

# MINUTES

PLANNING AND ZONING COMMISSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
DECEMBER 10, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT  
3 [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  
4 SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT FORM  
5 ON THE CITY'S WEBSITE.  
6

## 7 I. CALL TO ORDER

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

## 13 14 II. APPOINTMENTS

15  
16 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on  
17 the agenda requiring architectural review.

18  
19 **A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the architectural  
20 review board meeting.**

## 21 22 III. OPEN FORUM

23  
24 *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  
25 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  
26 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  
27 Act.*

28  
29 **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  
30 no one indicating such Chairman Deckard closed the open forum.**

## 31 32 IV. CONSENT AGENDA

33  
34 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)  
35 and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

36  
37 2. Approval of Minutes for the November 26, 2024 Planning and Zoning Commission meeting.

### 38 39 3. **P2024-040 (HENRY LEE)**

40 Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Jay Hankla of SH Dev Klutts Rockwall, LLC for the approval of a Final Plat  
41 for Phase 2 of the Homestead Subdivision being a 48.170-acre tract of land identified as a portion of Tract 6 of the J. A. Ramsey Survey, Abstract No. 186,  
42 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of  
43 FM-549 and FM-1139, and take any action necessary.

### 44 45 4. **P2024-041 (BETHANY ROSS)**

46 Consider a request by Johnathan McBride of NXG Services, LLC for the approval of a Final Plat for Lot 1, Block A, NXG Services Addition being a 1.799-  
47 acre tract of land identified as a Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial  
48 (HC) District, addressed as 227 National Drive, and take any action necessary.

### 49 50 5. **SP2024-049 (HENRY LEE)**

51 Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Jay Hankla of SH Dev Klutts Rockwall, LLC for the approval of a Site Plan for  
52 Phase 2 of the Homestead Subdivision being a 48.170-acre tract of land identified as a portion of Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City  
53 of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-  
54 549 and FM-1139, and take any action necessary.

55  
56 **Vice-Chairman Womble made a motion to approve the Consent Agenda. Commissioner Hustings seconded the motion which passed by a vote of 6-  
57 0 with Commissioner Conway absent.**

## 58 59 V. PUBLIC HEARING ITEMS

60  
61 *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  
62 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  
63 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  
64 to three (3) minutes out of respect for the time of other citizens.*

65  
66 **6. Z2024-053 (ANGELICA GUEVARA)**

67 Hold a public hearing to discuss and consider a request by Amanda Dailey for the approval of a Zoning Change from Agricultural (AG) District to Single-Family  
68 10 (SF-10) District being a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas,  
69 zoned Agricultural (AG) District, addressed as 205 Dial Lane, and take any action necessary.  
70

71 **Planning Technician Angelica Guevara provided a brief summary in regards to the applicants request. The applicant is requesting approval of a**  
72 **Zoning Change from Agricultural (AG) District to Single-Family 10 (SF-10) District. The applicant has indicated that the purpose for the zoning change**  
73 **has been to later construct a single-family home on the subject property which will adhere to the requirements to the UDC. With the surrounding**  
74 **properties being zoned Agricultural or Planned Development District 98 for single family 8. 4 District land uses, the request for zoning change**  
75 **appears to conform to the surrounding areas. On November 19, 2024. Staff mailed out notices to property owners and occupants within 500-feet of**  
76 **the subject property. As of now, staff has not received any notices back in regard to the applicants request.**  
77

78 **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,**  
79 **Chairman Deckard closed the public hearing and brought the item back to the Commission for discussion or action**  
80

81 **Commissioner Hustings made a motion to approve Z2024-053. Vice-Chairman Womble seconded the motion which passed by a vote of 6-0.**  
82

83 **7. Z2024-054 (BETHANY ROSS)**

84 Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District  
85 9 (PD-9) [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*] for the purpose of consolidating the regulating ordinances  
86 for a 307.57-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development  
87 District 9 (PD-9), generally located south of Horizon Road [FM-3097], east of Ridge Road, and north of the southern corporate limits of the City of Rockwall,  
88 and take any action necessary.  
89

90 **Planner Bethany Ross provided a brief summary in regards to the applicants request. The applicant is requesting a Zoning change amending Planned**  
91 **Development District 9. Planned Development District 9 was adopted in 1973 and currently consist of 66 pages of regulations and 10 regulating**  
92 **ordinances. It also consists of approximately 205 development cases. The proposed draft ordinance consolidates the regulating ordinances into a**  
93 **single document. The proposed consolidating ordinance will not change any of the requirements, concept plans or development standards. This**  
94 **being a zoning case staff mailed out notices to property owners and occupants within 500-feet of the subject property. Staff also included in the**  
95 **notice a letter explaining what was being planned. A of now, staff had not received any notices in return.**  
96

