

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
APRIL 30, 2024 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 6:00 PM. Commissioners present were John Womble, Jay Odom, Kyle Thompson and Ross Hustings. Commissioners absent were Dr Jean Conway and Brian Llewelyn. 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 and Civil Engineer Madelyn Price. Absent from the meeting were City Engineer Amy Williams, Assistant City Engineer Jonathan Browning.

II. APPOINTMENTS

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

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

III. 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 the 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.

IV. 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.

2. Approval of minutes for the April 9, 2024 Planning and Zoning Commission meeting.

3. P2024-007 (ANGELICA GUEVARA)

Consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of Tim Lyssy of Rockwall Independent School District (RISD) for the approval of a Replat for Lot 3, Block 1, Rockwall Middle School No. 4 Addition being a 26.25-acre parcel of land identified as Lot 1, Block 1, Rockwall Middle School No. 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 625 FM-552, and take any action necessary.

4. P2024-013 (HENRY LEE)

Consider a request by Josh Milsap of KFM Engineering & Design on behalf of Tony Austin of Rockwall Downtown Lofts, LTD for the approval of a Replat for Lot 3, Block A, TAC Rockwall Addition being a 3.35-acre parcel of land identified as Lot 2, Block A, TAC Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located at the southwest corner of the intersection of S. Goliad Street [SH-205] and SH-66, and take any action necessary.

5. P2024-014 (ANGELICA GUEVARA)

Consider a request by Nick Hobbs of BGE, Inc. on behalf of Ben Scott of HEB, LP for the approval of a Final Plat for Lot 1, Block A, HEB Addition being a 12.519-acre tract of land identified as Tracts 2 & 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the eastbound IH-30 Frontage Road and John King Boulevard, and take any action necessary.

6. P2024-015 (HENRY LEE)

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 Final Plat for Lot 1, Block A and Lots 12 & 13, Block B, Fit Sport Life Addition being a 23.680-acre tract of land identified as

60 a portion of Tract 22 and all of Tract 22-2 of the R. Irvine Survey, Abstract 120, City of Rockwall, Rockwall County, Texas, zoned Commercial
61 (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the FM-549 Overlay (FM-549 OV) District, located at the southeast corner
62 of the intersection of the IH-30 Frontage Road and FM-549, and take any action necessary.
63

64 7. **P2024-016 (HENRY LEE)**

65 Consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for
66 the approval of a Replat for Lots 9, 10, & 11, Block B, Fit Sport Life Addition being a 18.085-acre tract of land identified as Lot 8, Block B, Fit
67 Sport Life Addition and a portion of Tract 22 and all of Tract 24 of the R. Irvine Survey, Abstract 120, City of Rockwall, Rockwall County, Texas,
68 zoned Commercial (C) District and Light Industrial (LI) District, situated at the northwest corner of the intersection of Data Drive and Capital
69 Boulevard, and take any action necessary.
70

71 8. **P2024-017 (ANGELICA GUEVARA)**

72 Consider a request by Kyle Harris of Westwood Professional Services on behalf of Edward Burke of Channell, Inc. for the approval of a Replat
73 for Lot 5, Block A, Channell Subdivision being a 18.762-acre parcel of land identified as Lot 4, Block A, Channell Subdivision, City of Rockwall,
74 Rockwall County, Texas, zoned Planned Development District 89 (PD-89) for Light Industrial (LI) District land uses, situated within the SH-
75 205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.
76

77 **Vice- Chairman Womble made a motion to approve Consent Agenda. Commissioners Hustings seconded the motion which passed by a vote of 5-0.**
78

79 **V. ACTION ITEMS**
80

81 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to*
82 *variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the*
83 *Municipal Code of Ordinances.*
84

85 9. **SP2024-006 (HENRY LEE) [THE APPLICANT HAS POSTPONED TO THE MAY 14, 2024 MEETING]**

86 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
87 of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial
88 (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.
89

90
91 10. **SP2024-010 (HENRY LEE)**

92 Discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall
93 Land, LLC for the approval of a Site Plan for a Golf Driving Range on an 9.942-acre tract of land being portions of a larger 18.131-acre tract of
94 land and a 12.868-acre tract of land identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County,
95 Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport
96 Life Boulevard, and take any action necessary.
97

