

# MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
AUGUST 27, 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

7  
8 Chairman Deckard called the meeting to order at 6:00PM. Commissioners present were Vice-Chairman John Womble, Dr. Jean Conway, Jay Odom,  
9 Ross Hustings, Kyle Thompson and John Hagaman. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry  
10 Lee, Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams, Assistant  
11 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.

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.

## 20 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 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  
29 no one indicating such Chairman Deckard 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. P2024-028 (HENRY LEE)

37 Consider a request by Ben Sanchez of Parkhill on behalf of Frank New of Rockwall County for the approval of a Replat for Lots 3 & 4, Block A,  
38 Rockwall County Courthouse Addition being a 12.789-acre parcel of land identified as Lot 1, Block A, Rockwall County Courthouse Addition,  
39 City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30) District, addressed as 963  
40 E. Yellow Jacket Lane, and take any action necessary.

### 41 42 3. P2024-029 (BETHANY ROSS)

43 Consider a request by Justin Toon of Reserve Capital – Rockwall Industrial SPE for the approval of a Final Plat for Lot 1, Block A, Revelation  
44 Addition being a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall  
45 County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and  
46 take any action necessary.

47  
48 Commissioner Conway made a motion to approve the Consent Agenda. Commissioner Husting seconded the motion which passed by a vote of 7-0.

## 49 50 V. ACTION ITEMS

51  
52 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to  
53 variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the  
54 Municipal Code of Ordinances.*

### 55 56 4. SP2024-038 (ANGELICA GUEVARA)

57 Discuss and consider a request by Eric Williams of Teague, Nall & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water  
58 District for the approval of a Site Plan for a Municipally Controlled Utility Substation on a 0.40-acre portion of a larger 44.557-acre tract of land  
59 identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District

60 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally  
61 located north of the intersection of John King Boulevard and FM-552, and take any action necessary.  
62

63 Planning Technician Angelica Guevara provided a brief summary in regards to the applicants request. The applicant has submitted a site plan and  
64 landscape plans which shows the proposed construction of a subdivision with an overhead meter vault. In this case, the applicant is North Texas  
65 Municipal Water District. The proposed substation will be constructed fully using split face, concrete masonry units which meets the 90% masonry  
66 requirements butt does meet the overlay requirements therefore this will require a variance from the Planning and Zoning Commission. Staff also  
67 suggested that the applicant provide screening to the vault. While the applicant did provide trees along the north and south of the site they only  
68 provided shrubs along the front. Staff will continue to work with the applicant to make sure the landscape is in conformance with the overlay district  
69 standards. Architectural Review Board (ARB) did recommend approval of the building elevations.  
70

71 Eric Williams  
72 825 Watters Creek Blvd  
73 Allen, TX 75013  
74

75 Mr. Williams came forward and provided additional details in regards to the request.  
76

77 Chairman Deckard asked about the trees along the front, asked if there was a reason as to why they're not adding them now.  
78

79 Mr. Williams answered Chairman's question explaining that currently there is a water line running up and down the front of the property.  
80

81 Director of Planning and Zoning Ryan Miller also explained that this would be the reason they're using tree varieties that both the District and the  
82 City can find acceptable in this case.  
83

84 Commissioner Hustings made a motion to approve SP2024-038. Commissioner Conway seconded the motion which passed by a vote of 7-0.  
85

86 5. MIS2024-017 (BETHANY ROSS)

87 Discuss and consider a request by Danny Mayberry on behalf of Eastridge Church of Christ for the approval of a *Miscellaneous Case* for an  
88 Exception for a *Front Yard Fence* on a 15.159-acre parcel of land identified as Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City  
89 of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as  
90 670 N. Stodghill Road, and take any action necessary.  
91

92 Planner Bethany Ross provided a brief summary in regards to the applicants request. The applicant is requesting a front yard fence to secure a play  
93 area for the children that are three or younger that are visiting the church. The proposed fence meets all the requirements for a front yard fence by  
94 being constructed of rod iron 48-inches in height and 50% transparent. However, front yard fences are required an exception through the Planning  
95 and Zoning commission. The applicant's fence does not appear to have a negative impact on any of the other adjacent properties.  
96

