

# MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
DECEMBER 30, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

**NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases), AND [2] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

## I. CALL TO ORDER

Chairman Deckard called the meeting to order at 6:00PM. Commissioners present were Vice-Chairman John Womble, Jay Odom and John Hagaman. Commissioners absent were Ross Hustings and Kyle Thompson. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn price. Absent from the meeting was City Engineer Amy Williams.

## II. OPEN FORUM

*This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.*

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

## III. CONSENT AGENDA

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

### 1. Approval of Minutes for the December 10, 2024 Planning and Zoning Commission meeting.

Commissioner Conway made a motion to approve the Consent Agenda. Vice-Chairman Womble seconded the motion which passed by a vote of 5-0 with Commissioner Hustings and Thompson absent.

## IV. ACTION ITEMS

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

### 2. SP2024-050 (BETHANY ROSS)

Discuss and consider a request by Heath Hill of Lime Media Group, Inc. on behalf of JC4H Holdings, LLC – LMGHQ Series for the approval of an Amended Site Plan for Incidental Display in conjunction with an existing Industrial Facility on a 3.634-acre parcel of land identified as Lot 4, Block E, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 2700 Observation Trail, and take any action necessary.

Planner Bethany Ross provided a brief summary regarding the applicants request. The property is currently zoned Light Industrial (LI) District. There currently is an existing industrial facility for use by a media company Lime Media. The applicant is requesting an Amended Site Plan for the purpose of allowing incidental display on the lot. According to the site data table provided by the applicant the proposed incidental display will encompass 1,728 SF of the site which is about 1.09% which is well below the maximum requirement of the Unified Development Code (UDC) for 30%. The Planning and Zoning is being tasked with determining if the incidental display proposed by the applicant which is not in conformance with the UDC for screening requirements which is reasonable for the subject property and warrants approval of an exception. Staff should point out that the incidental display would be contained in an interior property inside the Rockwall Tech park and will not have any visibility from high traffic and major roadways within the city. The proposed incidental display does not seem to appear to have any negative impact on any of the adjacent properties. Staff will be working with the applicant to ensure it meets the spacing requirements for the engineering standards. Exceptions are discretionary and require a supermajority vote.

Commissioner Conway mentioned what sign would it be.

Planner Bethany Ross explained it will be vehicles for productions they may have and will be stored on there lot to showcase.

Director of Planning and Zoning Ryan Miller explained they're primarily an advertising company and they make mobile advertising displays and they've stored them in the back but what the applicant has indicated is they recently purchased a company that makes art cars and will start doing seminary's on site that talk about how they make these particular cars and would like to display them.

Commissioner Conway made a motion to approve SP2024-050. Vice-Chairman Womble seconded the motion which passed by a vote of 5-0.

65 **3. MIS2024-021 (BETHANY ROSS)**

66 Discuss and consider a request by Jake Hodges of Kimley-Horn on behalf of Vue Real Estate for the approval of a *Miscellaneous Case* for  
67 a *Variance* to the underground utility requirements in conjunction with a *Medical Office Building* on a 8.4841-acre tract of land identified as Tract 2-2 of the  
68 W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District  
69 land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-  
70 276, and take any action necessary.

71  
72 **Planner Bethany Ross provided a brief summary regarding the applicants request. The property is currently zoned Commercial (C) District. The**  
73 **Planning and Zoning commission just approved a site plan for a Medical Office Building on November 26<sup>th</sup>. In addition to the site plan the Planning**  
74 **and Zoning commission also granted variances to stone and primary articulation. The applicant is now requesting a variance to the utility placement**  
75 **along State Highway 205 and State Highway 276 which requires all existing overhead to be undergrounded. This requirement follows within the**  
76 **Planned Development District 10 (PD-10), the Unified Development Codes (UDC) and the Municipal Code of Ordinances standards. When considering**  
77 **this request staff should know that the City Council and Planning and Zoning Commission have not approved variances related to the**  
78 **undergrounding of the utilities due to the potential of creating a precedence. That being said a request for variances are considered discretionary**  
79 **decisions for City Council pending a recommendation from the Planning and Zoning Commission.**

