

# MINUTES

PLANNING AND ZONING COMMISSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
MARCH 11, 2025 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

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

## 13 II. APPOINTMENTS

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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 Miler advised staff would provide ARB recommendations when staff presents the case.**

## 20 III. OPEN FORUM

21  
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.**

29  
30 **Ryan Joyce**  
31 **767 Justin Road**  
32 **Rockwall, TX 75087**

33  
34 **Mr. Joyce came forward and announced that on April 4<sup>th</sup> and 5<sup>th</sup> there will be a Rockwall County 4H Youth Livestock Show and Sale at Tate Farms.**

35  
36 **Jeff Baron**  
37 **2324 Saddlebrook Lane**  
38 **Rockwall, TX 75032**

39  
40 **Mr. Baron came forward and explained he didn't see any upcoming projects in regards to parks and didn't see any right turn lanes and left turn lanes  
41 to enter and exit the new subdivisions.**

42  
43 **Bob Wacker**  
44 **309 Featherstone Drive**  
45 **Rockwall, TX 75087**

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47 **Mr. Wacker expressed concerns how City Council reviews the 380 agreements in executive session. He claimed the 380 agreements are not disclosed  
48 to the public, and the public is not made aware of these matters.**

49  
50 **Chairman Deckard asked if anyone who wished to speak to come forward at this time; there being no one indicating such Chairman Deckard closed  
51 the open forum.**

## 52 IV. CONSENT AGENDA

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

- 57  
58 2. **Approval of Minutes for the February 25, 2025 Planning and Zoning Commission meeting.**

### 59 3. **P2025-004 (HENRY LEE)**

60 Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a  
61 Preliminary Plat for Phase 1 & 2 of the Juniper Subdivision consisting of 366 single-family residential lots on a 195.685-acre tract of land identified as part of  
62 Tract 3 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; and Tract 7 of the W. H. Baird Survey, Abstract No. 25 [20.3942-acres], City of Rockwall,  
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Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.

4. P2025-005 (HENRY LEE)

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

Commissioner Conway made a motion to approve the Consent Agenda. Vice-Chairman Womble seconded the motion which passed by a vote of 7-0.

V. PUBLIC HEARING ITEMS

*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 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 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 to three (3) minutes out of respect for the time of other citizens.*

5. Z2025-004 (HENRY LEE)

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

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is proposing a Specific Use Permit (SUP) for an agricultural accessory structure and a guest quarters/ secondary living unit. The proposal was initially presented through an internal case to staff. Since the accessory structure has been built they had to pay the non-compliance structure fee when they submitted for the SUP since it was built without a permit. There are two components to this case. It being a guest quarters and an agricultural accessory building. In regard to the agricultural accessory building that portion of the structure is 3,225 SF and the guest quarters/ secondary living unit is 960 SF. When looking at the Unified Development Code (UDC) it is within the requirements in terms of the size. The other component to look at would be the roof pitch and the roof pitch minimum is a 3:12. The primary portion of the building is a 4:12 but the covered parking area is 1:12. