

MINUTES

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MAY 14, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

5 6 I. CALL TO ORDER

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8 **Vice-Chairman called the meeting to order at 6:00 PM. Commissioners present were Dr. Jean Conway, Jay Odom, Kyle Thompson, Ross Hustings and Brian Llewelyn. Commissioners absent were Chairman Derek Deckard. 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, City Engineer Amy Williams, Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn Price.**

12 13 II. APPOINTMENTS

14
15 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and
16 comments for items on the agenda requiring architectural review.

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

20 21 III. OPEN FORUM

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23 *This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public
24 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.
25 On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments
26 during the meeting per the Texas Open Meetings Act.*

27
28 **Vice-Chairman Womble explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time; there
29 being no one indicating such Vice-Chairman Womble closed the open forum.**

30 31 IV. CONSENT AGENDA

32
33 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified
34 Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

35
36 2. Approval of minutes for the April 30, 2024 Planning and Zoning Commission meeting.

37 38 **3. P2024-012 (ANGELICA GUEVARA)**

39 Discuss and consider a request by Brittany Rood of Stringfellow Holdings, LLC for the approval of a Replat for Lots 3, 4, & 5, Block A, North
40 Alamo Addition a 1.989-acre tract of land identified as Lots 1& 2, Block A, North Alamo Addition, City of Rockwall, Rockwall County, Texas,
41 zoned Single-Family 7 (SF-7) District and Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed
42 as 405 & 503 N. Alamo Street, and take any action necessary.

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44 **Commissioner Llewelyn made a motion to approve the Consent Agenda. Commissioner Conway seconded the motion which passed by a vote of 6-
45 0 with Chairman Deckard absent.**

46 47 V. PUBLIC HEARING ITEMS

48
49 *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
50 section, please submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff).
51 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
52 like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*

53 54 **4. Z2024-016 (ANGELICA GUEVARA)**

55 Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Specific Use Permit (SUP) amending Ordinance
56 No. 23-65 (S-321) for a Guest Quarters/Secondary Living Unit on a 0.22-acre parcel of land identified as Block 43A of the B. F. Boydston
57 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR)
58 Historic District, addressed as 605 E. Washington Street, and take any action necessary.

60 Planning Technician Angelica Guevara provided a summary in regards to thee request. The applicant is requesting a Specific Use Permit (SUP) for
61 a Guest Quarters/ Secondary living unit that has already been constructed and matches the existing single-family home. This same request came
62 before the commission at the end of last year, however staff was notified that what was built on the subject property was not approved through the
63 SUP. Based on this information, the applicant then was told to stop working on the project and was informed that they would be required to amend
64 his Certificate of Appropriateness (COA) with the Historic Preservation Advisory Board (HPAB). On March 21, 2024 the HPAB approved the amended
65 COA with the condition that the applicant apply for a new building permit after approval of an amended SUP has been granted. Previously stated the
66 structure matches the single-family home. The applicant has indicated that there is electricity as well as a half bath. Overall the request meets all the
67 dimensional requirements as contained in the Unified Development Code (UDC). On April 26, 2024 staff mailed out notices to property owners and
68 occupants within 500 feet of the subject property. At this time staff had received one (1) email in favor of the applicants request and one (1) in
69 opposition to the applicants request.
70

71 Commissioner Conway asked what needed to be done differently.
72

73 Vice-Chairman Womble opened the public hearing and asked if anyone who wished to speak to come forward at this time, there being no one
74 indicating such, Vice-Chairman Womble closed the public hearing and brought the item back to the commission for discussion or action.
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76 Commissioner Llewelyn made a motion to approve Z2024-016. Commissioner Hustings seconded the motion which passed by a vote of 6-0.
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78 5. Z2024-018 (ANGELICA GUEVARA)

79 Hold a public hearing to discuss and consider a request by Marisol Ortiz on behalf of Ricardo Alonso for the approval of a Specific Use Permit
80 (SUP) for Residential Infill in an Established Subdivision on a 0.121-acre parcel of land identified as Lot 49 of the Canup's Addition, City of
81 Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO)
82 District, addressed as 302 E. Bourn Street, and take any action necessary.
83

