

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JUNE 25, 2024 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 Dr. Jean Conway, Jay Odom, Kyle Thompson, Ross Hustings**
9 **and John Womble. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Planner Bethany Ross.**
10 **Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams, Assistant City Engineer Jonathan**
11 **Browning and Civil Engineer Madelyn Price.**

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** 16 **for items on the agenda requiring architectural review.**

17
18 **A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the architectural**
19 **review board meeting.**

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*
26 *Meetings Act.*

27
28 **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**
29 **no one indicating 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*
34 *(UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

35 36 2. Approval of Minutes for the May 14, 2024 Planning and Zoning Commission meeting.

37 38 3. **P2024-020 (ANGELICA GUEVARA)**

39 Discuss and consider a request by Barbara Lee for the approval of a Final Plat for Lots 1, 2, 3, & 4, Block A, Lee Acres Addition being a 19.56-acre tract of
40 land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed
41 as 628 Cornelius Road, and take any action necessary.

42 43 4. **P2024-021 (ANGELICA GUEVARA)**

44 Consider a request by Antonio Borjas for the approval of a Final Plat for Lots 1 & 2, Block A, Borjas Addition being a 9.4411-acre tract of land identified as
45 Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall, Texas, zoned Light Industrial (LI) District and Single-Family Estate 1.5 (SFE-
46 1.5) District, situated in the SH-276 Overlay (SH-276 OV) District, addressed 172 Zollner Road, and take any action necessary.

47 48 5. **P2024-023 (ANGELICA GUEVARA)**

49 Consider a request by Clay Cristy of ClayMoore Engineering on behalf of Tim Thompson of Metroplex Acquisition Fund, LP for the approval of a Replat for
50 Lots 14 & 15, Block A, Stone Creek Retail Addition being a 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall,
51 Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay
52 (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action
53 necessary.

54 55 6. **P2024-024 (BETHANY ROSS)**

56 Consider a request by Hani Elkady of Tarina Group, Inc. on behalf of Michael Eido of Travelers Plaza, LLC for the approval of a Replat for Lots 8-10, Block
57 A, Walmart Supercenter Addition on a 2.003-acre parcel of land identified Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall County,
58 Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated along the east side of White Hills Drive south of Suncrest
59 Drive, and take any action necessary.

60
61 **Vice-Chairman Womble made a motion to approve the Consent Agenda. Commissioner Conway seconded the motion which passed by a vote of 6-**
62 **0 with 1 open seat.**

64 V. PUBLIC HEARING ITEMS

65

66 *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*
67 *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*
68 *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*
69 *to three (3) minutes out of respect for the time of other citizens.*

70

71 7. Z2024-024 (ANGELICA GUEVARA)

72 Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of a Specific Use Permit (SUP) for Residential Infill in an
73 Established Subdivision on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-
74 Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary.

75

76 **Planning Technician Angelica Guevara provided a brief summary in regards to the request. The applicant is requesting the approval of a Specific Use**
77 **Permit (SUP) for Residential Infill for the purpose of constructing a single-family home on the subject property. The proposed home appears to meet**
78 **most of the requirements for Residential Infill in an Established Subdivision, and the zoning requirements for a property in a Single-Family 10 (SF-10)**
79 **District. On May 20, 2024, staff mailed 63 notices to property owners and occupants within 500-feet of the subject property. At this time, staff had not**
80 **received any notices regarding the applicant's request.**

81

82 **Chairman Deckard opened the Public Hearing and asked if anyone who wished to speak to come forward at this time, there being no one indicating**
83 **such Chairman Deckard closed the Public Hearing and brought the item back for discussion or action.**

84

85 **Commissioner Conway made a motion to approve Z2024-024. Vice-Chairman Womble seconded the motion which passed by a vote of 6-0.**

86

87 8. Z2024-025 (HENRY LEE)

88 Hold a public hearing to discuss and consider a request by Teshia Brown on behalf of Justin Ripp for the approval of a Specific Use Permit (SUP) for Solar Energy
89 Collector Panels on the roof of an existing Commercial Indoor Amusement facility (i.e. Shenanigans) situated on a five (5) acre parcel of land identified as Lot 2,
90 Block A, Park Place Business Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-
91 30 OV) District, addressed as 1290 E. IH-30, and take any action necessary.