80  
81 **Matt Booth**  
82 **4890 Alpha Road**  
83 **Dallas, TX 75244**

84  
85 **Mr. Booth came forward and provided additional details in regards tot his request.**

86  
87 **Commissioner Conway asked if the reason they're asking for the variance is because of financial reasons.**

88  
89 **Chairman Deckard asked when the Overlay was done.**

90  
91 **Director of Planning and Zoning Ryan Miller explained that they put the Overlay District requirements in place in the early 2000s but couldn't say**  
92 **when the underground requirement was added to the overlay district requirements.**

93  
94 **Commissioner Odom asked when they budgeted did thy count on getting the variance or what had changed from there request.**

95  
96 **Commissioner Conway made a motion to deny MIS2024-021.Chairman Deckard seconded the motion which was denied by a vote of 5-0.**

97  
98 **V.DISCUSSION ITEMS**

99  
100 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*  
101 *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*  
102 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*  
103 *following cases is January 14, 2025.*

104  
105 **4. Z2024-061 (BETHANY ROSS)**

106 Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin  
107 for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a  
108 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG)  
109 District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

110  
111 **Adam Buczek**  
112 **8214 Westchester Drive**  
113 **Dallas, TX 75225**

114  
115 **Mr. Buczek came forward and provided a brief summary in regards to his request. Mr. Buczek went over the location, Comprehensive Plan, Zoning**  
116 **Request/ Concept Plan, Adjacent Compatibility, Project Features and Representative product. Explained that the location is Southside of North**  
117 **Country lane East of the Intersection of North Country Lane and FM 1141. There will be five (5) lot types that consist of 210 total lots. Density would**  
118 **be 2.07 units per acre. The smallest lot size will be 72' x 120'. There is 29.05 total acres of open space and 13.18 acres are non-flood. There will be**  
119 **two phases and the projected timeline to finish would be 7 years.**

120  
121 **Chairman Deckard asked if the ETJ lots were on City sewer and water.**

122  
123 **Director of Planning and Zoning Ryan Miller mentioned that the City does not serve water or sewer to any properties outside of the City.**

124  
125 **Planner Bethany Ross provided a brief summary regarding the request. Explained that the main thing is 2.07 gross unit per acre does not include**  
126 **what is considered an increased amenity and they requested the applicant provide an amenity center. The concept plan also does not incorporate a**  
127 **larger lot mix and connectivity to the public park on the west side of the development. Staff has also requested the applicant provide an exhibit**  
128 **showing all the lots less than 12,000SF are located within 800 feet of public or private open space and change all the streets adjacent to the public**  
129 **parks and private open spaces to a minimum of 41 foot back to back roadway in accordance to the subdivision ordinance.**

130  
131 **Chairman Deckard asked if they met with the neighborhood in the estate area.**

