

MINUTES

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
OCTOBER 15, 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 6:01PM. Commissioners present were Vice-Chairman John Womble, Dr. Jean Conway, Ross
10 Hustings, Kyle Thompson and John Hagaman. Commissioners absent were Jay Odom. Staff members present were Director of Planning and Zoning
11 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.**

14 II. APPOINTMENTS

- 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 **Director of Planning and Zoning Ryan Miller advised that the case manager would go over the case when they present it.**

21 III. OPEN FORUM

22
23 *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
24 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
25 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
26 Act.*

27
28 **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
29 no one indicating such, Chairman Deckard closed the open forum.**

31 IV. CONSENT AGENDA

32
33 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)
34 and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

- 36 2. Approval of Minutes for the September 24, 2024 Planning and Zoning Commission meeting.

37
38 **Commissioner Conway made a motion to approve the Consent Agenda. Vice-Chairman Womble seconded the motion which passed by a vote of 6-
39 0 with Commissioner Odom absent.**

41 V. PUBLIC HEARING ITEMS

42
43 *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
44 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
45 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
46 to three (3) minutes out of respect for the time of other citizens.*

48 3. Z2024-041 (ANGELICA GUEVARA)

49 Hold a public hearing to discuss and consider a request by Quadri Akamo of QJ Development, LLC for the approval of a Specific Use Permit (SUP) for Residential
50 Infill in an Established Subdivision on a 0.154-acre parcel of land identified as Lot 6, Block D, Chandler's Landing #16 Addition, City of Rockwall, Rockwall
51 County, Texas, zoned Planned Development District 8 (PD-8), addressed as 324 Valiant Drive, and take any action necessary.

52
53 **Planning Technician Angelica Guevara provided a summary regarding the applicant's request. The applicant was requesting a Specific Use Permit
54 (SUP) for the purpose of constructing a single-family home. It appears to conform to most of the density and dimensional requirements as permitted
55 by Planned Development District 8 (PD-8) and the Unified Development Code with the exception of the garage orientation. Garages should be located
56 at least 20 feet from the front façade of the home. In this case, the garage is situated evenly in the front façade of the home. The proposed building
57 elevations indicate that the home appears to be consistent with the adjacent housing. This being a zoning case notices were sent out to property
58 owners and occupants within 500 feet of the subject property. Staff had received two (2) notices in opposition of the applicant's request.**

59
60 **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,
61 Chairman Deckard closed the public hearing and brought the item back to the Commission for discussion or action.**

62
63 **Vice-Chairman Womble made a motion to approve Z2024-041. Commissioner Conway seconded the motion which passed by a vote of 6-0.**
64

65 4. **Z2024-042 (ANGELICA GUEVARA)**

66 Hold a public hearing to discuss and consider a request by Nadia Ramos for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established*
67 *Subdivision* on a 1.80-acre parcel of land identified as Lot 8 of the Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District,
68 addressed as 515 S. Clark Street, and take any action necessary.
69

70 **Planning Technician Angelica Guevara provided a summary regarding the applicant's request. The applicant is requesting approval of a specific use**
71 **permit (SUP) for the purpose of also constructing a single-family home. The applicant has submitted a residential plot plan and building elevations**
72 **of the proposed home which indicates that it meets most of the requirements, with the exception of one (1) deviation in the district development**
73 **standards. According to the unified development code (UDC) the Two-Family (2F) District requires a two (2) car garage and two (2) off street parking**
74 **spaces plus one (1) garage space parking space for each dwelling unit. In this case the proposed home does not incorporate a garage which will**
75 **require a variance from the Planning and Zoning Commission. In addition, staff has added two (2) other conditions of approval which are all structures**
76 **and paving must be constructed outside of the erosion hazard set back and the 10-foot-wide single car driveway along the side of the house must**
77 **be changed to be at least 12 feet wide. This is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning**
78 **Commission. Notices were sent out to property owners and occupants within 500 feet for this case as well. Staff had received one (1) notice back in**
79 **opposition of the applicant's request.**

80
81 **Anthony Ramos**
82 **7968 CR 2412**
83 **Quinlan, TX 75474**
84

85 **Vice-Chairman Womble asked what the reason was regarding not having a garage.**

