

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
DECEMBER 27, 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 SPECIFIC
4 USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.
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6 I. CALL TO ORDER

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8 Vice-Chairman Womble called the meeting to order at 6:00 PM. Commissioners present were Jean Conway, Jay Odom and Brian Llewelyn. Absent
9 from the meeting was Chairman Derek Deckard, Commissioner Kyle Thompson and Ross Hustings. Staff members present were Director of Planning
10 and Zoning Ryan Miller, Senior Planner Henry Lee, Planning Coordinator Melanie Zavala, City Engineer Amy Williams, Assistant City Engineer
11 Jonathan Browning and Civil Engineer Madelyn Price. Absent from the meeting was Planner Bethany Ross and Planning Technician Angelica
12 Guevara.
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14 II. APPOINTMENTS

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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.
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19 **Director of Planning and Zoning Ryan Miller advised that staff would provide ARB recommendations when staff presents the cases.**
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21 III. OPEN FORUM

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23 *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*
24 *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*
25 *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*
26 *Act.*
27

28 **Vice-Chairman Womble explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time, there**
29 **being no one indicating such, Vice-Chairman Womble closed the open forum.**
30

31 IV. CONSENT AGENDA

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33 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)*
34 *and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*
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36 2. Approval of minutes for the **December 12, 2023** Planning and Zoning Commission meeting.
37

38 3. **P2023-039 (ANGELICA GUEVARA)**

39 Consider a request by Ryan King of Pettitt-ECD, LP on behalf of Saddle Star South Holdings, LLC for the approval of a *Replat* for Lot 32, Block F, Saddle Star
40 Estates South, Phase 2 Addition being a 0.289-acre parcel of land identified as Lot 20, Block F, Saddle Star Estates South, Phase 2 Addition, City of Rockwall,
41 Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4), addressed as 2303 Sarah Drive, and take any
42 action necessary.
43

44 **Commissioner Llewelyn made a motion to approve Consent Agenda. Commissioner Conway seconded the motion which passed by a vote of 4-0.**
45

46 V. DISCUSSION ITEMS

47
48 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
49 *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*
50 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*
51 *following cases is January 9, 2024.*
52

53 4. **Z2023-054 (HENRY LEE)**

54 Hold a public hearing to discuss and consider a request by Pare Underwood on behalf of Annette Lall of HIS Covenant Children, Inc. for the approval of a
55 *Specific Use Permit (SUP)* for an *Event Hall/Banquet Facility* on a 0.689-acre tract of land identified as Lots A & B, Block 2, Griffith Addition, City of Rockwall,
56 Rockwall County, Texas, zoned Downtown (DT) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 303 E. Rusk Street, and
57 take any action necessary.
58

59 **Senior Planner Henry Lee provided a brief summary in regard to the request. This case originally came to staff through a code enforcement case.**
60 **The applicant was operating without a Certificate of Occupancy (CO). However, the applicant came into this space before we required COs for every**
61 **use within the building, before we only required users who had direct access to the street to have a CO. In this case they do not have direct access**
62 **therefore when they first came in, they did not require the CO. However, after the policy change was made and then it was discovered what the land**
63 **use was, and they didn't meet the land use code or the zoning code they then are coming through to get their all their approvals to get their use legal.**

64 Staff also wanted to mention this case did go to the Historic Preservation Advisory Board (HPAB). The board did motion to approve then sending a
65 recommendation of approval from the HPAB to the Planning and Zoning Commission.
66

67 Pare Underwood
68 11644 CR 536
69 Rockwall, TX 75087
70

71 Mrs. Underwood came forward and provided additional details regarding the request.
72

73 Commissioner Odom asked if the property had stained glass windows.
74

75 Director of Planning and Zoning Ryan Miller mentioned the annex is not considered to be historic in any way only the main sanctuary is historic. The
76 property is on the National Register as well as being identified as a local landmark through our Historic Preservation Advisory Board. When staff
77 found out about the use, we engaged the applicant, and she was gracious enough to allow staff to come out and do the health safety inspections
78 ahead of time therefore we could report to you as she was going through the process.
79

80 Vice- Chairman Womble advised that this item will go before the Commission for discussion or action on January 9, 2024.
81

82 5. Z2023-055 (ANGELICA GUEVARA)

83 Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes on behalf of Chris Malek for the approval of a *Specific*
84 *Use Permit (SUP)* for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.2070-acre tract of land identified
85 as Lots N38, N39 & N40 of Lakeside Village, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2),
86 addressed as 3601 Highpoint Drive, and take any action necessary.
87

88 Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the request. The applicant is requesting a Specific Use Permit
89 (SUP) for a residential infill. This property is in lakeside village subdivision, also in a gated private community. It does appear to meet all applicable
90 requirements for their zoning district being Planned Development District 2 (PD-2).
91

92 Dean Cathey
93 3066 Rochelle Rd
94 Rockwall, TX 75032
95

96 Mr. Cathey came forward and provided additional details in regards to the request.
97

98 Vice- Chairman Womble advised that this item will go before the Commission for discussion or action on January 9, 2024.
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100 6. Z2023-056 (ANGELICA GUEVARA)

