

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
FEBRUARY 25, 2025 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 **Vice-Chairman John Womble called the meeting to order at 6:01PM. Commissioners present were Dr Jean Conway, Ross Hustings, Jay Odom and
10 John Hagaman. Commissioners absent were Chairman Derek Deckard and Commissioner Kyle Thompson. Staff members present were Director of
11 Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator
12 Melanie Zavala, City Engineer 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 for items on
17 the agenda requiring architectural review.
18

19 **A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the architectural
20 review board meeting.**
21

22 III. OPEN FORUM

23
24 *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
25 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
26 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
27 Act.*
28

29 **Vice-Chairman Womble explained how open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being
30 no one indicating such Vice-Chairman Womble closed the open forum.**
31

32 IV. CONSENT AGENDA

33
34 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)
35 and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*
36

37 2. Approval of Minutes for the February 11, 2025 Planning and Zoning Commission meeting.
38

39 3. **SP2025-006 (BETHANY ROSS)**

40 Consider a request by Murphy Sayre of Culpepper Real Estate, LLC for the approval of an Amended Site Plan for a Restaurant with 2,000 SF or More without
41 Drive-Through or Drive-In on a 2.052-acre tract of land identified as Lots 1 & 3, Block A, Shoreline Plaza Addition, City of Rockwall, Rockwall County, Texas,
42 zoned Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], situated within the IH-30 Overlay (IH-30 OV) District, addressed as 309 E. IH-30,
43 and take any action necessary.
44

45 4. **P2025-003 (ANGELICA GUEVARA)**

46 Consider a request by Bowen Hendrix of DW Quail Run, LLC for the approval of a Replat for Lots 4 & 5, Block A, DuWest Addition, being an 8.62-acre tract
47 of land identified as Lots 1, 2 & 3, Block A, DuWest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for
48 General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3000 & 3008 N. Goliad Street [SH-
49 205], and take any action necessary.
50

51 5. **P2025-006 (HENRY LEE)**

52 Consider a request by Will Winkelmann of Winkelmann & Associates, Inc. on behalf of Kevin Gilbert of IKEA Property, Inc. for the approval of a Replat for
53 Lots 2, 3, & 4, Block B and Lot 2, Block C, Rockwall Commercial Addition, being a 67.476-acre tract of land identified as Lot 1, Block B and Lot 1R, Block C,
54 Rockwall Commercial Addition and a portion of Lot 1, Block D, Rockwall Commercial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned
55 Development District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH30 OV) District, located at the northwest corner
56 of the E. IH-30 Frontage Road and Stodghill Road (FM-3549), and take any action necessary.
57

58 6. **P2025-007 (ANGELICA GUEVARA)**

59 Consider a request by Roy Bhavi for the approval of a Final Plat for Lot 1, Block 1, Flexspace Center Rockwall Addition, being a 5.874-acre tract of land
60 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
61 the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action necessary.
62

63 Commissioner Conway made a motion to approve the Consent Agenda. Commissioner Hustings seconded the motion which passed by a vote of
64 5-0.
65

66 V. ACTION ITEMS
67

68 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
69 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*
70

71 7. SP2025-002 (ANGELICA GUEVARA)

72 Discuss and consider a request by Katie Getz on behalf of Kayla Henson of Halle Properties, LLC for the approval of an *Amended Site Plan* for an existing
73 *Minor Automotive Repair* facility on a 1.10-acre parcel of land identified as Lot 1, Block A, Patrick Stephenson Addition, City of Rockwall, Rockwall County,
74 Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 693 E. IH-30, and take any action necessary.
75

76 **Planning Technician Angelica Guevara provided a brief summary regarding the request. On February 14, 2025 the applicant applied for an amended**
77 **site plan proposing changes to the existing building façade on the property . Specifically, they would be incorporating stucco and a brick wainscot.**
78 **Due to the subject property being located within an overlay district, the building elevations had to be reviewed by the Architectural Review Board.**
79 **At this time, staff has not identified any variances associated with the applicants request. ARB did recommend approval.**
80

81 Commissioner Conway made a motion to approve SP2025-002. Commissioner Hustings seconded the motion which passed by a vote of 5-0.
82