92

93 **Planner Henry Lee provided a summary regarding the applicant's request. The applicant is requesting a SUP for solar panels this case specifically**
94 **does not meet all our conditional land use standard. Specifically, they don't meet the screening requirement. However, because it isn't fully screened**
95 **it will require a SUP. On May 20, 2024, staff mailed out notices to property owners and occupants within 500-feet of the subject property. At this time**
96 **staff had only received one notice and it was in favor of the applicant's request.**

97

98 **Chairman Deckard opened the Public Hearing and asked if anyone who wished to speak to come forward at this time, there being no one indicating**
99 **such Chairman Deckard closed the Public Hearing and brought the item back for discussion or action.**

100

101 **Commissioner Thompson made a motion to approve Z2024-025. Commissioner Conway seconded the motion which passed by a vote of 6-0.**

102

103 9. Z2024-026 (ANGELICA GUEVARA)

104 Hold a public hearing to discuss and consider a request by Ryszond Waszczvk for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to
105 an Established Subdivision on a 0.1450-acre parcel of land identified as Lot 9, Block 111, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas,
106 zoned Single-Family 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, addressed as 711 Lamar Street, and take
107 any action necessary.

108

109 **Planning Technician Angelica Guevara provided a summary regarding the applicant's request. The applicant is requesting approval of a SUP for**
110 **Residential Infill for the purpose of constructing a single-family home. The proposed home meets all of the density and dimensional requirements**
111 **for a property in an SF-7 District with the exception of the garage orientation. The proposed garage will be attached but will be located approximately**
112 **22-feet, 9-inches in front of the front façade of the home. Staff should note that is not atypical of the area or properties located within the Southside**
113 **Overlay District; however, this will require a waiver to the garage orientation. On May 20, 2024, staff mailed 88 notices to property owners and**
114 **occupants within 500-feet of the subject property. At this time, staff had not received any notices back regarding the applicant's request.**

115

116 **Chairman Deckard opened the Public Hearing and asked if anyone who wished to speak to come forward at this time, there being no one indicating**
117 **such Chairman Deckard closed the Public Hearing and brought the item back for discussion or action.**

118

119 **Commissioner Conway made a motion to approve Z2024-026. Vice-Chairman Womble seconded the motion which passed by a vote of 6-0.**

120

121 10. Z2024-027 (RYAN MILLER) **[THE APPLICANT IS REQUESTING TO WITHDRAW THIS CASE]**

122 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 a Zoning Change
123 from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre
124 tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25
125 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural
126 (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side
127 of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.

128

129 **Chairman Deckard made a motion to withdraw Z2024-027. Vice-Chairman Womble seconded the motion which passed by a vote of 6-0.**

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131 VI. ACTION ITEMS

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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.

11. SP2024-023 (HENRY LEE)

Discuss and consider a request by Dub Douphrate & Associates, Inc. on behalf of Crosspoint Community Church for the approval of a Site Plan for House of Worship on a 13.92-acre tract of land identified as a portion of Lot 1, Block A, Park Station Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for General Retail (GR) District land uses, located on the southside of E. Washington Street east of the intersection of E. Washington Street and Park Place Boulevard, and take any action necessary.

Senior Planner Henry Lee provided a summary regarding the request. The applicant is requesting a site plan for a House of Worship. Two years ago, there was an amendment to PD-87 to allow this use on the subject property. Therefore, they are coming forward now with the site plan request. They generally meet all the density and dimensional requirements for this property. They meet all the requirements for the PD as well. The only variance they have currently are articulation which ARB did look at this case tonight and they did recommend approval.

Vice-Chairman Womble asked if there were changes to the surrounding area.

Dub Douphrate
2235 Ridge Road
Rockwall, TX 75087

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

Commissioner Odom made a motion to approve SP2024-023. Commissioner Hustings seconded the motion which passed by a vote of 6-0.

12. SP2024-024 (BETHANY ROSS)

Discuss and consider a request by Robert Howman of Glenn Engineering on behalf of Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of a Site Plan for an existing Public or Private Secondary School (i.e. Herman Utley Middle School) on a 41.649-acre parcel of land identified as Lot 1, Block 1, Herman E. Utley Middle School Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1201 T. L. Townsend Drive, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting approval of the expansion of an existing Public secondary school. The expansion meets the majority of the city's code with the exception of the permitted building articulation and the use of artificial turf in the amenity areas. The building also incorporates variances to the masonry materials, stone and four-sided architecture requirements. This is an expansion and the applicant are matching the building. ARB did recommend approval tonight.

