

MINUTES

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JANUARY 14, 2025 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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), 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 USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

I. CALL TO ORDER

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

II. OPEN FORUM

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 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 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 Act.

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

III. CONSENT AGENDA

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

1. Approval of Minutes for the December 30, 2024 Planning and Zoning Commission meeting.

2. P2024-042 (HENRY LEE)

Consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a *Preliminary Plat* for the Southside Hills Subdivision consisting of 384 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

3. P2024-043 (HENRY LEE)

Consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a *Master Plat* for the Southside Hills Subdivision consisting of 384 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

Commissioner Conway made a motion to approve the Consent Agenda. Vice-Chairman Womble seconded the motion which passed by a vote of 7-0

IV. PUBLIC HEARING ITEMS

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 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 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 to three (3) minutes out of respect for the time of other citizens.

4. Z2024-061 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

61 Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a Zoning Change from AG to PD for
62 a Single-Family 10 (SF-10) land uses. The concept plan shows that the 101.43-acre property will consist of 203 residential lots made out of 5 lot sizes.
63 These lots consist of 97 x 72-foot lot., 75 x 82-foot lots and three (3) 100 x 120-foot lots and 127 x 150-foot lots and one (1) 2-acre lot that will be
64 retained for the property owner. This translates to a gross density of 2.00 dwelling units per acre. The minimum dwelling unit size for each property
65 will be 2800 SF for all homes in the Planned Development. In regard to the housing product staff has incorporated anti-monotony and 100% masonry
66 for all homes. In regard to the garage orientation for the development the applicant is requesting to allow a total of 20% of the type A lots or the 72-
67 foot lots or an overall percentage of 9.36% of all garages to be flat front entry. The proposed concept plan shows that the development will consist
68 of a total of 29.15 acres of open space. In addition, the applicant has incorporated an 8-foot trail along the north country lane. The applicant has also
69 incorporated an 8-foot walking trail through the development. Based on the concept plan the applicant will be required to construct all residential
70 streets to a residential two-lane undivided highway standard. Install all sewer and water infrastructure and dedicate any necessary easement, master
71 water distribution plan and the City's waste water collection plan an improved infrastructure study. The applicant will also be required to provide
72 detention outside the flood plain and erosion hazard setback. The Unified Development Code (UDC) requires single-family garages to be 20 feet
73 behind the front façade. The applicant proposes the following alternatives to meet the code requirements. Instead of allies the applicant plans to
74 90.64 front entry garage and 9.365 flat front entry garage with a minimum of 25-foot building setbacks. According to the land use plan contained in
75 the comprehensive plan the subject property is located in the north east residential district and is designated for low residential land uses as
76 residential subdivisions that are 2 units per gross acre. However, a density of 2 ½ units per acre may be permitted for developments that incorporate
77 increased amenity and a mix of land uses. In this case, the applicant is proposing a total density of 2.00 units per acre. Based on this, the applicants
78 request is in conformance with the low-density residential designation indicated for the subject property within the comprehensive plan. In addition,
79 the applicant is proposing to incorporate walking trails and 22.4% open space as well as amenities that feature outdoor exercise. The original request
80 for development failed to meet key goals and policies in the comprehensive plan. The comprehensive plan also states that new developments should
81 match or exceed the quality of surrounding areas. Staff has received twenty (20) notices in opposition of the applicants request. Staff also received
82 nine (9) notices in favor one (1) of which was the property owner and five additional notices in favor that can not be verified as occupants of the
83 City.

84
85 Adam Buczek
86 8214 Westchester Drive
87 Suite 900
88 Dallas, TX 75225
89

90 Mr. Buczek came forward and provided a brief summary. He went over location, comprehensive plan the adjacent compatibility, project features and
91 representative product.
92

93 Director of Planning and Zoning Ryan Miller explained that there was a third issue and that was district strategy that states that the new development
94 should consist of medium to larger size lots and they did not feel like they met it therefore they wouldn't be able to say it meets the comprehensive
95 plan.
96