97 **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,**  
98 **Chairman Deckard closed the public hearing and brought the item back to the Commission for discussion or action**  
99

100 **Chairman Deckard made a motion to approve Z2024-054. Vice-Chairman Womble seconded the motion which passed b y a vote of 6-0.**  
101

102 **8. Z2024-055 (BETHANY ROSS)**

103 Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a Specific Use Permit (SUP) for a Detached Garage on a one (1)  
104 acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-  
105 16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary.  
106

107 **Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit (SUP) for a**  
108 **detached garage. It exceeds the maximum square footage and the maximum number of accessory structures on the lot. Specifically, the applicant**  
109 **is requesting a 30 x 35 or a 1050 sqft metal garage. Staff has identified 11 detached garages within the subdivision. 3 of which are larger then what**  
110 **the applicant is proposing. This being a zoning case staff mailed out notices to property owners and occupants within 500 feet of the subject property.**  
111 **Staff has received (1) one notice in favor of the applicants request.**  
112

113 **Vice-Chairman Womble asked if the detached structures are typically in the front.**  
114

115 **Planner Bethany Ross explained that it is in the rear of the building.**  
116

117 **Bryan Cook**  
118 **2348 Saddlebrook Lane**  
119 **Rockwall, TX 75032**  
120

121 **Mr. Cook came forward and explained that the detached garage would be in the back of the property.**  
122

123 **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,**  
124 **Chairman Deckard closed the public hearing and brought the item back to the Commission for discussion or action**  
125

126 **Commissioner Hagaman asked if the regulations had changed to where they don't have to match the house?**  
127

128 **Director of Planning and Zoning Ryan Miller explained that in 2019 the Texas Legislature adopted 2439. It's a bill that prohibited cities into regulating**  
129 **building materials.**  
130

131 **Commissioner Odom made a motion to approve Z2024-055. Commissioner Hustings seconded the which passed by a vote of 6-0.**  
132

133 9. **Z2024-056 (BETHANY ROSS) [THE APPLICANT IS REQUESTING TO WITHDRAW THIS CASE]**

134 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  
135 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  
136 101.43-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)  
137 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.  
138

139 **Planner Bethany Ross explained that the applicant had requested to withdraw this case.**

140  
141 **Chairman Deckard made a motion to approve the withdraw of case Z2024-056. Vice-Chairman Womble seconded the motion which passed by a vote**  
142 **of 6-0.**  
143

144 **10. Z2024-057 (HENRY LEE)**

145 Hold a public hearing to discuss and consider a request by Michael Jaquette of CED Rockwall on behalf of QA Logistics Rockwall, LP for the approval of a  
146 Specific Use Permit (SUP) for General Retail Store in conjunction with a Wholesale Showroom Facility on a portion of a larger 5.1292-acre parcel of land  
147 identified Lot 2, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1915 Alpha  
148 Drive, and take any action necessary.  
149

150 **Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit (SUP) to**  
151 **allow a general retail store within this facility. The primary use is for a wholesale showroom facility. Part of the business is contractors would be able**  
152 **to come in and buy electrical PPE or general public come also purchase in store. Staff mailed out notices to property owners and occupants within**  
153 **500 feet of the subject property.**  
154

155 **Michael Jaquette**  
156 **1915 Alpha Drive**  
157 **Rockwall, TX 75087**  
158

159 **Mr. Jaquette came forward and provided additional details inn regards to the applicants request.**  
160

161 **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,**  
162 **Chairman Deckard closed the public hearing and brought the item back to the Commission for discussion or action**  
163

164 **Vice-Chairman Womble made a motion to approve Z2024-057. Chairman Deckard seconded the motion which passed by a vote of 6-0.**  
165

166 **11. Z2024-058 (ANGELICA GUEVARA)**

167 Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established  
168 Subdivision on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family  
169 10 (SF-10) District, addressed as 704 S. Alamo Road, and take any action necessary.  
170

171 **Planning Technician Angelica Guevara provided a brief summary in regards to the applicants request. The applicant is requesting a Specific Use**  
172 **Permit (SUP) for a Residential Infill in an established subdivision. Overall, the proposed home meets most of the requirements for a home within the**  
173 **Single-Family District 10 (SF-10) District with the exception of the roof pitch and side yard setback requirements. However, staff has recommended**  
174 **a condition of approval requiring the applicant to adhere to the se regulations. When looking at the building elevations, the proposed home does not**  
175 **seem to have negative effect on the neighborhood. Staff mailed out notices to property owners and occupants within 500-feet of the subject property.**  
176