86
87 **Chairman Deckard asked if they were adding an accessory structure.**

88
89 **Mr. Ramos mentioned that they will be adding a storage area at some point, but as of now there will not be adding an accessory structure.**

90
91 **Commissioner Conway asked if they were adding a carport.**

92
93 **Chairman Deckard opened the public hearing and asked if anyone who wished to speak to do so at this time.**

94
95 **David Lecour**
96 **507 S. Clark Street**
97 **Rockwall, TX 75087**
98

99 **Mr. Lecour came forward and expressed that Mr. Ramos was correct. Majority of the older houses in the street do not have driveways.**

100
101 **Chairman Deckard asked if anyone else who wished to speak to do so at this time. There being no one indicating such, Chairman Deckard closed**
102 **the public hearing and brought the item back to the Commission for discussion or action.**

103
104 **Commissioner Conway made a motion to approve Z2024-042. Vice-Chairman Womble seconded the motion which passed by a vote of 6-0.**

105
106 5. **Z2024-043 (BETHANY ROSS)**

107 Hold a public hearing to discuss and consider a request by Russ and Kim Dignam for the approval of a Specific Use Permit (SUP) to allow more than the
108 permitted number of accessory structures on a 0.6048-acre parcel of land identified as Lot 1, Block 7, Gideon Grove North Addition, City of Rockwall, Rockwall
109 County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1202 Gideon Way, and take any
110 action necessary.
111

112 **Planner Bethany Ross provided a brief summary in regards to the applicant's request. The applicant is requesting a specific use permit (SUP) to**
113 **allow more than the permitted number of accessory structures and an accessory structure larger than the permitted square footage. The proposed**
114 **covered porch will be 25 feet by 18 feet and a total square footage of 450SF. The property currently has two unpermitted structures of 198SF**
115 **accessory building 54SF over the limit and a 200 SF covered porch. The applicant has paid the non-compliant structure fee and the SUP includes a**
116 **condition requiring permits for all three structures. When reviewing an SUP, the Planning and Zoning Commission should consider whether**
117 **structures were built without permits, the size compared to other accessory structures and the compatibility of materials and design with the primary**
118 **structure. The proposed structures don't seem to negatively impact the neighboring properties, but they could set a precedent in the area where**
119 **many unpermitted structures exist in this neighborhood. Staff identified seven (7) similar accessory structures in the subdivision and only two (2) of**
120 **which were permitted. An SUP is a discretionary decision for the City Council pending recommendation from the Planning and Zoning Commission.**
121 **Staff mailed out 60 notices to property owners and occupants within the 500-foot buffer of the subject property and staff also notified the HOA of**
122 **Stoney hollow. Currently staff has received six (6) notices back in favor of the applicant's request.**

123
124 **Kim Dignam**
125 **1202 Gideon Way**
126 **Rockwall, TX 75087**
127

128 **Mrs. Dignam came forward and provided additional details in regard to the request.**

129
130 **Chairman Deckard asked if there will be any more structures in the future.**
131

132 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,
133 Chairman Deckard closed the public hearing and brought the item back to the Commission for discussion or action.
134
135 Commissioner Hustings made a motion to approve Z2024-043. Commissioner Thompson seconded the motion which passed by a vote of 6-0.
136