97 Vice-Chairman Womble asked what is considered a medium to larger lot size.
98

99 Commissioner Hustings asked if there is still a recommendation from staff to have an amenity center.
100

101 Chairman Deckard opened the Public Hearing and asked if anyone who wished to speak to come forward at this time.
102

103 Zach Luiz
104 820 Clem Road
105 Rockwall, TX 752087
106

107 Mr. Luiz came forward and expressed his concerns in regard to the applicants request. He explained that this is one of the last rural areas in Rockwall.
108

109 Gabriel Swiatkiewicz
110 2231 Sanderson lane
111 Rockwall, TX 75087
112

113 Mr. Swiatkiewicz came forward and expressed his concerns in regards to the lot sizes.
114

115 David Turnham
116 950 Clem Road
117 Rockwall, TX 75087
118

119 Mr. Turnham came forward and expressed he was in opposition since he wants the lot numbers to be reduced.
120

121 Zach Butler
122 9 Crestview
123 Rockwall, TX 75087
124

125 Mr. Butler came forward and expressed being in opposition to the applicants request.
126
127
128

129 Melba Jeffus
130 2606 Cypress Drive
131 Rockwall, TX 75087

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133 Mrs. Jeffus came forward and expressed her concerns in regards to the developer in charge of the project. Explained that the same developer for
134 this project is the developer that built her home and they have issues in their subdivision. Expressed she is in opposition.

135
136 Stan Jeffus
137 2606 Cypress Drive
138 Rockwall, TX 75087

139
140 Mr. Jeffus came forward and expressed this would be a high-density neighborhood also explained there is erosion problems at Ridgecrest and the
141 same developer who developed that subdivision is the same developer for this current case.

142
143 Chairman Deckard asked if anyone who wished to come forward at this time, there being no one indicating such Chairman Deckard closed the Public
144 Hearing and brought the item back for discussion or action.

145
146 Mr. Buzcek came forward and explained that Ridgecrest community is a large lot community. Explained there's no curve and gutter for storm.
147 Explained it was accepted from the City on April 3, 2018. Explained they had to build in conformance to the City's plan. In the first quarter of 2020
148 the Mayor reached out to Mrs. Buzcek and requested to come out with his team and outside engineer to have a meeting with staff.

149
150 Commissioner Conway explained her concern in regard to the large lots and is concerned about the traffic of Rockwall.

151
152 Commissioner Odom explained his concern to the lot sizes.

153
154 Chairman Deckard asked what lot sizes were needed for the commission to approve the project.

155
156 Commissioner Thompson explained he would agree that everything around the subject property is greater than the lot sizes being presented.

157
158 Commissioner Hagaman explained he agrees with the larger lot sizes but explained there needs to be a mark of what is medium lots and what is
159 larger lots.

160
161 Mr. Buczeck asked if he can table his case.

162
163 Chairman Deckard made a motion to table Z2024-061 for 4 weeks for the February 11, 2024. Commissioner Conway seconded the motion which was
164 tabled by a vote of 7-0.

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166
167 **5. Z2024-062 (HENRY LEE)**

168 Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a Zoning Change amending Planned Development
169 District 50 (PD-50) [Ordinance No. 23-60] to incorporate an additional 0.2010-acre parcel of land and amend the land uses for the purpose of allowing the
170 House of Worship land use by Specific Use Permit (SUP) within the district being a 21.467-acre tract of land situated within the S. S. McCurry Survey, Abstract
171 No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for
172 Residential-Office (RO) District land uses and Single-Family 10 (SF-10) District, situated within the North Goliad Corridor Overlay (NGC OV) District, generally
173 located along N. Goliad Street [SH-205] north of Olive Street and south of Live Oak Street, and take any action necessary.

174
175 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting to add the church of worship
176 land use to Planned Development District 50 (PD-50). Last year the commission looked at a similar request and it was same district Planned
177 Development District 50 (PD-50) however, they wanted to add the general personal service land use to this district as well through a specific use
178 Permit (SUP). It will be allowed through a SUP process on a case by case basis. In addition, in adding this to the district the applicant is requesting
179 to add 918 N. Alamo to Planned Development District 50 (PD-50) it is currently zoned Single-Family 7 (SF-7) District but they wish to incorporate it.
180 This being a zoning case staff mailed out 382 notices to property owners and occupants within 500 feet of the subject property. At this time, there
181 was five (5) notices in opposition to this request.

