

# MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
MARCH 26, 2024 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 6:00 PM. Commissioners present were John Womble, Jay Odom, Kyle Thompson, Ross Hustings and Brian Llewelyn. Commissioners absent were Dr Jean Conway. 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, City Engineer Amy Williams, Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn Price.

## 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.*

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. 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.*

### 1. Z2024-003 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Michael Twichell of Michael F. Twichell, LP on behalf of Jim Duggan of NEC John King & 552, LP for the approval of a Zoning Change and PD Development Plan amending Planned Development District 74 (PD-74) [Ordinance No. 17-60] being a 17.3750-acre portion of a larger 405.184-acre Planned Development District situated within the J. Strickland Survey, Abstract No. 187; T. R. Bailey Survey, Abstract No. 30; and, J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (BY-OV) District, generally located at the northeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

Hold a public hearing to discuss and consider a request by Michael Twichell of Michael F. Twichell, LP on behalf of Jim Duggan of NEC John King & 552, LP for the approval of a Zoning Change and PD Development Plan amending Planned Development District 74 (PD-74) [Ordinance No. 17-60] being a 17.3750-acre portion of a larger 405.184-acre Planned Development District situated within the J. Strickland Survey, Abstract No. 187; T. R. Bailey Survey, Abstract No. 30; and, J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (BY-OV) District, generally located at the northeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a summary in regard to the request. A bit of background on the property. It was originally annexed back in 2008 with the rest of the Breezy Hill subdivision. This was done in accordance with a development agreement that was in result of a litigation between the City of Rockwall and the Cambridge company. In accordance with this agreement the City Council established Planned Development District 74 (PD-74) through ordinance number 09-19 on April 20, 2009. In 2014 the district was amended again to reduce the General Retail (GR) acreage from 59 to 33.7 acres to allow the incorporation of phase 9 and part of phase 10 of the Breezy Hill subdivision. The property was again adjusted back in 2016 down to 19.44 acres when the PD was amended by ordinance 16-59 which allowed the remainder of phase 10 Breezy Hill subdivision. Finally, the subject property was then again amended back in 2017 when TX DOT came in and widened FM 552 and this reduced the acreage down to 17.375 acres. Ultimately there was another amendment ordinance 17-60 which is the current zoning for the Breezy Hill subdivision. That was done in 2017 and that amendment affected the residential lots and increased many of the lot sizes in that subdivision. Looking at the current zoning here on our next slide so for the subject property the current zoning stipulates that the subject property be developed in accordance with the land uses and development standards for the general retail district. In addition, about half the property is located within the SH 205 bypass overlay district and would be subject to the upgraded standards for our overlay district with the remainder of the property being outside of those standards. The current ordinance also provides some limitations on land uses. There are about 21 land uses that are strictly prohibited that would currently be allowed in a general retail district, but this PD ordinance prohibits those. In addition, it does add an additional use that being a grocery store with a building area of 130,000 square feet and the reason they added that provision in there is the general retail district requires a specific use permit specifically on any building larger than 25,000 square feet so in this case they were bypassing that SUP requirement as part of the PD. Finally, the language that was incorporated stipulating that the non-residential development be pedestrian oriented and accessible to the adjacent residential subdivision. This being a zoning change staff

62 did send out notices. Staff mailed out 780 notices to property owners and occupants within 500 feet of the subject property. Since then Staff received  
63 37 responses from 31 property owners two of which were in favor of the applicants request 32 of which were opposed one of which indicating both  
64 being in favor and opposed. One of which the post office only sent in a corner of it therefore we could not determine whether that was in favor or  
65 opposed. Then one of which was from a property owner in the ETJ.

66  
67 Chairman Deckard asked what would be able to be built by right as of now.

68  
69 Commissioner Llewelyn asked if lots 1,7,6,5 and lots 2,3, and 4 would have to come through with each case and have SUP.

70  
71 Mike Twichell  
72 3624 Oak Lawn Ave  
73 Dallas, TX

74  
75 Mr. Twichell came forward and provided additional details in regards to the request.