83 8. SP2025-003 (BETHANY ROSS)

84 Discuss and consider a request by Jimmy McClintock of Highway 66 Properties, LP for the approval of a *Site Plan* for an *Office Building* on a 0.28-acre parcel
85 of land identified as Lot 5, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the
86 SH-66 Overlay (SH-66 OV) District, addressed as 407 W. Washington Street, and take any action necessary.
87

88 **Planner Bethany Ross provided a brief summary regarding the request. This project building permit was applied for in 2021. However, due to**
89 **inactivity it expired at the end of 2021. In response to this the applicant has provided the same site plan as the original that was approved back in**
90 **2020 and is in conformance with all the technical requirements of the Unified Development Code (UDC). The Architectural Review Board (ARB) did**
91 **recommend approval.**
92

93 Commissioner Odom asked if they had to submit to the Historical Preservation Advisory Board (HPAB).
94

95 Planner Bethany Ross explained that this case is not within the Historic District.
96

97 Commissioner Hustings made a motion to approve SP2025-003. Commissioner Conway seconded the motion which passed by a vote of 5-0.
98

99 9. SP2025-004 (BETHANY ROSS)

100 Discuss and consider a request by Marlin Smith of Washington Place on Highway 66, LP for the approval of a *Site Plan* for an *Office Building* on a 0.99-acre
101 parcel of land identified as Lot 4, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within
102 the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any action necessary.
103

104 **Planner Bethany Ross provided a brief summary regarding the request. The projects building permit was applied for in 2021. However, due to**
105 **inactivity it expired in the middle of 2022. In response to this the applicant has submitted the same site plan as the previously approved. It is in**
106 **conformance with all the technical requirements of the Unified Development Code (UDC) except for the photometric plan. It will need to be revised**
107 **and sent to staff to meet the UDC requirements of the photometric plan before the submittal of the engineering plans. It will be considered as a**
108 **condition of approval. The Architectural Review Board (ARB) did recommend approval.**
109

110 Commissioner Odom made a motion to approve SP2025-004. Commissioner Hustings seconded the motion which passed by a vote of 5-0.
111

112 10. SP2025-005 (BETHANY ROSS)

113 Discuss and consider a request by Dhruvjyoti Basu on behalf of Sameer Patel for the approval of a *Site Plan* for a *Restaurant with 2,000 SF or More without*
114 *Drive-Through or Drive-In* on a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned
115 Planned Development District 32 (PD-32) [Ordinance No. 17-22], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southeast
116 corner of the intersection of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.
117

118 **Planner Bethany Ross provided a brief summary regarding the request. The projects building permit was applied or in January of 2023 and due to**
119 **inactivity, it expired in August of 2024. In response to this. The applicant has provided the same site plan as the original with the same variances**
120 **to the masonry, stone and parking requirements as before. The photometric plan will need to be revised to meet the Unified Development Code**
121 **(UDC) and provide to staff prior to their engineering submittal. It has been provided as a condition of approval. The Architectural Review Board**
122 **(ARB) did recommend approval.**
123

124 **Cameron Slown**
125 **825 Watters Creek Boulevard**
126 **Suite M300**
127 **Allen, Texas 75013**
128

129 **Mr. Slown came forward and provided additional details in regards to the applicants request.**
130

131 Commissioner Conway made a motion to approve SP2025-005. Commissioner Hustings seconded the motion which passed by a vote of 5-0.
132

133 11. SP2025-007 (HENRY LEE)

134 Discuss and consider a request by Abed Ajak of Abed Ajak/Ajak Realty, LLC for the approval of an *Amended Site Plan* for an existing *General Retail Building*
135 on a 0.48-acre tract of land identified as Tract 34 of the J. T. Lewis Survey, Abstract 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C)
136 District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1407 & 1409 S. Goliad Street, and take any action necessary.
137

138 Director of Planning and Zoning Ryan Miller explained that if the Planning and Zoning Commission agrees with the table request from the
139 Architectural review Board (ARB) they would be able to make a motion.
140

141 Abed Ajak
142 4002 Broadway Boulevard
143 Garland, Texas 75126
144

145 Mr. Ajak came forward and provided additional details in regard to the applicants request.
146

147 Commissioner Odom made a motion to table SP2025-007 to the March 11th meeting. Commissioner Conway seconded the motion which was tabled
148 by a vote of 5-0.
149