101 Hold a public hearing to discuss and consider a request by Paul Arce on behalf of Kisanet Ghebretsadik for the approval of a *Specific Use Permit (SUP)* for
102 *Residential Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.1377-acre parcel of land identified as Lot 22,
103 Block B, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 295
104 Harborview Drive, and take any action necessary.
105

106 Director of Planning and Zoning Ryan Miller provided a summary regarding the request. The applicant is requesting a Specific Use Permit (SUP) for
107 a residential infill. This would be a new home in an established subdivision. The house is a bit more modern however, this phase of the Chandler's
108 Landing subdivision does have some moderns in it therefore being comparable to some of the existing houses in the area. It does appear to meet
109 all the requirements and required height.
110

111 Paul Arce
112 5807 Ranger Drive
113 Rockwall, TX 75087
114

115 Mr. Arce came forward and provided additional details regarding the request.
116

117 Vice- Chairman Womble advised that this item will go before the Commission for discussion or action on January 9, 2024.
118

119 7. SP2023-047 (HENRY LEE)

120 Discuss and consider a request by Nick Hobbs of BGE, Inc. on behalf of Ben Scott of HEB, LP for the approval of a *Site Plan* for Grocery Store (i.e. HEB) on a
121 12.519-acre tract of land identified as Tracts 2 & 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C)
122 District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the
123 eastbound IH-30 Frontage Road and John King Boulevard, and take any action necessary.
124

125 Senior Planner Henry Lee provided a brief summary regarding the request. The applicant is requesting approval of a site plan for a grocery store.
126 The Architecture Review Board did look at this tonight and they did go ahead and make a motion of approval. They are requesting some variances
127 at this time. They're still working through staff comments therefore maybe one or two will drop or there might be others that are identified through
128 the process. Staff had made some recommendations for compensatory measures to the applicant, and they do seem open to those. Therefore, we're
129 still working through that process.
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132 John Rose
133 4135 Calculus Dr
134 Dallas, TX 75244

135
136 Mr. Rose came forward and provided additional details in regard to the request.
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138 Vice- Chairman Womble advised that this item will go before the Commission for discussion or action on January 9, 2024.
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140 8. SP2023-048 (HENRY LEE)

141 Discuss and consider a request by Leslie Ford of Ofi Chito on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Site Plan
142 for a Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In (i.e. McDonald's) on a 1.251- acre tract of land identified as a portion of Lot 3 and all of
143 Lot 2, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay
144 (SH-205 OV) District, generally located north of the northeast corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.
145

146 Senior Planner Henry Lee provided a brief summary in regard to the request. Staff has been working with the applicant the last couple development
147 cycles working through their comments. They had issues meeting both Planning and Zoning Commissions concerns and the Architectural Review
148 Board concerns. In terms of articulation since that last time they withdrew they have made some articulation changes to the building and they're
149 closer to meeting our requirements. ARB did look at it tonight and the only change they really were requesting the parapet features that go up they
150 were just asking for more depth to bring that closer to the articulation requirements on those elements. other than that, ARB didn't have any other
151 concerns. They do still have variances but they're closer to meeting them.
152

153 Vice- Chairman Womble advised that this item will go before the Commission for discussion or action on January 9, 2024.
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155 9. SP2023-049 (ANGELICA GUEVARA)

156 Discuss and consider a request by Dewayne Zinn of Cross Engineering Consultants, Inc. on behalf of Chad Dubose of JCDB Goliad Holdings, LLC for the
157 approval of a Site Plan for General Retail Building on a 0.7621-acre portion of a larger 2.542-acre parcel of land identified as Lot 1, Block A, Pecan Valley Retail
158 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District, situated within the North
159 SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive, and take any action necessary.
160

161 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. This is in Plan Development District 65 (PD-65). This
162 has an underlying zoning of General Retail (GR). This was previously brought to the Commission when they requested a Specific Use Permit (SUP)
163 for a Smoothie King. Since then they've actually worked out a deal. The cities property which is directly east of here. City Council actually worked a
164 deal. They would like to utilize the city's existing pond for detention retention. Ultimately, we did a facilities agreement they've agreed to provide
165 some amenities there. They're also going to be planting multiple trees on that property which will help offset the mitigation. They will be removing a
166 lot of mature trees in there for the building. They have some landscaping going back in but for the most part that property will be clear cut. Couple
167 of issues we had on the site plan is they are currently over parked and now we have to look at that. When staff was looking at it they didn't realize
168 they were removing some of the parking on the northern property. They will have to have to run the parking calculations on both buildings. Secondly,
169 they do have additional parking. Staff recommended that they remove that because they're having issues providing the landscaping. The landscaping
170 you see here is in easements and they're too close to those lines. Since those are some large lines running through there they have some certain
171 obligations that they agreed to through the SUP ordinance and they'll have to find a way to provide that landscaping. Other issues we had with this
172 particular design were with the building. The building itself doesn't meet a number of the city's ordinances including our circulation four- sided
173 architecture. It does meet the materials therefore during ARB the applicant stated that their desire is to meet the building north of them. Unfortunately,
174 during ARB, they discussed about the visibility of this property. The fact it'll be a public park back there you have passed through traffic. There're
175 really three sides of this building that will be highly visible actually all four sides. Staff has made a number of recommendations to the applicant
176 about increasing the storefront glass the architectural features and then also bringing those parapet elements back into the building to meet the
177 massing requirements. Using the increased height to screen the units, according to the elevations the way they read some of the units on the short
178 side will be will be visible. Staff made those recommendations to the applicant. ARB did review this and they agreed with staff assessment that they
179 would like to see more of the four-sided architectural elements. The two most visible sides being from pecan valley and then also from quail run.
180 They will basically have no adornments or articulation so they really want to see a building that meets the four-sided architecture requirements on
181 this. Staff understands the applicant's argument about wanting to match the building north of there but a lot of the mature trees along quail run were
182 left in place to provide screening. In this case they're removing all those mature trees and that'll make that building even more visible.
183

