

# MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
NOVEMBER 28, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

## I. CALL TO ORDER

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

## II. APPOINTMENTS

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

## III. OPEN FORUM

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

24  
25 **Chairman Deckard explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being**  
26 **no one indicating such, Chairman Deckard closed the open forum.**

## IV. CONSENT AGENDA

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

### 2. P2023-038 (ANGELICA GUEVARA)

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34 Consider a request by Erick Nolasco of Eagle Surveying, LLC on behalf of David Lindsay of Tri-Tex Construction, Inc. for the approval of a Final Plat for Lot 1,  
35 Block A, Tri-Tex Addition being a 1.50-acre tract of land identified as Tract 8-3 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall  
36 County, Texas, zoned Heavy Commercial (HC) District, addressed as 955 Sids Road, and take any action necessary.

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38 **Commissioner Llewelyn made a motion to approve Consent Agenda. Vice-Chairman Womble seconded the motion which passed by a vote of 7-0.**

## V. ACTION ITEMS

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

### 3. SP2023-033 (ANGELICA GUEVARA)

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46 Discuss and consider a request by Dillon Stokes of Stoked Out Services on behalf of Michael Hendricks of Chaparral Partners for the approval of an Amended  
47 Site Plan for the remodel of an existing amenity center for the Eastbank Apartments (i.e. Pebblebrook Apartments) being a 11.579-acre parcel of land identified  
48 as Lot 1, Block A, Pebblebrook Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay  
49 (SH-205 OV) District, addressed as 1410 S. Goliad Street, and take any action necessary.

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51 **Planning Technician Angelica Guevara provided a brief summary in regard to the request. The applicant is requesting approval of an amended site**  
52 **plan to change the exterior of the existing leasing office and to add the change structures to the basketball courts. This request was originally**  
53 **brought before you on November 1, 2023 however ARB requested colored building elevations and a material sample board to better explain what the**  
54 **applicant was changing, the applicant then requested an extension to allow them more time to bring these items before you and today the applicants**  
55 **proposing the change part of the exterior facade of the existing leasing center to either a Hardy board siding or metal siding and to raise that one**  
56 **part to about 18 feet in height. The applicant is also proposing shade structures near the basketball courts that will consist of metal posts with cedar**  
57 **elements. Based on the proposed elevations the building does not meet the following standards and will require a variance to the 90% masonry**  
58 **requirement the cementitious and their roof design standards. Although the applicant is not providing any compensatory measures staff should note**  
59 **that the proposed changes to the leasing center and the addition of this shade structures are a reinvestment into an older property and should**  
60 **warrant consideration without compensatory measures. Approval of variances is a discretionary decision for the Planning and Zoning Commission**  
61 **and do require a super majority vote the minimum of four votes in the affirmative. ARB did look at this tonight and they did recommend a motion to**  
62 **approve by a vote of 3-1.**

133 the applicant submit an amended site plan due to the building not meeting the architectural requirements of the general commercial district. Based  
134 on the provided building elevations that proposed communications building will require exceptions to the roof design standards and the building  
135 articulation requirements. Staff should note that the proposed building will be internal to the site and will not be visible from the right of way.  
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137 Steven Huffman  
138 2829 W 7<sup>th</sup> Ave  
139 Corsicana, TX 75110  
140

141 Mr. Huffman came forward and provided additional details regarding the request.  
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143 Commissioner Hustings made a motion to approve SP2023-045. Commissioner Thompson seconded the motion which passed by a vote of 7-0.  
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145 7. MIS2023-018 (HENRY LEE)

146 Discuss and consider a request by Jean-Paul Aube III for the approval of a *Miscellaneous Case* for the approval of artificial or synthetic plant materials on a  
147 0.207-acre parcel of land identified as Lot 12 of the Dawson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated  
148 within the Old Town Rockwall Historic (OTR) District, addressed as 509 Munson Street, and take any action necessary.  
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150 Senior Planner Henry Lee provided a summary in regard to the request. The applicant is requesting a variance to the landscape material standards.  
151 The request is to put artificial turf in the front yard of the property. They would want to replace that with artificial turf. The applicants indicated that  
152 this request is being made due to thick grass has not been able to be established previously on this property which is why they're making this  
153 request. Staff did send out the city arborist to look and see if there were any issues with the site that would prevent grass from being grow. They  
154 did not find anything that would prevent grass from going there based on their inspection. This is also located within the historic district; however,  
155 the historic district does not have a purview over landscape materials which is why it's coming directly to the Planning and Zoning Commission.  
156 Staff has not approved any artificial turf in the front yard or anywhere else in Rockwall. There has been some in the rear yards but that's due to not  
157 being visible from public right away.  
158

159 Paul Aube II  
160 509 Munson Street  
161 Rockwall, TX 75087  
162

163 Mr. Aube came forward and provided additional details regarding the request.  
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165 Commissioner Conway asked if son knows why grass has not been growing.  
166

167 Commissioner Husting asked if they read the letter Director of Parks recommended.  
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169 Commissioner Conway made a motion to deny MIS2023-018. Chairman Deckard seconded the motion to deny which passed by a vote of 7-0.  
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172 VI. DISCUSSION ITEMS  
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174 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*  
175 *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*  
176 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*  
177 *following cases is December 12, 2023.*  
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179 8. Z2023-052 (HENRY LEE)