98
99 **Senior Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a site plan to allow the golf driving range.**
00 **They do have variances to the masonry materials, the stone requirements, the lighting standards, primary articulation and then to the artificial turf**
01 **requirements. For the masonry materials the stone requirements and the articulation they had already provided a rendering with their SUP so these**
02 **requirements are fairly consistent with what was submitted with their SUP. In regards to the articulation even though they don't directly meet our**
03 **articulation standards they have a lot of different varied roof heights and pitches to try to add articulated elements to the building. Although it doesn't**
04 **meet our standards it is an articulated building just not the way that our formulas calculated. The lighting standards they're only allowed to do 0.2-**
05 **foot candles at the property line essentially, they're requesting to exceed that requirement in some of the areas just due to the lighting that they're**
06 **wanting on site. They did provide compensatory measures for this case, they added additional canopy and accent trees into their mini golf areas.**
07 **They have a 2000 square foot area where they're including native Texas plantings within the mini golf course. They have over 25,000 square feet of**
08 **outdoor space that they're adding increased amenity to they have an outdoor performance area and Amphitheatre and those are the four**
09 **compensatory measures they are using for their variances.**
10

11 **Renee Ward**
12 **2201 E Lamar Blvd**
13 **Arlington TX**
14

15 **Mrs. Ward came forward and provided additional details in regard to the request.**
16

17 **Vice-Chairman Womble made a motion to approve SP2024-010. Commissioner Thompson seconded which passed by a vote of 5-0.**
18

19
20 11. **SP2024-013 (BETHANY ROSS)**

21 Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Margie Verhagen of Meals on Wheels for the approval
22 of a Site Plan for a facility for a Social Service Provider (i.e. Meals on Wheels) on an 6.211-acre tract of land identified as Tract 2 of the D. Harr

123 Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP-
124 OV) District, addressed as 1780 Airport Road, and take any action necessary.

125
126 **Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting approval of a site plan for a 22,000 square**
127 **foot social service provider facility. The submitted site plan generally conforms to the technical requirements of the UDC with an exception of the**
128 **primary materials. The applicant has noted 8 compensatory measures including keeping as many trees along airport road as possible, providing**
129 **three additional accent trees along the front parking island, providing four additional accent trees along the front of the building, providing one**
130 **canopy tree at the front of the building and providing awnings on both sides of the large storefront areas to offset the articulation request and**
131 **providing 50% landscaping in lieu of the required 15% and providing an outside pedestrian area with a park bench and bike rack and also proposing**
132 **a large garden with vegetables and herbs on the east side of the building. ARB did recommend approval.**

133
134 **Jeff Carroll**
135 **750 E. Interstate 30**
136 **Rockwall, TX 75087**

137
138 **Mr. Carroll came forward and provided additional details in regards to the request.**

139
140 **Commissioner Odom made a motion to approve SP2024-013. Commissioner Hustings seconded the motion which passed by a vote of 5-0.**

141
142 **12. SP2024-018 (BETHANY ROSS)**

143 Discuss and consider a request by Jonathan McBride for the approval of a Site Plan for an existing *Office/Warehouse Facility* on a 1.8040-acre
144 tract of land being identified as Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned
145 Heavy Commercial (HC) District, addressed as 227 National Drive, and take any action necessary.

146
147 **Planner Bethany Ross provided a brief summary in regard to the request. The applicant is requesting approval of a site plan for the addition of a**
148 **4800 square foot office warehouse building on the subject property. The applicant is planning to remove the existing 408 square foot storage**
149 **building behind the existing main of 3636 square foot office warehouse. The submitted site plan generally conforms to the technical requirements**
150 **of the UDC with an exception of the primary and secondary building articulation requirements. However, the applicant is constructing a 24-foot**
151 **concrete drive providing concrete parking and replacing the metal screening fence with the rod iron fence and three-tiered screening. ARB did**
152 **recommend approval.**

153
154 **Jonathan McBride**
155 **1565 Wyler Drive**
156 **Forney, TX 75126**

157
158 **Mr. McBride came forward and provided additional details in regards to the request.**

159
160 **Commissioner Hustings made a motion to approve SP2024-018. Commissioner Thompson seconded the motion which passed by a vote of 5-0.**

161
162 **13. SP2024-021 (ANGELICA GUEVARA)**

163 Discuss and consider a request by Madelyn Tadlock of KSA Engineers, Inc. on behalf of Michelle Nekunazarazad of Atmos Energy
164 Corporation for the approval of a Site Plan for a *ATMOS Natural Gas Access Facility* on a 2.565-acre tract of land being identified as Tract 3-
165 10 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for
166 Commercial (C) District, located at the southeast corner of the intersection of Discovery Boulevard and John King Boulevard, and take any
167 action necessary.