76  
77 Chairman Deckard asked if the business can have deeds.

78  
79 Howard Collinger  
80 4152 Mason Ridge  
81 Dallas, TX

82  
83 Mr. Collinger came forward and provided additional details in regards to the request.

84  
85 Chairman Deckard asked about the fence.

86  
87 Chairman Deckard Opened the Public Hearing and asked if anyone who wished to speak to come forward at this time.

88  
89 Bob Wacker  
90 309 Featherstone Dr  
91 Rockwall, TX 75087

92  
93 Mr. Wacker came forward and expressed his concerns in regards to the request.

94  
95 Scott Hefner  
96 735 Pleasant Breeze  
97 Rockwall, TX 75087

98  
99 Mr. Hefner came forward and expressed his concerns in regards to the request.

00  
01 Brennan Smith  
02 3323 Ridge cross Drive  
03 Rockwall. TX 75087

04  
05 Mr. Smith came forward and expressed his concerns in regards to the request.

06  
07 Mike Twitchell Came forward and provided additional details in regards to the request.

08  
09 Chairman Deckard closed the Public Hearing and brought the item back for discussion or action.

10  
11 Chairman Womble asked about what the zoning would be.

12  
13 Vice Chairman Womble made a motion to deny Z2024-003. Commissioner Llewelyn seconded the motion to deny which passed by a vote of 4-1.  
14 Commissioner Hustings dissenting.

15  
16 IV. ACTION ITEMS

17  
18 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances*  
19 *and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code*  
20 *of Ordinances.*

21  
22 2. MIS2024-004 (ANGELICA GUEVARA)

23 Discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Miscellaneous Case for an Exception for a Front  
24 Yard Fence in conjunction with an existing non-residential building on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City  
25 of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, addressed as 3301  
26 Springer Lane, and take any action necessary.  
27

128 Planning Technician Angelica Guevara provided a summary regarding the request. The applicant is requesting approval of an exception for a front yard  
129 fence at an existing non-residential building. A little background on this the staff was notified by the building inspections department that the proposed  
130 fence had been constructed prior to receiving a building permit. The applicant was then told to stop work on the fence and was informed that they  
131 would have to go before the Planning and Zoning Commission for approval. At the time of submittal, the applicant was also charged with the non-  
132 compliant fee of \$1000 for commencing work without a permit. The fence is constructed using rod iron it's 72 inches in height and it's more than 50%  
133 transparent. In addition to the fence the applicant is also proposing to install 2 automatic flight gates and that when reviewing non-residential fences,  
134 the UDC states that rod iron fences and decorative metal fences shall not exceed 8 feet in height. In this case the applicants request meets the  
135 requirements for an exception for a front fence and does not appear to have a negative impact on any other adjacent property however approval of this  
136 request is a discretionary decision for the Planning and Zoning Commission.

137  
138 Vice-chairman Womble asked if any of the adjacent properties have a front yard fence.

139  
140 Commissioner Llewellyn made a motion to approve MIS2024-004. Chairman Deckard seconded the motion which passed by a vote of 5-0.

141  
142 **3. MIS2024-005 (ANGELICA GUEVARA)**

143 Discuss and consider a request by Evan Stokes on behalf of Richard Stokes for the approval of a *Miscellaneous Case* for an *Exception* for a  
144 *Front Yard Fence* in conjunction with an existing single-family home on a 0.7976-acre parcel of land identified as Lot 4, Block B, Highland Acres  
145 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, situated within the Scenic Overlay (SOV) District,  
146 addressed as 3185 Ridge Road, and take any action necessary.