150 12. MIS2025-001 (HENRY LEE)

151 Discuss and consider a request by Kyle Peterson for the approval of a *Miscellaneous Case* for an *Exception* to allow synthetic plant materials on a 0.17-acre
152 parcel of land identified as Lot 17, Block C, Breezy Hill, Phase X, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74)
153 for Single-Family 10 (SF-10) District, addressed as 3445 Ridgecross Drive, and take any action necessary.
154

155 Senior Planner Henry Lee provided a brief summary regarding the request. This case was a referral from Neighborhood Improvement Services (NIS)
156 they caught the property owner installing the fence and the artificial turf without a permit. Following that, they did apply for the fence and artificial
157 turf permit. It was completed before the approval of the permit. They did have to pay the non-compliant structure fee. The applicant is requesting
158 to allow the artificial turf to remain in the rear and side yard. When looking at the requirements they are allowed up to 400 SF in the rear yard
159 regardless of visibility. In this case, the applicant is adjacent to open space and they have a rod iron fence. It also appears to be two rows of shrubs
160 that is not in accordance to the landscape plan subdivision and will have to be removed.
161

162 Commissioner Conway asked if it was visible behind the open space.
163

164 Commissioner Hagaman asked how much square feet.
165

166 Senior Planner Henry Lee explained it was 1700 SF.
167

168 Commissioner Odom asked if the HOA was requiring the removal.
169

170 Kyle Peterson
171 3445 Ridgecross Drive
172 Rockwall, TX 75087
173

174 Mr. Peterson came forward and provided additional details in regards to the applicants request.
175

176 Commissioner Hagaman made a motion to approve MIS2025-001. Commissioner Odom seconded the motion which passed by a vote of 4-1 with
177 Vice-Chairman Womble dissenting.
178

179 13. MIS2025-002 (RYAN MILLER)

180 Discuss and consider a request by Cameron Thatcher on behalf of Jay Hankla of Shaddock Homes for the approval of a *Miscellaneous Case* for an *Exception*
181 to the *Fence Standards* on a 0.40-acre parcel of land identified as Lot 10, Block D, Winding Creek Subdivision, City of Rockwall, Rockwall County, Texas, zoned
182 Planned Development District 91 (PD-91) for Single-Family 10 (SF-10) District, addressed as 1511 Orion Drive, and take any action necessary.
183

184 Director of Planning and Zoning Ryan Miller provided a brief summary regarding the request. It was originally established by a Final Plat on January
185 10, 2004. At the time of establishment, the Winding Creek subdivision had three (3) keystone lots. A keystone lot is where the house will back to
186 the side of the street that has another house that fronts to the street. In the Unified Development Code (UDC) stipulates that the keystone lots are
187 present the side yard fence adjacent to the street shall not extend beyond the front building setback. The purpose for this is the fence would block
188 the adjacent home. He applicant has one of the three keystone lots in the subdivision and are requesting to add into the sideline by 15 feet. In the
189 Unified Development Code (UDC) does allow the planning & Zoning Commission to consider variances. In this case, this doesn't call out a specific
190 variance process. This is a relatively new subdivision and the three (3) keystone lots in the subdivision none of them houses they're all vacant and
191 only 32 of the 389 lots have been issued a building permit. However, this is a discretionary decision to the Planning and Zoning Commission.
192

193 Commissioner Hagaman asked if the house behind has a permit.
194

195 Cameron Thatcher
196 724 Fletcher Drive
197 Fate, Texas 75087
198

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

200
201 Vice-Chairman Womble asked if the fence would be a rod iron or cedar fence.

202
203 Commissioner Odom made a motion to den MIS2025-002. Commissioner Conway seconded the motion to deny which passed by a vote of 4-1 with
204 commissioner Hagaman dissenting.

205
206 14. MIS2025-003 (ANGELICA GUEVARA)

207 Discuss and consider a request by Todd Hargrove for the approval of a *Miscellaneous Case* for an *Exception* to the *Fence Standards* on a 2.19-acre parcel of
208 land identified as Lot 3, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed
209 as 375 Cornelius Road, and take any action necessary.

