

# MINUTES

PLANNING AND ZONING COMMISSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
AUGUST 13, 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, Jay Odom, Ross Hustings and  
9 John Hagaman. Commissioners absent were Dr. Jean Conway and Kyle Thompson. Staff members present were Director of Planning and Zoning  
10 Ryan Miller, Senior Planner Henry Lee, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams,  
11 Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn price.

## 12 13 II. OPEN FORUM

14  
15 *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*  
16 *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.*  
17 *On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments*  
18 *during the meeting per the Texas Open Meetings Act.*

19  
20 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  
21 no one indicating such Chairman Deckard closed the open forum.

## 22 23 III. CONSENT AGENDA

24  
25 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified*  
26 *Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

### 27 28 1. Approval of Minutes for the July 30, 2024 Planning and Zoning Commission meeting.

### 29 30 2. P2024-027 (HENRY LEE)

31 Consider a request by James Murphey on behalf of John Arnold of Falcon Place SF, LTD for the approval of a Replat for the Winding Creek  
32 Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the  
33 W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-  
34 Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any  
35 action necessary.

36  
37 Vice-Chairman Womble made a motion to approve the Consent Agenda. . Commissioner Hustings seconded the motion which passed by a vote of  
38 5-0 with Commissioners Conway and Thompson absent.

## 39 40 IV. PUBLIC HEARING ITEMS

41  
42 *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*  
43 *section, please submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff).*  
44 *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*  
45 *like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*

### 46 47 3. Z2024-031 (ANGELICA GUEVARA)

48 Hold a public hearing to discuss and consider a request by Paul and Dioselina Curbow for the approval of a Specific Use Permit (SUP) for  
49 Residential Infill Adjacent to an Established Subdivision on a 0.2753-acre tract of land identified as a portion of Block 20 of the Lowe & Allen  
50 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 510 W. Kaufman Street, and take any  
51 action necessary.

52  
53 Planning Technician Angelica Guevara provided a brief summary in regards to the applicants request. The applicant is requesting approval for a  
54 Specific Use Permit (SUP) for Residential Infill for the purpose of constructing a single-family home on the subject property. The proposed single-  
55 family home meets all the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a single-  
56 family 10 (SF-10) District with the exception of the garage orientation. Instead of being the required 20-feet behind the front faced of the home. Staff  
57 should note that this is not atypical of the area and does not appear to have a negative impact on the subdivision. Staff mailed out notices to property  
58 owners and occupants within 500-feet of the subject property. Staff has received one notice back in opposition of the applicants request.

62 Paul Curbow  
63 510 W. Kaufman Street  
64 Rockwall, TX 75087

65  
66 Mr. Curbow came forward and provided additional details in regards to his request.

67  
68 Chairman Deckard opened the Public Hearing and asked if anyone who wished to speak to come forward at this time, there being no one indicating  
69 such Chairman Deckard closed the Public Hearing and brought the item back for discussion or action.

70  
71 Commissioner Hustings made a motion to approve Z2024-031. Commissioner Odom Seconded the motion which passed by a vote of 5-0.  
72

73 4. Z2024-032 (RYAN MILLER)

74 Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned  
75 Development District 13 (PD-13) [Ordinance No.'s 81-05, 84-43, & 94-41] for the purpose of consolidating the regulating ordinances for a 149.97-  
76 acre tract of land situated within the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, zoned Planned  
77 Development District 13 (PD-13) for Single-Family 7 (SF-7) District and Neighborhood Services (NS) District land uses, generally located in  
78 between W. Ralph Hall Parkway, Horizon Road [FM-3097], and Tubbs Road, and take any action necessary.  
79

80 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. In June of 2023 City Council directed staff to begin  
81 the process of initiating zoning to amend the City's older Planned Development Districts in order to consolidate ordinances. The purpose of this  
82 effort is to make the zoning ordinance easier to understand for the City's external customers and to make ordinances easier to interpret by staff.  
83 However, the proposed consolidating ordinances are not intended to change any of the requirement's, concept plans or development standards  
84 stipulated with the Planned Development District. This was successfully done recently with Planned Development District for the Chandlers Landing  
85 Subdivision, Lakeside Village Subdivision, Turtle Cove Subdivision and The Shores Subdivision. Planned Development District 13 (PD-13) which  
86 includes the Windmill Ridge Subdivision and the Our Savior Lutheran Church was originally drafted in 1981 and currently consist of 15 pages and 3  
87 regulating ordinances and approximately 31 development cases. The proposed draft ordinance consolidates the regulating ordinances and  
88 development cases into a single document but again stating previously it does not change any of the lad uses, development standards or any of the  
89 requirements for the properties in the Planned Development District 13 (PD-13) area. Even though the City isn't making any changes state law states  
90 that the City shall take the case forward in the same manner as zoning case. Based on this staff mailed out notices to property owners and occupants  
91 within 500-feet of the subject property. Staff has received four (4) responses from property owners and three (3) were in favor of the request.  
92

93 Chairman Deckard opened the public hearing and asked if anyone who wished to speak to come forward at this time.

94  
95 Don Delgado  
96 169 Magnolia Lane  
97 Rockwall, TX 75032  
98

99 Mrs. Delgado came forward and asked if this proposed ordinance allows the surrounding neighbors to have Short Term Rentals.

100  
101 Director of Planning and Zoning Ryan Miller explained that the proposed ordinance does not allow/but doesn't un-allow Short Term rentals, but there  
102 is an ordinance in place already that allows Short Term rentals in certain conditions.  
103

104 Chairman Deckard asked if anyone else who wished to speak to come forward at this time, there being no one indicating such; Chairman Deckard  
105 closed the Public Hearing and brought the item back to the commission for discussion or action.  
106

107 Vice-Chairman Womble made a motion to approve Z2024-032. Commissioner Hustings seconded the motion which passed by a vote of 5-0.  
108

109 5. Z2024-033 (RYAN MILLER)

110 Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of  
111 a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR)  
112 District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts  
113 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-  
114 acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-  
115 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  
116 of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.  
117

118 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the applicants request. The subject property was annexed into  
119 the City of Rockwall in phases that span between 1986 and 1999 and has remained zoned as Agricultural (AG) District since its annexation. The  
120 applicant is requesting a Zoning Change for the purpose of establishing a mixed use Planned Development District. That will incorporate a Single-  
121 Family 10 (SF-10) and Limited General Retail District land uses. Specifically, the concept plan shows that the proposed Planned Development District  
122 will incorporate 41 acres of land designated for limited general retail district land uses . What it means by limited is staff has gone through the general  
123 retail district standards and taken out any uses that would not be conducive to residential adjacency. You'll notice that most of commercial areas in  
124 this planned development district have residential adjacency and you'll see inside the PD a big long list of uses that are prohibited. In addition, staff  
125 has established in those areas will be subjected to the upgraded overlay district development standards and that will be contained in the Planned  
126 Development District. Looking at the remaining 495.42 acres the applicant is proposing to establish a 960 lot Single-Family residential subdivision.  
127 That will consist of 24, 185' x 200' lots 15, 100' x 200' lots 46, 100' x 140' lots 125, 82' x 125' lots 377, 72' x 125' lots 308, 62' x 125' lots 65, 52' x 120'

lots. The home sizes for the proposed lots will be between 2,000 sq. feet and 3,200 sq. feet. The gross density for this development will be 1.79 dwelling units per acre. In addition to the concept plan it shows that the proposed development will also incorporate 65.78 acres of private open space. 5.14 acres consisting of two (2) amenity centers. 2.39 acre for a future water tower site. 37.69 acres consisting of two (2) public parks. 79.85 acres of floodplain. This equates to 190.85 acres of open space or a total of 28.14% as calculated by the Unified Development Code (UDC) this means that the proposed development will exceed the required 20% by 8.14% the applicant is also proposing to provide 10-foot trails along John King Boulevard and South Goliad Street and FM 549. Also add 8-foot trails internal to the subdivision and two (2) trail heads. One (1) will be at Mercers Colony Avenue and John King Boulevard and one (1) at South Goliad Street and Lofland Circle. Staff has summarized the density and dimensional requirements contained in Planned Development District ordinance. Summarized the infrastructure requirements that the applicant will have to provide to adequately serve this development. Looking at the comprehensive plan the subject property is located within two (2) districts. The South-Central Residential District and the Southwest Residential District. It is primarily designated for Low Density Residential Land Uses. The plan defines Low Density Residential Land Uses as residential subdivisions that are two (2) units per gross acre or less. However, a density of up to two and one-half units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses. In this case the increased amenity is defined as open space beyond 20%. A golf course is comparable or recreational facilities. In this case the proposed total gross density is 1.79 dwelling units per acre which would translate to a gross residential density of 1.94 dwelling units per acre. This would be consistent with the low-density residential land use in the comprehensive plan. Staff has also included map density of residential subdivisions for comparison purposes. That being said the applicant is proposing to make interchanges to the future land use map. In addition, there are two (2) new city parks that would also need to be adjusted to open space on the plan moving forward. The proposed change in the future land use map is a discretionary decision for City Council pending a recommendation from the Planning and Zoning Commission. Looking at the district strategies the applicant's plan does appear to conform to the commercial retail strategies and the strategies associated with the John King Boulevard Plan. However, with regard to the strategies for suburban residential. Both district states that the development should include a mix of larger to midsize lots. In this case the predominant lot types making it about 71.35% of all lots are 62 x 125 and 72 x 125.

Ryan Joyce  
767 Justin Road  
Rockwall TX 5087

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

Commissioner Odom asked what the sale price would be.

Chairman Deckard asked when phase one would be.

Commissioner Hustings asked about the original lot size.

Commissioner Hagaman asked about when all phases would be done.

Commissioner Hagaman asked about the 52 lots.

Commissioner Odom asked about the meetings with the neighborhoods.

Chairman Deckard opened the public hearing and asked if anyone who wished to speak to come forward at this time.

Matt Scott  
4925 Bear Claw Ln  
Rockwall, TX 75032

Mr. Scott came forward and expressed his concerns in regards to the case.

Richard Henson  
2424 FM 549  
Rockwall, TX 75032

Mr. Henson came forward and expressed being in opposition to the request.

Leslie Wilson  
535 Cullins Road  
Rockwall, TX 75032

Mrs. Wilson came forward and expressed being in opposition to the request.

Bob Lyon  
1900 Broken Lance Lane  
Rockwall, TX 75032

Mr. Lyon came forward and expressed being in opposition to the request.

