

MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
OCTOBER 29, 2024 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.
6

7 I. CALL TO ORDER

8
9 Chairman Deckard called the meeting to order at 6:01PM. Commissioners present were Vice-Chairman John Womble, Dr. Jean Conway, Ross
10 Hustings, Kyle Thompson and John Hagaman. Commissioners absent were. Staff members present were Director of Planning and Zoning Ryan
11 Miller, Senior Planner Henry Lee, Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer
12 Amy Williams, Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn price.
13

14 II. APPOINTMENTS

15
16 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments
17 for items on the agenda requiring architectural review.
18

19 A representative from Architectural Review Board came forward and provided details in regards to the cases.
20

21 III. OPEN FORUM

22
23 *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
24 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
25 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
26 Act.*
27

28 Chairman Deckard opened the Open forum and asked if anyone who wished to speak to come forward at this time, there being no one indicating
29 such, Chairman Deckard closed the open forum.
30

31 IV. CONSENT AGENDA

32
33 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)
34 and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*
35

36 2. Approval of Minutes for the October 15, 2024 Planning and Zoning Commission meeting.
37

38 3. P2024-025 (ANGELICA GUEVARA)

39 Consider a request by Billy Self on behalf of Janet Self for the approval of a Final Plat for Lot 1, Block A, Pro Soap Addition being a 3.946-acre tract of land
40 identified as Lot 2 of the DBK Addition and Tract 9-02 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light
41 Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1830 E. IH-30, and take any action necessary.
42

43 4. P2024-033 (HENRY LEE)

44 Consider a request by Will Winkelmann of Winkelmann & Associates, Inc. on behalf of James J. Melino of Rockwall 549/I-30 Partners, LP and Conveyer I30
45 Partners, LP for the approval of a Preliminary Plat for Lot 2-13, Block B & Lot 2, Block C, Rockwall Commercial Addition being a 67.475-acre tract of land
46 identified as Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development
47 District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of
48 Stodghill Road and the IH-30 Frontage Road, and take any action necessary.
49

50 5. P2024-035 (HENRY LEE)

51 Consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Replat
52 for Lots 19-21, Block A, Creekside Commons being a 13.286-acre tract of land identified as Lots 15-18, Block A, Creekside Commons, City of Rockwall,
53 Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection
54 of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.
55

56 6. P2024-036 (BETHANY ROSS)

57 Consider a request by Bill Bricker of Rockwall Property Corporation for the approval of a Final Plat for Lots 1-3, Block A, Boardwalk Development Addition
58 being a 9.14-acre tract of land identified as a portion of Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas,
59 zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District,
60 generally located at southwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.
61

62 Commissioner Conway made a motion to approve the Consent Agenda. Vice-Chairman Womble seconded the motion which passed by a vote of 6-
63 0.

64
65 V.ACTION ITEMS
66

67 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
68 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*
69

70 7. SP2024-035 (HENRY LEE)

71 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*
72 *Site Plan* for *Incidental Display* in conjunction with an existing *General Retail Store* (i.e. Kroger) being an 8.724-acre parcel of land identified as Lot 24, Block
73 A, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land
74 uses, situated within the Scenic Overlay (SOV) District, addressed as 2935 Ridge Road [FM-740], and take any action necessary.
75

76 Senior Planner Henry Lee provided a summary regarding the applicants request. The applicant has requested approval of an amended site plan for
77 incidental display in conjunction with an existing general retail store. The applicant came to staff a few months ago requesting to add donation bins
78 to the property, which according to the code is considered incidental display and within this district it is permitted by right. However, looking at this
79 they determined that the site plan for Kroger did not indicate any incidental display areas and that is one of the requirements for incidental display
80 standards. In order to bring the property into conformance and to be able to bring the applicants request forward they would have to amend the site
81 plan to meet the incidental display requirements. There are four (4) requirements needing to be done to bring in the property into conformance. One
82 being that the incidental display needs to be delineated on the site plan and needs to be added in those specific areas. Any outdoor sales or display
83 where incidental display cannot be more than 5% of the adjacent building area. Outdoor sales area and display can not cover more then 30% of the
84 covered sidewalk and any outside sales area not over the covered sidewalk needs to be screened. The donations would be in a covered area.
85 However, this area is approximately 5329 square feet which is more than 5% of the square footage of the adjacent Kroger. In addition, not all of that
86 is covered and it wouldn't be screened but most of the incidental display already exists today it would simply be bringing the property into
87 conformance with this request.
88

89 Filip Filipov
90 2614 Andjon Drive
91 Dallas, TX 75220
92

93 Mr. Filipov came forward and provided additional details in regards to the request.
94

95 Director of Planning and Zoning Ryan Miller explained that the donation bins are allowed by right. They are only looking at the areas that will be
96 allowed to have the donation bins, red boxes, seasonal sales.
97

98 Commissioner Thompson made a motion to approve SP2024-035. Commissioner Odom seconded the motion which passed by a vote of 5-1 with
99 Commissioner Hagaman dissenting.
100

101 8. SP2024-036 (HENRY LEE)

102 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*
103 *Site Plan* for *Incidental Display* in conjunction with an existing *General Retail Store* (i.e. Kroger) being an 11.236-acre parcel of land identified as Lot 1, Block
104 A, Kroger 205 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses,
105 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.
106

107 Senior Planner Henry Lee provided a summary regarding the applicant's request. It does exceed the 5% of the adjacent building and then the areas
108 where it is not covered, they are requesting not to screen it meaning they're bringing into conformance what they have on the property today.
109

110 Filip Filipov
111 2614 Andjon Drive
112 Dallas, TX 75220
113

114 Mr. Filipov came forward and provided additional details in regards to the request.
115

116 Commissioner Thompson made a motion to approve SP2024-036. Chairman Deckard seconded the motion which passed by a vote of 5-1. With
117 commissioner Hagaman Dissenting.
118

119 9. SP2024-041 (HENRY LEE)

120 Discuss and consider a request by Will Winkelmann of Winkelmann & Associates, Inc. on behalf of James J. Melino of Rockwall 549/I-30 Partners, LP and
121 Conveyor I30 Partners, LP for the approval of a *Site Plan* for General Retail Store and Restaurant (i.e. IKEA) on a 18.663-acre tract of land identified as a
122 portion of Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District
123 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill
124 Road and the IH-30 Frontage Road, and take any action necessary.
125

126 Senior Planner Henry Lee provided a summary regarding the applicant's request. The site plan would be for an IKEA matching what was requested
127 through the planned development district ordinance. In this case they are conforming to most of the requirements within that plan development
128 district ordinance and the unified development code (UDC). They do have two (2) exceptions that they are requesting tonight. The 1st is for the roof
129 system. Our code requires the parapets to be finished on both sides with the same materials with this being a tilt wall product they have been painting
130 the back of basically the TPO that has been on that tilt wall. However, they are using an EPDM which is a synthetic rubber material and that is not
131 conducive to paint due to any expansion or things like that from heat that would cause that paint to flake off. This would be a black product and they

132 and they do have solar panels on the roof which this should all be screened by the parapet but if it is not, it will all pretty much be that same black
133 color and would have limited visibility. The other variances or exception was to the sidewalk. To the southwest of the property that conveyor St.
134 along that portion they would be required to have a 5-foot sidewalk it's I think it's roughly like 280 feet. However, the applicant didn't want to terminate
135 the sidewalk basically going into the rear of the building where all their truck dock activity would be and so in lieu of that they're requesting to put
136 the sidewalk along their detention system. The Architectural Review Board (ARB) did make the recommendation to approve this with the addition
137 of the external stairwell on the rear side of the building being completely enclosed with that tilt wall system.
138

139 Chairman Deckard asked if they had any issues with the comment ARB made regarding the stairwell.
140

141 Commissioner Conway made a motion to approve SP2024-041. Commissioner Thompson seconded the motion which passed by a vote of 6-0.
142

143 10. SP2024-045 (HENRY LEE)

144 Discuss and consider a request by Chris Lewis of Kimley-Horn and Associates, Inc. on behalf of Matthew Bateman of Westcore Bravo Rockwall, LLC for the
145 approval of an Amended Site Plan for outside storage in conjunction with an existing warehouse/distribution center facility on a 43.237-acre parcel of land
146 identified as Lot 1, Block A, Stream 549 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549
147 Overlay (FM-549 OV) District, address as 1351 Corporate Crossing, and take any action necessary.
148

