

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
AUGUST 29, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **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),
3 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
4 USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

5

6 I. CALL TO ORDER

7

8 **Chairman Deckard called the meeting to order at 6:00 PM. Commissioners present were Vice-Chairman John Womble, Brian Llewelyn, Kyle Thompson,**
9 **Jay Odom, Ross Hustings, and Jean Conway. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee,**
10 **Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams and Assistant City Engineer Jonathan**
11 **Browning.**

12

13 II. APPOINTMENTS

14

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

17

18 III. OPEN FORUM

19

20 *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*
21 *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*
22 *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*
23 *Act.*

24

25 **Chairman Deckard explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being**
26 **no one indicating such, Chairman Deckard closed the open forum.**

27

28 IV. CONSENT AGENDA

29

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

32

33 2. **P2023-023 (HENRY LEE)**

34 Consider a request by Rachel Reynolds for the approval of a Final Plat for Lot 1, Block A, Right at Home Healthcare Addition being a 0.23-acre tract of land
35 identified as Lot 30, Block 22 Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office
36 (RO) District, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 703 N. Goliad Street, and take any action necessary.

37

38 3. **P2023-024 (ANGELICA GUEVARA)**

39 Consider a request by Dub Douphrate of Douphrate and Associates on behalf of Howard Barrett for the approval of a Final Plat for Lots 1 & 2, Block A, Barrett
40 Heights Addition being a 1.60-acre tract of land identified as Lots 1 & 2 of the Green Valley Addition and Tract 32 of the H. B. Jones Survey, Abstract No. 124,
41 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205
42 Overlay (N. SH-205 OV) District, addressed as 1203 & 1205 S. Goliad Street [SH-205].

43

44 4. **P2023-025 (ANGELICA GUEVARA)**

45 Consider a request by Dewayne Zinn of Cross Engineering Consultants, Inc. on behalf of Brad Helmer of Heritage Christian Academy for the approval of a Replat
46 for Lot 2, Block A, Heritage Christian Academy Addition being a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City
47 of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S.
48 Goliad Street, and take any action necessary.

49

50 5. **P2023-026 (ANGELICA GUEVARA)**

51 Consider a request by Robert Howman of Glenn Engineering on behalf of Brad Helmer of Heritage Christian Academy for the approval of a Replat for Lot 3, Block
52 A, Heritage Christian Academy, Phase 2 Addition being a 6.626-acre parcel of land identified as Lot 2, Block A, Heritage Christian Academy, Phase 2 Addition,
53 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 27 (PD-27) for Multi-Family 15 (MF-15) District land uses, located west of the
54 intersection of Damascus Road and S. Goliad Street [SH-205], and take any action necessary.

55

56 6. **P2023-027 (ANGELICA GUEVARA)**

57 Consider a request by Ariana Kistner of Meals on Wheels Senior Services of Rockwall and Christopher Touoboun for the approval of a Final Plat for Lots 1 & 2,
58 Block A, Airport South Addition being a 6.21-acre tract of land identified as a portion of Tract 4 and all of Tract 2 of the D Harr. Survey, Abstract No. 102, City of
59 Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1780 Airport Road, and
60 take any action necessary.

61

62 7. **P2023-028 (ANGELICA GUEVARA)**

63 Consider a request by Arlyn Samuelson of Westwood Professional Services on behalf of Carolina Molina of Avaplast US, Inc. for the approval of a Replat for Lot
64 3, Block 1, Indalloy Addition being a 42.991-acre tract of land identified as Lot 2, Block 1, Indalloy Addition, City of Rockwall, Rockwall County, Texas, zoned Light
65 Industrial (LI) District, addressed as 11480 Justin Road, and take any action necessary.
66

67 **Commissioner Conway made a motion to approve Consent Agenda. Commissioner Llewelyn seconded the motion which passed by a vote of 7-0.**
68

69 V. ACTION ITEMS
70

71 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
72 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*
73