97 Director of Planning and Zoning Ryan Miller asked the applicant to come down and speak to clarify the fence location that the applicant is proposing.  
98

99 Danny Mayberry  
100 670 N Stodghill Road  
101 Rockwall, TX 75032  
102

103 Mr. Mayberry came forward and provided details in regards to the request and verified the placement of the proposed fence.  
104

105 Commissioner Hustings wanted to clarify with the applicant that they will only be using rod iron for the proposed fence.  
106

107 Commissioner Conway made a motion to approve MIS2024-017. Commissioner Odom seconded the motion which passed by a vote of 7-0.  
108

109 6. MIS2024-018 (HENRY LEE)

110 Discuss and consider a request by Mike Feather of Kimley-Horn on behalf of John Wardell of Lakepointe Church for the approval of a  
111 *Miscellaneous Case* for an *Alternative Tree Mitigation Settlement Agreement* on a 34.4904-acre parcel of land identified as Lot 3, Block A, Lake  
112 Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the IH-30 Overlay  
113 (IH-30 OV) District, addressed as 701 E. IH-30, and take any action necessary.  
114

115 Senior Planner Henry lee provided a brief summary in regards to the applicants request. The applicant met with staff a few months ago for a pre-  
116 development meeting. At that time, they had indicated they had some improvements they wanted to do for the property. This would be split into two  
117 (2) primary phases. With the first (1) phase they're realigning an internal road on the property to help with circulation. They will be removing 1,224  
118 inches of tree on the property. They have indicated that 385 inches of trees will be planted on sight and will reduce their mitigation to 839 inches.  
119 Since they are proposing to do another phase of development on this property they're requesting to differ the remaining inches till the next phase.  
120 Any additional planting will come from the next phase. They have indicated that if the second phase does not complete a treescape plan similar to  
121 what is being proposed by December 31, 2025 they will pay the remaining balance. In this case it would be \$83,900. This will go to City Council  
122 pending a recommendation of the Planning and Zoning Commission.  
123

124 Chairman Deckard asked if expiration would be December 31<sup>st</sup> of next year.  
125

126 Vice-Chairman Womble asked if that date will be when they have to start or when it'll have to be completed.

127  
128  
129 Chairman Deckard asked if they will be planting in phase one or two.

130  
131 John Wardell  
132 880 Ivy Lane  
133 Rockwall, TX 75087

134  
135 Mr. Wardell came forward and provided additional details in regards to the applicants request.

136  
137 Commissioner Thompson made a motion to approve MIS2024-018. Vice-Chairman Womble seconded the motion which passed by a vote of 7-0.

138  
139 **VI. DISCUSSION ITEMS**

140  
141 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that*  
142 *will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take*  
143 *place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission*  
144 *public hearing and/or action date for the following cases is August 13, 2024.*

145  
146 **7. Z2024-035 (RYAN MILLER)**

147 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  
148 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  
149 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  
150 1, Block D, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30  
151 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road and the IH-30 Frontage Road, and take any action  
152 necessary.

153  
154 Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicant's request. They've broken this down into four  
155 different sub districts. This is in our special commercial corridor. when we were going through the comprehensive plan process, we put together a  
156 corridor plan for this that identified this particular property as an opportunity zone meaning that it was currently vacant land and was large enough  
157 to support a super-regional user in the future. When we looked at the strategically located property in the public meetings, we held we did identify  
158 this for a Town Center model or a regional justice destination model. One thing you're looking at when you're looking at does this conform, you'll be  
159 looking at that. Staff has tailored the planned development district ordinance to the retailer themselves in this case now that being said you can see  
160 that they still incorporated several of the things that we look for in a regional shopping center that being a linear green space that runs through  
161 the development. Staff is still working through some of the PD language with regards to signage. Staff has also requested kind of sign details so that  
162 you can get an idea of what that signage will look like. They're going to incorporate that into the elevations you see here sub district B which will be  
163 the last phase. The future regional shopping center will be tied to limited commercial district uses when you're going through your planned  
164 development district, you'll notice that we limited many of the uses in a commercial district acknowledging that not every use is going to be  
165 appropriate for this Town Center model and we took out a lot of the uses that we didn't feel would be conducive to this type of development. They  
166 also tied it down to the standard commercial district standards, but we also use the I-30 overlay district standards for the entire property and now  
167 there are provisions for shared parking. They are also changing the standards to give allowances for those and those will be indicated on the final  
168 concept plan. As Mike indicated they're not 100% sure how this lays out until they get the retailers, we did put in a PD development plan requirement  
169 and if you remember PD development plan gives us a discretionary site plan it'll be almost an interim zoning step. We have this set of uses but we'll  
170 go through and look at how that shopping center lays out compared to the rest of the development when that when they come in to develop that and  
171 it'll give an element of discretion to the plan.