210
211 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting the approval of an
212 exception to the fence standards to allow for the construction of a fence on the subject property. According to the site plan provided by the applicant,
213 the proposed fence will be wooden, split-rail fence and will be located along the entire perimeter of the subject property. In accordance with UDC
214 requirements, a split-rail fence is a permitted fence type for the subject property. However, in this case, the applicant is proposing a wood split-rail
215 fenced which wood is not permitted fencing material. Based on this, the applicants request does not seem to negatively impact the adjacent
216 properties.

217
218 Commissioner Conway made a motion to approve MIS2025-003 . Commissioner Hustings seconded the motion which passed by a vote of 5-0.

219
220 15. MIS2025-004 (RYAN MILLER)

221 Discuss and consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a *Miscellaneous Request* for
222 a *Variance* to the *Utility Placement* requirements of the *General Overlay District Standards* to allow overhead utilities along [1] a portion of SH-276 between
223 John King Boulevard and Rochelle Road and [2] a portion of Corporate Crossing [FM-549] between the IH-30 Frontage Road and SH-276, City of Rockwall,
224 Rockwall County, Texas, being right-of-way, and take any action necessary.

225
226 Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicant's request. In July of 2022 City Council approved a
227 request from the Rockwall Economic Development Corporation (REDC) to allow the overhead power lines along corporate crossing and SH 276 to
228 remain in place until July 5, 2027. In which time the REDC was proposing to underground those lines. This was done to accommodate projects the
229 REDC had at that time. Recently they worked with Oncor to look at the cost and that prompted them to submit a development application and a letter
230 requesting a variance to the utility placement to allow the overhead power lines to remain in place. They indicated that the project cost would be 9
231 million dollars.

232
233 Phil Wagner
234 2600 Observation Trail
235 Rockwall, TX 75087

236
237 Mr. Wagner came forward and provided additional details in regards to the applicants request.

238
239 Commissioner Conway explained her concern was this causing a precedence.

240
241 Commissioner Hagaman made a motion to deny MIS2025-004. Commissioner Conway seconded the motion which passed to deny by a vote of 5-0.

242
243 VI. DISCUSSION ITEMS

244
245 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
246 *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*
247 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*
248 *following cases is March 11, 2025.*

249
250 16. Z2025-004 (HENRY LEE)

251 Hold a public hearing to discuss and consider a request by Corey Smith on behalf of Destiny Smith for the approval of a *Specific Use Permit (SUP)* allowing a
252 *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building/Barn* on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman
253 Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, and take any action
254 necessary.

255
256 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. This was a referral from the Building Inspection department
257 and were doing inspections for a pool in the area and noticed that the building had appeared on the subject property. Given that, they were required
258 to comeback and submit for that Specific Use Permit (SUP) and had to pay the non-compliance structure fee. They are requesting for a guest quarters/
259 secondary living unit. The kitchen will need to be removed.

260
261 Cory Smith
262 2201 E. FM 550
263 Rockwall, TX 75087

264
265 Mr. Smith came forward and provided additional details in regard to the applicants request.

266

267 Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on March 11, 2025.
268

269 **17. Z2025-005 (BETHANY ROSS)**
270 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 for
271 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 98.40-
272 acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG)
273 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.
274

275 **Adam Buczek**
276 **8214 Wechseter Drive**
277 **Dallas, TX 75225**
278

279 Mr. Buczek came forward and provided additional details in regard to the applicant request. He went over location, new concept plan and zoning
280 request. 123 total lots and density is 1.25 units per acre 33.19 acres of open space. The sewer and water study were completed in December 3, 2024.
281 They incorporated mixture to larger mid-size lots.
282

283 Planner Bethany Ross provided a brief summary. In conformance to the code the engineering standards of design do stipulate that they alleys shall
284 be provided in residential areas and the code does grant ability for the City Council to grant an exception to that. Another policy that was mentioned
285 is that all parks and open space should provide an integrated trail system. Staff asked if they can add a loop around the amenity area that would
286 consolidate the entire development.
287

