

MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
APRIL 25, 2023 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 Thomas called the meeting to order at 6:00PM. Commissioners present were Jerry Welch, Derek Deckard, John Womble, Jean Conway and Ross Hustings. Absent from the meeting was Brian Llewellyn. 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 and Assistant City Engineer Jonathan Browning. Absent from the meeting was Civil Engineer Sarah Johnston.

II. APPOINTMENTS

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.

A representative from the architectural review board gave a brief explanation concerning the agenda items that were discussed at the architectural review board meeting.

III. 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 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.

IV. 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.

2. Approval of minutes for the April 11, 2023 Planning and Zoning Commission meeting.

3. P2023-008 (HENRY LEE)

Consider a request by Daniel Boswell of RIV Properties on behalf of Brad Boswell of RIV Properties for the approval of a Conveyance Plat for Lots 1 & 2, Block A, George Morton Estates Addition being a 3.59-acre tract of land identified as Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

4. P2023-009 (BETHANY ROSS)

Consider a request by Bob Pruet of Urban Structure on behalf of Garrett Poindexter of Cambridge Properties, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Cambridge Estates Addition being a 6.247-acre tract of land identified as Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, situated at the southeast corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

Vice-Chairman Deckard made a motion to pass Consent Agenda items #2 and #4. Commissioner Welch seconded the motion which passed by a vote 6-0.

Vice-Chairman Deckard made a motion to pass Consent Agenda item #3. Commissioner Hustings seconded the motion which passed by a vote 5-1, with Commissioner Womble abstained and Commissioner Llewellyn absent.

V. DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come 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 are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is May 2, 2023.

133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200

Chairman Thomas advised that this item will come back before the Commission on May 9, 2023 for discussion or action.

9. P2023-011 (HENRY LEE)

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.

Planner Henry Lee advised that this is for a preliminary plat for Phase 2 of the Discovery Lakes subdivision and it will be going before the Parks Board on May 2, 2023.

Chairman Thomas advised that this item will come back before the Commission on May 9, 2023 for discussion or action.

10. P2023-012 (HENRY LEE)

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 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 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 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 (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 necessary.

Planner Henry Lee advised that the applicant is requesting an extension on this item.

Chairman Thomas advised that this item will come back before the Commission on June 13, 2023 for discussion or action.

11. SP2023-013 (BETHANY ROSS)

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-family home into an office building on a 0.88-acre tract of land identified as Lot 4 of the Greenvaley Addition and a portion of Tract 22 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1209 N. Goliad Street [SH-205], and take any action necessary.

Planner Bethany Ross provided brief summary in regards to the request. The applicant is requesting approval of a site plan to convert a single-family home to an office building on N. Goliad Street.

**Dub Douphrate
2235 Ridge Road
Rockwall, TX 75087**

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

Chairman Thomas advised that this item will come back before the Commission on May 9, 2023 for discussion or action.

12. SP2023-014 (BETHANY ROSS)

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 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 take any action necessary.

Planner Bethany Ross provided brief summary in regards to the request. Planner Ross advised that staff did ask for residential adjacency screening along the east side of the property which would require a variance if they choose not to do that.

**Ashley Egan
108 St Mary's Street
Rockwall, TX 75087**

Mrs. Egan came forward and provided details in regards to the request.

Chairman Thomas advised that this item will come back before the Commission on May 9, 2023 for discussion or action.

13. SP2023-015 (BETHANY ROSS)

Discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects, Inc. on behalf of Dan Bobst of HH Retail Center, LP for the approval of a Site 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 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 Drive, and take any action necessary.

Planner Bethany Ross provided brief summary in regards to the request. Planner Ross advised that staff asked the applicant to dress up the southside of the building as well as landscaping along I-30 to buffer the patio on the front.

201
202 **Jimmy Strohmeier**
203 **2701 Sunset Ridge Drive**
204 **Suite 601**
205 **Rockwall, TX 75032**

206
207 **Mr. Strohmeier came forward and provided additional details in regard to the request.**

208
209 **Commissioner Welch asked what kind of food it would be.**

210
211 **Chairman Thomas advised that this item will come back before the Commission on May 9, 2023 for discussion or action.**

212
213 **14. SP2023-016 (HENRY LEE)**

214 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
215 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
216 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
217 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
218 (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
219 necessary.

220
221 **Planner Henry Lee advised that the applicant is requesting an extension on this item.**

222
223 **Chairman Thomas advised that this item will come back before the Commission on June 13, 2023 for discussion or action.**

224
225 **15. SP2023-017 (BETHANY ROSS)**

226 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*
227 *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,
228 Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard
229 north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740], and take any action necessary.

230
231 **Planner Bethany Ross provided brief summary in regards to the request. She advised that staff had a few comments from ARB. The site plan was**
232 **approved in 2019 but expired in 2021 so the applicants are back to get a new site plan approved where they would need to adhere to the new**
233 **standards.**

234
235 **Ahmed Helaluzzaman**
236 **545 Coventry Drive**
237 **Grapevine, TX 76051**

238
239 **Mr. Helaluzzaman came forward and provided details in regard to his request.**

240
241 **Chairman Thomas advised that this item will come back before the Commission on May 9, 2023 for discussion or action.**

242
243 **16. Director's Report** of post City Council meeting outcomes for development cases (RYAN MILLER).

- 244
- 245 • P2023-006: Final Plat for Lots 1-3, Block A, Wallace Addition [APPROVED]
 - 246 • P2023-008: Final Plat for the Terraces Subdivision [APPROVED]
 - 247 • Z2023-014: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 512 Dickey Street [1ST READING; APPROVED]
 - 248 • Z2023-015: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 223 Russell Drive [1ST READING; APPROVED]
 - 249 • Z2023-016: Specific Use Permit (SUP) for a Bail Bond Service at 1901 S. Goliad Street [DENIED]
 - 250 • Z2023-017: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 711 Parks Avenue [1ST READING; APPROVED]
 - 251 • Z2023-019: Text Amendment for the Credit Access Business Land Use [APPROVED; 1ST READING]
 - 252 • Z2023-020: Comprehensive Plan Amendment to Update the Master Thoroughfare Plan (MTP) [APPROVED; 1ST READING]
- 253

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

255
256 VI. ADJOURNMENT

257
258 **Chairman Thomas adjourned the meeting at 6:33PM.**

259
260 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 9th day of May
261 _____, 2023.

262
263
264
265 Attest: 
266 _____
267 Melanie Zavala, Planning Coordinator


Sedric Thomas, Chairman