

# MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
FEBRUARY 7, 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.

## 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, Ross Hustings, Brian Llewellyn, and Jean Conway. Absent from the meeting was Commissioner Womble. Staff members present were Director of Planning and Zoning Ryan Miller, Planner Bethany Ross, Planner Henry Lee, Planning Coordinator Sarah Chapin, City Engineer Amy Williams, Assistant City Engineer Jonathan Browning and Civil Engineer Sarah Johnston. Absent from the meeting was Planning Technician Angelica Guevara.**

## 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 Architecture Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural Review Board meeting.**

## 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 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.*

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 coming forward, Chairman Thomas closed the open forum.**

## 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) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

37 2. Approval of minutes for the January 10, 2022 Planning and Zoning Commission meeting.

### 39 3. P2023-001 (BETHANY ROSS)

40 Consider a request by Ryan Moorman of Truman Heights, LLC for the approval of a Replat for Lot 26, Rainbo Acres Addition being a 1.222-acre parcel of land identified as Lot 24, Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 & 263 Ranch Trail, and take any action necessary.

### 44 4. P2023-003 (HENRY LEE)

45 Consider a request by Nick Hobbs of BGE Engineering on behalf of USEF Rockwall Owner, LLC for the approval of a Replat for Lots 4 & 5, Block A, Rockwall Park 30 Addition being a 22.275-acre tract of land identified as Lots 1 & 2, Block A, Rockwall Park 30, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

### 50 5. P2023-004 (BETHANY ROSS)

51 Consider a request by Bryan Connally of CBG Surveying on behalf of Todd and Whitney Abbott for the approval of a Final Plat for Lot 1, Block A, Abbott Addition being a 1.25-acre tract of land identified as Tract 52 of the R. Ballard Survey, Abstract No. 29 and Lot 2 of the Renfro Place South Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 619 Renfro Street, and take any action necessary.

### 55 6. SP2023-002 (HENRY LEE)

56 Discuss and consider a request by Cameron Slown of Teague, Nall & Perkins, Inc. on behalf of Nick DiGiuseppe of Discovery Lakes, LLC/Discovery Lakes Phase I, LLC for the approval of a Site Plan for Phase 1 of the Discovery Lakes Subdivision consisting of 31 single-family residential lots on a 36.42-acre tract of land identified as a portion of Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District, generally located on the north side of SH-276 east of the intersection of SH-276 and Rochelle Road.

61 **Commissioner Welch made a motion to approve the consent agenda. Commissioner Conway seconded the motion which passed by a vote of 6-0.**

## 63 V. ACTION ITEMS

132 VII. DISCUSSION ITEMS

133

134 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*  
135 *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*  
136 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*  
137 *following cases is February 14, 2023.*

138

139 10. Z2023-001 (BETHANY ROSS)

140 Hold a public hearing to discuss and consider a request by Ali Abedini on behalf of John Fenianos for the approval of a Specific Use Permit (SUP) for Residential  
141 Infill in an Established Subdivision on a 0.20-acre parcel of land identified as Lot 16, Block C, Harborview Landing, Phase 2, City of Rockwall, Rockwall County,  
142 Texas, zoned Planned Development District 8 (PD-8) for Single- Family 7 (SF-7) District, addressed as 310 Harborview Drive, and take any action necessary.

143

144 **Planner Bethany Ross advised that this is a request for approval of a SUP for residential infill. Staff is currently working through comments with the**  
145 **applicant.**

146

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

148

149 11. Z2023-002 (HENRY LEE)

150 Hold a public hearing to discuss and consider a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Jeff Fleming for the approval of a Specific  
151 Use Permit (SUP) to allow a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on a 1.99-acre portion of a larger 3.853-acre tract of land identified  
152 as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development 46 (PD-46) District for  
153 Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the  
154 intersection of Springer Road and Corporate Crossing, and take any action necessary.

