

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
SEPTEMBER 24, 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, Dr. Jean Conway, Jay Odom, Ross Hustings, Kyle Thompson and John Hagaman. Staff members present were Director of Planning and Zoning Ryan Miller, Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams, Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn Price. Absent from the meeting was Senior Planner Henry Lee.

II. APPOINTMENTS

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

III. 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.

IV. 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.

2. Approval of Minutes for the September 10, 2024 Planning and Zoning Commission meeting.

3. P2024-030 (ANGELICA GUEVARA)

Consider a request by Paul Arce of Projects & Constructions Araque on behalf of Shirley Soto for the approval of a Replat for Lot 1, Block B, Lake Rockwall Estates East Addition being a 0.248-acre tract of land identified as a portion of Lot 1180 and all of Lot 1179 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 340 Evans Road, and take any action necessary.

4. P2024-032 (BETHANY ROSS)

Consider a request by Kartavya Patel of Triangle Engineering, LLC on behalf of Shane Keilty of Structured REA-Rockwall Land, LLC for the approval of a Replat for Lots 12 & 13, Block B, Fit Sport Life Addition being a 4.624-acre parcel of land identified as a Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the southeast corner of the intersection of Corporate Crossing [FM-549] and Fit Sport Life Boulevard, and take any action necessary.

Commissioner Conway made a motion to approve the Consent Agenda. Vice-Chairman Womble seconded the motion which passed by a vote of 6-0 with Commissioner Thompson absent.

V. PUBLIC HEARING ITEMS

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 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 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 to three (3) minutes out of respect for the time of other citizens.

5. Z2024-035 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by William S. Dahlstrom of Jackson Walker, LLP on behalf of James J. Melino of Rockwall 549/I-30 Partners, LP and Conveyor I30 Partners, LP for the approval of a Zoning Change from a Commercial (C) District to a Planned Development District for Commercial (C) District land uses on a 67.475-acre tract of land identified as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road and the IH-30 Frontage Road, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the applicants request. The property is currently zoned Commercial (C) District and is also located within the City's IH-30 Overlay (IH-30 OV) District. This means the property can currently be developed