147  
148 Planning Technician Angelica Guevara provided additional details regarding the request. The applicant is requesting approval of a front yard fence.  
149 Based on the applicant's fence exhibit the proposed fence shall be constructed using black steel it shall be 48 inches in height and be oriented in  
150 horizontal configuration. In addition, the applicant is also proposing to add a double swing gate as part of the request. UDC states that Francis should  
151 be 50% transparent and not exceed 4 feet in height and shall not be an opaque fence. In this case the fence is within the height requirement however  
152 the fence does not appear to be 50% transparent. Staff should point out that there are other existing front yard fences along Ridge Road that are in  
153 close proximity to the subject property specifically there is a six-foot non-transparent side yard fence at the property directly north that extends into  
154 the required front yard along Ridge Rd. Although staff should note that that fence was constructed under an older version of the UDC and would not  
155 be considered in conformance to the code today. However, this applicants request has not appeared to impair or increase visibility of the primary  
156 structure but any request requiring an exception for front yard fence are discretionary for the Planning and Zoning commission.

157  
158 Evan Stokes  
159 3185 Ridge Road  
160 Rockwall, TX 75032

161  
162 Mr. Stokes came forward and provided additional details regarding the request.

163  
164 Vice-chairman Womble asked about the setbacks.

165  
166 Commissioner Llewellyn made a motion to approve MIS2024-005. Vice Chairman Womble seconded the motion which passed by a vote of 5-0.

167  
168 **4. SP2024-017 (HENRY LEE)**

169 Discuss and consider a request by Chris Beardom of Wades Landing on behalf of CM Fannin I, LP for the approval of an *Amended Site Plan* for  
170 an existing *Restaurant* on a 0.66-acre tract of land identified as Lots 1 & 2, Block A, Thomas & Smith Addition, City of Rockwall, Rockwall County,  
171 Texas, zoned Downtown (DT) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 308 N. Fannin Street, and take  
172 any action necessary.

173  
174 Senior Planner Henry Lee provided a summary regarding the request. This did have to go to the Historic Preservation Advisory Board before they came  
175 forward to the Planning and Zoning Commission. HPAB did vote to approve this that is sending a recommendation of approval to you all tonight. The  
176 applicant is wanting to add a patio cover in the back that is like the Wells Cattle company which is just a couple doors down. They are redoing the  
177 landscaping and then they are updating some of the wall sconces which changes the photometrics a little bit therefore those are the aspects that they're  
178 bringing forward tonight. In terms of the Historic Board, they looked at the patio cover and there is a minor waiver for the downtown district standards  
179 so that element that comes down from the roof that panel that is a metal panel that it's really an architectural element it's to help screen some of the  
180 lighting keeping the patio sound. Then also they'll have roll down covers that'll help screen those as well when they're up but that is considered a minor  
181 waiver for the downtown district which you all have the authority to approve. In terms of the landscaping and the photometrics the HPAB did not look  
182 at that since it's not part of their purview. Landscaping wise they're going more for a smart scaping element. Drought tolerant lots of rocks. The  
183 photometric plan is going to meet our requirements since they'll be oriented downward and shielded not to cause issues with any of the neighboring  
184 residential.

185  
186 Chris Beardom  
187 308 N Fannin Street  
188 Rockwall, TX 75087

189  
190 Mr. Beardom came forward and provided additional details regarding the request.

191  
192 Chairman Deckard made a motion to approve SP2024-007. Commissioner Thompson seconded the motion which passed by a vote of 5-0.

194 V.DISCUSSION ITEMS  
195

196 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that*  
197 *will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take*  
198 *place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission*  
199 *public hearing and/or action date for the following cases is April 9, 2024.*  
200

201 5. Z2024-010 (HENRY LEE)

202 Hold a public hearing to discuss and consider a request by Mark Fernandez of Lithia C/O Golden Property Development, LLC on behalf of Zohreh  
203 Malek for the approval of a Specific Use Permit (SUP) for a New Motor Vehicle Dealership for Cars and Light Trucks to allow the expansion of an  
204 existing New Motor Vehicle Dealership on a 5.9613-acre parcel of land identified as Lot 1, Block 1, Rockwall KIA Addition, City of Rockwall,  
205 Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1790 E. IH-30,  
206 and take any action necessary.  
207