Tim Lyssy
1191 TL Townsend
Rockwall, TX 75087

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

Chairman Deckard made a motion to approve SP2024-024. Commissioner Conway seconded the motion which passed by a vote of 6-0.

13. SP2024-025 (ANGELICA GUEVARA)

Discuss and 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 Site Plan for a Restaurant, 2,000 SF or More, with Drive-Through or Drive-In (i.e. HteaO) on a 0.676-acre parcel of land identified a portion of Lot 3, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located north of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regards to the request. The applicant is requesting the approval of a Site Plan for the purpose of constructing a Restaurant, 2,000 SF or More, with Drive-Through or Drive-In on the subject property. According to the UDC, the Restaurant 2,000 SF or More is permitted by right in a Commercial District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within this district with the exception of the following variances one primary and secondary articulation, two roof design standards, and three the 90% masonry requirement. In lieu of these variances, the applicant has indicated the following compensatory measures: One increased landscape buffer along SH205 (from 20-feet to 40-feet), two increased overall open space, three adding parking lot landscaping , four effective and enhanced landscape screening adjacent to the drive-thru lane, five removal of the exterior roof ladder and parapet opening, and six increased natural stone material beyond 20% on the site.

Michael Hampton
10755 Sandhill Road
Dallas, TX 75238

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

Chairman Deckard asked if they would be able to change the color.

Vice-Chairman Womble asked if they can change the materials.

200
201 **Commissioner Conway made a motion to table SP2024-025 till July 9th meeting. Vice-Chairman Womble seconded the motion which passed by vote**
202 **of 6-0**
203

204 14. **SP2024-026 (HENRY LEE)**
205 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
206 approval of an *Amended Site Plan* for a *warehouse/distribution center facility* on a 43.237-acre parcel of land identified as Lot 1, Block A, Stream 549 Addition,
207 City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, address as 1351
208 Corporate Crossing, and take any action necessary.
209
210 **Senior Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting an amended site plan for a warehouse**
211 **facility. The UDC does state that screening of outside storage must be 1 foot taller of the material being stored and shall be achieved using a masonry**
212 **wall and canopy trees. However, the Planning and Zoning commission may approve alternative screening methods. They are requesting a rod iron**
213 **fence with additional landscaping. The condition of approval was that I shall not exceed more then 8- feet in height or extended above the rod iron**
214 **fence.**
215
216 **Vice-Chairman Womble asked where the screening would be.**
217
218 **Chris Lewis**
219 **2600 N Central Expwy.**
220 **Richardson, TX 75080**
221
222 **Mr. Lewis came forward and provided additional details in regards to the request.**
223
224 **Commissioner Hustings asked about screen requirements being different.**
225
226 **Chairman Deckard made a motion to table SP2024-026 till July 9th meeting . Vice-Chairman Womble seconded the motion to table which passed by**
227 **a vote 6-0.**
228

229 15. **SP2024-027 (HENRY LEE)**
230 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
231 approval of an *Amended Site Plan* for a *warehouse/distribution center facility* on a 43.237-acre parcel of land identified as Lot 1, Block A, Stream 549 Addition,
232 City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, address as 1351
233 Corporate Crossing, and take any action necessary.
234
235 **Senior Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of outside storage. They are also**
236 **requesting 4 proposed silos as well. They are also requesting the 8-foot rod iron fence.**
237
238 **Chris Lewis**
239 **2600 N Central Expwy**
240 **Richardson, TX 75080**
241
242 **Mr. Lewis came forward and provided additional details in regards to the request.**
243
244 **Vice-Chairman Womble made a motion to approve SP2024-027 with staff recommendations. Commissioner Hustings seconded the motion which**
245 **passed by a vote of 6-0.**
246