74 **8. MIS2023-011 (ANGELICA GUEVARA)**

75 Discuss and consider a request by Audrey Andrews for the approval of a Miscellaneous Case for an Exception for a Front Yard Fence for a 0.1446-acre parcel of
76 land identified as Lot 6, Block D, Lynden Park Estates, Phase 2 Addition, zoned Planned Development District 17 (PD-17) for single-family detached, addressed
77 as 146 Blanchard Drive, and take any action necessary.
78

79 **Planning Technician Guevara provided a brief summary in regards to the request. The applicant is requesting approval of an exception for a front yard**
80 **fence. The proposed front yard fence will be constructed using wrought iron, it'll be 60 inches in height and it will be more then 50% transparent. In this**
81 **case, the applicant's request of a five-foot wrought iron fence with a gate meets the majority of the guidelines except for the height requirement. The**
82 **Unified Development Codes (UDC) states that front yard fences shall not exceed four (4) feet or 48 inches in height. While the proposed fence does not**
83 **appear to have a negative effect on the surrounding properties, it could set a precedence in the neighborhood if approved. Staff should note that there**
84 **is one (1) other property in the same subdivision with a wrought iron front yard fence; however, that fence appears to be four (4) feet tall meeting the**
85 **height requirements. With that being said, this is a discretionary decision for the Planning and Zoning Commission.**
86

87 **Chairman Deckard asked where they are proposing the front yard fence to go.**
88

89 **Vice-Chairman Womble asked why they are requesting the additional height.**
90

91 **Commissioner Llewelyn made a motion to deny MIS2023-011. Vice-Chairman Womble seconded the motion to deny which passed by a vote of 7-0.**
92

93 **9. MIS2023-012 (ANGELICA GUEVARA)**

94 Discuss and consider a request by Gerzim Daniel for the approval of a Miscellaneous Case for an Exception for a Front Yard Fence for a 1.93-acre parcel of land
95 identified as Tract 17 of E. M. Elliot Survey, Abstract No. 77 and Lot 2, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family
96 1 (SF-1) District, addressed as 2065 & 2067 Airport Road, and take any action necessary.
97

98 **Planning Technician Guevara provided a brief summary in regards to the request. The applicant is requesting an approval of an exception for a front**
99 **yard fence with the proposed fence being: (1) constructed using wrought iron, (2) being 72 inches in height, and (3) being 50% transparent. In addition,**
00 **the applicant is also proposing to construct two (2), 6-foot stone columns; two (2), 7-foot stone columns and; and an 8-foot swing gate as part of the**
01 **request. In this case, the fence does not meet the requirements for a front yard fence but staff would like to note that there is an existing wrought iron**
02 **fence surrounding the adjacent properties which make up the Ridgecrest subdivision. While the stone columns do not follow the 50% transparency**
03 **requirement, the remainder of the proposed fence does not appear to be intended to impair visibility of the primary structure. Based on this, this**
04 **request does not seem to have a negative impact on the adjacent properties; however this is also a discretionary decision for the Planning and Zoning**
05 **Commission.**
06

07 **Vice-Chairman Womble asked if there are other fences in the area with this height.**
08

09 **Gerzim Daniel**
10 **2067 Airport Rd**
11 **Rockwall, TX 75087**
12

13 **Mr. Daniel came forward and provided additional details in regard to the request.**
14

15 **Commissioner Hustings asked if the adjacent property had a 6-foot height fence as well.**
16

17 **Commissioner Llewelyn made a motion to approve MIS2023-012. Commissioner Conway seconded the motion which passed by a vote of 7-0.**
18

19 VI. DISCUSSION ITEMS
20

21 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
22 *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*
23 *considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*
24 *following cases is September 12, 2023.*
25

26 **10. Z2023-038 (RYAN MILLER)**

27 Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District 3
28 (PD-3) [Ordinance No.'s 72-02, 77-19A, 80-33, 84-59, 86-23, 86-39, 89-04, 96-35 & 96-23] for the purpose of consolidating the regulating ordinances for a
29 639.264-acre tract of land situated within the T. Dean Survey, Abstract No. 69; S. King Survey, Abstract No. 131; N. Butler Survey, Abstract No. 21; and, A. Hanna