288 Commissioner Conway asked if staff recommend they mix the smaller lots in amongst the larger lots.
289

290 Mr. Buczek came forward and explained there would be a tree survey to see where the tree grouping and will incorporate the trail looping around the
291 amenity center.
292

293 Director of planning and Zoning Ryan Miller explained it had to be a 5-foot side walk.
294

295 Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on March 11, 2025.
296

297 **18. Z2025-006 (BETHANY ROSS)**
298 Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a Zoning Change from an
299 Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City
300 of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the
301 southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.
302

303 Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant has provided a site plan for the building they're
304 proposing however through the zoning change they are looking at the land use since they will be required to come in for a site plan later on. The
305 applicant is requesting approval of a zoning change and will require a condition of approval that the designation changes from low density residential
306 to commercial retail within the comp plan.
307

308 **Lisa Brooks**
309 **1215 Ridge Road West**
310 **Rockwall, TX 75087**
311

312 **Renee Holland**
313 **805 Eagle Pass**
314 **Heath, TX 75032**
315

316 Mrs. Brooks came forward and provided additional details in regards to the applicants request.
317

318 Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on March 11, 2025.
319

320 **19. Z2025-007 (HENRY LEE)**
321 Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a Specific Use Permit (SUP) allowing a Church/House
322 of Worship on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development
323 District 50 (PD-50) [Ordinance No. 25-07], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take
324 any action necessary.
325

326 Senior Planner Henry Lee provided a summary regarding the request. This request might look familiar since he went through the process two cycles
327 ago to amend Planned Development District 50 (PD-50) to allow a church/ house of worship through a Specific Sue Permit (SUP) process. That was
328 ultimately approved by the City Council and is now requesting a SUP.
329

330 **Tzemach Moshe Kalmenson**
331 **1915 Hidden Valley**
332 **Rockwall, TX 75087**
333

334 Mr. Kalmenson came forward and provided additional details in regard to his request.

335
336 Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on March 11, 2025.
337

33820. **Z2025-008 (BETHANY ROSS)**

339 Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a
340 Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract
341 No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located
342 at the southeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.
343

344 **Planner Bethany Ross provided a brief summary in regard to the request. This lot is also designated for low density residential and approval of the**
345 **zoning change it will require a condition of approval that the designation changes from low density to commercial retail for this lot.**
346

347 **Pat Atkins**
348 **614 Summer Oaks Drive**
349 **Rockwall, TX 75087**
350

351 **Mr. Atkins came forward and provided details in regard to the applicants request.**
352

353 Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on March 11, 2025.
354

355 21. **Z2025-009 (ANGELICA GUEVARA)**

356 Hold a public hearing to discuss and consider a request by Caprice Michelle for the approval of a Specific Use Permit (SUP) for a Short-Term Rental on a
357 0.1237-acre parcel of land identified as Lot 1, Block B, Newport Place Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District
358 19 (PD-19), addressed as 1827 Mystic Street, and take any action necessary.
359

360 **Planning Tech Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit**
361 **(SUP) for a short-term rental. This case is coming to you due to a proposed STR being within the 1,000 ft buffer of 2 existing permitted STR.**
362 **Specifically, one is 329.5 feet away from the subject property and the other 793.3 feet from the subject property.**
363

364 **Caprice Michelle**
365 **240 Willow Crest**
366 **Rockwall, Texas 75087**
367

368 **Mrs. Michelle came forward and provided additional details in regard to the applicants request.**
369

370 **Commissioner Conway asked what has been decided on the issues in regard to STR.**
371

372 Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on March 11, 2025.
373

374 **Commissioner Odom recused himself from case Z2025-010.**
375

376 22. **Z2025-010 (RYAN MILLER)**

377 Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction on behalf of Jay Odom for the approval of a Zoning Change
378 amending Planned Development District 50 (PD-50) [Ordinance No. 25-07] to incorporate an additional 1.65-acre parcel of land within the district being a 22.19-
379 acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County,
380 Texas, zoned: [1] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, [2] Single-Family 7 (SF-7) District, and [3] Downtown
381 (DT) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N.
382 Goliad Street [SH-205], north of Olive Street and south of Live Oak Street, and take any action necessary.
383

384 **Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. The applicant is requesting to incorporate**
385 **parts of Olive Street into Planned Development District 50 (PD-50).**
386

387 **Price Pointer**
388 **906 N Goliad**
389 **Rockwall, TX 75087**
390

391 **Mr. Pointer came forward and explained he is trying to have residential offices.**
392

393 **Director of Planning and Zoning Ryan Miller explained that anything that is built on the property will have to go through the Historic Preservation**
394 **Advisory Board (HPAB) will require a COA.**
395

396 Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on March 11, 2025.
397

39823. **Z2025-011 (HENRY LEE)**

399 Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval
400 of a PD Development Plan for eight (8) Townhomes on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall
401 County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict and the Residential Subdistrict, generally located on the
402 northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary.