65 with any land uses permitted within the Commercial District without restriction. In the Comprehensive Plan for the property it discusses that it is
66 located within the IH-30 Corridor District and is designated for special commercial corridor land uses. The future land use designation allows for
67 regional restaurant entertainment and retail land uses as primary land uses in residential as secondary land uses. The corridor does not establish a
68 density calculation leading this up to the discretion of the City Council depending on conformance to the overall development plan for the IH-30
69 corridor plan. The plan is geared on bringing regional retail development to the corridor. For the subject property the plan identifies as being an
70 opportunity zone that is ideal for the town center model or regional destinations center model for development. The plan also calls for central open
71 spaces and an eastern entry portal. The applicant is requesting to rezone the subject property from a Commercial (C) District to a Planned
72 Development (PD) District for limited commercial district land uses. This plan was brought forward the last Planning and Zoning meeting on
73 September 10, 2024. Between the Planning and Zoning meeting and City Council the applicant made a number of substantial changes that required
74 to be remanded back to the Planning and Zoning Commission. Through the proposed Planned Development District Ordinance, the applicant is
75 proposing to subdivide the property into four (4) different sub districts. Sub district A will consist of 18 acres of land and be designated for a large
76 format retailer. The large format retailer will have a building footprint of 161,000SF and incorporate 650 parking spaces. Sub district B will be
77 designated for a regional shopping center and consist of 33.215 acres of land and will also incorporate essential open space and restaurants backing
78 to a stage area. Sub district C will consist of 250-unit urban residential condominiums constructed in a wrap format. The condominiums would be
79 individually deeded and metered. The units will wrap around a parking garage and this sub district will have 387 parking spaces. Sub district D will
80 consist of 115 townhomes and a low-rise residential community and consist of 120 condominium units. This sub district will have 435 parking
81 spaces. The density for the Planned Development District will be 485 units over the 67.475 acres which equates to a density of 7.18 units per acre.
82 Looking at the land uses the entire Planned Development District will be tied to the Commercial District land uses and the PD ordinance. However,
83 Sub district C and D will only allow residential land uses that are shown in the concept plan. Sub districts A and B will be permitted limited commercial
84 district land uses. What they mean by limited commercial district land uses is it would take the base zoning designation that the subject property is
85 today which is commercial district and it would take the uses and it would be inconsistent with the corridor plan and then they would specifically
86 take those out of the district. This would include uses like mini-warehouses or automotive dealerships. Things the plan says that would be
87 inconsistent with the types of development they are trying to attract in the corridor. Sub districts A, C and D will be able to go to a Site Plan if PD
88 ordinance is approved and will be required to submit plans that conform to the concept plan and building elevations. The items that have changed
89 for the proposed project since the last planning and zoning meeting. The applicant has added additional trails to increase connectivity between the
90 sub district to create more integrated mixed-use environment. They have also provided essential greenspace that will have restaurants that back
91 into that green space. They're also providing a stage area. They have included language in the Planned Development District Ordinance that will
92 require the construction of 190-foot flag pole as the eastern entry portal. This will mimic the flag at the western entry portal. Staff has included
93 language in the PD ordinance to allow the City to do an elevation study to verify the height to ensure the flags are at the same elevation. Finally, the
94 phasing requirements that the applicant has consented to incorporate language that stipulates that a minimum of 140,000SF of non-residential
95 building area will have to be constructed prior to the urban residential condominiums in sub district C being able to go vertical. That would be the
96 non-residential area specifically in sub district B. Looking at sub district D they have changed the lot mix the number of townhomes has increased
97 from 25 townhomes to 115 while the low-rise residential community has been reduced by 105 units. This results in a net decrease of 15 units across
98 the sub district and lowers the density calculation from 7.41 dwelling units per acre to 7.19 dwelling units per acre. This would also change the
99 number of garages that would be provided in the district. Specifically, in the previous plan it had 58% covered or garage parking. Now it will just be
100 65% of the units will have access to garages. In sub district A the applicant has provided a sign plan that clarifies some of the signage requirements.
101 They have also amended the plan to remove one of the two 700 SF digital signs. They have also reduced the overall number of signs proposed for
102 the sub district and removed all the billboard signs adjacent to I-30. They have provided specific design that have been incorporated into the
103 ordinance and which the majority will conform to the municipal code of ordinances. However, based on the changes that the applicant has provided
104 staff should point out that the plan does appear to generally align to Our Hometown vision 2040 comprehensive plan. This decision does remain a
105 discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. This being a zoning case staff
106 mailed out notices to property owners and occupants within 500 feet of the subject property. As of now, staff has received two of those notices in
107 favor that were in the notification area. Staff had also received 35 responses from property's outside of the notification area but within the City. 3 of
108 those emails were in favor and 32 of those were opposed.

109
110
111 Commissioner Odom asked about the Limited Land Uses if this case passes.

112
113 Commissioner Odom asked Director of Public Works and City Engineer Amy Williams about the infrastructure and what's been required and who
114 has been paying for that.

115
116 Director of Public Works and City Engineer Amy Williams explained that all of the entrances from I-30, every entrance that they're building will have
117 a deceleration lane and they're also building the other half of Justin road and they're installing a signal at Justin and Stodghill and the TIA is almost
118 approved there maybe deceleration lane on one of the Stodghill entrances just not yet. They're also installing a 10 in sewer line across to feed outside
119 of there area per the masters all the way to eastern property line. That will feed the rest of the City that is in that small area of Stodghill. They're also
120 installing 12 in water lines all through the site per there master plan. Also mentioned that the developers would be paying.

121
122 Commissioner Conway asked who would be responsible to take care of the flags.

123
124 Commissioner Husting asked if both the condominiums would be individually Deeded.