155

156 **Planner Henry Lee advised that this is for approval of a SUP for an indoor motor vehicle showroom. The applicant's letter indicates this facility will**  
157 **be used for the showroom, an office, and a storage area.**

158

159 **Matthew Peterson**  
160 **2400 Great Southwest Pkwy**  
161 **Fort Worth, TX 76106**

162

163 **Mr. Peterson came forward and provided additional details in regard to his request.**

164

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

166

167 12. Z2023-003 (RYAN MILLER)

168 Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Vicmar I, LTD for the approval of a Zoning  
169 Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 140.50-acre tract of land  
170 identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128 and Tract 3 of the G. Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County,  
171 Texas, zoned Agricultural (AG) District, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take  
172 any action necessary.

173

174 **Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the request.**

175

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

179

180 **Mr. Joyce came forward and provided a PowerPoint presentation in regard to the request.**

181

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

183

184 13. Z2023-004 (RYAN MILLER)

185 Hold a public hearing to discuss and consider a request by Mike Pizzola of Designhaus Architecture on behalf of Viper Development for the approval of a Specific  
186 Use Permit (SUP) to allow a *Mini-Warehouse* on a 3.15-acre tract of land identified as Lots 1 & 2, Block A, Eastshore Addition, City of Rockwall, Rockwall  
187 County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District,  
188 generally located on the eastside of S. Goliad Street [SH-205] south of the intersection of Community Lane and S. Goliad Street [SH-205], and take any action  
189 necessary.

190

191 **Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the request.**

192

193 **Joe Watoxis**  
194 **3300 Auburn Road**  
195 **Auburn Hills, MI 48326**

196

197 **Mr. Watoxis came forward and provided additional details in regard to the request. He advised that they're proposing to bring a climate controlled**  
198 **self-storage. He let the Commission know that they are currently working through staff comments at the moment.**

199

200 Director Miller then proceeded to inform the Commission of the areas of non-conformance.  
201  
202 Chairman Thomas advised that this item will come back before the Commission for discussion or action on February 14, 2023.  
203  
204 14. Z2023-005 (HENRY LEE)  
205 Hold a public hearing to discuss and consider a request by Peter and Janyce Gardner for the approval of a Zoning Change from an Agricultural (AG) District to  
206 a Single-Family Estate 2.0 (SFE-2.0) District on a 6.019-acre parcel of land identified as Lot 11 of the Dowell Road Addition, City of Rockwall, Rockwall County,  
207 Texas, zoned Agricultural (AG) District, addressed as 548 Dowell Road, and take any action necessary.  
208  
209 Planner Henry Lee provided a brief summary in regard to the request. The applicant is requesting to change the zoning from Agricultural (AG) District  
210 to Single-Family Estate 2.0 (SFE-2.0) District. They intend to build an accessory building and must change the zoning beforehand.  
211  
212 Peter Gardner  
213 548 Dowell Road  
214 Rockwall, TX 75032  
215  
216 The applicant came forward and provided additional details in regard to his request.  
217  
218 Chairman Thomas advised that this item will come back before the Commission for discussion or action on February 14, 2023.  
219  
220 15. Z2023-006 (HENRY LEE)  
221 Hold a public hearing to discuss and consider a request by Harold Fetty of HD Fetty Land Surveyor on behalf of Gene and Brooke Rogers for the approval of a  
222 Zoning Change from an Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District on a 5.41-acre parcel of land identified as a portion of Tract 4-  
223 06 and all of Tract 4-2 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 626  
224 Cullins Road, and take any action necessary.  
225  
226 Planner Henry Lee provided a brief summary in regard to the request. The applicant is requesting to change the zoning from Agricultural (AG) District  
227 to Single-Family Estate 4.0 (SFE-4.0) District.  
228  
229 Chairman Thomas advised that this item will come back before the Commission for discussion or action on February 14, 2023.  
230  
231 16. Z2023-007 (BETHANY ROSS)  
232 Hold a public hearing to discuss and consider a request by Urbano Fernandez for the approval of a Specific Use Permit (SUP) for Residential Infill in an  
233 Established Subdivision on a 0.27-acre parcel of land identified as Lot 905A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas,  
234 zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 124 Lynne Drive, and take any action necessary.  
235  
236 Planner Bethany Ross provided a brief summary in regard to the request. The applicant is presenting a single-family home that meets all of the  
237 zoning requirements.  
238  
239 Chairman Thomas advised that this item will come back before the Commission for discussion or action on February 14, 2023.  
240  
241 17. P2023-002 (BETHANY ROSS)  
242 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  
243 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-  
244 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  
245 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  
246 of Hays Road and John King Boulevard, and take any action necessary.  
247  
248 Planner Bethany Ross advised that this item will have to go before the Parks Board on February 8, 2023.  
249  
250 18. SP2023-001 (BETHANY ROSS)  
251 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  
252 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  
253 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  
254 (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  
255 Hays Road and John King Boulevard, and take any action necessary.  
256  
257 Planner Bethany Ross advised that this item will have to go before the Parks Board on February 8, 2023.  
258  
259 19. SP2023-003 (HENRY LEE)  
260 Discuss and consider a request by Juan Vasquez of Vasquez Engineering, LLC on behalf of Donald Silverman of Rockwall 205-552, LLC for the approval of a  
261 Site Plan for a Daycare with Seven (7) or More Children on a 1.35-acre parcel of land identified as Lot 7, Block A, Dalton Goliad Addition, City of Rockwall,  
262 Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3255 Dalton Road,  
263 and take any action necessary.  
264  
265 Planner Henry Lee provided a brief summary in regard to the request. This request is for approval of a site plan for a daycare. The applicant will also  
266 be requesting a variance for vinyl fencing as well as for articulation to meet the four-sided architecture requirements.  
267