30 Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3), generally located south of Dalton Road, west
31 of SH-205 [S. Goliad Street], and north of Lake Forest Drive, and take any action necessary.
32

33 **Director of Planning & Zoning Ryan Miller provided a brief summary in regards to the request. This item was brought forward to the City Council back**
34 **in June proposing to amend older Planned Development Districts to write a consolidating ordinance. The reason behind this is because many of these**
35 **older Planned Development Districts are made up of multiple ordinances. In the Chandlers Landing subdivision, there were about 200 pages of**
36 **regulations that were consolidated to 60 pages and made easy to read. The reason this is important is because when issuing permits in these older**
37 **residential areas, sometimes it can be hard to look through the existing Planned Development District and know exactly what the requirements are for**
38 **both the property owner's and developer's stand point. Staff started with the Chandlers Landing subdivision, which was recently approved, and went**
39 **ahead and started with Planned Development District 3 (PD-3) which regulates The Shores ordinance. This ordinance was originally adopted in 1972**
40 **and consists of 116 pages and 11 regulating ordinances. Mr. Miller added that there are about 85 development cases associated with this. He added**
41 **that if you don't understand the timing of each of the development cases and how they correspond to the ordinance then it can be difficult to know**
42 **exactly what the requirements are for a certain piece of property. Another issue that was found in the Planned Development District was that the**
43 **concept plans that were approved and used to build the subdivision did not align to some of the ordinances that were in the actual zoning ordinance.**
44 **The City initiated zoning to try and do much of what we were doing in 1996, except they did not supersede the previous ordinances. They tried to**
45 **clarify portions of the existing ordinances, and in the 1996 ordinance they provided a hand drawing that does not line up with the street network that**
46 **was approved. With this ordinance, staff wanted to clean up those northern areas t that were developed because those areas are not changing.**
47 **Therefore, we re-wrote the ordinance, which is about 20 pages long, and the goal for this is not to change any of the land uses or development**
48 **requirements associated with the Planned Development District. This is simply to make the document easier to read to make the City more efficient**
49 **and make it easier for the citizens to understand their zoning.**
50

51 **Chairman Deckard advised that this item will come back for before the Commission for discussion or action on September 12, 2023.**
52

53 **11. Z2023-039 (RYAN MILLER)**

54 Hold a public hearing to discuss and consider approval of a Text Amendment to Subsection 06.16, Lake Ray Hubbard Takeline Overlay (TL OV) District, of Article
55 05, District Development Standards, of the Unified Development Code (UDC) [Ordinance No. 20-02] for the purpose of creating a process to allow Homeowner's
56 Associations (HOA's) the ability to lease certain portions of the takeline, and take any action necessary.
57

58 **Director of Planning & Zoning Ryan Miller provided a brief summary in regards to the request. Three years ago, staff started the process of reviewing**
59 **the standards for the Lake Ray Hubbard takeline. As part of that staff revamped the Takeline Overlay ordinance to start to incentivize the provision of**
60 **erosion control. Staff also wanted to clarify some of the lease process, reduce the leasing fees and offer a free lease program where we send out**
61 **updated leases to all properties along the takeline to allow them to either re-lease or enter into a new lease at no cost. The reason for this was that**
62 **some changes were made into the lease agreements to codify the changes that were made. While doing this, staff wanted to open up the land uses**
63 **that were allowed to give more benefit to people that were leasing those areas. Also, staff wanted to incentivize th provision of erosion control due to**
64 **some areas around the lake experiencing immense erosion. One of the programs they were looking into at the time were taking some of the non-**
65 **leasable areas and allowing Homeowners Associations to lease those. Ultimately, this was not done because the amount of work that was put into**
66 **getting the residential side put in place, but they recently completed that and brought it into the City Council to ask if they were still interested in this**
67 **because they had heard from several residents that erosion has still been an issue in these non-leasable areas. Staff put together a program that they**
68 **are bringing forward to City Council that would allow certain Homeowners Associations the ability to actually lease the non-leasable portions. The**
69 **reason these are non-leasable is because the lots adjacent to the portions of the lake are too small to lease based on the terms of the current Takeline**
70 **Lease ordinance. Typically, that's less then 50-feet in lot width, but they wanted to give the option to the HOA's to lease it and give them the ability to**
71 **provide amenities in those areas for their greater community. The way this ordinance was structured was that it gives HOA's the ability to establish**
72 **activity areas at a 200-foot spacing distance. The activity areas can be 50 feet by 50 feet and on either side of the activity area they have to install a**
73 **100 foot of seawall. This gives the City the erosion control to prevent that coast line from further eroding. The way this is structured is they would**
74 **need to go ahead and do a site plan and it would need to go to the Planning and Zoning Commission. Once the site plan is approved it would need to**
75 **be incorporated into the lease agreement itself. Staff should note that the leasing fees will still stay the same. Staff allowed some water amenities like**
76 **fixed piers and dock decks but prohibited boat docks. The reason for this was at the 200-foot spacing they would not have enough boat docks to**
77 **cover everyone in the HOA and there is a specific part of the sub lease agreement with the City of Dallas that can not allow an entity to further their**
78 **sub lease.**
79