149 Senior Planner Henry Lee provided a summary in regard to the applicants request. Previously the applicant came forward with a semitransparent
150 fence and had expressed concerns in regards to the visibility from the roadway and therefore the applicant withdrew the case to explore other
151 options. The applicant since then has returned to do a split face cmu wall. They're still having to maintain to the same condition that the storage will
152 not exceed that height and would be below it. Staff did ask for a detailed of what this would look like and staff received a spec sheet.
153

154 Vice-Chairman Womble asked about the standard CMU.
155

156 Dylan Adame
157 2600 N Central Expressway,
158 Richardson, TX 75080
159

160 Mr. Adame came forward and provided additional details regarding the applicants request.
161

162 Director of Planning and Zoning Ryan Miller asked what material they'll be using for gates.
163

164 Chairman Deckard made a motion to table SP2024-045 till November 12th meeting. Vice-Chairman Womble seconded the motion which passed by a
165 vote of 6-0.
166

167 VI. DISCUSSION ITEMS
168

169 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
170 *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*
171 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for*
172 *the following cases is November 12, 2024.*
173

174 11. Z2024-049 (BETHANY ROSS)

175 Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-
176 Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a Residence Hotel on a 2.819-acre portion of a larger 4.767-acre parcel of land
177 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
178 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary.
179

180 Planner Bethany Ross provided a summary in regard to the applicants request. They did add the building elevations into the Specific Use Permit
181 (SUP) but they are subjected to Architectural Review Board (ARB) approval at site plan. The building elevations, landscape plan will be looked at
182 during site plan.
183

184 Renee Ward
185 2201 E. Lamar Blvd
186 Suite 200E
187 Arlington, TX 76006
188

189 Mrs. Ward explained that this project was brought a while back and have made changes since then.
190

191 Chairman Deckard advised that this item will go before the Commission for discussion or action on November 12, 2024.
192

193 12. Z2024-050 (ANGELICA GUEVARA)

194 Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a Specific Use Permit (SUP) for
195 Residential Infill Adjacent to an Established Subdivision on a 0.1340-acre parcel of land identified as Lot 5A-R of the Lofland Addition, City of Rockwall,
196 Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and
197 Bost Street, and take any action necessary.
198

199 Planning Technician Angelica Guevara provided a summary regarding the applicant's request. The applicant is requesting a Specific Use Permit
200 (SUP) to allow to construct a duplex on the subject property. However, as of right now the request does not meet the anti-monotony standards.
201 According to the UDC the front building elevations of the home shall not repeat along any block phase. In order for the homes to be considered
202 different in appearance they should have any of the three (3) elements that are different. The number of stories on the home, the garage location or
203 orientation and the roof type and layout of the home and the articulation of the front façade of the home. The applicant would be requesting an
204 exception to those requirements.
205

206 Chairman Deckard wanted an explanation in regards to the anti-monotony standards.
207

208 Director of Planning and Zoning Ryan Miller explained that it was something that was identified through the Comprehensive plan. That each housing
209 unit should look different in a block phase. It was meant to apply to townhomes but duplex is similar in nature.
210

211 Jim Joyce
212 453 Creek Crossing
213 Royse City, TX 75189
214

215 Mr. Joyce came forward and provided additional details in regards to his request.
216

217 Director of Planning and Zoning Ryan Miller explained that each housing unit should be different.
218

219 Director of Planning and Zoning Ryan Miller explained that there would have to be three variances.
220

221 Chairman Deckard advised that this item will go before the Commission for discussion or action on November 12, 2024.
222

223 13. Z2024-051 (ANGELICA GUEVARA)

224 Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a Specific Use Permit (SUP) for
225 Residential Infill Adjacent to an Established Subdivision on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall,
226 Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and
227 Bost Street, and take any action necessary.
228

229 Planning Technician Angelica Guevara provided a summary regarding the applicant's request. The applicant has made changes to the building
230 elevations therefore this is a bit closer to meeting the anti-monotony standards.
231

232 Chairman Deckard asked what the roofing material would be.
233

234 Chairman Deckard advised that this item will go before the Commission for discussion or action on November 12, 2024.
235

236 14. Z2024-052 (BETHANY ROSS)

237 Hold a public hearing to discuss and consider a request by Chad and Cindy Shirley for the approval of a Specific Use Permit (SUP) for a Private Sports Court
238 with Standalone or Dedicated Lighting on a 0.3444-acre parcel of land identified as Lot 6, Block 2, Gideon Grove Addition, City of Rockwall, Rockwall County,
239 Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1313 Gideon Way, and take any action
240 necessary.
241