133 Commissioner Hagaman asked if they took out the acre lot what would the density be.  
134  
135 Commissioner Odom asked if the residents on the ETJ lots if they had elected to remove themselves from the ETJ.  
136  
137 Director of Planning and Zoning Ryan Miller stated they had not yet requested to be removed from the ETJ.  
138  
139 Commissioner Hagaman asked what makes an amenity center.  
140  
141 Director of Planning and Zoning Ryan Miller explained an amenity center could be an enclosed space with bathroom and air conditioning or there's  
142 been a lot more amenity centers that have a pool, shower and restroom facilities.  
143  
144 Chairman Deckard advised that this item will come back before the Commission for discussion or action on January 14, 2025.  
145  
146 **5. Z2024-062 (HENRY LEE)**  
147 Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a Zoning Change amending Planned Development  
148 District 50 (PD-50) [Ordinance No. 23-60] to incorporate an additional 0.2010-acre parcel of land and amend the land uses for the purpose of allowing the  
149 House of Worship land use by Specific Use Permit (SUP) within the district being a 21.467-acre tract of land situated within the S. S. McCurry Survey, Abstract  
150 No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for  
151 Residential-Office (RO) District land uses and Single-Family 10 (SF-10) District, situated within the North Goliad Corridor Overlay (NGC OV) District, generally  
152 located along N. Goliad Street [SH-205] north of Olive Street and south of Live Oak Street, and take any action necessary.  
153  
154 Senior Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a Zoning Change to incorporate  
155 the two property's behind and to add the House of Worship land use into Planned Development District 50 (PD-50).  
156  
157 Tzemach Kalmenson  
158 917 N Goliad Street  
159 Rockwall, TX 75087  
160  
161 Mr. Kalmenson came forward and provided additional details in regards to his request.  
162  
163 Chairman Deckard advised that this item will come back before the Commission for discussion or action on January 14, 2025.  
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165 **6. Z2024-064 (ANGELICA GUEVARA)**  
166 Hold a public hearing to discuss and consider a request by Inocencio Barron on behalf of Ariel Palacios for the approval of a Specific Use Permit (SUP) for  
167 Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 910-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall,  
168 Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 178 Lynne Drive, and take any  
169 action necessary.  
170  
171 Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. The applicant is requesting a Residential  
172 Infill. It does meet the majority of the zoning requirements. It does have a flat front entry garage and a bit more hardie-board then what is allowed. It  
173 does conform to the density and dimensional requirements for a home in Planned Development District 75 (PD-75).  
174  
175 Chairman Deckard advised that this item will come back before the Commission for discussion or action on January 14, 2025.  
176  
177 **7. P2024-042 (HENRY LEE)**  
178 Discuss and consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Preliminary Plat for the Southside Hills Subdivision consisting  
179 of 384 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract  
180 No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail  
181 (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.  
182  
183 Senior Planner Henry Lee provided a brief summary in regards to the applicants request. The applicant is requesting approval of a Preliminary Plat  
184 and will be going to Parks Board on January 7, 2025. Staff is working through comments with the applicant.  
185  
186 Chairman Deckard asked if the road they were shifting is the one by the floodplain area.  
187  
188 Chairman Deckard advised that this item will come back on Consent Agenda on January 14, 2025.  
189  
190 **8. P2024-043 (HENRY LEE)**  
191 Discuss and consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Master Plat for the Southside Hills Subdivision consisting of  
192 384 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No.  
193 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR)  
194 District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.  
195  
196 Senior Planner Henry Lee provided a brief summary in regards to the applicants request. The applicant is requesting approval of a Preliminary Plat  
197 and will be going to Parks Board on January 7, 2025. Staff is working through comments with the applicant.  
198  
199 Chairman Deckard advised that this item will come back on Consent Agenda on January 14, 2025.  
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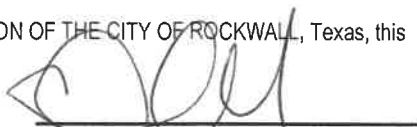
9. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).

- P2024-040: Final Plat for Phase 2 of the Homestead Subdivision (**APPROVED**)
- P2024-041: Final Plat for Lot 1, Block A, NXG Services Addition (**APPROVED**)
- Z2024-053: Zoning Change (AG to SF-10) for 205 Dial Lane (**1<sup>ST</sup> READING; APPROVED**)
- Z2024-054: Amendment to Planned Development District 9 (PD-9) (**1<sup>ST</sup> READING; APPROVED**)
- Z2024-055: Specific Use Permit (SUP) for a *Detached Garage* at 2348 Saddlebrook Lane (**1<sup>ST</sup> READING; APPROVED**)
- Z2024-057: Specific Use Permit (SUP) for a *General Retail Store* at 1915 Alpha Drive (**1<sup>ST</sup> READING; APPROVED**)
- Z2024-058: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* at 704 S. Alamo Road (**DENIED**)
- Z2024-059: Specific Use Permit (SUP) for a *Short-Term Rental* at 117 Lanshire Drive (**DENIED**)
- Z2024-060: Zoning Change (AG to PD) for the Juniper Subdivision (**1<sup>ST</sup> READING; APPROVED**)

VI.ADJOURNMENT

**Chairman Deckard adjourned the meeting at 7:26PM**

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 14<sup>th</sup> day of January, 2025.



\_\_\_\_\_  
Derek Deckard, Chairman

Attest: 

\_\_\_\_\_  
Melanie Zavala, Planning Coordinator