125
126 Bill Dahlstrom
127 2323 Ross Avenue
128 Suite 600
129 Dallas, TX 75201

130
131 Mr. Dahlstrom came forward and explained the changes they have made in regards to the project.
132

133 Mike Ablon
134 8222 Douglas Ave
135 Dallas, TX 75225
136
137 Mr. Ablon came forward and provided additional details in regards to the request.
138
139 Chairman Deckard opened the public hearing and asked if anyone who wished to speak to come forward at this time.
140
141 Cierra Ortiz
142 1583 N. Hills Drive
143 Rockwall, TX 75087
144
145 Mrs. Ortiz came forward and expressed being in favor in regards to the project. Explained she still has concerns in regards to the traffic that it could
146 bring, but there are still good things to consider and that would benefit Rockwall.
147
148 Melba Jeffus
149 2606 Cypress Drive
150 Rockwall, TX 75087
151
152 Mrs. Jeffus came forward and expressed that the community has mentioned they do not want multi-family.
153
154 Bobby Gallona
155 1237 Bayline Drive
156 Rockwall, TX 75087
157
158 Mr. Gallona came forward and explained he also does not want multi-family homes. Explained that we are running out of open space and he does
159 not believe this would be a good use. Explained he would like if it was only retail and not multi-family.
160
161 Larry Jeffus
162 5525 Granite Fields Drive
163 Rockwall, TX 75087
164
165 Mr. Jeffus came forward and expressed his concerns in regards to this project.
166
167 Milt Wittig
168 1759 Baywatch Drive
169 Rockwall, TX 75087
170
171 Mr. Wittig came forward and expressed he is not against progress. Would want to go ahead with retail plan but delay or cancel the multi-family
172 portion.
173
174 Patty Griffin
175 2140 Airport Road
176 Rockwall, TX 75087
177
178 Mrs. Griffin came forward and expressed that the infrastructure is not designed for the amount of people this store will bring.
179
180 Mike McElroy
181 605 Limmerhill Drive
182 Rockwall, TX 75087
183
184 Mr. McElroy came forward and expressed that Rockwall is not ready for this kind of development.
185
186 Dan Shaughnessy
187 2580 Rolling Meadows Drive
188 Rockwall, TX 75087
189
190 Mr. Shaughnessy came forward and expressed that it takes about 30 minutes to get out of Rockwall with traffic. Explained that he is against this
191 development.
192
193 Emma Jane Smith
194 420 Natures Point Court
195 Fate, TX 75087
196
197 Mrs. Smith came forward and expressed her concerns in regards to the project.
198
199 Melissa Farr
200 1539 Trowbridge Circle

201 Rockwall, TX 75032

202
203 Mrs. Farr came forward and expressed her concerns in regards to the applicants request.

204
205 Michael Jones
206 808 Eagle Pass
207 Heath, TX 75032

208
209 Mr. Jones came forward and expressed that it would not be a condo and that it would be an apartment.

210
211 Stan Jeffus
212 2606 Cypress Drive
213 Rockwall, TX 75087

214
215 Mr. Jeffus came forward and expressed that an article came out this morning in regards to Princeton City and said the City's growth requires
216 responsible management.

217
218 Carol Crow
219 504 Williams Street
220 Rockwall, TX 75087

221
222 Mrs. Crow came forward and expressed her concerns in regards to the applicants request.

223
224 Bob Wacker
225 309 Featherstone Drive
226 Rockwall, TX 75087

227
228 Mr. Wacker came forward and expressed his concerns in regards to the project.

229
230 Chairman Deckard asked if anyone else who wished to speak to come forward at this time, there being no one indicating such; Chairman Deckard
231 closed the Public Hearing and brought the item back to the commission for discussion or action.

232
233 Mike Ablon came forward and gave a brief summary in regards to statements that were brought up.

234
235 Commissioner Hagaman discussed about replacing apartments with retail instead.

236
237 Commissioner Hagaman asked how much is the starting rate to the apartments in the harbor.