208 Senior Planner Henry Lee provided additional details regarding the request. The reason they're coming for the specific use permit is this property was  
209 originally approved and constructed just before the specific use permit was required for this property, they are now requesting to expand the showroom  
210 by roughly 2000 square feet. Its technically the expansion of a non-conforming use therefore they're coming through to clean it up get their specific  
211 use permit and they'll still have to come back through for their site plan process following this, but this is to get the non-conforming land use  
212 conforming.  
213

214 Ann Bratt  
215 150 N Bartlett  
216 Medford, OR  
217

218 Mrs. Ann came forward and provided additional details regarding the request.  
219

220 Chairman Deckard advised that this item will go before the commission for discussion or action on April 9, 2024.  
221

222 6. Z2024-011 (ANGELICA GUEVARA)

223 Hold a public hearing to discuss and consider a request by Alan Wyatt on behalf of PSB Indemnity Family, LTD PTRN for the approval of a Specific  
224 Use Permit (SUP) to all a structure in excess of 36-feet in the Scenic Overlay (SOV) District to allow the construction of a flag pole on a 1.158-acre  
225 parcel of land identified as a Lot 2, Block A, Rockwall Executive Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C)  
226 District, situated within the Scenic Overlay (SOV) District, addressed as 510 Turtle Cove Boulevard, and take any action necessary.  
227

228 Planning Technician Angelica Guevara provided additional details regarding the request. The applicant is requesting approval of a 60-foot flagpole and  
229 any structure over 36 feet in the scenic overlay district requires a SUP.  
230

231 Joe Staton  
232 524 Nakoma Drive  
233 Rockwall, TX 75087  
234

235 Mr. Staton came forward and provided additional details regarding the request.  
236

237 Chairman asked about height flagpole regulations.  
238

239 Chairman Deckard advised that this item will go before the commission for discussion or action on April 9, 2024.  
240

241 7. Z2024-012 (HENRY LEE)

242 Hold a public hearing to discuss and consider a request by Preston Harris of Harris Family Lake House, LLC for the approval of a Specific Use  
243 Permit (SUP) for Tennis Courts (Pickleball Courts) on a 2.522-acre parcel of land identified as Lot 4, Block C, The Estates of Coast Royale #1  
244 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District,  
245 addressed as 1722 Ridge Road, and take any action necessary.  
246

247 Senior Planner Henry Lee provided a summary regarding the request. The pickleball court currently exists today. This was caught through an aerial by  
248 staff therefore engaging with the property owner therefore coming in to request a SUP. This also includes the basketball goal and then the lighting as  
249 well. Staff has at this has indicated that the lighting needs to be oriented down and shielding.  
250

251 Chairman Deckard advised that this item will go before the commission for discussion or action on April 9, 2024.  
252

253 8. Z2024-013 (ANGELICA GUEVARA)

254 Hold a public hearing to discuss and consider a request by Paul Arce of Projects & Constructions Araque on behalf of Shirley Soto for the approval  
255 of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.248-acre tract of land identified as a portion of Lot 1180  
256 and all of Lot 1179 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75  
257 (PD-75) for Single-Family 7 (SF-7) District, addressed as 340 Evans Road, and take any action necessary.  
258

259 Planning Technician Angelica Guevara provided a summary regarding the request. The applicant is requesting approval of an SUP for the purpose of  
260 constructing single family home. The proposed home does meet most of the requirements for homes in Planned Development 75 (PD-75).

261  
262 Paul Acre  
263 507 Ranger Rd  
264 Rockwall, TX 75032

265  
266 Mr. Acre came forward and provided additional details regarding the request.

267  
268 Chairman Deckard advised that this item will go before the commission for discussion or action on April 9, 2024.

269  
270 9. **Z2024-014 (ANGELICA GUEVARA)**

271 Hold a public hearing to discuss and consider a request by Barbara Lee for the approval of a Zoning Change from an Agricultural (AG) District to a  
272 Single-Family 1 (SF-1) District for a ten (10) acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall,  
273 Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 Cornelius Road, and take any action necessary.