168
169 **Planning Technician Angelica Guevara provided a brief summary in regards to the request. The applicant submitted a site plan showing the proposed**
170 **location of an access facility being at 1605 discovery Blvd. According to the applicant the proposed facility is necessary due to their limited size of**
171 **the existing facility which is located directly north of the proposed facility. The applicant site plan indicates that the access facility will be centrally**
172 **located on the subject property and will be enclosed by a rod iron fence. There are also two proposed access gates to propose concrete driveways**
173 **and two proposed sliding gates associated with the request. The applicant is also proposing to preserve as many trees as possible along the John**
174 **king Blvd. frontage to help screen the facility. However, there will be a number of trees removed along discovery Blvd. Based on this we requested**
175 **that the applicant provide a landscape plan but the applicant was unable to provide one in the requested time period with this being said staff is**
176 **bringing the case forward for conditional approval with the following conditions of approval. The applicant must provide a landscape plan showing**
177 **that the required landscape buffers will provide sufficient screening from all roadways adjacent to the subject property as well as indicating which**
178 **trees are to be protected and or removed on the site. The proposed metal gate shall be rod iron to match the existing fence and the applicant will be**
179 **required to plant the property prior to the issuance of a building permit.**

180
181 **Vice-Chairman Womble asked about the existing trees.**

182
183 **Madelyn Tadlock**
184 **816 Park Two Dr,**
185 **Sugar Land, TX 77478**

186
187 **Mrs. Tadlock came forward and provided additional details in regards to the request.**

89 Michelle Nekunazarazad
90 7736 Meadow Rd
91 Dallas, TX 75230
92

93 Mrs. Nekunazarazad came forward and provided additional details in regards to the request.
94

95 Commissioner Hustings made a motion to approve SP2024-021 with staff recommendations. Vice-Chairman Womble seconded the motion which
96 passed by a vote of 5-0.
97

98
99 14. MIS2024-006 (RYAN MILLER)

!00 Discuss and consider a request by Sharon Ray of Rayway Properties for the approval of a *Miscellaneous Case* for an *Exception* to the
!01 *Parking Requirements* for a 0.16-acre parcel of land identified as Lots 2 & 3, Block G, Rockwall OT Addition, City of Rockwall, Rockwall
!02 County, Texas, zoned Downtown (DT) District, addressed as 108 W. Interurban Street, and take any action necessary.
!03

!04 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. At the end of March staff had a certificate of
!05 occupancy for a sonogram facility submitted for this property and during a review of the property staff discovered that there were two other
!06 tenants already occupying the building a CPA and a chiropractor. These businesses were operating legally but they didn't have CO's and that's
!07 because if you recall we changed the CO policy so now every business has to have a certificate of occupancy but prior to that change in policy
!08 if the business didn't have direct access onto the street we didn't require a certificate of occupancy. Upon discovering this we did offer those
!09 two businesses free certificates of occupancy so that we could determine the parking requirements needed with the new business and ultimately,
!10 we determined that this property would require 9 total parking spaces. Currently they only have six parking spaces on site so there was a
!11 deficiency there. Now according to the downtown district there is the ability to count off street parking facilities if they are directly in front of the
!12 building and in this case there is on street parking there's exactly 7 spaces on the north side opposite side of the street about 50 feet from the
!13 property and when staff looked at this they also looked at the fact that there's only two businesses currently on western urban street and one of
!14 which already provides the required number of spaces for their business on site.
!15

!16 Sharron Ray
!17 1572 N. Munson Road
!18 Royse City, TX 75189
!19

!20 Vice-Chairman Womble made a motion to approve MIS2024-008. Commissioner Hustings seconded the motion which passed by a vote of 5-0.
!21
!22

!23 15. MIS2024-007 (BETHANY ROSS)

!24 Discuss and consider a request by Lauren Montoney for the approval of a *Miscellaneous Case* for an *Exception* to allow artificial or synthetic
!25 plant materials on a 0.3103-acre parcel of land identified as Lot 7R, Block A, Chandlers Landing #19 Addition, City of Rockwall, Rockwall
!26 County, Texas, zoned Planned Development District 8 (PD-8), addressed as 104 Valkyrie Place, and take any action necessary.
!27

