

AGENDA



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
FEBRUARY 25, 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**

(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.

(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 February 11, 2025 Planning and Zoning Commission meeting.

(2) **SP2025-006 (BETHANY ROSS)**

Consider a request by Murphy Sayre of Culpepper Real Estate, LLC for the approval of an Amended Site Plan for a *Restaurant with 2,000 SF or More without Drive-Through or Drive-In* on a 2.052-acre tract of land identified as Lots 1 & 3, Block A, Shoreline Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [Ordinance No. 17-22], situated within the IH-30 Overlay (IH-30 OV) District, addressed as 309 E. IH-30, and take any action necessary.

(3) **P2025-003 (ANGELICA GUEVARA)**

Consider a request by Bowen Hendrix of DW Quail Run, LLC for the approval of a Replat for Lots 4 & 5, Block A, DuWest Addition, being an 8.62-acre tract of land identified as Lots 1, 2 & 3, Block A, DuWest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3000 & 3008 N. Goliad Street [SH-205], and take any action necessary.

(4) **P2025-006 (HENRY LEE)**

Consider a request by Will Winkelmann of Winkelmann & Associates, Inc. on behalf of Kevin Gilbert of IKEA Property, Inc. for the approval of a Replat for Lots 2, 3, & 4, Block B and Lot 2, Block C, Rockwall Commercial Addition, being a 67.476-acre tract of land identified as Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition and a portion of Lot 1, Block D, Rockwall Commercial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH30 OV) District, located at the northwest corner of the E. IH-30 Frontage Road and Stodghill Road (FM-3549), and take any action necessary.

(5) **P2025-007 (ANGELICA GUEVARA)**

Consider a request by Roy Bhavi for the approval of a Final Plat for Lot 1, Block 1, Flexspace Center Rockwall Addition, being a 5.874-acre tract of land identified as Tract 2-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action necessary.

(IV) **ACTION ITEMS**

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

(6) **SP2025-002 (ANGELICA GUEVARA)**

Discuss and consider a request by Katie Getz on behalf of Kayla Henson of Halle Properties, LLC for the approval of an Amended Site Plan for an existing *Minor Automotive Repair* facility on a 1.10-acre parcel of land identified as Lot 1, Block A, Patrick Stephenson Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 693 E. IH-30, and take any action necessary.

(7) **SP2025-003 (BETHANY ROSS)**

Discuss and consider a request by Jimmy McClintock of Highway 66 Properties, LP for the approval of a Site Plan for an *Office Building* on a 0.28-acre parcel of land identified as Lot 5, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 407 W. Washington Street, and take any action necessary.

(8) **SP2025-004 (BETHANY ROSS)**

Discuss and consider a request by Marlin Smith of Washington Place on Highway 66, LP for the approval of a Site Plan for an *Office Building* on a 0.99-acre parcel of land identified as Lot 4, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any action necessary.

(9) **SP2025-005 (BETHANY ROSS)**

Discuss and consider a request by Dhruvjyoti Basu on behalf of Sameer Patel for the approval of a Site Plan for a *Restaurant with 2,000 SF or More without Drive-Through or Drive-In* on a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [Ordinance No. 17-22], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southeast corner of the intersection of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

(10) **SP2025-007 (HENRY LEE)**

Discuss and consider a request by Abed Ajak of Abed Ajak/Ajak Realty, LLC for the approval of an Amended Site Plan for an existing *General Retail Building* on a 0.48-acre tract of land identified as Tract 34 of the J. T. Lewis Survey, Abstract 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1407 & 1409 S. Goliad Street, and take any action necessary.

(11) **MIS2025-001 (HENRY LEE)**

Discuss and consider a request by Kyle Peterson for the approval of a Miscellaneous Case for an *Exception* to allow synthetic plant materials on a 0.17-acre parcel of land identified as Lot 17, Block C, Breezy Hill, Phase X, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District, addressed as 3445 Ridgecross Drive, and take any action necessary.

(12) **MIS2025-002 (RYAN MILLER)**

Discuss and consider a request by Cameron Thatcher on behalf of Jay Hankla of Shaddock Homes for the approval of a Miscellaneous Case for an *Exception* to the *Fence Standards* on a 0.40-acre parcel of land identified as Lot 10, Block D, Winding Creek Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 10 (SF-10) District, addressed as 1511 Orion Drive, and take any action necessary.