238
239 Commissioner Hagaman asked who the demographic was that lives in those apartments.

240
241 Commissioner Conway asked about the new plan how many total units there are and what was the total before.

242
243 Commissioner Hustings asked about the multi-family and asked if that would disrupt the density requirements.

244
245 Director of Planning and Zoning Ryan Miller mentioned that as it stands today there is no other entitlements through ought the City that allow high
246 density residential. Those would have to be granted through the City Council and it would be a change through plan. The only difference from
247 commercial corridor would be it dos not have a limiting factor.

248
249 After some discussion Vice-Chairman Womble made a motion to approve Z2024-035. Chairman Deckard seconded which passed by a vote of 4-3
250 with Commissioner Thompson, Odom and Hagaman dissenting.

251
252 Commissioner Thompson left the meeting at 7:45PM

253
254 VI. DISCUSSION ITEMS

255
256 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
257 *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*
258 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for*
259 *the following cases is October 15, 2024.*

260
261 6. **Z2024-041 (ANGELICA GUEVARA)**

262 Hold a public hearing to discuss and consider a request by Quadri Akamo of QJ Development, LLC for the approval of a *Specific Use Permit (SUP)* for
263 *Residential Infill in an Established Subdivision* on a 0.154-acre parcel of land identified as Lot 6, Block D, Chandler's Landing #16 Addition, City of Rockwall,
264 Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 324 Valiant Drive, and take any action necessary.

265
266 Planning Technician Angelica Guevara provided a brief summary in regards to the applicants request. The applicant is requesting a residential infill.
267 This home meets all the density and dimensional requirements in a Planned Development 8(PD-8) with the exception of the garage.

268

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269 Quadri Akamo
270 4422 Meadow Hawk Drive
271 Arlington, TX 76005

272
273 Mr. Akamo came forward and provided details in regards to his request.

274 Chairman Deckard advised that this item will go before the commission for discussion or action on October 15, 2024.

275
276
277 7. Z2024-042 (ANGELICA GUEVARA)

278 Hold a public hearing to discuss and consider a request by Nadia Ramos for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established
279 Subdivision on a 1.80-acre parcel of land identified as Lot 8 of the Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District,
280 addressed as 515 S. Clark Street, and take any action necessary.

281
282 Planning Technician Angelica Guevara provided a brief summary in regards to the applicants request. The applicant is requesting a residential infill.
283 They are currently working through staff comments with the applicant. They are needing to submit a residential plot plan showing the proposed
284 driveway. The applicant has indicated that this will be provided before the next meeting.

285
286 Chairman Deckard advised that this item will go before the commission for discussion or action on October 15, 2024.

287
288 8. Z2024-043 (BETHANY ROSS)

289 Hold a public hearing to discuss and consider a request by Russ and Kim Dignam for the approval of a Specific Use Permit (SUP) to allow more than the
290 permitted number of accessory structures on a 0.6048-acre parcel of land identified as Lot 1, Block 7, Gideon Grove North Addition, City of Rockwall, Rockwall
291 County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1202 Gideon Way, and take
292 any action necessary.

293
294 Planner Bethany Ross provided a brief summary in regards to the applicants request. The applicant is requesting approval of excessive structures.
295 There are currently two existing on the property. One is over the maximum accessory structure SF that is allowed in a Single-Family 7 (SF-7) District.

296
297 Chairman Deckard asked what the use of the third accessory structure will be used for.

298
299 Kim Dignam
300 1202 Gideon Way
301 Rockwall, TX 75087

302
303 Kim Dignam came forward and answered Chairman Deckard's question.

304
305 Chairman Deckard advised that this item will go before the commission for discussion or action on October 15, 2024.

306
307 9. Z2024-044 (BETHANY ROSS)

308 Hold a public hearing to discuss and consider a request by Trenton Austin for the approval of a Specific Use Permit (SUP) for a Short-Term Rental on a 0.1950-
309 acre parcel of land identified as Lot 4, Block 15A, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed
310 as 806 Austin Street, and take any action necessary.