!28 Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting an exemption for the landscape material
!29 requirements of the UDC. The applicant is proposing artificial turf around the pool and in the side yard of the lot behind a rod iron fence. They
!30 are screening the shrubs along Yacht Club Dr that's screen most of the side yard from that. Because of the elevation there is very limited visibility
!31 from Valkyrie place as well. Staff would also like to note that artificial turf is not proposed in any of the right away easements or any other
!32 easements.
!33

!34 Vice-Chairman Womble made a motion to approve MIS2024-007. Commissioner Hustings seconded the motion which passed by a vote of 5-0.
!35

!36 16. MIS2024-008 (HENRY LEE)

!37 Discuss and consider a request by Arshad J. Nizam for the approval of a *Miscellaneous Case* for an *Exception* to the fence requirements to
!38 allow tennis court mesh to be affixed to an existing wrought iron fence in conjunction with an existing daycare on a on a 2.04-acre parcel of
!39 land identified as Lot 10, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development
!40 District 70 (PD-70) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 3068 N. Goliad
!41 Street, and take any action necessary.
!42

!43 Senior Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting to remain what was installed without
!44 any permitting or approval from the planning zoning Commission. Given that it is not listed in the materials that means it's not permitted. When
!45 reviewing this case staff should go through the history on this. When this was going through the site plan process in 2020 staff had a conversation
!46 with the applicant indicating additional landscaping should be required or should be installed along stone Creek drive to better screen the
!47 proposed playground and that being said once the project was done they had only put in what was required of them within their landscape buffer.
!48 Following this in 2022 the general contractor applied for a TCO and when staff reviewed this request we provided a comment saying that before
!49 the full certificate of occupancy will be approved 5-gallon shrubs should be planted around the transformer at the rear of the property. Staff also
!50 recommends planning Evergreen shrubs next to the splash pad to screen the children at play. Staff sent this comment to the general contractor
!51 as well that following day and the general contractor responded they would need to speak with management of the property and following that
!52 the applicant got back with staff saying that the applicant or the property owner did not want to put any screen in because it was not required.
!53

254 Arshad Nizam
255 3068 N. Goliad Street
256 Rockwall, TX 75087
257

258 Mr. Nizam came forward and provided additional details in regards to the request.
259

260 After some discussion, Vice-Chairman Womble made a motion to deny MIS2024-008. Chairman Deckard seconded the motion to deny which
261 passed by vote of 5-0.
262

263 VI. DISCUSSION ITEMS
264

265 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases*
266 *that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases*
267 *can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning*
268 *Commission public hearing and/or action date for the following cases is May 14, 2024.*
269

270 17. **Z2024-016 (ANGELICA GUEVARA)**

271 Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Specific Use Permit (SUP) amending Ordinance
272 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
273 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR)
274 Historic District, addressed as 605 E. Washington Street, and take any action necessary.
275

276 Planning Technician Angelica Guevara provided a brief summary in regards to the request. The reason this is before you are because you
277 approved a SUP last year for a guest quarter/secondary living unit but what was constructed does not match the approved building permit or
278 ordinance 23-40. They're having to go through the process again and they did get approval from the Historic Board last month.
279

280 Chairman Deckard advised that this item will go before the commission for discussion or action on May 14, 2024.
281

282
283 18. **Z2024-018 (ANGELICA GUEVARA)**

284 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
285 Permit (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,
286 City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood
287 Overlay (SRO) District, addressed as 302 E. Bourn Street, and take any action necessary.
288

289 Planning Technician Angelica Guevara provided a brief summary in regards to the request. The applicant chose to withdraw to give them more
290 time to change up the elevations that were submitted. They did come back with different elevations. However, staff still had some comments
291 regarding the garage orientation and the look of the home being architecturally similar to the surrounding homes.
292

293 Chairman Deckard advised that this item will go before the commission for discussion or action on May 14, 2024.
294

295
296 19. **Z2024-019 (BETHANY ROSS)**

297 Hold a public hearing to discuss and consider a request by Dewayne Cain for the approval of a Specific Use Permit (SUP) amending
298 Ordinance No. 19-23 (S-210) to allow for the expansion of an existing Guest Quarters/Secondary Living Unit and Barn or Agricultural
299 Accessory Building on a 10.80-acre parcel of land Lot 1, Block A, DC Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural
300 (AG) District, addressed as 839 Cornelius Road, and take any action necessary.
301

302
303 Planner Bethany Ross provided a brief summary in regards to the request. The applicant is proposing to expand their existing accessory
304 building/guest quarters a total of 1005 feet. The current building is now 4950 square feet and so the total would be 5955 square feet because
305 the building is over 5000 it will be required to be fire sprinkled per the fire code.
306