137 6. **Z2024-044 (BETHANY ROSS)**
138 Hold a public hearing to discuss and consider a request by Trenton Austin for the approval of a Specific Use Permit (SUP) for a Short-Term Rental on a 0.1950-
139 acre parcel of land identified as Lot 4, Block 15A, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as
140 806 Austin Street, and take any action necessary.
141
142 Planner Bethany Ross provided a summary regarding the applicant's request. The applicant is requesting a specific use permit (SUP) for a proposed
143 non-owner-occupied short-term rental located next to an existing and permitted non-owner-occupied short-term rental. Also, within 1000 feet of three
144 others. Although this 1000-foot proximity requirement is intended to limit the proliferation of these types of uses within a small area in the city.
145 Exceptions can be made by the City Council pending recommendation from the Planning and Zoning commission through an SUP process. This
146 process allows the neighborhood to voice support or opposition. Staff sent out 114 notices to nearby property owners and to the Preserve and
147 Hillcrest at the Shores HOA's. As of now three (3) responses were provided back in favor of the request and six (6) in opposition.
148
149 Trenton Austin
150 1340 Meandering Way
151 Rockwall, TX 75087
152
153 Mr. Austin came forward and provided additional details regarding the request.
154
155 Director of Planning and Zoning Ryan Miller asked if he was renting out the property.
156
157 Chairman Deckard opened the public hearing and asked if anyone who wished to speak to do so at this time.
158
159 Melba Jeffus
160 2606 Cypress Drive
161 Rockwall, TX 75087
162
163 Mrs. Jeffus came forward and expressed her concerns regarding the applicant's request.
164
165 Chairman Deckard asked if anyone else who wished to speak to do so at this time. There being no one indicating such, Chairman Deckard closed
166 the public hearing and brought the item back to the Commission for discussion or action.
167
168 Director of Planning and Zoning Ryan Miller provided a summary in regard to the STR ordinance.
169
170 Commissioner Hustings asked about the STR and asked if the five that are there were grandfathered in.
171
172 Vice-Chairman Womble made a motion to deny Z2024-044. Commissioner Conway seconded the motion to deny which was denied by a vote of 6-0.
173

174 7. **Z2024-045 (ANGELICA GUEVARA) [APPLICANT IS REQUESTING TO WITHDRAW THE CASE]**
175 Hold a public hearing to discuss and consider a request by Inocencio Barron on behalf of Ariel Palacios for the approval of a Specific Use Permit (SUP) for
176 Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 910-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall,
177 Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 178 Lynne Drive, and take any action
178 necessary.
179
180 Planning Technician Angelica Guevara explained that the applicant has requested to withdraw the case.
181
182 Chairman Deckard made a motion to allow Z2024-045 to withdraw the case. Vice-Chairman Womble seconded the motion which passed by a vote of
183 6-0 to allow the case to be withdrawn.
184

185 8. **Z2024-046 (HENRY LEE)**
186 Hold a public hearing to discuss and consider a request by Carl and Wendy Petersen for the approval of a Specific Use Permit (SUP) for a Short-Term Rental
187 on a 0.6391-acre parcel of land identified as Lot 25-R, Block A, Chandler's Landing #20 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned
188 Development District 8 (PD-8), addressed as 108 Reliance Court, and take any action necessary.
189
190 Senior Planner Henry Lee provided a brief summary in regard to the applicant's request. The applicant is requesting approval of a non-owner-
191 occupied short-term rental that is within 1000ft of another non-owner-occupied short-term rental. Its roughly about 950 feet away from the other
192 short-term rental from property line to property line. In this case there was some conversation before about whether these the ones you guys have
193 looked at whether they're existing coming in and requesting or new ones coming in. In this case this is a new short-term rental that has not been up
194 previously that the applicant is requesting. The specific use permit (SUP) process is in place for this with 1000-foot buffer as Ryan indicated
195 previously the 1000-foot requirement is to look at whether a proliferation of uses is occurring, and the specific use permit is to look at that. Secondly
196 the SUP process allows the neighborhood to come and voice their support or opposition of a short-term rental. Staff mailed out notices to property
197 owners within 500 feet and we also notified several HOA's. There are twenty-one (21) notices in opposition and two (2) in favor.
198
199

200 Wendy Peterson
201 108 Reliance Court
202 Rockwall, TX 75087

203
204 Mrs. Peterson came forward and provided additional details in regard to the request.

205
206 Chairman Deckard opened the public hearing and asked if anyone who wished to speak to do so at this time.

207
208 Adan Tovar
209 107 Reliance Court
210 Rockwall, TX 75087

211
212 Mr. Tovar came forward and expressed his concerns in regards to the request.

213
214 Chairman Deckard asked if anyone else who wished to speak to do so at this time. There being no one indicating such, Chairman Deckard closed
215 the public hearing and brought the item back to the Commission for discussion or action.

216
217 Commissioners Hustings asked if the house was outside of the buffer if it would be required to go to the process.

218
219 Commissioner Thompson asked if it was an edge to edge regarding the property line.