180 Hold a public hearing to discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) on behalf of Paul  
181 Liechty of 36 Wagon Road, LLC and Shailesha Vora of Akshar 10, LLC for the approval of a *Specific Use Permit (SUP)* for an *Office Building* that will exceed  
182 36-feet in the Scenic Overlay (SOV) District on a 9.9406-acre tract of land identified as Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2, City of  
183 Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District,  
184 generally located west of the intersection of La Jolla Pointe Drive and Ridge Road [FM-740], and take any action necessary.  
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186 Senior Planner Henry Lee provided a summary regarding the request. The SUP being requested due to increase the maximum height of 220 feet.  
187 This was worthy of putting into a planned development district since the commercial district already allows the uses regarding what the applicant  
188 will be targeting for future development. The height limitation is what is getting them in. Addition to that the applicant also requested that a time  
189 frame of 10 years be allotted to this specific use permit just as they're searching for potential businesses to come into this property and staff felt like  
190 that shouldn't be an issue given also that this is the Economic Development Corporation.  
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192 Mathew Wavering  
193 2610 Observation Trail  
194 Rockwall, TX 75032  
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196 Mr. Wavering came forward and provided additional details regarding the request.  
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198 Commissioner Llewelyn asked if the parking garage would be for office buildings.  
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200 Chairman Deckard advised that this item will go before the Commission for discussion or action on December 12, 2023.

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**9. Z2023-053 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) on behalf of Richard Chandler of HFS Management, Inc. for the approval of a Zoning Change amending Planned Development District 4 (PD-4) [Ordinance No. 72-03 & 01-26] being a 12.1462-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [FM-740], and take any action necessary.

**Senior Planner Henry Lee provided a summary in regard to the request. They are requesting a height increase of 90 feet that will be more in line with the existing buildings that are there. This request is a little different since it is already within a planned development district it has the same height limitations. Instead of doing a SUP staff felt that updating the plan development district with those standards and then tailoring it more to the Economic Development Corporation is targeting for their clientele updating the PD would facilitate them better.**

**Chairman Deckard advised that this item will go before the Commission for discussion or action on December 12, 2023.**

**10. SP2023-042 (ANGELICA GUEVARA)**

Discuss and consider a request by Kamran Khan for the approval of an Amended Site Plan for an existing *general retail building* on a 0.55-acre parcel of land identified as Lot 1, Block A, Burgamy Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 1007 Ridge Road, and take any action necessary.

**Planning Technician Angelica Guevara provided a brief summary in regard to the request. The applicant is requesting approval of an amended site plan. Based on what was submitted the applicant will be making changes to the building facade and adding a dumpster to the subject property. Staff will be working with the applicant through the project comments. ARB did have a recommendation that they go ahead and screen the AC units by bringing the brick up on the sides.**

**Abel Cisneros  
805 Green Pond Drive  
Garland, TX 75040**

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

**Chairman Deckard advised that this item will go before the Commission for discussion or action on December 12, 2023.**

**11. SP2023-044 (HENRY LEE)**

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

**Senior Planner Henry Lee provided a brief summary in regards to the request. The applicant has resubmitted for the same request they have before. They had to get approval from the FAA to make sure the buildings would be okay in terms of the overlay zone that they have near the airport. The ARB did look at this and on buildings 2 and 3 the comments they had were to raise the stone on the rear of the property which will face directly the east adjacent property. They also requested for a row of canopy trees behind those buildings to screen the metal facade.**

**Commissioner Thompson said buildings 2 and 3 have not been improved.**

**Commissioner Conway said articulation would make it better.**

**Roy Bhavi  
835 Tillman Drive  
Allen, TX 75013**

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

**Chairman Deckard advised that this item will go before the Commission for discussion or action on December 12, 2023.**

**12. SP2023-046 (HENRY LEE)**

Discuss and consider a request by Cody Johnson of Johnson Volk Consulting on behalf of Stephen Pepper of SH Dev Klutts Rockwall, LLC for the approval of a Site Plan for Phase 1 of the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

**Senior Planner Henry Lee provided a brief summary in regards to the request. The applicant is proposing a site plan for the amenity center. The elevations do meet all the requirements for that Planned Development ordinance.**

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Meredith Joyce  
767 Justin Road  
Rockwall, TX 75087

Mrs. Joyce came forward and provided additional details in regards to the request.

Chairman Deckard advised that this item will go before the Commission for discussion or action on December 12, 2023.

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

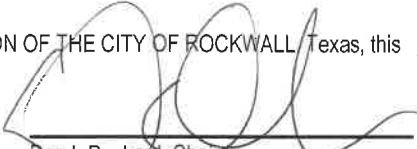
- P2023-034: Replat for Lots 2 & 3, Block A, Gamez Addition (**APPROVED**)
- Z2023-049: Specific Use Permit (SUP) for *Heavy Manufacturing* (**1<sup>ST</sup> READING; APPROVED**)
- Z2023-050: Specific Use Permit (SUP) for *Guest Quarters/Secondary Living Unit* for 605 E. Washington Street (**1<sup>ST</sup> READING; APPROVED**)
- Z2023-051: Zoning Change from AG to LI for 1775 Airport Road (**1<sup>ST</sup> 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

Chairman Deckard adjourned the meeting at 7:21PM.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 12<sup>th</sup> day of December, 2023.



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

Attest: 

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