311
312 Planner Bethany Ross provided a brief summary in regards to the applicants request. The applicant is requesting approval for a Short-Term Rental.
313 This case is different from the last two they've seen. This was not in existence before April 1, 2024. It is not in existence today either.

314
315 Trenton Austin
316 806 Austin Street
317 Rockwall, TX 75087

318
319 Mr. Austin came forward and provided additional details in regards to the applicants request.

320
321 Commissioner Conway asked as to why they should allow it next to the other Short-Term Rental.

322
323 Chairman Deckard advised that this item will go before the commission for discussion or action on October 15, 2024.

324
325 10. Z2024-045 (ANGELICA GUEVARA)

326 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
327 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,
328 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
329 action necessary.

330
331 Planning Technician Angelica Guevara provided a brief summary in regards to the applicants request. The applicant is requesting a Specific Use
332 Permit for a residential infill. The home meets all the density and dimensional requirements with the exception of the garage orientation. They will
333 also need to ensure it meets the material requirements for the district.

334
335 Chairman Deckard advised that this item will go before the commission for discussion or action on October 15, 2024.

336

- 337 11. **Z2024-046 (HENRY LEE)**
338 Hold a public hearing to discuss and consider a request by Carl and Wendy Petersen for the approval of a Specific Use Permit (SUP) for a Short-Term Rental
339 on a 0.6391-acre parcel of land identified as Lot 25-R, Block A, Chandler's Landing #20 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned
340 Development District 8 (PD-8), addressed as 108 Reliance Court, and take any action necessary.
341
342 **Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the applicants request. The applicant is requesting SUP for a**
343 **Short-Term Rental. It is 950 feet of an existing STR. This is currently not a Short-Term rental and they are requesting or the permission of the SUP.**
344
345 **Mike Lund**
346 **5425 Ranger Drive**
347 **Rockwall, TX 75032**
348
349 **Mr. Lund came forward and provided additional details in regards to the applicants request.**
350
351 **Commissioner Conway explained that she wanted criteria in regards to this project.**
352
353 **Commissioner Hustings asked if the lot was 50 ft further would it still need to get a SUP.**
354
355 **Chairman Deckard advised that this item will go before the commission for discussion or action on October 15, 2024.**
356
- 357 12. **Z2024-047 (BETHANY ROSS)**
358 Hold a public hearing to discuss and consider a request by Eric Heideloff of Enterprise Rental Car for the approval of a Specific Use Permit (SUP) for Automobile
359 Rental on a 1.1540-acre parcel of land identified as Lot 1, Block 1, HJG Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C)
360 District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1801 S. Goliad Street, and take any action necessary.
361
362 **Planner Bethany Ross provided brief summary in regards to the applicants request. The applicant is requesting a Specific Use Permit for automobile**
363 **rental facility. They are remodeling to add a car wash to the side.**
364
365 **Commissioner Hustings asked if they're getting a SUP because of the type of business.**
366
367 **Director of Planning and Zoning Ryan Miller mentioned that the reason they require the Specific Use Permit (SUP) is because they typically have**
368 **inventory on site and want to identify where that is and try to mitigate any negative aspects of that storage.**
369
370 **Chairman Deckard advised that this item will go before the commission for discussion or action on October 15, 2024.**
371
- 372 13. **Z2024-048 (RYAN MILLER)**
373 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
374 Change 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
375 536.4297-acre 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,
376 Abstract No. 25 [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,
377 zoned Agricultural (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
378 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 any action
379 necessary.
380
381 **Meredith Joyce**
382 **767 Justin Road**
383 **Rockwall, TX 75087**
384
385 **Mrs., Joyce came forward and explained that they made updates to the plans and have had meetings with neighbors. They have reduced the number**
386 **of lots. They are currently at 895. They have also lowered their density. Open space has gone up. ¾ to 1.5 acre lots are at 43. 82'-100' lots are at 226.**
387 **62'-72' lots are 626 and 52' lots have gone away completely. In phases four (4) and six (6) they're the ones that saw the most change. There will be**
388 **larger amenity center sites. In phase three they added more green space in among lots.**
389
390 **Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the applicants request.**
391
392 **Chairman Deckard asked how the changes have been perceived.**
393
394 **Commissioner Hagaman asked about the list of things the neighbors asked for and how many did they meet.**
395
396 **Commissioner Hustings asked if there was prioritization.**
397
398 **Chairman Deckard advised that this item will go before the commission for discussion or action on October 15, 2024.**
399
- 400 14. **P2024-031 (HENRY LEE)**
401 Discuss and consider a request by Kiew Kam of Triangle Engineering, LLC on behalf of Ibrahim Ballout for the approval of a Preliminary Plat for a Shopping
402 Center on an 11.78-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned
403 Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and