84 Planning Technician Angelica Guevara provided a summary in regards to the request. The applicant is requesting approval of a Specific Use Permit
85 (SUP) for a Residential Infill for the purpose of constructing a single-family home. This request initially came before the Commission last month, and
86 it was ultimately withdrawn by the applicant to allow them more time to change the building elevations. Based on the residential plot plan and building
87 elevations that were submitted the proposed home will be oriented towards Sam Houston street and meet most of the density and dimensional
88 requirements with the exception of the garage orientation. According to the UDC the parking garages must be located at least 20 feet behind the
89 front faced of the home. In this case the garage will be oriented towards Bourn street and will make up the entire front elevation of the proposed
90 home. Staff should note the proposed home is not architecturally similar to other homes in the surrounding area due to the full brick exterior façade.
91 However, approval of a SUP is a discretionary decision for the City Council pending recommendation from the Planning and Zoning Commission
92 and finding that the proposed home will not have a negative impact on the existing subdivision. On April 26, 2024 staff mailed out notices to property
93 owners and occupants within 500- feet of the subject property. Staff had received one (1) notice in favor of the applicants request.
94

95 Vice-Chairman Womble opened the public hearing and asked if anyone who wished to speak to come forward at this time, there being no one
96 indicating such, Vice-Chairman Womble closed the public hearing and brought the item back to the commission for discussion or action.
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98 Commissioner Conway asked what the sq. footage of the house was.
99

100 Commissioner Conway made a motion to approve Z2024-018. Commissioner Thompson seconded the motion which passed by a vote of 6-0.
101

102 6. Z2024-019 (BETHANY ROSS)

103 Hold a public hearing to discuss and consider a request by Dewayne Cain for the approval of a Specific Use Permit (SUP) amending Ordinance
104 No. 19-23 (S-210) to allow for the expansion of an existing Guest Quarters/Secondary Living Unit and Barn or Agricultural Accessory Building
105 on a 10.80-acre parcel of land Lot 1, Block A, DC Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed
106 as 839 Cornelius Road, and take any action necessary.
107

108 Planner Bethany Ross provided a brief summary in regards to the request. The applicant is proposing to expand the existing accessory structure for
109 a Guest Quarters/ Secondary Living Unit which would warn an amendment to the existing Specific Use Permit (SUP). The applicants existing building
110 is 4,950 sq. feet and is proposing to increase to 5, 955 sq. feet. The applicant has indicated that the proposed addition will be for storage and trophy
111 room. The applicant is not increasing the guest quarters area. Since the building is over 5,000 sq. feet it will be required to be fire sprinkled as per
112 the fire code. The proposed addition does meet all the requirements of an AG accessory structure and guest quarters except for the maximum size
113 which exceeds about 956 sq. feet. Since the request does exceed the sq. feet this is still a discretionary decision for the City Council pending
114 recommendation from the Planning and Zoning Commission. On April 24, 2024 staff mailed out notices to property owners and occupants within
115 500-feet of the subject property. At this time staff has not received any notices in regards to the applicants request.
116

117 Dewayne Cain
118 305 Stonebridge
119 Rockwall, TX 75087
120

121 Mr. Cain came forward and provided additional details in regards to the request.
122

123 Vice-Chairman Womble opened the public hearing and asked if anyone who wished to speak to come forward at this time, there being no one
124 indicating such, Vice-Chairman Womble closed the public hearing and brought the item back to the commission for discussion or action.
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126 Commissioner Thompson made a motion to approve Z2024-019. Commissioner Hustings seconded the motion which passed by a vote of 6-0.

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7. Z2024-020 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Antonio Borjas for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District and a Light Industrial (LI) District for a 9.4411-acre tract of land identified as Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, situated in the SH-276 Overlay (SH-276 OV) District, addressed 172 Zollner Road, and take any action necessary.

Senior Planner Henry Lee Provided a brief summary in regards to the request. This request came before the Commission last month. The Planning and Zoning Commission did send a recommendation of approval to City Council. However, when this case made it to Council it was ultimately denied without prejudice because the applicant failed to appear to the meeting and to allow him to submit the next submittal. The applicant is still requesting a zoning change. The back piece of Zollner will be Single-Family Estate 1.5 (SFE-1.5) and the front piece fronting 276 changing to Light Industrial (LI) District. The applicant did provide a letter to the Commissioners. The applicants request does meet most of the requirements on the Comprehensive Plan. The only difference was the piece where he is requesting Single-Family Estate 1.5 (SFE-1.5) is supposed to go to Commercial (C) District the property is currently used as Residential. He is requesting to keep that as single-family. Staff mailed out notices to property owners and occupants within 500-feet of the subject property.