242 Planner Bethany Ross provided a summary in regard to the applicants request. The applicant is requesting approval of a Specific Use Permit (SUP)
243 to allow a private sports court with dedicated lighting. Staff is requesting for a new photometric plan to show conformance. Currently they only have
244 the sports court showing for the photometric plan.
245

246 Chairman Deckard advised that this item will go before the Commission for discussion or action on November 12, 2024.
247

248 15. SP2024-042 (ANGELICA GUEVARA)

249 Discuss and consider a request by Joanne Vuckovic on behalf of the Pregnancy Resource Center of Lake Ray Hubbard for the approval of an Amended Site
250 Plan for an existing Medical Office Building on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Center Addition, City of Rockwall,
251 Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay
252 (SOV) District, addressed as 1010 Ridge Road, and take any action necessary.
253

254 Planning Technician Angelica Guevara provided a summary in regard to the applicants request. The applicant is requesting approval of an amended
255 site plan for the request of the pregnancy resource center. Staff needs a bit more clarification in regards to the request. ARB is requesting for a
256 material sample board, they would also like to see a rendering to clarify what the building materials will look like for the back wall.
257

258 Chairman Deckard advised that this item will go before the Commission for discussion or action on November 12, 2024.
259

260 16. SP2024-043 (BETHANY ROSS)

261 Discuss and consider a request by Jake Hodges of Kimley-Horn on behalf of Jeff Brockette of Vue Real Estate for the approval of a Site Plan for a Medical
262 Office Building on a 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas,
263 zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at
264 the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276, and take any action necessary.
265

266 Planner Bethany Ross provided a summary in regard to the applicants request. The applicant is requesting approval of a site plan for a medical
267 office building. The variances that they are requesting are the following; Primary articulation, 90% masonry, 20% stone and residential adjacency
268 standards. ARB would like to see another rendering with a different view of the building.
269

270 Director of Planning and Zoning mentioned that they wanted to see the design and articulation to see what it would look like.
271

272 Director of Planning and Zoning Ryan Miller explained that ARB would be making recommendations to the variances associated to the building.
273

274 Director of Planning and Zoning Ryan Miller explained that as of now they are not meeting the residential adjacency standards.
275

276
277 Jake Hodges
278 203 W. Nash Street
279 Suite 100
280 Terrell, TX 75160
281

282 Mr. Hodges came forward and provided additional details in regards to the request.
283

284 Director of Planning and Zoning Ryan Miller explained that there can not be row of accent trees and shrubs.
285

286 Chairman Deckard advised that this item will go before the Commission for discussion or action on November 12, 2024.
287

288 17. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
289

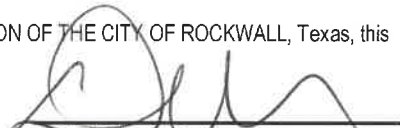
- 290 • Z2024-035: Zoning Change (C to PD) for Rockwall Heights (2ND READING; APPROVED)
- 291 • Z2024-041: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 324 Valiant Drive (1ST READING; APPROVED)
- 292 • Z2024-042: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 515 S. Clark Street (1ST READING; APPROVED)
- 293 • Z2024-043: Specific Use Permit (SUP) for Accessory Buildings at 1202 Gideon Way (1ST READING; APPROVED)
- 294 • Z2024-044: Specific Use Permit (SUP) for a Short-Term Rental at 806 Austin Street (1ST READING; TABLED TO NOVEMBER 4, 2024)
- 295 • Z2024-046: Specific Use Permit (SUP) for a Short-Term Rental at 108 Reliance Court (1ST READING; APPROVED)
- 296 • Z2024-048: Zoning Change (AG to PD for SF-10 & GR) for the Juniper Subdivision (1ST READING; DENIED WITHOUT PREJUDICE)
- 297 • MIS2024-001: Impact Fee Update (2ND READING; APPROVED)

298
299 Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.
300

301 VII.ADJOURNMENT
302

303 Chairman Deckard adjourned the meeting at 7:06PM
304

305 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 12th day of November
306 _____, 2024.


Derek Deckard, Chairman

307
308
309 Attest: 
310 _____
311 Melanie Zavala, Planning Coordinator
312
313