247 16. **SP2024-029 (BETHANY ROSS)**
248 Discuss and consider a request by Alan Jacob on behalf of Jim Melino of the Cambridge Companies, Inc. for the approval of a *Amended Site Plan* for a *Self-*
249 *Service Carwash* on a 6.37-acre tract of land identified as Tract 3-09 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas,
250 zoned Planned Development District 10 (PD-10) for Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at
251 the northwest corner of SH-276 and John King Boulevard, and take any action necessary.
252
253 **Planner Bethany Ross provided a brief summary in regards to the request. On November 15, 2022 a site plan was approved for a self-service car**
254 **wash with the condition that the applicant come back with an updated landscape plan showing the required detention trees. Since then the applicant**
255 **has provided an updated landscape plan which included 196 more trees on site. Therefore, the tree mitigation decreased significantly.**
256
257 **Steven Dunn**
258 **5830 Preston Fairways Drive**
259 **Dallas, TX 75252**
260
261 **Mr. Dunn came forward and provided additional details in regards to the request.**
262
263 **Commissioner Conway made a motion to approve SP2024-029. Commissioner Odom seconded the motion which passed by a vote of 6-0.**
264

265 17. **SP2024-032 (HENRY LEE)**

266 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
267 as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855
268 Whitmore Drive, and take any action necessary.
269

270 **Chairman Deckard made a motion to table SP2024-032 till July 9th meeting. Vice-Chairman Womble seconded the motion which passed by a vote of**
271 **6-0.**
272

273 **18. MIS2024-011 (ANGELICA GUEVARA)**

274 Discuss and consider a request by Gavin Jones on behalf of Costco Wholesale Corporation for the approval of a Miscellaneous Case for an Exception to allow
275 artificial or synthetic plant materials on a 33.17-acre parcel of land identified as Lot 1R, Block 1, Rockwall Centre Corners Addition, City of Rockwall, Rockwall
276 County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) District and the SH-276 Overlay (SH-276 OV) District, addressed as
277 1225 SH-276, and take any action necessary.
278

279 **Planning Technician Angelica Guevara provided a brief summary in regard to the request. The applicant is requesting the approval of an Exception**
280 **to allow artificial turf on a parking lot island to remain in place. Staff should note that this case was referred to the Planning and Zoning Department**
281 **from the Neighborhood Improvement Services Division as part of an enforcement action on the property. Based on the applicant's letter, they are**
282 **requesting to retain the artificial turf on a median in order to further enhance the look of their parking lot. According to the UDC, artificial or synthetic**
283 **plant materials shall be prohibited on all non-residentially zoned property. In this case, the artificial area was installed approximately one (1) year**
284 **ago, and the median also consists of natural rock that was placed on the property as a sustainability and water saving measure. Staff should note**
285 **that the applicant's request does not seem to negatively impact the overall look of the existing Costco location or its parking lot, and that the artificial**
286 **landscaping in the median seems to have been well maintained since its installation.**
287

288 **After some discussion, Commissioner Conway made a motion to deny MIS2024-011. Commissioner Odom seconded the motion to deny which**
289 **passed by a vote of 6-0.**
290

291 **19. MIS2024-013 (ANGELICA GUEVARA)**

292 Discuss and consider a request by John Hagaman of Sabre Realty for the approval of a Miscellaneous Case for an Exception to allow artificial or synthetic plant
293 materials on a 10.104-acre parcel of land identified as Lot 3 of the Carlisle Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C)
294 District, situated within IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 559 E. IH-30, and take any action necessary.
295

296 **Planning Technician Angelica Guevara provided a brief summary in regards to the request. The applicant is requesting the approval of an exception**
297 **to the landscape material requirements to allow the installation of artificial or synthetic plant materials. According to the applicant, artificial turf was**
298 **installed in some areas of the subject property over two (2) years ago, and is requesting that these areas remain in place. According to the UDC,**
299 **artificial or synthetic plant materials shall be prohibited on all non-residentially zoned property. As previously stated, the turf was placed on the**
300 **areas approximately two (2) years ago due to the areas being high pedestrian traffic areas or where grass has been difficult to establish. The applicant**
301 **has also indicated that this is more aesthetically pleasing and that water runoff has not been affected by the installation of the artificial turf. In**
302 **addition, the applicant has stated that the artificial turf helps reduce the amount of dust and debris being brought into tenant's stores in the shopping**
303 **center.**
304

305 **John Hagaman**
306 **30 Shady Dale**
307 **Rockwall, TX 75032**
308

309 **Mr. Hagaman came forward and provided additional details in regards to the request.**
310