184 Dan Sopranzi
185 10300 N Central Expy
186 Dallas, TX 75231
187

188 Mr. Sopranzi came forward and provided additional details in regards to the request.
189

190 Vice-Chairman Womble asked if they handled the access on the building.
191

192 Vice- Chairman Womble advised that this item will go before the Commission for discussion or action on January 9, 2024.
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194 10. SP2023-050 (HENRY LEE)

195 Discuss and consider a request by Jeff Carroll of Carroll Architects on behalf of Scott Tharp of Scott Free Investments for the approval of a Site Plan for
196 Office/Warehouse Buildings on a 3.90-acre tract of land identified as Tracts 2-23 & 2-24 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall,
197 Rockwall County, Texas, zoned Heavy Commercial (HC) District, located at the southeast corner of the intersection of Mims Road and National Drive, and
198 take any action necessary.
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Senior Planner Henry Lee provided a brief summary in regards to the request. They are requesting the five office warehouse buildings on the subject property being heavy commercial (HC) which is allowed by right. They do have a few variances that staff has identified at this time. However, there may be more. Staff has a lot of comments they need to work through with the applicant in regards to this. ARB did review this and needed a lot of clarification on a lot of the orientations of the buildings and specifically how the buildings are being used. There was just a lot of confusion on their parts they weren't sure tonight how to offer recommendations they just needed more information from the applicant on really the orientation of the buildings and how they're being utilized in order to make those recommendations.

Director of Planning and Zoning Ryan Miller advised that the overhead doors are actually in front of the required parking. In order to access the overhead doors somebody would have to pull out of the required parking space to pull into the overhead door.

Jeff Carroll
750 E Interstate 30
Rockwall, TX 75087

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

Vice- Chairman Womble advised that this item will go before the Commission for discussion or action on January 9, 2024.

11. SP2023-051 (HENRY LEE)

Discuss and consider a request by Dwaine Powers for the approval of an *Amended Site Plan* for *Industrial Building* on a 1.8040-acre tract of land identified as Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, 227 National Drive, and take any action necessary.

Senior Planner Henry Lee provided a brief summary I regards to the request. Last year this came through for a SUP case for a towing company. They were actually operating on the property to the South of there but over time they had started using the property to the north and they never received the approval for a SUP for that. They did get approval for it however that did include that they provide a concrete parking area in front of the building. That was never done and now the property owners are selling the property and the applicant is now looking to come in and do a car rental facility. They are proposing to add the parking that would be required for that. They are removing some of that second drive that would be on the north side of the building they're looking to remove that to try to offset some of the detention they would have for the additional impervious surface for the parking. In addition to that they will be requesting a variance to the paving material requirements. The previous owner had come in and basically when they moved out of that property they just cleared it all out and then graveled it and they didn't do that with the any city approvals. Now this buyer is coming in and looking at doing this here and he's just asking to keep what the previous tenant had done without permits so they would like to keep the back area all gravel to store their rental cars on and not have to pave the whole site and provide the detention for it. They're also one or two parking spaces short, their revision may correct that. They may have issues meeting the resubmittal dates therefore they have actually already requested to extend this case so it may not be coming back to you at this next meeting but beyond that but we'll work through comments with them and get an updated plan.

Vice- Chairman Womble advised that this item will go before the Commission for discussion or action on January 9, 2024.

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

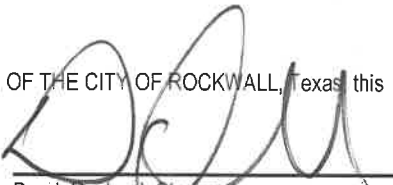
- Z2023-052: Specific Use Permit (SUP) for the REDC for La Jolla Pointe Drive (1ST READING; APPROVED)
- Z2023-053: Amendment to Planned Development District 4 (PD-4) for the REDC (1ST READING; APPROVED)

Director of Planning and Zoning Ryan Miller Provided a brief summary in regards to the request.

VI. ADJOURNMENT

Vice- Chairman Womble adjourned the meeting at 6:57PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas this 9th day of January, 2024.


Derek Deckard, Chairman

Attest: 
Melanie Zavala, Planning Coordinator