403
404 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a PD development Plan for 8
405 Townhomes. They have resubmitted and addressed staff comments.
406

407 Matt Zahm
408 1410 Hubbard Drive
409 Heath, Texas 75032
410

411 Mr. Zahm came forward and provided additional details in regard to his request.
412

413 Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on March 11, 2025.
414

41524. SP2025-008 (BETHANY ROSS)

416 Discuss and consider a request by Nicholas Grinnan on behalf of Jeff Grinnan for the approval of an Amended Site Plan for an existing Office Building on a
417 0.9040-acre tract of land identified as Block B, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within
418 the SH-66 Overlay (SH-66 OV) District, addressed as 401 W. Rusk Street, and take any action necessary.
419

420 Planner Bethany Ross provided a brief summary in regard to the applicants request. Explained this was the old Helping Hands building. The applicant
421 is proposing to change the outside appearance it will possibly require a minor waiver to the color requirements for the downtown district. ARB did
422 recommend to remove the middle portion of the brick along the front and back façade of the building.
423

424 Nicholas Grinnan
425 305 James Drive
426 Heath, Texas 75032
427

428 Mr. Grinnan came forward and provided additional details in regard to the request.
429

430 Commissioner Odom asked what ARB had requested.
431

432 Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on March 11, 2025.
433

434 25. P2025-004 (HENRY LEE)

435 Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a
436 Preliminary Plat for the Juniper Subdivision consisting of 870 single-family residential lots and two (2) commercial lots on a 526.778-acre tract of land identified
437 as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tract 7 of the W. H. Baird Survey, Abstract No. 25 [20.3942-acres]; and Tracts 3
438 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103)
439 for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-
440 205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S.
441 Goliad Street [SH-205], and take any action necessary.
442

443 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. Explained this will have to go to Parks Board and return
444 back on March 11, 2025. The applicant has decided they will only preliminary plat phases 1 & 2 this will shrink in size. Staff will review that and bring
445 it back.
446

447 Ryan Joyce
448 767 Justin Road
449 Rockwall, TX 75087
450

451 Mr. Joyce explained this would be better to do it in smaller phases.
452

453 Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on March 11, 2025.
454

45526. P2025-005 (HENRY LEE)

456 Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a
457 Master Plat for the Juniper Subdivision consisting of 870 single-family residential lots on a 526.778-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson
458 Survey, Abstract No. 123 [355.146-acres]; Tract 7 of the W. H. Baird Survey, Abstract No. 25 [20.3942-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey,
459 Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and
460 limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally
461 located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take
462 any action necessary.
463

464 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. Explained this will have to go to Parks Board and return
465 back on March 11, 2025. The applicant has decided they will only preliminary plat phases 1 & 2 this will shrink in size. Staff will review that and bring
466 it back.
467

468 Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on March 11, 2025.
469

47027. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).

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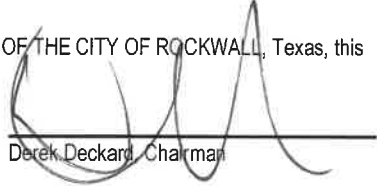
- Z2025-002: Specific Use Permit (SUP) for a *General Retail Store and Limited Service Restaurant* at 907 N. Goliad Street (1ST READING; APPROVED)
- Z2025-003: Amendment to Planned Development District 46 (PD-46) (1ST READING; APPROVED)

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

VII. ADJOURNMENT

Vice-Chairman Womble adjourned the meeting at 8:05PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 11th day of March, 2025.



Derek Deckard, Chairman

Attest: 

Melanie Zavala, Planning Coordinator