80 **Commissioner Llewelyn asked if the HOA leases it then would they have to put the seawall in.**
81

82 **Chairman Deckard advised that this item will come back for before the Commission for discussion or action on September 12, 2023.**
83

84 **12. Z2023-040 (ANGELICA GUEVARA)**

85 Hold a public hearing to discuss and consider a request by Kaylee and Taylor Henson for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent
86 to an Established Subdivision on a ten (10) acre parcel of land identified as Lot 1, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas,
87 zoned Agricultural (AG) District, addressed as 1325 Breezy Hill Lane, and take any action necessary.
88

89 **Planning Technician Guevara provided a brief summary in regards to the request. The applicant is requesting an approval of a Specific Use Permit**
90 **(SUP) for a Residential Infill to construct a single-family home. The proposed home meets all of the density and dimensional requirements for a home**
91 **in an Agricultural (AG) District with the exception of the front setback requirement. They are showing a 15-foot front setback where it should be a 40-**
92 **foot front setback for a property in Agricultural (AG) District. The applicants are making corrections that will be brought back on September 12, 2023.**
93

94 **Chairman Deckard advised that this item will come back for before the Commission for discussion or action on September 12, 2023.**
95

96 **13. Z2023-041 (RYAN MILLER)**

97 Hold a public hearing to discuss and consider a request by Anthony Loeffel of Kimley-Horn on behalf of James Melino of Rockwall 549/I-30 Partners, LP and
Conveyor I30 Partners, LP for the approval of a Zoning Change from a Agricultural (AG) District and Light Industrial (LI) District to a Commercial (C) District for a

98 66.057-acre tract of land identified as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition, City of Rockwall, Rockwall County,
99 Texas, zoned Agricultural (AG) District and Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest
'00 corner of Stodghill Road and the IH-30 Frontage Road, and take any action necessary.

'01
'02 **Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicants are changing the zoning to facilitate**
'03 **the conveyance of the property. They are zoning it for Commercial (C) purposes which is in conformance with the Comprehensive Plan.**

'04
'05 **Anthony Loeffel**
'06 **400 N. Oklahoma, Suite 105**
'07 **Celina, TX 75009**

'08
'09 **Mr. Loeffel came forward and provided additional details in regards to the request.**

'10
'11 **Chairman Deckard advised that this item will come back for before the Commission for discussion or action on September 12, 2023.**

'12
'13 **14. Z2023-042 (HENRY LEE)**

'14 Hold a public hearing to discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Shane Shoulders of Kennor Rockwall
'15 Retail, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant, with 2,000 SF or More, with Drive-Through or Drive-In on a 1.93-acre parcel of land
'16 identified as Lots 8 & 9, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North
'17 SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 & 3775 N. Goliad Street [SH-205], and take any action necessary.