220
221 Commissioner Conway made a motion to approve Z2024-046. Commissioner Hustings seconded the motion which passed by a vote of 6-0.

222
223 9. Z2024-047 (BETHANY ROSS) [APPLICANT IS REQUESTING TO WITHDRAW THE CASE]

224 Hold a public hearing to discuss and consider a request by Eric Heideloff of Enterprise Rental Car for the approval of a *Specific Use Permit (SUP)* for *Automobile*
225 *Rental* on a 1.1540-acre parcel of land identified as Lot 1, Block 1, HJG Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C)
226 District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1801 S. Goliad Street, and take any action necessary.

227
228 Planner Bethany Ross explained that the applicant has withdrawn the case.

229
230 Chairman Deckard made a motion to allow Z2024-047 to withdraw the case. Vice- Chairman Womble seconded the motion which passed by a vote of
231 6-0 to allow the case to be withdrawn.

232
233 10. Z2024-048 (RYAN MILLER)

234 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 Change*
235 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 536.4297-acre
236 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, Abstract No. 25
237 [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, zoned Agricultural
238 (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 east and west side
239 of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.

240
241 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the applicants request. July of this year the applicant submitted
242 a zoning application for the subject property proposing a planned development district that consisted of 41 acres of general retail district and a 960-
243 lot subdivision that had lot sizes that range between 52 x100 feet and through 185 x 200 feet. After reviewing this the Planning and Zoning Commission
244 ultimately made a recommendation to approve the case but the City Council made a motion to deny the case without prejudice in August of 2024
245 allowing the applicant to address some issues and come back. Since this denial the applicant has resubmitted a plan that looks to address some of
246 the issues from the previous case and under the applicant's new plan the applicant is proposing to entitle the property for a Planned Development
247 district that consists of 41 acres of general retail and 885 lots of single family. The lot sizes the applicant is proposing will be 12/1- and 1/2-acre lots
248 13 one-acre lots 18 three quarter of an acre lots 66 12,000square foot lots 168 9600 square foot lots 339 eighty 8640 square foot lots 269 7440 square
249 foot all of this translates to a gross density of 1.65 dwelling units per acre as calculated by the requirements of the unified development code. The
250 proposed plan development district has home sizes that will range in size from 2750 square feet to 3500 square feet and that's air-conditioned space
251 does not include the garage area. The planned development district will require a minimum of 100% masonry with provisions that would allow up to
252 80% cementitious materials to allow the traditional neighborhood design sometimes called gingerbread product similar to the to the homes in the
253 Somerset park subdivision. In addition to the proposed subdivision the applicant is also proposing to incorporate 65.78 acres of private open space
254 6.40 acres for two amenity centers a 1.97-acre site for a future water tower and 33 acres for two public parks. this couple with the 79.85 acres of flood
255 point translates to 187 acres of open space or amenity area or 27.42% open space as calculated by the unified development and this of course is in
256 surplus of the open space required by the code which is 20% it's in surplus by 7.42%. In regards to the infrastructure requirements that the applicant
257 will have to provide to this sufficiently serve the subject property basically meaning there are no infrastructure issues for water, sewer or roadway
258 for this project. The applicant will be required to provide updates to the existing systems. Looking at the comprehensive plan the subject property
259 is situated within both the South Central and southwest residential districts and is primarily designated for low density residential land uses.
260 According to the future land use plan low density residential land uses are identified as being 2 units per gross acre up to 2 1/2 units per gross acre
261 where increased amenity is provided. In this case the applicant is proposing 1.65 dwelling units per acre which is in conformance with the
262 comprehensive plan. Staff should note that the applicants plan does propose to change the future land use map. In regard to the areas designated
263 for commercial retail basically reducing these areas by 37.40 acres and while this is a nominal change is a discretionary decision for the City Council
264 pending a recommendation from the Planning and Zoning Commission. Staff has summarized how the applicant's proposal is in conformance with
265 the comprehensive plan and considering this analysis the applicants plan does appear to align with the goals, policies and strategies of the Our
266 Hometown Vision 2040 Comprehensive Plan. However, this case being a request for zoning it does remain a discretionary decision for the City
267 Council pending a recommendation from the Planning and Zoning Commission. This being a zoning case staff did send out notices to property