268 Juan Vásquez  
269 1919 S. Shiloh Road  
270 Garland, TX 75042

271  
272 Mr. Vasquez came forward and was prepared to answer any questions.

273  
274 Chairman Thomas advised that this item will come back before the Commission for discussion or action on February 14, 2023.

275  
276 20. SP2023-004 (BETHANY ROSS)

277 Discuss and consider a request by Ibrahim Kassem for the approval of an *Amended Site Plan* for a *Carwash* on a 1.6985-acre parcel of land identified as Lot 1,  
278 Block A, Horizon Carwash Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District,  
279 addressed as 2525 Horizon Road, and take any action necessary.

280  
281 Planner Bethany Ross provided a brief summary in regard to the request. This is for an amendment to the site plan of the existing Horizon Car Wash.  
282 She explained that ARB did have a few minor changes but other than that, they were fine with the site plan.

283  
284 Ibrahim Kassem  
285 3312 Hayley Court  
286 Richardson, TX 75082

287  
288 Mr. Kassem came forward and provided additional details in regard to the request.

289  
290 Chairman Thomas advised that this item will come back before the Commission for discussion or action on February 14, 2023.

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

- 293
- 294 • Z2022-056: SUP for a *Detached Garage* at 835 Clem Road [APPROVED; 1<sup>ST</sup> READING]
  - 295 • Z2022-057: Zoning Change for Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) and General Retail (GR) Districts Land  
296 Uses [ANNOUNCED NEW PUBLIC HEARING DATE OF FEBRUARY 21, 2023]
  - 297 • Z2022-058: PD Development Plan for the Harbor Residence Condominiums [APPROVED; 1<sup>ST</sup> READING]
  - 298 • Z2022-059: SUP for a *Restaurant with 2,000 SF or More with a Drive-Through [Smoothie King]* [ANNOUNCED NEW PUBLIC HEARING DATE OF  
299 FEBRUARY 21, 2023]
  - 300 • Z2022-060: Text Amendment to Article 04, *Permissible Uses*, of the UDC for *Solar Collector Energy Panels* [REMANDED BACK TO THE PLANNING AND  
301 ZONING COMMISSION]

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

304  
305 VIII. ADJOURNMENT

306  
307 Chairman Thomas adjourned the meeting at 7:10 pm.

308  
309 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 28<sup>th</sup> day of March  
310 \_\_\_\_\_, 2023.

311  
312  
313  
314 Attest:   
315  
316 Angelica Cuevas, Planning Technician  
317

  
Sedric Thomas, Chairman