'18
'19 **Planner Lee provided a brief summary in regards to the request. The applicant is requesting approval of a Specific Use Permit (SUP) for a drive-thru**
'20 **restaurant that appears to meet the Conditional Land Use standards. The only thing staff added as a potential condition for the ordinance was that**
'21 **they add additional landscaping along the northern property line to provide additional screening for the residential properties in the area.**

'22
'23 **Juan Vasquez**
'24 **1919 S. Shiloh Rd,**
'25 **Garland, TX 75042**

'26
'27 **Mr. Vasquez came forward and provided additional details in regards to the request.**

'28
'29 **Director of Planning and Zoning Ryan Miller asked if they would be able to provide a row of trees along the back side to meet the Overlay requirements.**

'30
'31 **Director of Planning and Zoning Ryan Miller asked when the residential adjacency for the area adjacent to the detention pond would be provided.**

'32
'33 **Director of Planning and Zoning Ryan Miller asked if they would be able to provide the three-tiered landscaping that is required in that 20-foot sanitary**
'34 **sewer easement.**

'35
'36 **Director of Planning and Zoning Ryan Miller asked if they would be willing to add additional landscaping until the screening is provided on the north**
'37 **side.**

'38
'39 **City Engineer Amy Williams mentioned that there are new standards that came into play in October. The sewer lines have to be 10-feet on either side**
'40 **of the lines and 10-feet from any water or sewer lines.**

'41
'42 **Chairman Deckard advised that this item will come back for before the Commission for discussion or action on September 12, 2023.**

'43
'44 **15. Z2023-043 (HENRY LEE)**

'45 Hold a public hearing to discuss and consider a request by Angelina Nguyen for the approval of a Specific Use Permit (SUP) for Residential Infill In an Established
'46 Subdivision on a 0.16-acre parcel of land identified as Lot 18, Block B, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned
'47 Planned Development District 8 (PD-8), addressed as 303 Harborview Drive, and take any action necessary.

'48
'49 **Planner Lee provided additional details in regards to the request. The applicant is requesting a Specific Use Permit (SUP) for a Residential Infill. The**
'50 **request meets all the density and dimensional requirements with the exception of the driveway. It is two feet in front of the front facade instead of 20-**
'51 **feet behind but this is complementary of the subdivision.**

'52
'53 **Chairman Deckard advised that this item will come back before the Commission for discussion or action on September 12, 2023.**

'54
'55 **16. SP2023-025 (HENRY LEE)**

'56 Discuss and consider a request by Robert Howman of Glenn Engineering on behalf of Brad Helmer of Heritage Christian Academy for the approval of a Site Plan
'57 for a new building in conjunction with an existing Private School on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition,
'58 City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408
'59 S. Goliad Street, and take any action necessary.

'60
'61 **Planner Lee provided a brief summary in regard to the request. The site plan is for a classroom building at the rear of the property and they are building**
'62 **this to replace the portables that are currently there. ARB looked at this project and they did recommend approval of this case.**

'63
'64 **Jimmy Strohmeier**
'65 **2701 Sunset Ridge, Suite 601**

Rockwall, TX 75032

Mr. Strohmeyer came forward and provided additional details I regards to the request.

Chairman Deckard advised that this item will come back before the Commission for discussion or action on September 12, 2023.

17. SP2023-026 (HENRY LEE)

Discuss and consider a request by Erica Papan of Milkshake Concepts on behalf of James Faller of Milkshake Concepts for the approval of an *Amended 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, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southwest corner of the intersection of Sunset Ridge Drive and the IH-30 Frontage Road, and take any action necessary.

Planner Lee provided a brief summary in regard to the request. The amended site plan is for a patio that they added on and want to enclose. The applicants are also adding a roof and some roll down shades. ARB looked at this project and they recommended approval of this.

James Faller
400 Elm Street
Dallas, TX 75226

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

Chairman Deckard advised that this item will come back before the Commission for discussion or action on September 12, 2023.

18. SP2023-027 (HENRY LEE)

Discuss and consider a request by Daniyal M. Awan of Plutus21 Development Fund 5, LLC for the approval of an *Amended Site Plan* for two (2) multi-family apartment buildings on a 6.5995-acre parcel of land identified as Lot 1, Block A, Villas De Portofino Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 22 (PD-22) for Marina, Retail, Office, and Apartment/Condominium land uses, addressed as 2000-2038 Portofino Circle, and take any action necessary.