195 **Kristin Ash**  
196 **599 Deveron Drive**  
197 **Rockwall, TX 75087**  
198  
199 **Mrs. Ash came forward and expressed her concerns and being opposed to the request.**  
200  
201 **David Guevara**  
202 **1905 Broken Lance Lane**  
203 **Rockwall, TX 75032**  
204  
205 **Mr. Guevara came forward and expressed being in opposition of the request.**  
206  
207 **Leslie Hope**  
208 **530 Cullins Road**  
209 **Rockwall, TX 75032**  
210  
211 **Mrs. Hope came forward and expressed being opposed to the request.**  
212  
213 **Ashely Krueger**  
214 **1970 Broken Lance Lane**  
215 **Rockwall, TX 75032**  
216  
217 **Mrs. Krueger came forward and expressed being opposed to the request.**  
218  
219 **Bonnie Hoffman**  
220 **2426 FM 552**  
221 **Rockwall, TX 75032**  
222  
223 **Mrs. Hoffman came forward and expressed being opposed to the request.**  
224  
225 **Terrance Tippett**  
226 **2060 Broken Lance Lane**  
227 **Rockwall, TX 75032**  
228  
229 **Mr. Tippett came forward and expressed being opposed to the request.**  
230  
231 **Tim McCallum**  
232 **5140 Standing Oak Lane**  
233 **Rockwall, TX 75032**  
234  
235 **Mr. McCallum came forward and expressed being opposed to this request.**  
236  
237 **Richard Wilkinson**  
238 **1970 Broken Lance Lane**  
239 **Rockwall, TX 75032**  
240  
241 **Mr. Wilkinson came forward and expressed being opposed to the request.**  
242  
243 **Stan Jeffus**  
244 **2606 Cypress Drive**  
245 **Rockwall, TX 75087**  
246  
247 **Mr. Jeffus came forward and expressed being opposed to this request.**  
248  
249 **Dwaine Powers**  
250 **2716 FM 549**  
251 **Rockwall, TX 75032**  
252  
253 **Mr. Powers came forward and expressed being opposed to the request.**  
254  
255 **Melba Jeffus**  
256 **2606 Cypress Drive**  
257 **Rockwall, TX 75087**  
258  
259 **Mrs. Jeffus came forward and expressed being opposed to the request.**  
260  
261

262 Susan Langdon  
263 5050 Bear Claw Lane  
264 Rockwall, TX 75032  
265

266 Mrs. London came forward and expressed her concerns and being opposed to the request.  
267

268 Chris Arnold  
269 5170 Bear Claw Lane  
270 Rockwall, TX 75087  
271

272 Mr. Arnold came forward and expressed being opposed to the request.  
273

274 Joe Ward  
275 4920 Bear Claw Lane  
276 Rockwall, TX 75032  
277

278 Mr. Ward came forward and expressed being opposed to the request.  
279

280 Greg Podleski  
281 1950 Broken Lance Lane  
282 Rockwall, TX 75032  
283

284 Mr. Podleski came forward and expressed being opposed to the request.  
285

286 Bob Wacker  
287 3109 Featherstone  
288 Rockwall, TX 75087  
289

290 Mr. Wacker came forward and expressed his concerns in regards to the applicants request.  
291

292 Chairman Deckard asked if anyone else who wished to speak to come forward at this time, there being no one indicating such; Chairman Deckard  
293 closed the Public Hearing and brought the item back to the commission for discussion or action.  
294

295 After some discussion Commissioner Hagaman made a motion to deny Z2024-033. Commissioner Hustings seconded the motion and it failed 2 to 3.  
296 Commissioner Odom made a motion to approve Z2024-033. Chairman Deckard seconded the motion which passed by a vote of 3-2. With  
297 Commissioner Hustings and Hagaman dissenting.  
298  
299

300 6. Z2024-034 (BETHANY ROSS)

301 Hold a public hearing to discuss and consider a request by Kari J'Layne Mayfield for the approval of a Specific Use Permit (SUP) for a *Short-*  
302 *Term Rental* on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County,  
303 Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, and take  
304 any action necessary.  
305

306 Planner Bethany Ross provided a brief summary in regards to the applicants request. The applicant is requesting a Specific Use Permit (SUP) to allow  
307 a non-owner-occupied short-term rental on this property. It is within 1,000 feet of an existing permitted non-owner-occupied short-term rental (STR).  
308 On April 1, 2024 the City Council adopted an ordinance requiring all STR to obtain permits with a deadline of July 1, 2024 for those in operation before  
309 April 1<sup>st</sup>. The applicants STR was in operation before the April 1<sup>st</sup> but failed to apply for the required permit by the deadline. Additionally, the property  
310 is 585 feet away of another non-owner occupied STR violating the 1,000-foot buffer. As a result, the applicant must obtain a Specific Use Permit (SUP)  
311 before proceeding with a STR permit application. In considering this SUP request the Planning and Zoning commission and City Council should  
312 assess location impact of both proposed and existing STR on the nearby property. The proposed STR would accommodate up to 10 guests with four  
313 bedrooms and 2 ½ bathrooms. Compared to the nearby existing STR at 141 Summerhill Lane would accommodate 6 guests and 3 bedrooms and 2  
314 bathrooms. Staff should note that 2 police incidents at the property since 2019 seem to be unrelated to the operation of the STR and the presence of  
315 two unpermitted structures in the backyard that must be addressed before an STR permit can be issued.  
316

