

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JULY 30, 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 6:00PM. Commissioners present were Vice-Chairman John Womble, Jay Odom, Dr. Jean Conway and Kyle Thompson. Commissioners absent were Ross Hustings. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, 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.

Chairman Deckard explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time.

Bob Wacker
309 Featherstone Drive
Rockwall, TX 75087

Mr. Wacker came forward and expressed his concerns in regards to case Z2024-033. Explained that there were multiple entry signs for the subdivision. Also asked why the development project was divided into pods. In addition, he also brought up the Amenity Center stating that it needs to be equally distant and that garages in the future should be able to accommodate bigger vehicles.

Richard Henson
2424 FM 549
Rockwall, TX 75087

Mr. Henson came forward and expressed that he admires the Planning & Zoning commissioners' collaboration in regards to projects. In addition, he also expressed his concerns in regards to case Z2024-033. Brought up that we should try to save Rockwall from higher density developments.

Chairman Deckard asked if anyone else 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 July 9, 2024 Planning and Zoning Commission meeting.

2. P2024-026 (BETHANY ROSS)

Consider a request by Brian Berry of PR BBS, LLC for the approval of a *Final Plat* for Lot 1, Block A, Vigor Way Plaza Addition being a 1.74-acre parcel of land identified as Lot 1, Block A, BW Plus Executive Residency Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 550 E. IH-30, and take any action necessary.

Commissioner Conway approved the Consent Agenda. Vice-Chairman Womble seconded the motion which passed by vote of 5-0 with Commissioner Hustings absent and one (1) vacant seat.

IV. 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.

3. SP2024-026 (HENRY LEE)

62 Discuss and consider a request by Chris Lewis of Kimley-Horn and Associates, Inc. on behalf of Matthew Bateman of Westcore Bravo Rockwall,
63 LLC for the approval of an *Amended Site Plan* for a *warehouse/distribution center facility* on a 43.237-acre parcel of land identified as Lot 1,
64 Block A, Stream 549 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay
65 (FM-549 OV) District, address as 1351 Corporate Crossing, and take any action necessary.
66

67 **Senior Planner Henry Lee advised that the applicant will be coming forward to explain how they're deciding to move forward with the case.**
68

69 **Chris Lewis**
70 **2600 N Central Expressway**
71 **Richardson, TX 75080**
72

73 **Mr. Lewis came forward and stated that they want to withdraw this case and re-submit once they have all the information they need.**
74

75 **4. SP2024-031 (HENRY LEE)**

76 Discuss and consider a request by Neda Hosseiny of Kimley-Horn and Associates, Inc. on behalf of Phil Wagner of the Rockwall Economic
77 Development Corporation (REDC) for the approval of a *Site Plan* for *Heavy Manufacturing Facility (i.e. Ballard)* on a 32.00-acre portion of a
78 larger 70.5969-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase V Addition, City of Rockwall, Rockwall County,
79 Texas, zoned Light Industrial (LI) District, located at the southeast corner of the intersection of Data Drive and Discovery Boulevard, and take
80 any action necessary.
81

82 **Senior Planer Henry Lee provided a brief summary in regards to the applicants request. On July 9, 2024 the Planning and Zoning Commission did**
83 **approve to table this case. The commission had specific concerns in regards to the building materials most specifically Insulated Metal Panel (IMP).**
84 **They requested that the applicant provide more information in regards to the quality, durability and any potential issues related to the project itself**
85 **and in terms of installation issues. Also, the Architecture Review Board (ARB) did look at this in the previous meeting and did provide a**
86 **recommendation of approval pending that they do provide minimum 20% Stone on the north and south elevations. The applicant is returning tonight**
87 **and they indicated that they did not want to move forward with the 20% additional stone on the north and south sides. They are still providing their**
88 **variances to the parking, outside storage screening requirements, the building materials, articulation and to paint the interior parapet wall.**
89