Planner Lee provided a brief summary in regard to the request. He explained that there are two condominium buildings under construction and the applicant wanted to change the stairwells. It was a half moon, circular stair well that was changed to a more traditional step down stairwell. They are also adding an amenity area just north of the building that are under construction. The request meets all the requirements and ARB made the recommendation of approval for this project.

Chairman Deckard advised that this item will come back before the Commission for discussion or action on September 12, 2023.

19. SP2023-028 (RYAN MILLER)

Discuss and consider a request by Hind Saad of RSG Engineering on behalf of Roy Bhavi of FlexSpace Business Parks, LLC for the approval of a *Site Plan* for a *warehouse/office* development on a 6.17-acre tract of land identified as Tract 2-01 of the D. Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action necessary.

Director Planning and Zoning Ryan Miller provided a brief summary in regards to the request. At the last meeting, the applicant's case was denied without prejudice. The Planning and Zoning Commission indicated that they did not feel that this was quite ready to be approved yet and they were not 100% comfortable with the variances. The applicant has now resubmitted and made some changes to his request.

Jeff Carroll
750 E. Interstate 30
Rockwall, TX 75087

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

After some discussion, Chairman Deckard advised that this item will come back before the Commission for discussion or action on September 12, 2023.

20. SP2023-029 (HENRY LEE)

Discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of an *Amended Site Plan* for two (2) *Restaurant/Retail Buildings* on an 8.63-acre tract of land identified as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

Planner Lee provided details in regards to the request. The applicant is requesting approval of an amended site plan. The proposed building got a little larger as they were both originally 10,000 SF. Also, Building C is roughly 10,250 SF and Building B is roughly 12,250 SF. Mr. Lee added that the elevations have changed but they are still requesting the same variances they did for the first time to the building.

Drew Donosky
1903 Central Drive, Suite 406
Bedford, TX 76021

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

135
136 Chairman Deckard advised that this item will come back before the Commission for discussion or action on September 12, 2023.

137
138 21. **SP2023-030 (HENRY LEE)**

139 Discuss and consider a request by Lynn Rowland of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Site
140 Plan for the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) being a 7.17-acre tract of land identified as Lot 2, Block 1, Rockwall
141 Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed
142 as 1540 E. IH-30, and take any action necessary.

143
144 **Planner Lee provided a brief summary in regards to the request. The applicants recently got their new amended SUP approved and they are adding**
145 **the larger service building and a car wash. They are now needing to go through the process of getting their site plan approved. ARB looked at this**
146 **project and had minor comments for the applicant such as requesting a material sample board. The applicants still have the same variances they had**
147 **during the first site plan process.**

148
149 **Chairman Deckard advised that this item will come back before the Commission for discussion or action on September 12, 2023.**

150
151 22. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).

- 152
153 • Z2023-033: Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 803 Dalton Road (1ST READING; APPROVED)
154 • Z2023-034: Zoning Change from Single-Family Estates 4.0 (SFE-4.0) to a Single-Family Estate 1.5 (SFE-1.5) District for 626 Cullins Road (1ST
155 **READING; APPROVED)**
156 • Z2023-035: Specific Use Permit (SUP) for a Golf Driving Range for Texas Wedge (1ST READING; APPROVED)
157 • Z2023-036: Specific Use Permit (SUP) for a Carport for 820 E. Heath Street (1ST READING; APPROVED)
158 • Z2023-037: Specific Use Permit (SUP) for an Accessory Building at 1796 Mystic Street (1ST READING; APPROVED)

159
160 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.**

161
162 VII. ADJOURNMENT

163
164 **Chairman Deckard adjourned the meeting at 6:50 PM.**

165
166 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas this 12th day of September
167 _____, 2023.

168
169
170 
171 _____
172 Derek Deckard, Chairman

171 Attest: 
172 _____
173 Melanie Zavala, Planning Coordinator