274  
275 Planning Technician Angelica Guevara provided a summary regarding the request. Applicant is requesting approval of a zoning change from  
276 Agricultural District (AG) to Single-Family 1 (SF-1) for the purpose of establishing two additional lots to construct 2 separate homes for family members.

277  
278 Chairman Deckard advised that this item will go before the commission for discussion or action on April 9, 2024.

279  
280 10. **Z2024-015 (RYAN MILLER)**

281 Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Mike Peoples for the approval of a  
282 Zoning Change from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District for a 15.561-acre tract of land identified as a portion  
283 of Tracts 10-02, 10-03, 25-1, & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG)  
284 District, addressed as 291, 333 & 555 Cornelius Road, and take any action necessary.

285  
286 Director of Planning and Zoning Ryan Miller provided a summary regarding the request. The proposed zoning is Single-Family Estate 1.5 District (SFE-  
287 1.5) which is low density residential and does meet the future land use map and the comprehensive plan.

288  
289 Ryan Joyce  
290 767 Justin Road  
291 Rockwall, TX 75087

292  
293 Mr. Joyce came forward and provided additional details regarding the request.

294  
295 Chairman Deckard advised that this item will go before the commission for discussion or action on April 9, 2024.

296  
297 11. **P2024-009 (RYAN MILLER)**

298 Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Mike Peoples for the approval of a Final Plat for Lots 1-8,  
299 Block A, People Tract Addition being a 15.561-acre tract of land identified as a portion of Tracts 10-02, 10-03, 25-1, & 26 of the W. M. Dalton Survey,  
300 Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 291, 333 & 555 Cornelius Road, and take  
301 any action necessary.

302  
303 Director of Planning and Zoning Ryan Miller advised that this item will go to parks board on April 2<sup>nd</sup> therefore it will come back on consent Agenda on  
304 April 9<sup>th</sup>

305  
306 Ryan Joyce  
307 767 Justin Road  
308 Rockwall, TX 75087

309  
310 Mr. Joyce came forward and provided additional details regarding the request.

311  
312 Chairman Deckard advised that this item will go before the commission for discussion or action on April 9, 2024.

313  
314 12. **P2024-011 (HENRY LEE)**

315 Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a  
316 Final Plat for the Terraces Subdivision consisting of 82 single-family residential lots on a 21.648-acre tract of land being identified as a portion of  
317 Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development  
318 District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, generally located south of the intersection of Cornelius Road and FM-1141, and  
319 take any action necessary.

320  
321 Senior Planner Henry Lee advised that this item will go to parks board on April 2<sup>nd</sup> therefore it will come back on consent Agenda on April 9<sup>th</sup>

322  
323 Chairman Deckard advised that this item will go before the commission for discussion or action on April 9, 2024.

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13. **SP2024-006 (HENRY LEE)**

Discuss and consider a request by Salvador Salcedo for the approval of a Site Plan for an *Office/Warehouse Building* on a 0.45- acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

Senior Planner Henry Lee came forward and provided additional details regarding the request. The applicant is requesting an approval of a site plan for the office warehouse building. They ultimately were denied by the Planning and Zoning commission before. They had not provided the appropriate compensatory measures or met the request by the Architecture Review Board, so they have returned. Their building materials and their articulation all meet the requirements of the UDC. The only thing that's different now is the door it will require a variance request. The ARB chairman went over this case they did have several things they wanted to do with this building. They wanted some glass windows up to help break up that top part of the building they wanted a cover over the main entry as well as over this garage.

Chairman Deckard advised that this item will go before the commission for discussion or action on April 9, 2024.

14. **SP2024-008 (ANGELICA GUEVARA)**

Discuss and consider a request by Dwayne Zinn of Cross Engineering Consultants, Inc. on behalf of Chad Dubose of JCDB Goliad Holdings, LLC for the 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 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive, and take any action necessary.

Planning Technician Angelica Guevara provided a summary regarding the request. The applicant had withdrawn last December to allow more time to work on some issues with the site. However, we do have a couple of variances roof design standards, primary articulation, lighting standards height of dumpster enclosure and light at non-residential property line. ARB recommended approval of the building elevations.