90 **Phil Wagner**
91 **2610 Observation Trail**
92 **Rockwall, TX 75087**
93

94 **Mr. Wagner came forward and explained that there will be three (3) representatives explaining the concerns in regards to the IMP. He also explained**
95 **that the reason they don't want to move forward with the stone requirement is in regard to them expanding in the future phases.**
96

97 **John Webb**
98 **13511 Noel Road**
99 **Dallas, TX 75240**
100

101 **Mr. Webb came forward and explained that the reason they are not wanting the stone at the moment is since they will start removing walls in sections**
102 **it will save money in the future not having to replace the stone walls.**
103

104 **Brian Finnigan**
105 **109 Emerald Green**
106 **St. Louis, MO 63141**
107

108 **Mr. Finnigan came forward and went over the presentation for Insulated Metal Panels.**
109

110 **Vice-Chairman Womble asked about the size of the panels.**
111

112 **Scott Sanders**
113 **131 Stoneleigh Drive**
114 **Heath, TX 75032**
115

116 **Mr. Sanders came forward and provided additional details in regards to the applicants request.**
117

118 **Commissioner Odom asked about the mixing of the tilt walls.**
119

120 **Commissioner Conway asked about the ARB recommendation of the stone.**
121

122 **Chairman Deckard made a motion to approve SP2024-031 with the condition's ARB has made. Commissioner Conway seconded which passed by**
123 **vote of 5-0.**
124

125 **5. MIS2024-014 (HENRY LEE)**

126 Discuss and consider a request by David Lindsay of Tri-Tex Construction for the approval of a *Miscellaneous Case* for an *Exception* to the roof
127 materials for an office building on a 1.50-acre tract of land identified as Tract 8-3 of the J. D. McFarland Survey, Abstract No. 145, City of
128 Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 955 Sids Road, and take any action necessary.
129

130 Senior Planner Henry Lee provided a brief summary in regards to the applicants request. On August 15, 2023 the Planning and Zoning commission
131 did approve a site plan on this property that included an exception to the articulation requirements to allow the construction of an office building on
132 the subject property. On June 2024 the property owner did contact staff and indicated they had intended on using r-panel metal roofing in lieu of the
133 standing seam that was provided. They indicated the change had been made during the site plan process and they were not aware of that change.
134 They're coming back to request an exception to the roof material requirements as r-panel is not approved roofing material. That being said, this is
135 an exception to the code that will require compensatory measures. In this case they are proposing to replace the existing chain link fencing and gate
136 with a rod iron fence and gate and update the exterior materials for the existing building with the materials they'll be using for the proposed building.
137

138 David Lindsay
139 955 Sids Road
140 Rockwall, TX 75032
141

142 Mr. Lindsay came forward and explained the reasoning behind his request. Explained that the r-panel roof will match better with the siding.
143

144 Commissioner Conway made a motion to approve MIS2024-014. Vice-Chairman Womble seconded the motion which passed by a vote of 5-0.
145

146 6. MIS2024-016 (ANGELICA GUEVARA)

147 Discuss and consider a request by John Hagaman of Sabre Realty for the approval of a *Miscellaneous Case* for an *Exception* to allow artificial
148 or synthetic plant materials on a 10.104-acre parcel of land identified as Lot 3 of the Carlisle Plaza Addition, City of Rockwall, Rockwall County,
149 Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as
150 559 E. IH-30, and take any action necessary.
151

152 Planning Technician Angelica Guevara provided a brief summary in regards to the applicants request. June 25 he p7z denied the applicants
153 request. Remain in place the udc staqts that thy should be in the artificial turf and non-residential land use.
154

155 John Hagemann
156 30 Shady Lane
157 Rockwall, TX 75087
158

159 Mr.Hagaman provided additional details in regards to the applicants request.
160

161 Commissioner Thompson mentioned about them bringing in the beginning
162

163 Grass is too tall but if grass dies ad is patchy and their sot enough sun. High weeding grass ordinance. Hard to regulate when grass dies and
164 patchy.
165