172  
173 Mike Avalon  
174 8222 Douglas Avenue  
175 Dallas, TX 75225

176  
177 Jeannie DeFazio  
178 311 Lois Street  
179 Roanoke, TX 76262

180  
181 Bill Dahlstrom  
182 2323 Ross Ave  
183 Dallas, TX 75201

184  
185 Luke Jugal  
186 8222 Douglas  
187 Dallas, TX 75201

188  
189 Michael Clark  
190 6750 Hillcrest Plaza  
191 Dallas, TX 75230

193 Mike Avalon provided a brief presentation in regards to the case. The plan is 67 acres, and it all starts with a project called IKEA. Mr. Avalon explained  
194 it would be a destination retail gateway project that could only happen if you have a category like an IKEA. It would also include 500 housing units  
195 divided into two (2) 250 units.  
196  
197 Commissioner Thompson asked if the Townhomes would sell as individual units.  
198  
199 Commissioner Thompson asked about parking.  
200  
201 Commissioner Hagaman asked about the timeline of Phases.  
202  
203 Mr. Avalon specified that when ground breaks and stores start signing, they will have a master plan and comeback for the next step for a site plan.  
204  
205 Commissioner Conway wanted to confirm that there will be garages.  
206  
207 Director of Public Works and City Engineer Amy Williams mentioned that they are currently adding water in.  
208  
209 Director of Planning and Zoning Ryan Miller gave a brief summary in regard to the mixed use.  
210  
211 Vice-Chairman Womble asked about the intentions of the PD.  
212  
213 Commissioner Conway asked about the stone for IKEA.  
214  
215 Mike Avalon explained that IKEA will not be changing the way it looks.  
216  
217 Chairman Deckard advised that this item will go before the commission for discussion or action on September 13, 2024.

218  
219 **8. Z2024-036 (BETHANY ROSS)**

220 Hold a public hearing to discuss and consider a request by Travis Block for the approval of a Specific Use Permit (SUP) for a Detached Garage  
221 on a 0.53-acre tract of land identified as a portion of Block 4 of the Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-  
222 Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 921 N. Alamo Street, and take any  
223 action necessary.  
224

225 Planner Bethany Ross provided a brief summary in regards to the applicants request. The applicant is requesting a detached garage that does not  
226 conform to the Unified Development Code (UDC) and therefore requires a Specific Use Permit (SUP) for the variances to the height, size and allowable  
227 structures. However, the applicant current residential plot plan shows the building front façade of the home which is not allowed it needs to be 20  
228 feet behind the front façade. It is within the side building setbacks. Both of those things will need to be revised before the next meeting.  
229

230 Chairman Deckard asked about the size of the detached garage and Primary residence.

231  
232 Travis Block  
233 921 N. Alamo Road  
234 Rockwall, TX 75087  
235

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

238 Planner Bethany Ross asked the applicant when they do the new Residential Plot Plan to add the two existing structures to the plan.  
239

240 Chairman Deckard advised that this item will go before the commission for discussion or action on September 10, 2024.  
241

242 **9. Z2024-039 (HENRY LEE)**

243 Hold a public hearing to discuss and consider a request by Scott Popescu of Brookhaven Media for the approval of a Specific Use Permit (SUP)  
244 for a Short-Term Rental on a 0.25-acre parcel of land identified as Lot 2, Block I, Northshore, Phase 2B Addition, City of Rockwall, Rockwall  
245 County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 4153 Panther Ridge Lane, and take any action necessary.  
246