307
308 Chairman Deckard advised that this item will go before the commission for discussion or action on May 14, 2024.
309

310 20. **Z2024-020 (HENRY LEE)**

311 Hold a public hearing to discuss and consider a request by Antonio Borjas for the approval of a Zoning Change from an Agricultural (AG)
312 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
313 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
314 Overlay (SH-276 OV) District, addressed 172 Zollner Road, and take any action necessary.
315

316 Senior Planner Henry Lee provided a brief summary in regards to the request. The applicants requesting to rezone their property from
317 Agricultural (AG) to Light Industrial (LI) and Single-Family Estate 1.5 (SFE-1.5). The portion facing 276 would be light industrial and then the
318 back portion facing into Zollner would be the single-family estate. Planning and Zoning Commission did approve this when the applicant went
319 through the first time but at the City Council they denied it due to the applicant failing to attend the meeting essentially therefore, they denied
320 it without prejudice to allow them to resubmit.

321
322 Hila Gama
323 10452 Sundown Street,
324 Tyler, TX 75709

325
326 Mrs. Gama came forward and provided additional details in regards to the request.

327
328 Chairman Deckard advised that this item will go before the commission for discussion or action on May 14, 2024.

329
330
331 21. Z2024-021 (ANGELICA GUEVARA)

332 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
333 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
334 Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses,
335 addressed as 302 Evans Road, and take any action necessary.
336

337
338 Planning Technician Angelica Guevara provided a brief summary in regards to the request. The applicant is requesting a SUP for a residential
339 infill to construct a single-family home on the lot. It does mean most of the requirements for home in Planned Development 75 (PD-75) with
340 the exception of the garage orientation. Staff also has comments regarding the material requirements.

341
342 Chairman Deckard advised that this item will go before the commission for discussion or action on May 14, 2024.

343 22. Z2024-022 (BETHANY ROSS)

344 Hold a public hearing to discuss and consider a request by Shannon Allred on behalf of Greg Fox for the approval of a Specific Use Permit
345 (SUP) for an Event Hall/Banquet Facility on a 0.34-acre tract of land identified as a portion of Lot 3, Block L, Rockwall OT Addition, City
346 of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 103 S. San Jacinto, and take any action necessary.
347

348
349 *The case has been withdrawn by admin reasons.*

350 23. Z2024-023 (BETHANY ROSS)

351 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
352 Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a Residence Hotel on a 2.915-acre portion of a
353 larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned
354 Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549
355 and Fit Sport Life Boulevard, and take any action necessary.
356

357
358 Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting a SUP for a residence hotel. The only
359 reason this is a residence hotel is because it does encompass a kitchenette.

360
361 Randy Eardley
362 2201 E Lamar Blvd
363 Arlington, TX 76006

364
365 Mr. Eardley came forward and provided additional details in regards to the request.

366
367 Chairman Deckard advised that this item will go before the commission for discussion or action on May 14, 2024.

368 24. Z2024-017 (RYAN MILLER)

369 Hold a public hearing to discuss and consider a request amending various Articles of the Unified Development Code (UDC) for the purpose
370 of [1] clarifying and consolidating certain requirements related to Commercial Antennas, [2] changing the Private Tennis Court land use
371 to Private Sports Court with Standalone or Dedicated Lighting and providing new conditional land use standards, [3] making certain
372 clarifications associated with the approved landscape materials, and [4] clarifying and correcting grammatical errors in various other
373 sections, and take any action necessary.
374