166 Until recently it was ot allowed but for commercial properties was not allowed.
167

168 Concrete the sland is that there is trees.
169

170 Commissioner Conway said it might set a presidenc.
171

172 Commissioner Thompson made a motion to approve. Odom seconded which failed by a majority vote of 3-2 with commissioner Conway
173 dissenting and womble.
174

175 V.DISCUSSION ITEMS
176

177 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases*
178 *that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can*
179 *take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning*
180 *Commission public hearing and/or action date for the following cases is August 13, 2024.*
181

182 7. Z2024-031 (ANGELICA GUEVARA)

183 Hold a public hearing to discuss and consider a request by Paul and Dioselina Curbow for the approval of a *Specific Use Permit (SUP)* for
184 *Residential Infill Adjacent to an Established Subdivision* on a 0.2753-acre tract of land identified as a portion of Block 20 of the Lowe & Allen
185 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 510 W. Kaufman Street, and take
186 any action necessary.
187

188 Planning Technician Angelicas Guevara provided a brief summary in regards the applicants request. The applicant is requesting a proposed
189 home and garage orientation

190
191 Paul Curbow
192 510 W. Kaufman Street
193 Rockwall, TX 75087

194
195 Mr. Curbow came forward and provided additional detail in regards to the applicants request.

196
197 **Chairman Deckard advised this item will go before the commission for discussion or action on August 13, 2024.**

198
199 **8. Z2024-032 (RYAN MILLER)**

200 Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned
201 Development District 13 (PD-13) [*Ordinance No.'s 81-05, 84-43, & 94-41*] for the purpose of consolidating the regulating ordinances for a 149.97-
202 acre tract of land situated within the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, zoned Planned
203 Development District 13 (PD-13) for Single-Family 7 (SF-7) District and Neighborhood Services (NS) District land uses, generally located in
204 between W. Ralph Hall Parkway, Horizon Road [*FM-3097*], and Tubbs Road, and take any action necessary.

205
206 **Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the applicants request. The City of Rockwall has been in the**
207 **process of taking the older Planned Development Districts that consist of multiple regulating ordinances and consolidating them. They've done it**
208 **for Chandlers Landing Subdivision that is Planned Development District 8 (PD-8) and Lakeside Village/ Turtle Cove that is Planned Development**
209 **District 2 (PD-2) and the Shores that is Planned Development District 3 (PD-3). There is a couple more left but tonight they're requesting Planned**
210 **Development District 13 (PD-13). It currently consists of three (3) regulating ordinances but has multiple development cases associated with up to**
211 **31 cases. Staff has taken the three (3) regulating ordinances and consolidating them into an easy to read and understand Planned Development**
212 **District. There will not be any changes to this PD. The proposed zoning case does not change the land uses that are allowed on any of the properties,**
213 **does not allow any new development to happen and doesn't change the development standards required. All its simply doing is taking the three (3)**
214 **ordinances and consolidating them. That being said, the state of Texas does require to take this request through the zoning process since we are**
215 **writing a consolidated ordinance and in accordance to that process staff has mailed out notices to property owners and occupants within 500 feet**
216 **of the subject property.**

217
218 **Chairman Deckard advised this item will go before the commission for discussion or action on August 13, 2024.**

219
220 **9. Z2024-033 (RYAN MILLER)**

221 Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of
222 a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR)
223 District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts
224 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-*
225 *acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-
226 Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection
227 of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

228
229 **Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the applicants request.**

230
231 **John Vick**
232 **6950 TPC Drive**
233 **Suite 150**
234 **McKinney, TX 75070**

235
236 **Mr. John came forward and provided additional details in regards to the applicants request.**

237
238 **Chairman Deckard advised this item will go before the commission for discussion or action on August 13, 2024.**

239
240 **10. Z2024-034 (BETHANY ROSS)**

241 Hold a public hearing to discuss and consider a request by Kari J'Layne Mayfield for the approval of a Specific Use Permit (SUP) for a Short-
242 Term Rental on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County,
243 Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, and take
244 any action necessary.

