

MINUTES



PLANNING AND ZONING COMMISSION MEETING CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS MAY 9, 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
5 FORM ON THE CITY'S WEBSITE.
6

7 I. CALL TO ORDER

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9 **Chairman Thomas called the meeting to order at 6:00PM. Commissioners present were John Womble, Ross Hustings, Derek Deckard, Jerry Welch, Jean Conway and Brian Llewelyn. Staff members present were Director of Planning and Zoning Ryan Miller, Planner Bethany Ross, Planner Henry Lee, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams, Assistant City Engineer Jonathan Browning and Civil Engineer Sarah Johnston.**
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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 the agenda requiring architectural review.
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19 III. OPEN FORUM

21 *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.*
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26 **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 indicating such, Chairman Thomas closed the open forum.**
28

29 IV. CONSENT AGENDA

31 *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.*
33

34 2. Approval of minutes for the April 25, 2023 Planning and Zoning Commission meeting.
35

36 3. P2023-010 (HENRY LEE)

37 Discuss and consider a request by Cameron Slown, PE of Teague, Nall & Perkins, Inc. on behalf of the Alberto Dal-Cin of Discovery Lakes, LLC for the approval of a Master Plat for the Discovery Lakes Subdivision consisting of 289 single-family residential lots on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single-Family 10 (SF-10) District land uses, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road, and take any action necessary.
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43 4. P2023-011 (HENRY LEE)

44 Discuss and consider a request by Cameron Slown, PE of Teague, Nall & Perkins, Inc. on behalf of the Alberto Dal-Cin of Discovery Lakes, LLC for the approval of a Preliminary Plat for Phase 2 of the Discovery Lakes Subdivision consisting of 31 single-family residential lots on a 27.465-acre portion of a larger 174.5990-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) Single-Family 10 (SF-10) District land uses, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road, and take any action necessary.
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50 **Commissioner Conway made a motion to pass the consent agenda. Commissioner Womble seconded the motion which passed by a vote of 7-0.**
51

52 V. PUBLIC HEARING ITEMS

54 *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.*
58

59 5. Z2023-021 (ANGELICA GUEVARA)

60 Hold a public hearing to discuss and consider a request by James Stringfellow and Bethany Rood of Stingfellow Holdings, LLC for the approval of a Zoning Change from a Single-Family 10 (SF-10) District to a Single-Family 7 (SF-7) District for a 1.2811-acre parcel of land identified as Lot 2, Block A, North Alamo Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 405 N. Alamo Road, and take any action necessary.
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64

133 Commissioner Womble made a motion to approve Z2023-023. Commissioner Llewelyn seconded the motion which passed by a vote of 7-0.

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135 Chairman Thomas advised that this item will go before City Council on May 15, 2023.

136
137 VI. ACTION ITEMS

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

141
142 8. **P2023-012 (HENRY LEE) [POSTPONED TO THE MAY 30, 2023 PLANNING AND ZONING COMMISSION MEETING]**

143 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
144 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. Redlin
145 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, zoned
146 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 Overlay
147 (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action
148 necessary.

149
150 Chairman Thomas advised that this item was postponed to the May 30, 2023 Planning and Zoning Meeting.

151
152 9. **SP2023-013 (BETHANY ROSS)**

153 Discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Vache Ourfalian for the approval of a Site Plan to convert a single-
154 family home into an office building on a 0.88-acre tract of land identified as Lot 4 of the Greenvally Addition and a portion of Tract 22 of the H. B. Jones Survey,
155 Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within
156 the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1209 N. Goliad Street [SH-205], and take any action necessary.

157
158 Director of Planning and Zoning Ryan Miller gave a brief summary in regards to the request. The applicant is requesting a site plan to convert an
159 existing residential structure into an office building. It is zoned Planned Development District 69 (PD-69) which is a flexible zoning district that allows
160 both live/work situations. He added that this was a Code Enforcement referral case where the applicants were notified that they were not in
161 compliance but the use that they are proposing is allowed by right. They are showing a current plan and a future plan for the possible addition to the
162 back. Currently, the shed in the back is being required to move because it does not meet the definition for a commercial structure. The applicants
163 are trying to maintain the residential look while allowing the flexibility to change into commercial so in lieu of the three-tiered screening, staff has
164 required for them to provide canopy trees along the back adjacency.

165
166 Dub Douphrate
167 2325 Ridge Road
168 Rockwall, TX 75087

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

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172 Commissioner Welch made a motion to approve SP2023-013. Chairman Womble seconded the motion which passed by a vote of 7-0.