317 Kari J'layne Mayfield  
318 161 Walnut Lane  
319 Rockwall, TX 75032  
320

321 Mrs. Mayfield came forward and provided details in regards to her request.  
322

323 Commissioner Hagaman asked how often the property rents out.  
324

325 Chairman Deckard opened the public hearing and asked if anyone who wished to speak to come forward at this time.  
326

327 Marsha Haynes

328 145 Crest Haven Drive  
329 Rockwall, TX 75032

330  
331 Mrs. Haynes came forward and expressed her concerns and opposition in regards to the request.

332  
333 Mike Jamshidi  
334 141 Cresthaven Drive  
335 Rockwall, TX 75032

336  
337 Mr. Jamshidi came forward and expressed his concern in regards to the request.

338  
339 Don Delgado  
340 169 Magnolia Lane  
341 Rockwall, TX 75032

342  
343 Mrs. Delgado came forward and expressed her concerns in regards to the request.

344  
345 Stan Jeffus  
346 2606 Cypress Drive  
347 Rockwall, TX 75087

348  
349 Mr. Jeffus came forward and expressed his concerns in regards to the request.

350  
351 Erika Nannis  
352 120 Woodcreek Drive  
353 Rockwall, TX 75032

354  
355 Mrs. Nannis came forward and expressed her opposition to the request.

356  
357 Steven Liechty  
358 152 Brockway Drive  
359 Rockwall, TX 75032

360  
361 Mr. Liechty came forward and expressed his opposition in regards to the request.

362  
363 Alena Maly  
364 3699 Sycamore Lane  
365 Rockwall, TX 75032

366  
367 Mrs. Maly came forward and expressed being in opposition of the request.

368  
369 Cindy Liechty  
370 152 Brockway Drive  
371 Rockwall, TX 75032

372  
373 Mrs. Liechty came forward and expressed her opposition to the request.

374  
375 Bob Wacker  
376 309 Featherstone  
377 Rockwall, TX 75087

378  
379 Mr. Wacker came forward and expressed his concerns in regard to the applicant's request.

380  
381 Chairman Deckard asked if anyone else who wished to speak to come forward at this time; there being no one indicating such Chairman Deckard  
382 closed the Public Hearing and brought the item back to the board for di

383  
384 Commissioner Odom made a motion to deny Z2024-034. Vice-Chairman Womble seconded the motion which passed by a vote of 4-1 with  
385 Commissioner Hagaman dissenting.

386  
387 V. ACTION ITEMS

388  
389 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to*  
390 *variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the*  
391 *Municipal Code of Ordinances.*

392  
393 7. SP2024-014 (BETHANY ROSS)

394 Discuss and consider a request by Dnyanada Nevgi of SRV Land Building and Real Estate, LLC on behalf of Naomi Freeman of Buffalo Country  
395 Properties, LLC for the approval of a Site Plan for a *Retail Building and Daycare Facility* on a 2.649-acre parcel of land identified as Lot 13 of  
396 the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the  
397 southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [SH-205], and take any action  
398 necessary.  
399

400 **Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting a Site Plan for a retail building and daycare**  
401 **facility. A similar site plan was approved in 2020 but expired in 2022 due to ongoing process. Staff allowed this case to continue but the building**  
402 **permit expired August 29, 2023. Engineering approval lapsed in January of 2024 due to inactivity. Consequently, the applicant reapplied for a new**  
403 **site plan in March of 2024. Text Amendment in 2023 changed the preservation requirements. If approved by the Planning and Zoning Commission**  
404 **this will be a recommendation to City Council on August 19. The site plan generally conforms to the UDC requirements except for the primary and**  
405 **secondary building articulation. ARB reviewed this and made a recommendation of approval.**