(13) **MIS2025-003 (ANGELICA GUEVARA)**

Discuss and consider a request by Todd Hargrove for the approval of a Miscellaneous Case for an *Exception* to the *Fence Standards* on a 2.19-acre parcel of land identified as Lot 3, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 375 Cornelius Road, and take any action necessary.

(14) **MIS2025-004 (RYAN MILLER)**

Discuss and consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Miscellaneous Request for a *Variance* to the *Utility Placement* requirements of the *General Overlay District Standards* to allow overhead utilities along [1] a portion of SH-276 between John King Boulevard and Rochelle Road and [2] a portion of Corporate Crossing [FM-549] between the IH-30 Frontage Road and SH-276, City of Rockwall, Rockwall County, Texas, being right-of-way, and take any action necessary.

(V) **DISCUSSION ITEMS**

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come 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 are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is March 11, 2025.

(15) **Z2025-004 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Corey Smith on behalf of Destiny Smith for the approval of a Specific Use Permit (SUP) allowing a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building/Barn* on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, and take any action necessary.

(16) **Z2025-005 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg 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 98.40-acre tract of land identified as a portion of 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.

(17) **Z2025-006 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

(18) **Z2025-007 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a Specific Use Permit (SUP) allowing a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [*Ordinance No. 25-07*], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take any action necessary.

(19) **Z2025-008 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

(20) **Z2025-009 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Caprice Michelle for the approval of a Specific Use Permit (SUP) for a *Short-Term Rental* on a 0.1237-acre parcel of land identified as Lot 1, Block B, Newport Place Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 19 (PD-19), addressed as 1827 Mystic Street, and take any action necessary.

(21) **Z2025-010 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction on behalf of Jay Odom for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] to incorporate an additional 1.65-acre parcel of land within the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned: [1] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, [2] Single-Family 7 (SF-7) District, and [3] Downtown (DT) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N. Goliad Street [*SH-205*], north of Olive Street and south of Live Oak Street, and take any action necessary.

(22) **Z2025-011 (HENRY LEE)**

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.

(23) **SP2025-008 (BETHANY ROSS)**

Discuss and consider a request by Nicholas Grinnan on behalf of Jeff Grinnan for the approval of an Amended Site Plan for an existing *Office Building* on a 0.9040-acre tract of land identified as Block B, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 401 W. Rusk Street, and take any action necessary.

(24) **P2025-004 (HENRY LEE)**

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a Preliminary Plat for the Juniper Subdivision consisting of 870 single-family residential lots and two (2) commercial lots on a 526.778-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tract 7 of the W. H. Baird Survey, Abstract No. 25 [20.3942-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205) and SH-205 By-

Pass Overlay (SH-205 BY OV) District, generally located on the 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 necessary.

(25) **P2025-005 (HENRY LEE)**

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a Master Plat for the Juniper Subdivision consisting of 870 single-family residential lots on a 526.778-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tract 7 of the W. H. Baird Survey, Abstract No. 25 [20.3942-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the 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 necessary.

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

- Z2025-002: Specific Use Permit (SUP) for a *General Retail Store and Limited Service Restaurant* at 907 N. Goliad Street (**1ST READING; APPROVED**)
- Z2025-003: Amendment to Planned Development District 46 (PD-46) (**1ST READING; APPROVED**)

(VI) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on February 21, 2025 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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

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.

I. CALL TO ORDER

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

II. OPEN FORUM

12
13 *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
14 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
15 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
16 Act.*

17
18
19 **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
20 one indicating such Chairman Deckard closed the open forum.**

III. CONSENT AGENDA

21
22 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)
23 and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

24
25 1. Approval of Minutes for the January 14, 2025 Planning and Zoning Commission meeting.

26
27 2. Approval of Minutes for the January 28, 2025 Planning and Zoning Commission meeting.

28
29
30 **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

31
32 *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
33 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
34 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
35 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]

36
37 Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin
38 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
39 101.43-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)
40 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.

41
42 **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
43 to conform more with the Unified Development Code (UDC).**

44
45 **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]

46
47 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
48 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
49 County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict and the Residential Subdistrict, generally located on the
50 northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary.

51
52 **Senior Planner Henry Lee explained the applicant is working through staff comments and are wanting to have a work session with the commission;
53 therefore, the applicant is requesting to withdraw.**

54
55 **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.**
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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**
110

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

114
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.*
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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) (**2ND READING; APPROVED**)
- Z2024-064: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* at 178 Lynne Drive (**2ND 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 _____ day of _____, 2025.

Derek Deckard, Chairman

Attest:

Melanie Zavala, Planning Coordinator