245
246 **Planner Bethany Ross provided a brief summary in regards to the applicants request. This request is a SUP for a short-term rental that mandates**
247 **that they obtain a permit first. In the ordinance non, owner occupant STR cannot be non-owner occupied.**

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249 **J'layne Mayfield**
250 **161 Walnut Lane**
251 **Rockwall, TX 75087**

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Mrs. Mayfield came forward and provided additional details in regards to the applicants request.

Chairman Deckard advised this item will go before the commission for discussion or action on August 13, 2024.

11. SP2024-035 (HENRY LEE)

Discuss and consider a request by Miglena Minkova of Texx Team USA, LLC on behalf of Rick Landrum of the Kroger Co. for the approval of an Amended Site Plan for Incidental Display for a Donation Box in conjunction with an existing General Retail Store (i.e. Kroger) being an 8.724-acre parcel of land identified as Lot 24, Block A, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 2935 Ridge Road [FM-740], and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regards to the applicants request.

Miglena Minkovia
2614 Dallas TX

Mrs.Mlinkova came forward and provided additional details in regards to the applicants request.

Commissioner Conway asked how the donations would be handled.

Chairman Deckard advised this item will go before the commission for discussion or action on August 13, 2024.

12. SP2024-036 (HENRY LEE)

Discuss and consider a request by Miglena Minkova of Texx Team USA, LLC on behalf of Rick Landrum of the Kroger Co. for the approval of an Amended Site Plan for Incidental Display for a Donation Box in conjunction with an existing General Retail Store (i.e. Kroger) being an 11.236-acre parcel of land identified as Lot 1, Block A, Kroger 205 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1980 N. Goliad Street [SH-205], and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regards to the applicants request.

Chairman Deckard advised this item will go before the commission for discussion or action on August 13, 2024.

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

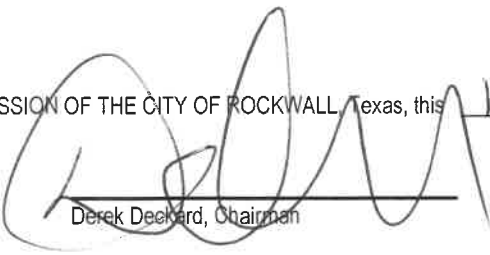
- P2024-022: Final Plat for Phase 2 of the Terracina Estates Subdivision (APPROVED)
- Z2024-024: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 9 Amity Lane (2ND READING; APPROVED)
- Z2024-025: Specific Use Permit (SUP) for Solar Energy Collector Panels at 1290 E. IH-30 (2ND READING; APPROVED)
- Z2024-026: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 711 Lamar Street (2ND READING; APPROVED)
- Z2024-028: Zoning Change (PD-44, HC & C to PD-44) for Rayburn Electric Cooperative (1ST READING; APPROVED)
- Z2024-029: Specific Use Permit (SUP) for a Detached Garage at 911 N. Alamo Street (1ST READING; APPROVED)
- Z2024-030: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 329 Harborview Drive (1ST READING; APPROVED)

Director of Planning and Zoning Ryan Miller provided a brief summary in regards o the outcome of the cases listed above.

VI. ADJOURNMENT

Chairman Deckard adjourned the meeting at 7:48PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL Texas, this 13th day of August, 2024.



Derek Deckard, Chairman

Attest: 
Melanie Zavala, Planning Coordinator

14. Capital Improvement Advisory Committee Meeting (CIAC) [7:00 PM]

The Capital Improvement Advisory Committee Meeting (CIAC) will be meeting directly after the Planning and Zoning Commission Work Session Meeting -- held in the City Council Conference Room -- to discuss the 2024 Roadway Impact Fee Update.