311 **Commissioner Thompson asked if there's something coming up with new regulations.**
312

313 **Commissioner Thompson asked if there is something that the applicant can resubmit if it gets denied.**
314

315 **Commissioner Hustings made a motion to approve MIS2024-013. Chairman Deckard seconded the motion and and it failed to pass 4 against 2 in**
316 **favor. Chairman Deckard made a motion to deny MIS2024-013 without prejudice. Vice-Chairman Womble seconded the motion to deny without**
317 **prejudice that passed by a vote of 6-0.**
318

319 **VII. DISCUSSION ITEMS**
320

321 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
322 *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*
323 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*
324 *following cases is July 9, 2024.*
325

326 **20. Z2024-028 (RYAN MILLER)**

327 Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Electric Cooperative for the approval of a Zoning Change from Planned
328 Development District 44 (PD-44), Commercial (C) District, and Heavy Commercial (HC) District to Planned Development District 44 (PD-44) for Commercial (C)
329 District and Heavy Commercial (HC) District land uses for a 95.00-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26; Lots 6, 7,
330 8, & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; and Lot 1, Block A, Estep Addition, City of Rockwall, Rockwall County, Texas, zoned
331 Commercial (C) District, Heavy Commercial (HC) District, and Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within
332 the SH-205 Overlay (SH-205 OV) District, generally located in between Mims Road, Sids Road, and S. Goliad Street [SH-205], and take any action necessary.
333

334 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the applicants request. The applicant is requesting a Zoning
335 Change from Planned Development District 44 (PD-44), Commercial (C) District and Heavy Commercial (HC) District. The applicant is requesting this
336 to essentially create a campus field.

337
338 David Naylor
339 950 Sids Road
340 Rockwall, TX 75087

341
342 Mr. Naylor came forward and provided additional details in regards to the request.

343
344 Commissioner Thompson asked what regulations are for Gun Ranges.

345
346 Chairman Deckard advised this item will go before the commission for discussion or action on July 9, 2024.

347
348 21. Z2024-029 (HENRY LEE)

349 Hold a public hearing to discuss and consider a request by Ben Lewis for the approval of a Specific Use Permit (SUP) for a Detached Garage that exceeds the
350 maximum size and height on a 0.3168-acre parcel of land identified as Lot 3, Block 5, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-
351 Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 911 N. Alamo Street, and take any action necessary.

352
353 Senior Planner Henry Lee provided additional details in regards to the request. The applicant is requesting a SUP for a detached garage that exceeds
354 the maximum size and height.

355
356 Ben Lewis
357 911 N. Alamo Road
358 Rockwall, TX 75087

359
360 Mr. Lewis came forward and provided additional details in regards to the request.

361
362 Chairman Deckard advised this item will go before the commission for discussion or action on July 9, 2024.

363
364 22. Z2024-030 (ANGELICA GUEVARA)

365 Hold a public hearing to discuss and consider a request by David Bohorquez for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an
366 Established Subdivision on a 0.2273-acre parcel of land identified as Lot 5, Block B, Harbor Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned
367 Planned Development District 8 (PD-8) for Single-Family 10 (SF-10) District land uses, addressed as 329 Harborview Drive, and take any action necessary.

368
369 Planning Technician Angelia Guevara provided a brief summary in regards. This is a request for a Residential Infill at 329 Harbor Landing. Staff is
370 currently working with the applicant regarding staff comments. The proposed home meets all of the requirements for a home in this Harbor Landing,
371 Phase 2 subdivision with the exception of the roof pitch and the garage orientation.

372
373 Chairman Deckard advised this item will go before the commission for discussion or action on July 9, 2024.

374 23. P2024-022 (HENRY LEE)

375 Discuss and consider a request by Chuck Lamping of Engineering Concepts & Design, LP on behalf of Clint Vincent of Bloomfield Homes, LP for the approval
376 of a Final Plat for Phase 2 of the Terracina Estates Subdivision consisting of 94 single-family residential lots on a 31.331-acre tract of land identified as Tract 16
377 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 82 (PD-82) [Ordinance No. 18-
378 08] for Single-Family 10 (SF-10) District land uses, generally located at the terminus of Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive, and take any
379 action necessary.

380
381 Senior Planner Henry Lee advised this will go to Parks Board on July 2, 2024.