Dwayne Zinn  
1720 West Virginia St  
McKinney, TX

Mr. Zinn came forward and provided additional details regarding the request.

Dan Sopranzi  
10300 N Central Expwy  
Dallas, TX 75231

Mr. Sopranzi came forward and provided additional details regarding the request.

Chairman Deckard advised that this item will go before the commission for discussion or action on April 9, 2024.

15. **SP2024-009 (BETHANY ROSS)**

Discuss and consider a request by Justin Toon of Industrial Reserve on behalf Reserve Capital – Rockwall Industrial SPE, LLC for the approval of an Amended Site Plan for a *Warehouse/Distribution Center* on an 18.48-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.

Planner Bethany Ross came forward and provided additional details regarding the request. The applicant is requesting a variance to the berm.

Easton Turner  
12404 Park Central Dr  
Dallas, TX

Jose Garcia  
12404 Park Central Dr  
Dallas, TX

Mr. Garcia and Mr. Turner came forward and provided additional details regarding the request.

Chairman Deckard advised that this item will go before the commission for discussion or action on April 9, 2024.

16. **SP2024-010 (HENRY LEE)**

Discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Site Plan for a *Golf Driving Range* on an 9.942-acre tract of land being portions of a larger 18.131-acre tract of land and a 12.868-acre tract of land identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard, and take any action necessary.

390  
391 Senior Planner Henry Lee provided a summary regarding the request. ARB did recommend approval and staff is working through comments at this  
392 point the variances were to the material requirements and to the articulation.  
393

394 Renee Ward  
395 2201 E Lamar Blvd.  
396 Arlington, TX 76006  
397

398 Chairman Deckard advised that this item will go before the commission for discussion or action on April 9, 2024.  
399

400 17. SP2024-011 (HENRY LEE)

401 Discuss and consider a request by Bobby Pross of Pross Design Group on behalf of Jaymie Bullard of USEF Rockwall Owner, LLC for the approval  
402 of an Amended Site Plan for a Warehouse/Distribution Facility on a 12.101-acre tract of land identified as Lot 4, Block A, Rockwall Park 30 Addition,  
403 City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located  
404 on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.  
405

406 Senior Planner Henry Lee came forward and provided additional details regarding the request. Applicant is requesting an amended site plan to allow  
407 for silos on the property. Currently showing the six proposed silos today with potential of six more in the future. The top elevation shows the existing  
408 screen wall that's there that's roughly 12 1/2 feet tall or 12 feet tall. ARB did ask that the screening of the wall be raised to the height of the building.  
409 ARB also agreed if along the detention if they can add shrubs along this edge. Staff also recommended Eastern Red Cedars just goes that would grow  
410 into a taller thicker vegetative screen as well to help not only hide it but if that wall is raised it'll help break up that that flat façade.  
411

412 Chairman Deckard asked what material they are proposing.  
413

414 Jaymie Bullard  
415 3030 LBJ Freeway  
416 Dallas, TX 75234  
417

418 Chairman Deckard advised that this item will go before the commission for discussion or action on April 9, 2024.  
419

420 18. SP2024-012 (BETHANY ROSS)

421 Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Frank Conselman for the approval of a Site Plan for an  
422 Industrial/Warehouse Building on a 6.68-acre tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall,  
423 Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP-OV) District, addressed as 1735 Airport Road,  
424 and take any action necessary.  
425

426 Planner Bethany Ross provided a summary regarding the request. The applicant is requesting a Site Plan Approval for Industrial warehouse. Staff has  
427 identified 7 Variances and are working through comments.  
428

429 Jeff Carroll  
430 750 E Interstate 30  
431 Rockwall, TX  
432

433 Mr. Carroll came forward and provided additional details regarding the request.  
434

435 Chairman Deckard advised that this item will go before the commission for discussion or action on April 9, 2024.  
436

437 19. SP2024-013 (BETHANY ROSS)