177 **Commissioner Hustings asked what were the conditions of approval?**  
178

179 **Planning Technician Angelica Guevara explained that the conditions of approval were needing to meet the roof pitch requirements and side-yard**  
180 **setback requirements.**  
181

182 **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,**  
183 **Chairman Deckard closed the public hearing and brought the item back to the Commission for discussion or action**  
184

185 **Commissioner Hustings made a motion to approve Z2024-058. Vice-Chairman Womble seconded the motion which passed by a vote of 6-0.**  
186

187 **12. Z2024-059 (BETHANY ROSS)**

188 Hold a public hearing to discuss and consider a request by Daryl Schroeder for the approval of a Specific Use Permit (SUP) for Short-Term Rental on a  
189 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned  
190 Development District 17 (PD-17), addressed as 117 Lanshire Drive, and take any action necessary.  
191

192 **Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit (SUP) for a**  
193 **Short-Term Rental. The proposed STR is a 3591 square foot home with 5 bedrooms and 3 bathrooms. Staff mailed out 154 notices to property owners**  
194 **and occupants within 500-feet of the subject property. Staff had received one (1) notice in favor and one (1) notice in opposition of the request.**  
195

196 **Daryl Schroeder**  
197 **117 Lanshire Drive**  
198 **Rockwall, TX 75087**  
199

200 **Mr. Schroeder came forward and explained that it would be a house for his son until he is ready to move into.**

201 Commissioner Hagaman asked if he lives in the house currently.

202 Vice-Chairman Womble asked when he would be able to move into his house.

203  
204 Commissioner Odom asked if he would be willing to do a 30-day short-term rental.

205  
206  
207 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,  
208 Chairman Deckard closed the public hearing and brought the item back to the Commission for discussion or action

209  
210 Commissioner Odom made a motion to deny Z2024-059. Chairman Deckard seconded the motion which passed by a vote of 6-0.

211  
212 **13. Z2024-060 (RYAN MILLER)**

213 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 a Zoning  
214 Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a  
215 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey,  
216 Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas,  
217 zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the  
218 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  
219 necessary.

220  
221 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the applicant's request. The subject property was annexed into  
222 the City in phases beginning in the 1980s and has remained vacant since annexation. As the Planning and Zoning Commission are aware there have  
223 been multiple revisions made to this case since the original case was submitted back in May of this year. This represents the fourth submittal request  
224 since the original submittal. Staff has provided the Commission with a breakdown of the four cases and how each of them have changed from the  
225 original submittal. The applicant is now proposing a 870 lot residential subdivision on 495 acres. This would range from an acre in a half all the way  
226 down to lot sizes that are 7440 SF. The gross residential density proposed for the subdivision is 1.68 dwelling units per acre. The applicant is  
227 proposing 24.10 acres of Limited General District 9land uses. These are limited as the applicant has agreed to incorporate limitations on permitted  
228 land uses in the Planned Development District. In addition, the General Retail District area will be subject to a PD Development plan that will be a  
229 discretionary site plan that would give Planning and Zoning and City Council discretion over the layout of those areas. Staff should also note based  
230 on the work session the applicant has removed the 16-acre tract of General Retail Land in the northeast corner of the concept plan. This was in  
231 response to some of the conversations the applicant had during that work session as well as some of the comments by the public. That is what  
232 reduced the overall acreage from 536 acres down to the presently requested 519 acres. Finally, the applicant is proposing 28% open space or 35.36%  
233 of the total site area. This is a total of 183.75 acres of open space which includes 2 public parks totaling 33 acres, 2 private amenity centers on 6.4  
234 acres. The dedication of a 1.97-acre tract of land for a future water tower site and 65.78 acres of private open space. The applicant is also proposing  
235 to incorporate an 8foot internal trail system and a 10foot hike and bike trail to go along all major roadways with two rest stops. Looking at the  
236 infrastructure requirements the applicant will be required to construct all roadways depicted on the master thoroughfare plan that are on or adjacent  
237 to the subject property. Perform a traffic impact analysis and construct any improvement's necessary to maintain the current level of service on the  
238 property. In addition, the applicant will be required to construct any necessary water wastewater in drainage improvement's necessary to properly  
239 and sufficiently serve the subject property. Based on this, there are no infrastructure issues associated with this request. Looking at how the request  
240 aligns with the comprehensive plan the subject property is designated primarily for low density residential land use which is defined as 2 units per  
241 gross acre. In this case the applicant is proposing 1.68 dwelling units per gross acre. This with the proposed amenity and open space and the mix  
242 of land uses is in conformance with the low-density residential designation established by the comprehensive plan. The plan does show a reduction  
243 in the land area designated for commercial retail land uses. However, this appears to be nominal when considering the full impact of the request  
244 regardless this aspect of this case is a discretionary decision for the Planning and Zoning Commission and City Council. Staff identified two areas  
245 that could bring the plan closer into conformance with the comprehensive plan and that would be one the incorporation of the traditional  
246 neighborhood design principles. They did incorporate these into the Plan Development District however, they are not required. In addition, staff  
247 made the recommendation to the applicant that the larger 100-foot lots should be incorporated along FM 549 instead of the 80-foot lots. When looking  
248 at the proposed concept plan and PD standards the request does appear to be in conformance with most of the goals and policies of the  
249 Comprehensive plan and in the Unified Development Code. However, with this being a request for a Planned Development District. This makes it a  
250 discretionary decision for the City Council pending a recommendation from Planning and Zoning Commission. This being a zoning case staff mailed  
251 out notices to property owners and occupants within 500 feet of the subject property. As of now staff has received 3 notices inside the 500-foot  
252 buffer in favor, 6 notices inside the 500-foot buffer opposed and 3 notices outside of the 500-foot buffer in favor and 170 notices outside the 500-foot  
253 buffer opposed.