247 Senior Planner Henry Lee provided a brief summary in regards to the applicants request. The applicant is requesting a SUP for a Short-Term rental  
248 within 1,000 feet of another short-term rental being non-owner occupied. In this case this was an existing STR before City Council passed the  
249 ordinance. They did not submit within the time frame therefore, they are requesting a new short-term rental. Staff did not have record of local Hotel  
250 Taxes being paid. In addition, there were no police reports on this property. That being said staff did see the property is still being listed on their  
251 website.  
252

253 Chairman Deckard advised that this item will go before the commission for discussion or action on September 10, 2024.  
254

255 **10. Z2024-040 (ANGELICA GUEVARA)**

256 Hold a public hearing to discuss and consider a request by Carol A. Byrd for the approval of a Specific Use Permit (SUP) for Residential Infill in  
257 an Established Subdivision on a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith Addition, City of Rockwall, Rockwall County,

258 Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 403 E. Kaufman  
259 Street, and take any action necessary.

260  
261 **Planning Technician Angelica Guevara provided a brief summary in regards to the applicants request. The applicant is requesting a Specific Use**  
262 **Permit (SUP) for the purpose of constructing a single-family home. The proposed home meets all of the density and dimensional requirements for a**  
263 **home in a Single-Family 7 (SF-7) District. In addition, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appearance (COA)**  
264 **and recommended approval of the request.**

265  
266 **Chairman Deckard advised that this item will go before the commission for discussion or action on September 10, 2024.**

267  
268 **11. SP2024-039 (HENRY LEE)**

269 Discuss and consider a request by Cody Johnson of Johnson Volk Consulting on behalf of Kyle Tressler of Qualico Development, Inc. for the  
270 approval of a Site Plan for an Amenity Center for the Peachtree Meadows Subdivision situated on a 1.06-acre portion of a larger 45.95-acre  
271 tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned  
272 Development District 101 (PD-101) [Ordinance No. 23-11] for Single-Family 10 (SF-10) District land uses, generally located on the southside  
273 of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

274  
275 **Senior Planner Henry Lee provided a brief summary in regards to the applicants request. The applicant is requesting a Site Plan for the Amenity**  
276 **Center for Peachtree Meadows subdivision. On the site plan they're including a pool and two (2) shade structures, Storage and a playground area.**  
277 **That being said ARB did recommend approval of this request. They appear to meet all of the requirements.**

278  
279 **Chairman Deckard advised that this item will go before the commission for discussion or action on September 10, 2024.**

280  
281 **12. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).**

- 282  
283 • P2024-027: Replat for the Winding Creek Subdivision (**APPROVED**)  
284 • SP2024-014: Alternative Tree Mitigation Settlement Agreement for a *Retail Building and Daycare Facility* on E. Ralph Hall Parkway  
285 (**APPROVED**)  
286 • MIS2024-001: Resolution Establishing the Public Hearing Date for the Adoption of Roadway, Water, and Wastewater Impact Fees  
287 (**APPROVED**)  
288 • Z2024-031: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* at 510 W. Kaufman Street (**1<sup>ST</sup> READING;**  
289 **APPROVED**)  
290 • Z2024-032: Amendment to Planned Development District 13 (PD-13) (**1<sup>ST</sup> READING; APPROVED**)  
291 • Z2024-033: Zoning Change (AG to PD) for the Juniper Subdivision (**DENIED WITHOUT PREJUDICE**)  
292 • Z2024-034: Specific Use Permit (SUP) for a *Short-Term Rental* at 161 Walnut Lane (**DENIED**)

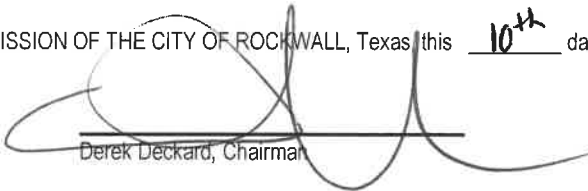
293  
294 **Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the outcomes of the cases listed above.**

295  
296 **VII. ADJOURNMENT**

297  
298 **Chairman Deckard adjourned the meeting at 7:19PM.**

299  
300 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas (this 10<sup>th</sup> day of September  
301 \_\_\_\_\_, 2024.

302  
303  
304  
305 Attest:   
306 \_\_\_\_\_  
307 Melanie Zavala, Planning Coordinator

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