438 Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Margie Verhagen of Meals on Wheels for the approval of  
439 a Site Plan for a facility for a Social Service Provider (i.e. Meals on Wheels) on an 6.211-acre tract of land identified as Tract 2 of the D. Harr  
440 Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP-  
441 OV) District, addressed as 1780 Airport Road, and take any action necessary.  
442

443 Planner Bethany Ross provided a summary regarding the request. Staff has identified 4 exceptions and are working through comments. ARB did look  
444 at this case and recommended approval.  
445

446 Jeff Carroll  
447 750 E Interstate 30  
448 Rockwall, TX  
449

450 Mr. Carroll came forward and provided additional details regarding the request.  
451

452 Chairman Deckard advised that this item will go before the commission for discussion or action on April 9, 2024.  
453

454 20. SP2024-014 (BETHANY ROSS)

Discuss and consider a request by Dnyanada Nevgi of SRV Land Building and Real Estate, LLC on behalf of Naomi Freeman of Buffalo Country Properties, LLC for the approval of a Site Plan for a *Retail Building and Daycare Facility* on a 2.649-acre parcel of land identified as Lot 13 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [SH-205], and take any action necessary.

Planner Bethany Ross came forward and provided additional details regarding the request. This came in about 4 years ago and engineering plans expired. Staff has identified 2 exceptions primary and secondary building articulation.

Chairman Deckard advised that this item will go before the commission for discussion or action on April 9, 2024.

21. **SP2024-015 (BETHANY ROSS)**

Discuss and consider a request by Kevin Patel of Triangle Engineering on behalf of Conor Keilty of Structured REA-Rockwall Land LLC for the approval of a Site Plan for a *Retail Store with Gasoline Sales (i.e. 7/11)* on a 1.95-acre portion of a larger 12.868-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the southeast corner of the intersection of Corporate Crossing and Fit Sport Life Boulevard, and take any action necessary.

Planner Bethany Ross came forward and provided additional details regarding the request. Staff has identified 7 exceptions and variances and working through comments.

Kevin Patel  
1782 W. McDermott Dr  
Allen, TX 75013

Mr. Patel came forward and provided additional details regarding the request.

Chairman Deckard advised that this item will go before the commission for discussion or action on April 9, 2024.

22. **SP2024-016 (HENRY LEE)**

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Site Plan for the Terraces Subdivision consisting of 82 single-family residential lots on a 21.648-acre tract of land being identified as a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, generally located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a site plan. Senior Planner Henry Lee provided a summary regarding the request. The applicant is requesting a site plan. This is phase 2 of the Terraces. Staff is working through comments.

Chairman Deckard advised that this item will go before the commission for discussion or action on April 9, 2024.

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

- P2024-006: Final Plat for Lots 1, 2, 3, Block A, George Morton Estates Addition (APPROVED)
- Z2024-003: PD Development Plan and Amendment to Planned Development District 74 (PD-74) (POSTPONED TO THE APRIL 1, 2024 CITY COUNCIL MEETING)
- Z2024-006: Text Amendment to the UDC and Municipal Code of Ordinances for *Short-Term Rentals* (1<sup>ST</sup> READING; APPROVED)
- Z2024-008: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 302 E. Bourn Street (POSTPONED TO THE APRIL 15, 2024 CITY COUNCIL MEETING)
- Z2024-009: Zoning Change (AG to SFE-1.5 and LI) for 172 Zollner Road (1<sup>ST</sup> READING; DENIED WITHOUT PREJUDICE)

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

**VI. ADJOURNMENT**

Chairman Deckard adjourned the meeting at 8:23PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, TEXAS, this 9<sup>th</sup> day of April, 2024.

Attest:



Melanie Zavala, Planning Coordinator



Derek Deckard, Chairman



519

520 1. **Capital Improvement Advisory Committee Meeting (CIAC) [8:00 PM]**

521 The Capital Improvement Advisory Committee Meeting (CIAC) will be meeting directly after the Planning and Zoning Commission Work Session  
522 Meeting to discuss the 2024 Impact Fee Update of Roadway, Water, Wastewater Impact Fees.

523

524