254  
255 Ryan Joyce  
256 767 Justin Road  
257 Rockwall, TX 75087

258  
259 Mr. Joyce came forward and provided a brief summary in regards to his case. They reduced the number of 62' and 72' lots in phases 1-3. They were  
260 reduced by 24%. They increased 82' and 100' lots by 64%. Added ½ acre lot option along FM 549 and removed Commercial property from zoning  
261 request. There was also some residential street softening and curvilinear streets.

262  
263 Chairman Deckard opened the public hearing and asked if anyone who wished to speak to do so at this time.

264  
265 Bob Wacker  
266 309 Featherstone Drive  
267 Rockwall, TX 75087

268

269 Mr. Wacker came forward and expressed that traffic will be worse when heading to McLendon Chisholm. Asked if this was the right time for this  
270 project.

271  
272 Richard Henson  
273 2424 FM 549  
274 Rockwall, TX 75032

275  
276 Mr. Henson came forward and expressed his concerns with this development and mentioned that the comprehensive plan should be reviewed.  
277

278 Joe Ward  
279 4920 Bear Claw Lane  
280 Rockwall, TX 75032

281  
282 Mr. Ward came forward and expressed that the community has asked to take in consideration the infrastructure and tax structure and to slow down  
283 the process and to allow the developer to present estate lots.

284  
285 Kristin Ash  
286 599 Deverson Drive  
287 Rockwall, TX 75087

288  
289 Mrs. Ash came forward and expressed that there needs to be a better job with the infrastructure. Also asked how wide the streets are going to be.  
290 Explained that teachers, firefighters and police officers cannot afford to live in this community.

291  
292 Leslie Wilson  
293 535 Cullins Road  
294 Rockwall, TX 75032

295  
296 Mrs. Wilson came forward and expressed that this is frustrating and explained that it is currently not the right time.  
297

298 Leslie Hope  
299 530 Cullins Road  
300 Rockwall, TX 75032

301  
302 Mrs. Hope came forward and mentioned they have tried to work with the developer and that the comprehensive plan would need to be revisited.  
303

304 Terrance Tippet  
305 2060 Broken Lance Lane  
306 Rockwall, TX 75032

307  
308 Mr. Tippet came forward and asked if there was a way to pause this case and allow people to show up. Explained that he has seen 6 empty houses  
309 since this case came forward in May.

310  
311 Kristi Mase  
312 1160 Skylar Drive  
313 Rockwall, TX 75032

314  
315 Mrs. Mase came forward and explained that traffic is an issue, and traffic will only be worse.  
316

317 Amanda Torres  
318 3905 Stableglen Drive  
319 Rockwall, TX 75087

320  
321 Mrs. Torres came forward and explained the traffic will continue to get worse and everyone gets affected.  
322

323 Stan Jeffus  
324 2606 Cypress Drive  
325 Rockwall, TX 75087

326  
327 Mr. Jeffus came forward and explained the growth is starting to take a toll in the quality of life. Expressed that we should not create more problems  
328 than the ones we currently have.