Vice-Chairman Womble opened the public hearing and asked if anyone who wished to speak to come forward at this time, there being no one indicating such, Vice-Chairman Womble closed the public hearing and brought the item back to the commission for discussion or action.

Commissioner Llewelyn made a motion to approve Z2024-020. Commissioner Conway seconded the motion which passed by a vote of 6-0.

8. Z2024-021 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Saul Perez for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 1102 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 302 Evans Road, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regards to the applicants request. The applicant is requesting approval of a Specific Use Permit (SUP) for Residential Infill for the purpose of constructing a Single-Family home. The subject property is part of the Lake Rockwall Estate subdivision that has been in existence since 1968 and is considered to be more than 90% developed. The proposed home meets all the density and dimensional requirements with the exception of the garage orientation. According to the UDC parking garages must be located at least 20 feet behind the front façade of the home. In this case the applicant is proposing to put the garage approximately 7 feet in front of the front façade. If approved the Planning and Zoning Commission and City Council will be waiving this requirement. Staff should note that this waiver has been approved in the past, specifically the Planning and Zoning Commission just approved this waiver with another proposed Single-Family home three (3) lots west of the subject property. Additionally, the elevations provided by the applicant do not appear to fully meet the 50% masonry requirements for the home in Planned Development District 75 (PD-75).

Vice-Chairman Womble opened the public hearing and asked if anyone who wished to speak to come forward at this time, there being no one indicating such, Vice-Chairman Womble closed the public hearing and brought the item back to the commission for discussion or action.

Commissioner Conway made a motion to approve Z2024-021. Commissioner Thompson seconded the motion which passed by a vote of 6-0.

9. Z2024-023 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a Residence Hotel on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as 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, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting a Specific Use Permit (SUP) for a residence hotel. Residence hotel require a SUP in Commercial districts. The current concept plan currently does not conform with the parking requirements.

Vice-Chairman Womble opened the public hearing and asked if anyone who wished to speak to come forward at this time, there being no one indicating such, Vice-Chairman Womble closed the public hearing and brought the item back to the commission for discussion or action.

Commissioner Conway made a motion to approve Z2024-023. Commissioner Thompson seconded the motion which passed by a vote of 6-0.

10. Z2024-017 (RYAN MILLER)

Hold a public hearing to discuss and consider a request amending various Articles of the Unified Development Code (UDC) for the purpose of [1] clarifying and consolidating certain requirements related to Commercial Antennas, [2] changing the Private Tennis Court land use to Private Sports Court with Standalone or Dedicated Lighting and providing new conditional land use standards, [3] making certain clarifications associated with the approved landscape materials, and [4] clarifying and correcting grammatical errors in various other sections, and take any action necessary.

92 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. Will go over Private sports court with standalone
93 dedicated lighting, Commercial Antennas and wireless communication, Commercial Drone Delivery Hub. Artificial and Synthetic Plant Materials.

94
95 Vice-Chairman Womble asked about the drone delivery.

96
97 Vice-Chairman Womble opened the public hearing and asked if anyone who wished to speak to come forward at this time.

98
99 Bob Wacker
00 309 Featherstone Dr.
01 Rockwall, TX 75087.

02
03 Mr. Wacker came forward and expressed his concerns.

04
05 Vice-Chairman Womble asked if anyone who wished to speak to come forward at this time, there being no one indicating such, Vice-Chairman
06 Womble closed the public hearing and brought the item back to the commission for discussion or action.

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08 Commissioner Conway made a motion to approve Z2024-017. Commissioner Hustings seconded the motion which passed by a vote of 6-0.