375 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. Staff hasn't done a comprehensive amendment
376 to the code since it was readopted in 2020. It has been amended 17 times but again, those have been for single issues. Amendments like short
377 term rentals or credit access businesses therefore, we're kind of due for looking at the entire UDC and addressing some of the issues. There will
378 be three major changes and multiple minor changes. The first major changes will be for private tennis courts more specifically pickleball courts.
379 They changed the land use to private sports court with standalone dedicated lighting. They also created an exception for basketball courts or
380 other similar sports facilities that make use of driveways or that are affixed to the residential structure. Another thing we're looking at making a
381 major change on is how we deal with commercial antennas and wireless communication towers. Staff has simplified it down to three or four land
382 uses. The third major change that we're making is to the artificial or synthetic plant materials section. Staff wanted to kind of clarify the prohibition
383 on artificial turf and residential and non-residential areas but we also wanted to we wanted to acknowledge that it may be appropriate in certain
384 applications so for residential properties we're proposing to allow artificial turf in areas that are not visible from public right of way or public
385 parks or open spaces so that's really the rear yard we would continue we would continue to prohibit it in right of ways and easements and that's
386 because that's in the engineering standards of design and construction really the purpose of doing that is because it's cheaper for the city to
387 reestablish grass and easements and right of ways when we come in and service those areas it's much more expensive for us to return artificial
388 turf back to a pre developed condition and therefore that's one of the reasons that's in the engineering standards of design and construction.
389 Now under the new amendment we would allow them in the rear yards outside of easements and right of way we would also allow residential
390 properties a maximum of 400 square feet regardless of visibility because we do acknowledge that artificial turf around a pool as a putting green
391 or amenity may make sense for residential property owners and 400 square feet we felt was an appropriate provision They want to prohibit golf
392 driving range and the golf course that they were proposing we want to prohibit it in residential and non-residential areas but we want to provide
393 the ability for them to request an exception as part of their site planning process in areas where it's an amenity or it's integral to their operations.
394 Staff also wanted to clarify the zoning annexation process and changing office zoning map to official zoning map. Staff added operational
395 conditions for retail stores with gasoline sales. Staff also clarified guest quarters and secondary leaving units that the element of a dwelling unit
396 that are not permitted in those facilities is a kitchen right now. we Currently states that they can't contain all elements of a dwelling unit well most
397 guest quarters are going to have a living area and most guest quarters are going to have a bathroom area so kitchens have always been the ones
398 that that is the third element and you can't incorporate all three of those or it is considered a second home on a single-family property. Staff also
399 wanted to better define landscape buffers and overlay districts.

400
401 Chairman Deckard advised that this item will go before the commission for discussion or action on May 14, 2024.

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404 25. P2024-012 (ANGELICA GUEVARA)

405 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,
406 North Alamo Addition a 1.989-acre tract of land identified as Lots 1 & 2, Block A, North Alamo Addition, City of Rockwall, Rockwall County,
407 Texas, zoned Single-Family 7 (SF-7) District and Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District,
408 addressed as 405 & 503 N. Alamo Street, and take any action necessary.

409
410 Senior Planner Henry Lee advised that this item will go to parks board on May 7th therefore it will come back on consent Agenda on May 14th.

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413 26. SP2024-019 (HENRY LEE)

414 Discuss and consider a request by Mark Fernandez of Lithia C/O Golden Property Development, LLC on behalf of Zohreh Malek for the
415 approval 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
416 as Lot 1, Block 1, Rockwall KIA Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the
417 IH-30 Overlay (IH-30 OV) District, addressed as 1790 E. IH-30, and take any action necessary.

418
419 Senior Planner Henry Lee provided a brief summary in regards to the request. They're going through the site plan process. Staff is working
420 through staff comments at this time we have identified variances related to materials and articulation.

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423 Chairman Deckard advised that this item will go before the commission for discussion or action on May 14, 2024.

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

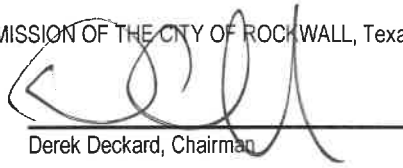
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- P2024-009: Final Plat for Lots 1-8, Block A, People Tract Addition (APPROVED)
 - P2024-011: Final Plat for Phase 2 of the Terraces Subdivision (APPROVED)
 - Z2024-010: Specific Use Permit (SUP) for a *New Motor Vehicle Dealership for Cars and Light Trucks* at 1790 E. IH-30 (1ST READING; APPROVED)
 - Z2024-011: Specific Use Permit (SUP) for a Flag Pole at 510 Turtle Cove Boulevard (1ST READING; APPROVED)
 - Z2024-012: Specific Use Permit (SUP) for *Private Tennis Courts* at 1722 Ridge Road (1ST READING; APPROVED)
 - Z2024-013: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 340 Evans Road (1ST READING; APPROVED)
 - Z2024-014: Zoning Change (AG to SF-1) for 628 Cornelius Road (1ST READING; APPROVED)
 - Z2024-015: Zoning Change (AG to SFE-1.5) for 291, 333 & 555 Cornelius Road (1ST READING; APPROVED)

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VII. ADJOURNMENT

Chairman Deckard adjourned the meeting at 7:21PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCK WALL, Texas, this 14th day of May, 2024.



Derek Deckard, Chairman

Attest: 

Melanie Zavala, Planning Coordinator