404 the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of John King Boulevard and SH-276, and take any action
405 necessary.
406

407 **Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the applicants request. The applicant is requesting a preliminary**
408 **plat. The applicant has provided a landscape plan and have made comments that they have residential adjacency and have been asked to provide**
409 **screening on both sides. They are requesting that they be allowed the alternative screening.**

411 **Commissioner Hagaman asked if it'll all be restaurants.**

412
413 **Chairman Deckard advised that this item will go before the commission for discussion or action on October 15, 2024.**
414

415 **15. SP2024-040 (HENRY LEE)**

416 Discuss and consider a request by McKenzie Joseck of BGE, Inc. on behalf of Shawn Valk of Saro Partners, LLC for the approval of a Site Plan for two (2)
417 Office Buildings on a 2.72-acre tract of land identified as Tract 26-4 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas,
418 zoned Commercial (C) District, addressed as 5543 Horizon Road [FM-3097], and take any action necessary.
419

420 **McKenzie Joseck**
421 **6605 Fairfield Drive**
422 **Rowlett, TX 75089**
423

424 **Mrs. Joseck came forward and explained they're proposing to divide the single lot into two (2) lots that share a single detention pond. The front lot**
425 **with the larger building will be a gym.**
426

427 **Director of Planning and Zoning explained that they should at least have a minimum of 60 feet frontage.**
428

429 **Director of Planning and Zoning Ryan Miller explained that ARB did review. The applicant will have to provide a letter outlining a minimum of four**
430 **(4) compensatory measures for the variances. The ARB did have a couple of recommendations including adding stone to the buildings and providing**
431 **articulation exhibits and also finish the backside of the parapets.**
432

433 **Chairman Deckard advised that this item will go before the commission for discussion or action on October 15, 2024.**
434

435 **16. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).**
436

437 Director of Planning and Zoning provided a brief update of the outcomes of listed above.
438

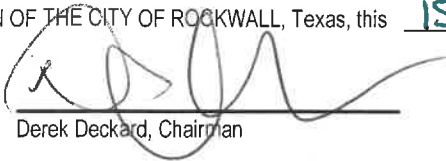
- 439 • Z2024-035: Zoning Change (C to PD) for Rockwall Heights (**REMANDED BACK TO PLANNING AND ZONING COMMISSION**)
- 440 • Z2024-036: Specific Use Permit (SUP) for a *Detached Garage* at 921 N. Alamo Street (**1ST READING; APPROVED**)
- 441 • Z2024-039: Specific Use Permit (SUP) for a *Short-Term Rental* at 610 Christian Court (**DENIED**)
- 442 • Z2024-040: Specific Use Permit (SUP) for a *Residential Infill in an Established Subdivision* for 403 E. Kaufman Street (**1ST READING; APPROVED**)
- 443

444 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcomes of the above referenced cases at the City Council meeting.**
445

446 **VII. ADJOURNMENT**
447

448 **Chairman Deckard adjourned the meeting at 8:30PM**
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450 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 15th day of October
451 _____, 2024.



Derek Deckard, Chairman

454 Attest: 
455 _____
456 Melanie Zavala, Planning Coordinator
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