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10 VI. ACTION ITEMS

11
12 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances*
13 *and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal*
14 *Code of Ordinances.*

15
16 11. SP2024-006 (HENRY LEE) **[THE APPLICANT HAS REQUESTED TO WITHDRAW]**

17 Discuss and consider a request by Salvador Salcedo for the approval of a Site Plan for an *Office/Warehouse Building* on a 0.45- acre parcel of
18 land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI)
19 District, addressed as 855 Whitmore Drive, and take any action necessary.

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21 12. SP2024-008 (ANGELICA GUEVARA)

22 Discuss and consider a request by Dewayne Zinn of Cross Engineering Consultants, Inc. on behalf of Chad Dubose of JCDB Goliad Holdings,
23 LLC for the approval of a Site Plan for *General Retail Building* on a 0.7621-acre portion of a larger 2.542-acre parcel of land identified as Lot 1,
24 Block A, Pecan Valley Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General
25 Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive, and take any
26 action necessary.

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28 Planning Technician Angelica Guevara provided a brief summary in regards to the request. The applicant is requesting approval of a site plan for the
29 purpose of constructing a General Retail building. The plans generally conform to the requirements contained in the UDC. Additionally, it also
30 conforms to the overlay district standards with the exception of the two variances.

31
32 Casey McBroom
33 1720 West Virginia St.
34 McKinney, TX 75069

35
36 Mr. McBroom came forward and provided additional details in regards to the request.

37
38 Commissioner Llewelyn made a motion to approve SP2024-008. Commissioner Thompson seconded the motion which passed by a vote of 6-0.

39
40 13. SP2024-019 (HENRY LEE) **[THE APPLICANT HAS POSTPONED TO THE MAY 28, 2024 MEETING]**

41 Discuss and consider a request by Mark Fernandez of Lithia C/O Golden Property Development, LLC on behalf of Zohreh Malek for the approval
42 of a Site Plan for an existing *New Motor Vehicle Dealership for Cars and Light Trucks* on a 5.9613-acre parcel of land identified as Lot 1, Block
43 1, Rockwall KIA Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30
44 OV) District, addressed as 1790 E. IH-30, and take any action necessary.

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46 VII. DISCUSSION ITEMS

47
48 14. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).

- 49
50 • P2024-007: Replat for Lot 3, Block 1, Rockwall Middle School No. 4 Addition (APPROVED)
51 • P2024-013: Replat for Lot 3, Block A, TAC Rockwall Addition (APPROVED)
52 • P2024-014: Final Plat for Lot 1, Block A, HEB Addition (APPROVED)
53 • P2024-015: Final Plat for Lot 1, Block A and Lots 12 & 13, Block B, Fit Sport Life Addition (APPROVED)
54 • P2024-016: Replat for Lots 9, 10 & 11, Block B, Fit Sport Life Addition (APPROVED)
55 • P2024-017: Replat for Lot 5, Block A, Channell Subdivision Addition (APPROVED)

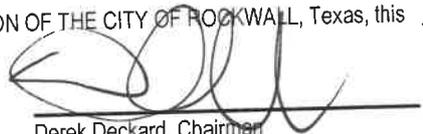
- 256 • Z2024-010: Specific Use Permit (SUP) for a *New Motor Vehicle Dealership for Cars and Light Trucks* at 1790 E. IH-30 (2ND READING;
257 **APPROVED**)
- 258 • Z2024-011: Specific Use Permit (SUP) for a *Flag Pole* at 510 Turtle Cove Boulevard (2ND READING; **APPROVED**)
- 259 • Z2024-012: Specific Use Permit (SUP) for *Private Tennis Courts* at 1722 Ridge Road (2ND READING; **APPROVED**)
- 260 • Z2024-013: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 340 Evans Road (2ND READING; **APPROVED**)
- 261 • Z2024-014: Zoning Change (AG to SF-1) for 628 Cornelius Road (2ND READING; **APPROVED**)
- 262 • Z2024-015: Zoning Change (AG to SFE-1.5) for 291, 333 & 555 Cornelius Road (2ND READING; **APPROVED**)

263
264 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcomes of the above referenced cases at the City Council meeting.**

265
266 **VIII. ADJOURNMENT**

267
268 **Chairman Deckard adjourned the meeting at 6:56PM**

269 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 25th day of June
270 _____, 2024.


Derek Deckard, Chairman

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273
274
275 Attest: 
276 _____
277 Melanie Zavala, Planning Coordinator
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