268 owners and occupants within 500 feet of the subject property. As of now staff had received four (4) notices from four property owners inside the 500-
269 foot buffer in favor of the applicants request. Fifteen (15) properties have submitted notices inside that are opposed. Looking outside of the 500-foot
270 buffer we've received one (1) notice from a property owner outside in favor and seventy-one (71) property owners submitted numerous notices
271 outside that were opposed. In addition, we also notified all HOA's within 1500 feet this included the Hickory Ridge Hickory Ridge East. Lofland Farms,
272 Fontana Ranch and Oaks of Buffalo way homeowners' associations which were the only HOA's participating in the HOA notification program.
273

274 **Ryan Joyce**
275 **767 Justin Road**
276 **Rockwall, TX 75087**
277

278 **Mr. Joyce came forward and provided additional details in regards to the applicants request.**
279

280 **Mr. Joyce came forward and went through the community engagement the changes in number, plan changes by phase went through community**
281 **suggestion lists and answered questions in regards to the list. In may they were at 1.83 units per acre and went down to 1.65. Open space has gone**
282 **up. Lots sizes have changed and been reduced. Reduced number of lots from original submittal.**
283

284 **Commissioner Hagaman asked if he can run through the list and explain what was done and what was not done.**
285

286 **Commissioner Conway mentioned if they can add curves or linear streets to the bigger size lots.**
287

288 **Chairman Deckard asked when each phase will start happening.**
289

290 **Ryan Joyce explained that the start time will be April or May of 2025. Completing in the fall of 2026 for phase 1 and homeowners moving in sometime**
291 **in May of 2027. All 6 phases completed sometime around 2039.**
292

293 **Chairman Deckard opened the public hearing and asked if anyone who wished to speak to do so at this time.**
294

295 **Bob Wacker**
296 **309 Featherstone Dr.**
297 **Rockwall, TX 75087**
298

299 **Mr. Wacker came forward and explained that this development is something we haven't seen before and density being in question. Recommend that**
300 **City Council should be the one to decide in approval.**
301

302 **Richard Henson**
303 **2424 FM 549**
304 **Rockwall, TX 75032**
305

306 **Mr. Henson came forward and explained that he does not see where he reduced the 62 lots. Explained that the density had not changed.**
307

308 **Melba Jeffus**
309 **2606 Cypress Drive**
310 **Rockwall, TX 75032**
311

312 **Mrs. Jeffus came forward and explained that she was opposed to the project.**
313

314 **Stan Jeffus**
315 **2606 Cypress Drive**
316 **Rockwall, TX 75032**
317

318 **Mr. Jeffus mentioned that there will be more traffic and the general retail portion should be estate lots.**
319

320 **Dr William Bearer**
321 **2050 Silver Hawk Ct**
322 **Rockwall, TX 75032**
323

324 **Mr. Bearer came forward and expressed his concerns in regards to the density and explained that it would also be great for Rockwall.**
325

326 **Terrance Tippet**
327 **2060 Broken Lance Lane**
328 **Rockwall, TX 75032**
329

330 **Mr. Tippet came forward and expressed his concerns in regards to the project. Explained that the only reason they are getting anything to change is**
331 **from coming to the meetings.**
332

333 **Robert Lyon**
334 **1900 Broken Lance Lane**
335 **Rockwall, TX 75032**

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Mr. Lyon came forward and expressed his concerns in regards to density. Explained what the hurry was to get the project done.

Director of Planning and Zoning Ryan Miller explained that a moratorium would have to be tied to infrastructure it has to be tied to a very specific plan. There has to be findings and you can put it in place for 90 days or 120 days. What they have found is they are not effective in preventing growth.

Joe Ward
4920 Bear Claw Lane
Rockwall, TX 75032

Mr. Ward came forward and expressed his concerns. Explained that not all the requests were made.

Randy Heinrich
4945 Bear claw Lane
Rockwall, TX 75032

Mr. Heinrich came forward and expressed his concerns in regards to the lots.