406  
407 **Commissioner Hustings asked if there was a variance that has been discussed for this project.**

408  
409 **Firoze Shams**  
410 **5712 Bedrock Drive**  
411 **McKinney, TX 75070**

412  
413 **Mr. Shams came forward and provided additional details in regards to the request.**

414  
415 **Chairman Deckard made a motion to approve SP2024-014. Commissioner Hustings seconded the motion which passed by a vote of 5-0.**  
416

417 8. **SP2024-035 (HENRY LEE) [POSTPONED BY THE APPLICANT TO THE SEPTEMBER 10, 2024 P&Z MEETING]**  
418 Discuss and consider a request by Miglena Minkova of Texx Team USA, LLC on behalf of Rick Landrum of the Kroger Co. for the approval of  
419 an Amended Site Plan for *Incidental Display* for a *Donation Box* in conjunction with an existing *General Retail Store* (i.e. Kroger) being an 8.724-  
420 acre parcel of land identified as Lot 24, Block A, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development  
421 District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 2935 Ridge Road  
422 [FM-740], and take any action necessary.  
423

424 9. **SP2024-036 (HENRY LEE) [POSTPONED BY THE APPLICANT TO THE SEPTEMBER 10, 2024 P&Z MEETING]**  
425 Discuss and consider a request by Miglena Minkova of Texx Team USA, LLC on behalf of Rick Landrum of the Kroger Co. for the approval of  
426 an Amended Site Plan for *Incidental Display* for a *Donation Box* in conjunction with an existing *General Retail Store* (i.e. Kroger) being an 11.236-  
427 acre parcel of land identified as Lot 1, Block A, Kroger 205 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development  
428 District 5 (PD-5) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as  
429 1980 N. Goliad Street [SH-205], and take any action necessary.  
430

- 431 10. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).  
432
- 433 • P2024-026: Final Plat for Lot 1, Block A, Vigor Way Plaza Addition (**APPROVED**)
  - 434 • MIS2024-016: Miscellaneous Case for an Exception for Artificial or Synthetic Plant Materials at 559 E. IH-30 (**DENIED**)
  - 435 • Z2024-028: Zoning Change (PD-44, HC & C to PD-44) for Rayburn Electric Cooperative (**2<sup>ND</sup> READING; APPROVED**)
  - 436 • Z2024-029: Specific Use Permit (SUP) for a *Detached Garage* at 911 N. Alamo Street (**2<sup>ND</sup> READING; APPROVED**)
  - 437 • Z2024-030: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* at 329 Harborview Drive (**2<sup>ND</sup> READING; APPROVED**)
- 438

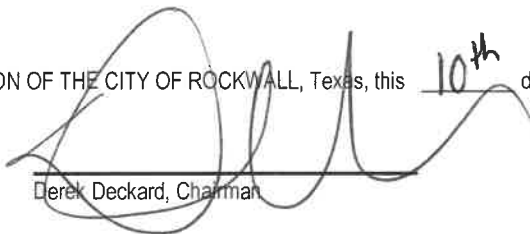
439 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcomes of the above referenced cases at the City Council meeting.**  
440

441 **VI. ADJOURNMENT**

442  
443 **Chairman Deckard adjourned the meeting at 10:13PM**

444  
445 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 10<sup>th</sup> day of September  
446 \_\_\_\_\_, 2024.

447  
448  
449 Attest:   
450  
451  
452 Melanie Zavala, Planning Coordinator  
453

  
Derek Deckard, Chairman

454 11. **Capital Improvement Advisory Committee Meeting (CIAC) [7:30 PM]**  
455 The Capital Improvement Advisory Committee Meeting (CIAC) will be meeting directly after the Planning and Zoning Commission Work Session  
456 Meeting to discuss and act on the 2024 Roadway Impact Fee Update.