject property and notified Rolling Meadows Estate HOA. Staff has received 1 notice in favor of the applicants request.

150
151 Chairman Deckard opened the public hearing and asked anyone who wished to come forward at this time. There being no one indicating such,
152 Chairman Deckard closed the public hearing and brought the item back to the Commission for discussion or action.

153
154 Commissioner Welch made a motion to approve Z2023-026 with staff recommendations. Commissioner Conway seconded the motion which passed
155 by a vote of 7-0.

156
157 Chairman Deckard advised that this item will go before City Council on June 19, 2023.
158

159 **8. Z2023-027 (ANGELICA GUEVARA)**

160 Hold a public hearing to discuss and consider a request by Vanio Dilov for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established
161 Subdivision for the purpose of constructing a single-family home on a 0.2250-acre parcel of land identified as Lot 16, Block A, Chandler's Landing, Phase 20
162 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family homes, addressed as 110 Mischief Lane,
163 and take any action necessary.

164
165 Planning Technician Angelica Guevara gave a brief summary in regards to the request. The applicant is requesting a SUP for the purpose of
166 constructing a single-family home. The requested home does meet all the density and dimensional requirements for a property in Planned
167 Development District 8 (PD-8). Staff has included a Housing Analysis showing the housing along Mischief Lane and the proposed building elevations.
168 Staff mailed out 275 notices to occupants and property owners within 500-feet of the subject property. At this time, staff has received 1 notice in
169 opposition to the request.

170
171 Chairman Deckard opened the public hearing and asked anyone who wished to come forward at this time. There being no one indicating such,
172 Chairman Deckard closed the public hearing and brought the item back to the Commission for discussion or action.

173
174 Vice-Chairman Womble made a motion to approve Z2023-027. Commissioner Conway seconded the motion which passed by a vote 7-0.

175
176 Chairman Deckard advised that this item will go before City Council on June 19, 2023.
177

178 **9. Z2023-028 (ANGELICA GUEVARA)**

179 Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established
180 Subdivision for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 873-A, Rockwall Lake Estates Phase 2 Addition,
181 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 481
182 Blanche Drive, and take any action necessary.

183
184 Planning Technician Angelica Guevara gave a brief summary in regards to the request. The applicant is requesting approval of an SUP to construct a
185 single-family home. This request was brought to the Commission back in September 2020 and City Council approved an SUP for the purpose of
186 constructing a single-family home. However, the SUP expired on September 8, 2021 which is why they're bringing the request back. The proposed
187 home does meet all the density and dimensional requirements for a home in Planned Development District 75 (PD-75) with the exception of the garage
188 orientation. Staff added that requests like these have been approved before in Lake Rockwall Estates Staff mailed out 133 notices to property owners
189 and occupants within 500-feet of the subject property. Staff has received 1 notice in favor of the applicants request.

190
191 Chairman Deckard opened the public hearing and asked anyone who wished to come forward at this time. There being no one indicating such,
192 Chairman Deckard closed the public hearing and brought the item back to the Commission for discussion or action.

193
194 Commissioner Conway made a motion to approve Z2023-028. Commissioner Llewelyn seconded the motion which passed by a vote of 7-0.

195
196 Chairman Deckard advised that this item will go before City Council on June 19, 2023.
197

198 VI.ACTION ITEMS

199

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

202

203 10. MIS2023-007 (BETHANY ROSS)

204 Discuss and consider a request by Jeff & Dana Macalik for the approval of a *Miscellaneous Case* for an *Exception* to allow a front yard fence on a 0.2548-acre
205 parcel of land identified as Lot 22, Block A, Chandlers Landing #7 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8
206 (PD-8) for single-family homes, addressed as 6102 Volunteer Place, and take any action necessary.

207

208 **Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting a front yard fence along the north property line**
209 **that will be constructed in wrought iron, be 5-6 feet in height and 50% transparent. Staff should point out that this particular property is unique and**
210 **requires front yard setback on three of the four sides of the property. The addition of the front yard fence does not appear to impair the visibility of**
211 **the primary structure or adversely affect any neighboring properties. Planner Ross added that front yard fences are discretionary decisions for the**
212 **Planning and Zoning Commission.**

213

214 **Commissioner Llewelyn made a motion to approve MIS2023-007. Commissioner Welch seconded the motion which passed by a vote of 7-0.**

215

216 VII.DISCUSSION ITEMS

217

218 11. *Director's Report* of post City Council meeting outcomes for development cases (RYAN MILLER).

219

- 220 • P2023-013: Replat for Lot 2, Block A, Pregnancy Resource Center Addition [APPROVED]
- 221 • P2023-014: Replat for Lots 3 & 4, Block 1, Meadowcreek Business Center Addition [APPROVED]
- 222 • Z2023-021: Zoning Change (SF-10 to SF-7) for 405 N. Alamo Street [2ND READING; APPROVED]
- 223 • Z2023-022: Specific Use Permit (SUP) for a *Freestanding Commercial Antenna* [2ND READING; APPROVED]
- 224 • Z2023-023: Text Amendment for an *Alcoholic Beverage Package Sales Land Use* [2ND READING; APPROVED]

225

226 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the city council meeting.**

227

228 VIII.ADJOURNMENT

229

230 **Chairman Deckard adjourned the meeting at 6:32 pm.**

231

232 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 27th day of June
233 _____, 2023.

234

235

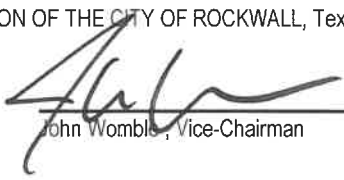
236

237

238

239

240



John Womble, Vice-Chairman

Attest: 

Melanie Zavala, Planning Coordinator