382
383 Chairman Deckard advised this item will go before the commission for discussion or action on July 9, 2024.

384
385 24. SP2024-028 (HENRY LEE)

386 Discuss and consider a request by Chuck Lamping of Engineering Concepts & Design, LP on behalf of Clint Vincent of Bloomfield Homes, LP for the approval
387 of a Site Plan for Phase 2 of the Terracina Estates Subdivision consisting of 94 single-family residential lots on a 31.331-acre tract of land identified as Tract
388 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 82 (PD-82) [Ordinance No.
389 18-08] for Single-Family 10 (SF-10) District land uses, generally located at the terminus of Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive, and take
390 any action necessary.

391
392 Senior Planner Henry Lee advised this will go to Parks Board on July 2, 2024. However, staff should note that there are parking improvements that
393 were not included in Phase one that will be including into phase two.

394
395 Chairman Deckard advised this item will go before the commission for discussion or action on July 9, 2024.

396
397 25. SP2024-031 (HENRY LEE)

398 Discuss and consider a request by Neda Hosseiny of Kimley-Horn and Associates, Inc. on behalf of Phil Wagner of the Rockwall Economic Development
399 Corporation (REDC) for the approval of a Site Plan for Heavy Manufacturing Facility (i.e. Ballard) on a 32.00-acre portion of a larger 77.148-acre tract of land
400 identified as Tract 6 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at
401 the southwest corner of the intersection of Data Drive and Discovery Boulevard, and take any action necessary.

402 Senior Planner Henry Lee provided a brief summary in regards to the request. They are requesting approval of a site plan for a heavy manufacturing
403 facility. Staff is working through comments with the applicant in regards to their variances.
404
405

406 Phil Wagner
407 2600 Observation Trail
408 Rockwall, TX 75032
409

410 Mr. Wagner came forward and provided additional details in regards to the request.
411

412 Chairman Deckard advised this item will go before the commission for discussion or action on July 9, 2024.
413

414 26. **SP2024-033 (HENRY LEE)**

415 Discuss and consider a request by Cody Johnson of Johnson Volk Consulting on behalf of TM Terraces, LLC for the approval of a *Site Plan* for an amenity
416 center on a 0.52-acre parcel of land identified as Lot 18, Block A, Terraces, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development
417 District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, addressed as 1845 Terraces Boulevard, and take any action necessary.
418

419 Senior Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a site plan for an amenity
420 center. Staff is working through comments with the applicant.
421

422 Ryan Joyce
423 767 Justin Road
424 Rockwall, TX 75087
425

426 Mr. Joyce came forward and provided additional details in regards to the request.
427

428 Chairman Deckard advised this item will go before the commission for discussion or action on July 9, 2024.
429

430 27. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
431

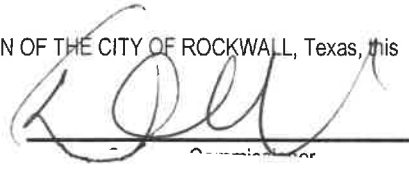
- 432 • P2024-018: Replat for Lots 2 & 3, Block A, Rockwall CCA Addition (APPROVED)
- 433 • Z2024-016: Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* at 605 E. Washington Street (2nd READING;
434 APPROVED)
- 435 • Z2024-017: Text Amendment to the Unified Development Code (UDC) (2nd READING; APPROVED)
- 436 • Z2024-018: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* at 302 E. Bourn Street (2nd READING; APPROVED)
- 437 • Z2024-019: Specific Use Permit (SUP) for *Guest Quarters/Secondary Living Unit and Agricultural Accessory Building or Barn* for 839
438 Cornelius Road (2nd READING; APPROVED)
- 439 • Z2024-020: Zoning Change (AG to SFE-1.5 & LI) for 172 Zollner Road (2nd READING; APPROVED)
- 440 • Z2024-021: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 302 Evans Road (2nd READING; APPROVED)
441

442 Director of Planning and Zoning Ryan Miller provided a brief update about the outcomes of the above referenced cases at the City Council meeting.
443

444 VIII. ADJOURNMENT
445

446 Chairman Deckard adjourned the meeting at 9:00PM
447

448 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 9th day of July
449 _____, 2024.



452 Attest:

453 
454 _____
455 Melanie Zavala, Planning Coordinator
456