Sergio Bento
2002 S. Lakeshore Drive
Rockwall, TX 75087

Mr. Sergio came forward and explained his concerns in regards to the request and mentioned that the infrastructure, sewage and electricity would also be an issue.

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

Vice-Chairman Womble asked about the commercial properties.

Director of Planning and Zoning Ryan Miller explained that the area is not yet sewered therefore the lots would have to be an acre in a half or greater or sewer brought to the property.

Vice-Chairman Womble made a motion to approve Z2024-048. Chairman Deckard seconded the motion which passed by a vote of 5-1 with Commissioner Hagaman dissenting.

VI. ACTION ITEMS

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

11. SP2024-040 (HENRY LEE)

Discuss and consider a request by Mckenzie Joseck of BGE, Inc. on behalf of Shawn Valk of Saro Partners, LLC for the approval of a Site Plan for two (2) Office Buildings on a 2.72-acre tract of land identified as Tract 26-4 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 5543 Horizon Road [FM-3097], and take any action necessary.

Senior Planner Henry Lee provided a summary regarding the applicant's request. The applicant is requesting approval of a site plan to construct a building for a gym and then an office building with the gym being the least on the planned South there on the left closer to 397 and then the office building at the rear. In this case it does meet most of the density and dimensional requirements and the requirements within the unified development code (UDC) the applicant is only requesting 2 variances to the UDC. One to the articulation standards and the second to the residential adjacency standards. On the northwest side of the property that property while being zoned commercial is being residentially used which does require the residential adjacency standards which can either be the six-foot masonry wall with the canopy trees on 20-foot centers or at the Planning and Zoning Commission discretion it can be the three-tiered landscaping with the wrought iron fence. In this case the applicant is doing the three-tier landscaping method however, they are requesting to not do the wrought iron fence. They would like to preserve the existing tree line however looking at that there's not very many trees along that property division and on top of that from their tree scape plan only one of those trees was deemed worthy of mitigation. In lieu of planning of doing the fence they're saving one mitigation worthy tree. The Architecture Review Board did look at this, and they did make a motion of approval with the condition that the building the banded painted element they wanted to make it more symmetrical like the other side just to bright a little more symmetry with the building. These canopies on the first story of the gym building they'd like them to be reduced in size and be more similar to the office building in the back they felt these were just oversized and they just felt lopsided looking at the two buildings. Lastly, they wanted the windows almost those transoms style windows and the second floor to be brought down away from the roof light so it's not right up against that roofline element.

Commissioner Hustings asked if it was two lots or one lot.

Commissioner Hagaman asked if it was ever residential.

Mckenzie Joseck
6605 Fairfield Drive

404 Rowlett, TX 75089

405
406 Mrs. Joseck came forward and provided additional details regarding the request.

407
408 Director of Planning and Zoning Ryan Miller mentioned that they will need to do a shared parking agreement at the time of the Plat.

409
410 Chairman Deckard asked if there were issues with ARB comments.

411
412 Chairman Deckard made a motion to approve SP2024-040. Commissioner Hustings seconded the motion which passed by a vote of 6-0.

413
414 VII. DISCUSSION ITEMS

415
416 12. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).

- 417
- 418 • P2024-030: Replat for Lot 1, Block B, Lake Rockwall Estates East Addition (APPROVED)
- 419 • P2024-032: Replat for Lots 12 & 13, Block B Fit Sport Life Addition (APPROVED)
- 420 • Z2024-035: Zoning Change (C to PD) for Rockwall Heights (1st READING; APPROVED)
- 421 • MIS2024-001: Impact Fee Update (1st READING; APPROVED)
- 422

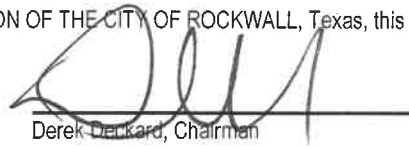
423 Director of Planning and Zoning Ryan Miller provided a brief update about the outcomes of the above referenced cases at the City Council meeting.

424
425 VIII.ADJOURNMENT

426
427 Chairman Deckard adjourned the meeting at 8:53PM

428
429 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 29th day of October

430 _____, 2024.


Derek Deckard, Chairman

431
432
433 Attest: 
434
435 Melanie Zavala, Planning Coordinator

437