

# MINUTES

PLANNING AND ZONING COMMISSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
FEBRUARY 11, 2025 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, Ross Hustings, Dr Jean Conway, Kyle Thompson, Jay Odom and John Hagaman. Staff members present were Senior Planner Henry Lee, Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn Price. Absent from the meeting were Director of Planning and Zoning Ryan Miller and City Engineer Amt Williams.

## II. 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 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.

## III. 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.*

1. Approval of Minutes for the January 14, 2025 Planning and Zoning Commission meeting.
2. Approval of Minutes for the January 28, 2025 Planning and Zoning Commission meeting.

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

## IV. 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.*

### 3. Z2024-061 (BETHANY ROSS) **[APPLICANT IS REQUESTING TO WITHDRAW THE CASE]**

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skoburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

Planner Bethany Ross explained the applicant has requested to withdraw this case in order to review the concept plan a bit more in depth in order to conform more with the Unified Development Code (UDC).

Chairman Deckard made a motion to withdraw Z2024-061. Commissioner Hustings seconded the motion which was withdrawn by a vote of 7-0.

### 4. Z2025-001 (HENRY LEE) **[APPLICANT IS REQUESTING TO WITHDRAW THE CASE]**

Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of a PD Development Plan for eight (8) Townhomes on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict and the Residential Subdistrict, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary.

Senior Planner Henry Lee explained the applicant is working through staff comments and are wanting to have a work session with the commission; therefore, the applicant is requesting to withdraw.

Chairman Deckard made a motion to withdraw Z2025-001. Vice-Chairman Womble seconded the motion which was withdrawn by a vote of 7-0.

### 5. Z2025-002 (HENRY LEE)

65 Hold a public hearing to discuss and consider a request by Lee Wickland of Wickland's Sweet Connection on behalf of Windy Busher of Revive for the approval  
66 of a Specific Use Permit (SUP) for a General Retail Store and Limited Service Restaurant on a 0.1617-acre parcel of land identified as Lot 1, Block 1, Henry  
67 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated  
68 within the North Goliad Corridor Overlay (NGC OV) District, addressed as 907 N. Goliad Street, and take any action necessary.  
69

70 **Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting to incorporate a limited service  
71 restaurant and a general retail store to add amenities for there clients that come in to the property. It being a residential office district it does require  
72 the underline zoning and the underline zoning requires a Specific Use Permit (SUP). In the last meeting Vice-Chairman Womble asked about parking  
73 in the property and they do meet the parking requirements. This being a zoning case staff did mail out notices to property owners and occupants.**  
74

75 **Windy Busher**  
76 **907 N Goliad Street**  
77 **Rockwall, TX 75087**  
78

79 **Mrs. Busher came forward and explained what she would be incorporating.**  
80

81 **Chairman Deckard opened the public hearing and asked if anyone who wished to speak to do so at this time. There being no one indicating such,  
82 Chairman Deckard closed the public hearing and brought the item back to the Commission for discussion or action**  
83

84 **Vice-Chairman Womble made a motion to approve Z2025-002. Commissioner Hustings seconded the motion which passed by a vote of 7-0.**  
85

#### 86 **6. Z2025-003 (BETHANY ROSS)**

87 Hold a public hearing to discuss and consider a request by Trenton Austin of GT Plumbing Services, LLC on behalf Tim Connolly of Connolly Squared, LLC  
88 for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 21-32] being a 47.37-acre tract of land situated within  
89 the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C)  
90 District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and  
91 take any action necessary.  
92

93 **Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant seeks to amend Planned Development District 46  
94 (PD-46) building maintenance, service and sales with outside storage. This would include overnight truck parking, heavy equipment and trailers. The  
95 concept plan for the land use and future expansions have been submitted. Staff proposes 5 conditions for the outside storage and include placement  
96 behind the building, screening and concrete surface for certain storage items. The applicant has agreed to remove the pawn shop as a by right use  
97 and will require a Specific Use Permit (SUP) for any future pawn shops within a Commercial district. Staff mailed out notices to property owners and  
98 occupants. Staff received one (1) notice in favor of the request.**  
99

100 **Trenton Austin**  
101 **1340 Mandering Way**  
102 **Rockwall TX 75087**  
103

104 **Mr. Austin came forward and explained he agreed with the changes.**  
105

106 **Chairman Deckard asked about the fence they currently have and if it would stay.**  
107

108 **Chairman Deckard opened the public hearing and asked if anyone who wished to speak to do so at this time. There being no one indicating such,  
109 Chairman Deckard closed the public hearing and brought the item back to the Commission for discussion or action**  
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111 **Chairman Deckard made a motion to approve Z2025-003. Vice-Chairman Womble Seconded the motion which passed by a vote of 7-0.**  
112

#### 113 V. ACTION ITEMS

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115 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special  
116 exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*  
117

#### 118 **7. SP2025-001 (BETHANY ROSS)**

119 Discuss and consider a request by Brian Baca of ADV Rockwall John King Property Owner, LLC for the approval of an Amended Site Plan for a Mini-Warehouse  
120 Facility on a 3.682-acre parcel of land identified as Lot 1, Block A, Cambridge Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned  
121 Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276  
122 Overlay (SH-276 OV) District, addressed as 1689 & 1705 John King Boulevard and 1711 SH-276, and take any action necessary.  
123

124 **Planner Bethany Ross provided a brief summary in regard to the applicants request. On September 13, 2022 the Planning and Zoning commission  
125 approved a Site Plan for a Mini-Warehouse facility granting variances to the building materials, masonry, four-sided architecture and roof design.  
126 City Council later on approved exceptions for unit density, building height and roof design. The applicant originally proposed 10 compensatory  
127 measures to offset the three (3) variances. An amending site plan was approved on January 10, 2023 allowing increased variance for minimum stone  
128 requirements due to an architecture labeling error. The applicant provided three (3) compensatory measures for the project for this request. Following  
129 the approvals civil engineering plans a final plat and building permits were submitted and construction is on going currently. On January 17 the  
130 applicant requested an update to the landscape plan due to atoms concerns about plantings within a 50-foot easement. The revised plans propose  
131 small shrubbery instead of the required canopy. The applicant is seeking a variance to the standards. On January 28 the planning and zoning  
132 commission tabled the request and the applicant since then has provided to relocate the planting.**

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**Brian Baca**  
**221 Lakeside Blvd**  
**Richardson, TX 75082**

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

Commissioner Hustings made a motion to approve SP2025-001 with staff recommendation. Chairman Deckard seconded the motion which passed by a vote of 7-0.

VI. DISCUSSION ITEMS

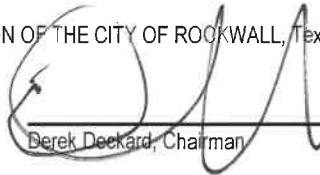
8. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).

- P2025-001: Replat for Lot 12, Block A, The Meadows Addition (**APPROVED**)
- P2025-002: Final Plat for Lots 1-4, Block A, Fox-Harris Addition (**APPROVED**)
- Z2024-062: Amendment to Planned Development District 50 (PD-50) (**2<sup>ND</sup> READING; APPROVED**)
- Z2024-064: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* at 178 Lynne Drive (**2<sup>ND</sup> READING; APPROVED**)

VII. ADJOURNMENT

Chairman Deckard adjourned the meeting at 6:20PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 25<sup>th</sup> day of February, 2025.



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Derek Deckard, Chairman

Attest:



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Melanie Zavala, Planning Coordinator