329  
330 Zach Butler  
331 9 Crestview Circle  
332 Rockwall, TX 75087

333  
334 Mr. Butler came forward and expressed that the developer has invested in the community and has been keeping it nice.  
335

336 Chairman Deckard asked if anyone else who wished to speak to come forward at this time, there being no one indicating such, Chairman Deckard  
337 closed the public hearing and brought the item back to the Commission for discussion or action  
338

339 Mr. Joyce came forward and explained the project funding summary. Expressed this would also be his last attempt for this project.  
340

341 Vice-Chairman Womble asked what the timeline would be for the project.  
342

343 Mr. Joyce explained that phase 1 wouldn't start construction until summer of next year and will make completion in 2026. Homeowners wouldn't  
344 start to move in until May of 2027. Full buildout of the project won't be till 2039 or 2040.  
345

346 Chairman Deckard asked how wide the streets are.  
347

348 Mr. Joyce answered and said the streets are standard 29-foot curve to curve for all interior streets.  
349

350 Chairman Deckard made a motion to approve Z2024-060. Vice-Chairman Womble seconded the motion which passed by a vote of 5-1 with  
351 Commissioner Hagaman dissenting.  
352

#### 353 VI. ACTION ITEMS

354  
355 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*  
356 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*  
357

#### 358 14. SP2024-046 (HENRY LEE)

359 Discuss and consider a request by Frank Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger Rayburn County Electric Cooperative for the  
360 approval of a *Site Plan for Private Recreation Facilities* on a 1.57-acre parcel of land identified as Lot 1, Block A, Estep Subdivision, City of Rockwall, Rockwall  
361 County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District,  
362 addressed as 2686 S. Goliad Street [SH-205], and take any action necessary.  
363

364 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a site plan for a private recreation  
365 facility. They are requesting three (3) variances those being cementitious material, stone and primary articulation. ARB did make a recommendation  
366 of approval.  
367

368 Frank Polma  
369 150 Peninsula Drive  
370 Rowlett, TX 75089  
371

372 Mr. Polma came forward and provided details in regards to the request.  
373

374 Commissioner Hagaman asked if that is where the basketball court is currently located.  
375

376 Vice-Chairman Womble made a motion to approve SP2024-046. Chairman Deckard seconded the motion which passed by a vote of 6-0.  
377

#### 378 15. SP2024-048 (HENRY LEE)

379 Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Bill Bricker of Rockwall Property Corporation for the approval of a *Site*  
380 *Plan* for a *Dog Boarding Facility* on a 1.50-acre tract of land identified as a portion of Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall,  
381 Rockwall County, Texas, zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay  
382 (SH-205 BY-OV) District, generally located at southwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action  
383 necessary.  
384

385 Senior Planner Henry Lee came forward and provided details in regards to the applicants request. The applicant is requesting a site plan for a dog  
386 boarding facility. They do have several variances associated with this request. They have variances related to the masonry materials, cementitious  
387 material and the four-sided architecture and primary articulation. ARB did look at this case and have made a recommendation of approval. They are  
388 requesting to leave the existing trees in the flood plane and use that as the screening mechanism. They have a variance to the Artificial Turf  
389 requirements. Staff did include a condition of approval for an updated landscape plan before they go through engineering.  
390

391 Jeff Carroll  
392 750 E Interstate 30  
393 Rockwall, TX 75087  
394

395 Mr. Carroll came forward and provided additional details in regards to the applicants request.  
396

397 Commissioner Thompson made a motion to approve SP2024-048. Commissioner Hustings seconded the motion which passed by a vote of 6-0.  
398

#### 399 VII. DISCUSSION ITEMS

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

- 401 • P2024-037: Final Plat for Lot 1, Block A, Texas Products Addition (APPROVED)
- 402
- 403

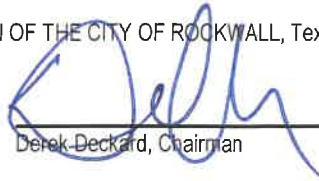


- 404 • P2024-039: Replat for Lot 4, Block B, Rockwall Technology Park, Phase 2 (APPROVED)
- 405 • Z2024-049: Specific Use Permit (SUP) for a Residence Hotel along Fit Sport Life Boulevard (2<sup>ND</sup> READING; APPROVED)
- 406 • Z2024-050: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for a Duplex on Bost Street (2<sup>ND</sup> READING; APPROVED)
- 407 • Z2024-051: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for a Duplex on Bost Street (2<sup>ND</sup> READING; APPROVED)

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409 VIII. ADJOURNMENT

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411 **Chairman Deckard adjourned the meeting at 8:17PM.**

412  
413 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 30<sup>th</sup> day of December  
414 \_\_\_\_\_, 2024.

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

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417 Attest:   
418 \_\_\_\_\_  
419 Melanie Zavala, Planning Coordinator  
420  
421