182
183 Commissioner Hustings asked why this would be Specific Use Permit (SUP)

184
185 Senior Planner Henry Lee explained the district does not allow the use currently.

186
187 Tzemach Kalmenson
188 1950 Hidden Valley
189 Rockwall, TX 75032

190
191 Mr. Kalmenson came forward and explained that he is currently operating from home and needs a bigger space for his synagogue.

192
193 Commissioner Conway asked what size is the structure that is currently there.

194
195 Chairman Deckard opened the public hearing and asked if anyone who wished to speak to do so at this time. There being no one indicating such,
196 Chairman Deckard closed the public hearing and brought the item back to the Commission for discussion or action

Vice-Chairman Womble made a motion to approve Z2024-062. Commissioner Conway seconded the motion which passed by a vote of 7-0.

6. Z2024-064 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Inocencio Barron on behalf of Ariel Palacios for the approval of a *Specific Use Permit (SUP)* for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 910-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 178 Lynne Drive, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting approval for a Specific Use Permit (SUP) for the purpose of constructing a single-family home. When looking at the building elevations the proposed home seems to be in conformance with the zoning district with the exception of two (2) variances. They are the garage orientation and the exterior material. The garage is located 4 feet in front of the front façade of the home opposed to the 20 feet behind the front façade of the home. Additionally, the proposed home does not meet the requirement for exterior material. Specifically, it exceeds the maximum amount of Cementitious material by 32%. Staff should not that there are other examples of newer homes in the subdivision that exceed these requirements. However, this and the request o deviate the garage orientation standards remain a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Chairman Deckard opened the public hearing and asked if anyone who wished to speak to do so at this time. There being no one indicating such, Chairman Deckard closed the public hearing and brought the item back to the Commission for discussion or action

Commissioner Hustings made a motion to approve Z2024-064. Vice-Chairman Womble seconded the motion which passed by a vote of 7-0.

V. ACTION ITEMS

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

7. MIS2024-020 (ANGELICA GUEVARA)

Discuss and consider a request by Donyelle Fenton for the approval of a *Miscellaneous Case* for an *Exception* to the *Fence Standards* to allow the construction of a fence on a 0.239-acre parcel of land identified as Lot 5, Block A, Lakeridge Park Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 214 Lakeview Drive, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. This request was brought forward by the applicant on November 26, 2024 meeting. At this meeting there was a motion to deny the request without prejudice to allow the applicant the ability to re submit the request. The applicant tis requesting an approval of an exception to repair and replace the existing wood picket fence and wooden post in her backyard. In accordance to the Unified Development Code (UDC) requirements a wood picket fence is an allowable fence material for the subject property. However, since the property is located within an established residential area it is subject to the transparency fencing standards which would require a rod iron fence. In addition, a wood fence post would not be permitted by the fence standards.

Donyelle Fenton
214 Lakeview Drive
Rockwall, TX 75032

Mrs.Fenton came forward and explained she liked her fence because of the beautiful view.

Commissioner Hagaman asked why it was denied.

Commissioner Odom asked if the wooden fence adjacent to the property was still in the same subdivision.

Commissioner Hustings made a motion to approve MIS2024-020. Chairman Deckard seconded the motion which was approved by a vote of 7-0.

VI. DISCUSSION ITEMS

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

- Z2024-053: Zoning Change (AG to SF-10) for 205 Dial Lane (2ND READING; APPROVED)
- Z2024-054: Amendment to Planned Development District 9 (PD-9) (2ND READING; APPROVED)
- Z2024-055: Specific Use Permit (SUP) for a *Detached Garage* at 2348 Saddlebrook Lane (2ND READING; APPROVED)
- Z2024-057: Specific Use Permit (SUP) for a *General Retail Store* at 1915 Alpha Drive (2ND READING; APPROVED)
- Z2024-060: Zoning Change (AG to PD) for the Juniper Subdivision (2ND READING; APPROVED)

VII. ADJOURNMENT

Chairman Deckard adjourned the meeting at 7:52PM.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 11th day of February, 2025.

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Attest:



Melanie Zavala, Planning Coordinator



Derek Deckard, Chairman