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174 10. **SP2023-014 (BETHANY ROSS)**

175 Discuss and consider a request by Ashley Egan for the approval of an Amended Site Plan for an office building on a 0.5090-acre tract of land identified Block
176 80 B of the B. F. Boydston Survey, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, addressed as 108 St. Mary's Street, and
177 take any action necessary.

178
179 Director of Planning and Zoning Ryan Miller gave a brief summary in regards to the request. The applicant is requesting to amend an existing site
180 plan that proposed two (2) buildings in 2019. She is only looking to convert the residential home to a wellness center but staff refers to it as a medical
181 office. As with the existing site plan, the space between the house and the side property line is very tight to where we can only fit the required 24-
182 foot cross access easement. This doesn't leave any room to provide the three-tiered screening required along that side. However, the applicant is
183 wanting to maintain the residential look. This variance was previously approved but, since the applicant is wanting to amend the site plan, then Staff
184 has to bring it back up for approval. Other than that, this request meets all of the City's requirements and is in substantial conformance to the
185 Residential Office (RO) District.

186
187 Alyssa Cornelius
188 1007 Shepard Lane
189 Lavin, TX 75166

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191 Mrs. Cornelius came forward and provided additional details in regards to the request.

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193 Vice-Chairman Deckard made a motion to approve SP2023-014. Commissioner Hustings seconded the motion which passed by a vote of 7-0.

194
195 11. **SP2023-015 (BETHANY ROSS)**

196 Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of HH Retail Center, LP for the approval of a Site
197 Plan for a restaurant on a 2.893-acre parcel of land identified as Lot 2, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated
198 within the Hillside Subdistrict of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, addressed as 2610 Sunset Ridge
199 Drive, and take any action necessary.

200

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201 Director of Planning and Zoning Ryan Miller gave a brief summary in regards to the request. The applicant is requesting approval of a site plan for a
202 one-building, 5,000-square foot restaurant. The reason why this is coming before the Commission is because there are three variances listed. One
203 is for the four-sided architecture, and two to the roof design standards which are less than 6,000-square feet. The third and last variance is for the
204 20% stone requirement. Director Miller advised that the ARB did review the plans and made a couple recommendations specifically pertaining to the
205 south side elevation and the applicant did make the requested changes. The applicants did provide all changes that staff requested.
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207 Commissioner Hustings made a motion to approve SP2023-015. Commissioner Llewelyn seconded the motion which passed by a vote of 7-0.
208

209 12. **SP2023-016 (HENRY LEE) [POSTPONED TO THE MAY 30, 2023 PLANNING AND ZONING COMMISSION MEETING]**

210 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
211 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. Redlin
212 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, zoned
213 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 Overlay
214 (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action
215 necessary.
216

217 Chairman Thomas advised that this item was postponed to the May 30, 2023 Planning and Zoning Meeting.
218

219 13. **SP2023-017 (BETHANY ROSS) [POSTPONED TO THE MAY 30, 2023 PLANNING AND ZONING COMMISSION MEETING]**

220 Discuss and consider a request by David Srovji on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a Site Plan for a retail
221 shopping center and house of worship on a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall,
222 Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard
223 north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740], and take any action necessary.
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225 Chairman Thomas advised that this item was postponed to the May 30, 2023 Planning and Zoning Meeting.
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227 VII. DISCUSSION ITEMS
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229 14. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
230

- 231 • P2023-008: Conveyance Plat for Lots 1 & 2, Block A, George Morton Estates Addition [APPROVED]
- 232 • P2023-009: Final Plat for Lots 1 & 2, Block A, Cambridge Estates Addition [APPROVED]
- 233 • Z2023-014: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 512 Dickey Street [2ND READING; APPROVED]
- 234 • Z2023-015: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 223 Russell Drive [2ND READING; APPROVED]
- 235 • Z2023-017: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 711 Parks Avenue [2ND READING; APPROVED]
- 236 • Z2023-019: Text Amendment for the Credit Access Business Land Use [APPROVED; 2ND READING]
- 237 • Z2023-020: Comprehensive Plan Amendment to Update the Master Thoroughfare Plan (MTP) [APPROVED; 2ND READING]

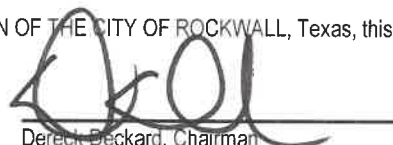
238 Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.
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241 VIII. ADJOURNMENT
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243 Chairman Thomas adjourned the meeting at 6:32PM
244

245 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 30th day of May
246 _____, 2023.

247
248
249
250 Attest: 
251
252 Melanie Zavala, Planning Coordinator
253


Dereck Beckard, Chairman