

# MINUTES

PLANNING AND ZONING COMMISSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
JULY 9, 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.

## 6 I. CALL TO ORDER

7  
8 **Commissioner Conway called the meeting to order at 6:00PM. Commissioners present were Jay Odom, Kyle Thompson and Ross Hustings. Commissioners absent were Chairman Deckard and Vice-Chairman Womble. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams, Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn Price.**

## 13 II. APPOINTMENTS

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

17  
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.**

## 21 III. OPEN FORUM

22  
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 **Commissioner Conway 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 Commissioner Conway closed the open forum.**

## 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 May 28, 2024 Planning and Zoning Commission meeting.

- 37  
38 3. Approval of Minutes for the June 25, 2024 Planning and Zoning Commission meeting.

### 40 4. P2024-022 (HENRY LEE)

41 Discuss and consider a request by Chuck Lamping of Engineering Concepts & Design, LP on behalf of Clint Vincent of Bloomfield Homes, LP  
42 for the approval of a Final Plat for Phase 2 of the Terracina Estates Subdivision consisting of 94 single-family residential lots on a 31.331-acre  
43 tract of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned  
44 Development District 82 (PD-82) [*Ordinance No. 18-08*] for Single-Family 10 (SF-10) District land uses, generally located at the terminus of  
45 Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive, and take any action necessary.

### 47 5. SP2024-033 (HENRY LEE)

48 Discuss and consider a request by Cody Johnson of Johnson Volk Consulting on behalf of TM Terraces, LLC for the approval of a Site Plan for  
49 an amenity center on a 0.52-acre parcel of land identified as Lot 18, Block A, Terraces, Phase 1, City of Rockwall, Rockwall County, Texas,  
50 zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, addressed as 1845 Terraces Boulevard, and  
51 take any action necessary.

### 53 6. SP2024-028 (HENRY LEE)

54 Discuss and consider a request by Chuck Lamping of Engineering Concepts & Design, LP on behalf of Clint Vincent of Bloomfield Homes, LP  
55 for the approval of a Site Plan for Phase 2 of the Terracina Estates Subdivision consisting of 94 single-family residential lots on a 31.331-acre  
56 tract of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned  
57 Development District 82 (PD-82) [*Ordinance No. 18-08*] for Single-Family 10 (SF-10) District land uses, generally located at the terminus of  
58 Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive, and take any action necessary.

60 Commissioner Hustings made a motion to approve the Consent Agenda. Commissioner Thompson seconded the motion which passed by a vote of  
61 4-0.  
62

63 V. PUBLIC HEARING ITEMS  
64

65 *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*  
66 *section, please submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff).*  
67 *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*  
68 *like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*  
69

70 7. Z2024-028 (RYAN MILLER)

71 Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Electric Cooperative for the approval of a Zoning Change  
72 from Planned Development District 44 (PD-44), Commercial (C) District, and Heavy Commercial (HC) District to Planned Development District  
73 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses for a 95.00-acre tract of land identified as Tract 3 of the  
74 W. H. Barnes Survey, Abstract No. 26; Lots 6, 7, 8, & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; and Lot 1, Block A,  
75 Estep Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, Heavy Commercial (HC) District, and Planned  
76 Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally  
77 located in between Mims Road, Sids Road, and S. Goliad Street [SH-205], and take any action necessary.  
78

79 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the applicants request. The applicant is requesting a zoning  
80 change from Planned Development District 44 (PD-44), Heavy Commercial (HC) District and Commercial (C) District to Planned Development District  
81 44 (PD-44) for Limited Commercial and Heavy Commercial District Land Uses. Looking at the concept plan they're wanting to break it down to three  
82 different areas. The first tract would contain the campus part of the portion would have an indoor gun range by right in land use. Tract two would be  
83 banquet facility/event hall as by right land use. Tract three would be Limited Commercial Land Use standards for a soccer complex in the future.  
84 This being a zoning case staff mailed out notices on June 18 to 128 property owners or occupants within 500 feet of the subject property. As of now  
85 staff had not received any notices.  
86

87 David Naylor  
88 956 Sid Rd  
89 Rockwall, TX 75032  
90

91 Mr. Naylor came forward and provided additional details in regards to the applicants request.  
92

93 Commissioner Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time.  
94

95 Brad Bassett  
96 1592 Sunset Hill,  
97 Rockwall, TX 75087  
98

99 Mr. Bassett came forward and expressed he was in favor of the applicants request.  
100

101 Commissioner Conway asked if anyone else who wished to speak to come forward at this time, there being no one indicating such; Commissioner  
102 Conway closed the Public Hearing and brought the item back to the commission for discussion or action.  
103

104 Commissioner Hustings made a motion to approve Z2024-028. Commissioner Thompson seconded the motion which passed by a vote of 4-0.  
105

106 8. Z2024-029 (HENRY LEE)

107 Hold a public hearing to discuss and consider a request by Ben Lewis for the approval of a Specific Use Permit (SUP) for a Detached Garage  
108 that exceeds the maximum size and height on a 0.3168-acre parcel of land identified as Lot 3, Block 5, Garner Addition, City of Rockwall,  
109 Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed  
110 as 911 N. Alamo Street, and take any action necessary.  
111

112 Senior Planner Henry Lee provided a brief summary in regards to the applicants request. The applicant is requesting a Specific Use Permit (SUP) for  
113 the purpose of constructing a detached garage that exceeds the maximum size and height. There is currently a building on the property and per the  
114 applicants request they will be removing it and building the new building if this gets approved. Since this is a zoning case staff mailed out 103 notices  
115 to property owners and occupants within 500 feet of the subject property.  
116

117 Commissioner Conway opened the Public Hearing and asked if anyone who wished to speak to come forward at this time, there being no one  
118 indicating such , Commissioner Conway closed the Public Hearing and brought the item back to the commission for discussion or action.  
119

120 Commissioner Odom made a motion to approve Z2024-029. Commissioner Hustings seconded the motion which passed by a vote of 4-0.  
121

122 9. Z2024-030 (ANGELICA GUEVARA)

123 Hold a public hearing to discuss and consider a request by David Bohorquez for the approval of a Specific Use Permit (SUP) for Residential  
124 Infill Adjacent to an Established Subdivision on a 0.2273-acre parcel of land identified as Lot 5, Block B, Harbor Landing, Phase 2, City of

125 Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 10 (SF-10) District land uses, addressed as  
126 329 Harborview Drive, and take any action necessary.

127  
128 **Planning Technician Angelica Guevara provided a brief summary in regards to the applicants request. The applicant is requesting a Specific Use**  
129 **Permit (SUP) for the purpose of constructing a Single-Family home at 329 Harborview Drive. The proposed home meets all the density and**  
130 **dimensional requirements for a property in phase two of the Harbor Landing subdivision with the exception of the garage orientation and roof pitch**  
131 **requirements. The UDC states that the parking garage must be at least 20 feet behind the front façade of the home. In this case, the proposed garage**  
132 **will be approximately 4-feet in front of the front façade of the home. In regards to the roof pitch, the proposed home indicates roof pitch of 2:12 as**  
133 **opposed to the 3:12 requirement. Staff should note that its not atypical of the surrounding properties located within the subdivision; however, this**  
134 **will require waivers to the garage orientation and roof pitch.**

135  
136 **David Bohorquez**  
137 **1397 Glenwood Drive**  
138 **Rockwall, TX 75087**

139  
140 **Mr. Bohorquez came forward and provided additional details in regards to his request.**

141  
142 **Commissioner Conway opened the Public Hearing and asked if anyone who wished to speak to come forward at this time, there being no one**  
143 **indicating such , Commissioner Conway closed the Public Hearing and brought the item back to the commission for discussion or action.**

144  
145 **Commissioner Thompson asked if it was a metal roof.**

146  
147 **Commissioner Thompson made a motion to approve Z2024-030. Commissioner Hustings seconded the motion which passed by a vote of 4-0.**  
148

## 149 VI.ACTION ITEMS 150

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

### 154 155 10. SP2024-025 (ANGELICA GUEVARA)

156 Discuss and consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for  
157 the approval of a Site Plan for a *Restaurant, 2,000 SF or More, with Drive-Through or Drive-In (i.e. HteaO)* on a 0.676-acre parcel of land  
158 identified a portion of Lot 3, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District,  
159 situated within the SH-205 Overlay (SH-205 OV) District, generally located north of the intersection of S. Goliad Street [SH-205] and FM-549,  
160 and take any action necessary.

161  
162 **Planning Technician Angelica Guevara provided a brief summary in regards to the applicants request. At the last meeting, the commission approved**  
163 **a motion to table to allow the applicant time to receive authorization from HTeaO's corporate office to change the stucco color on the building as**  
164 **was recommended by ARB. The applicants have since then changed the elevations which are being presented today. Based on this, ARB did make**  
165 **a recommendation to approve the variances on this case as requested.**

166  
167 **Michael Hampton**  
168 **10755 Sandhill Rd,**  
169 **Dallas, TX 75238**

170  
171 **Mr. Hampton came forward and provided additional details in regards to the request.**

172  
173 **Commissioner Conway made a motion to approve SP2024-025. Commissioner Hustings seconded the motion which passed by a vote of 4-0.**  
174

### 175 11. SP2024-026 (HENRY LEE) **[POSTPONED TO THE JULY 30, 2024 PLANNING AND ZONING COMMISSION AGENDA]**

176 Discuss and consider a request by Chris Lewis of Kimley-Horn and Associates, Inc. on behalf of Matthew Bateman of Westcore Bravo Rockwall,  
177 LLC for the approval of an Amended Site Plan for a *warehouse/distribution center facility* on a 43.237-acre parcel of land identified as Lot 1,  
178 Block A, Stream 549 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay  
179 (FM-549 OV) District, address as 1351 Corporate Crossing, and take any action necessary.

### 180 181 12. SP2024-031 (HENRY LEE)

182 Discuss and consider a request by Neda Hosseiny of Kimley-Horn and Associates, Inc. on behalf of Phil Wagner of the Rockwall Economic  
183 Development Corporation (REDC) for the approval of a Site Plan for *Heavy Manufacturing Facility (i.e. Ballard)* on a 32.00-acre portion of a  
184 larger 70.5969-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase V Addition, City of Rockwall, Rockwall County,  
185 Texas, zoned Light Industrial (LI) District, located at the southeast corner of the intersection of Data Drive and Discovery Boulevard, and take  
186 any action necessary.

187  
188 **Senior Planner Henry Lee provided a brief summary in regards tot the applicants request. The applicant is requesting a site plan for a heavy**  
189 **manufacturing facility. It generally meets our requirements for general light industrial standards. However, they are requesting variances to the**



254 VII. ADJOURNMENT

255

256 **Commissioner Conway adjourned the meeting at 7:39PM**

257

258

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 30<sup>th</sup> day of July

259

\_\_\_\_\_, 2024.

260

261

262

Attest:



Melanie Zavala, Planning Coordinator

263

264

265

266

267

15. **Capital Improvement Advisory Committee Meeting (CIAC) [7:00 PM]**

268

The Capital Improvement Advisory Committee Meeting (CIAC) will be meeting directly after the Planning and Zoning Commission Work Session Meeting to discuss the 2024 Impact Fee Update of Roadway, Water, Wastewater Impact Fees.

269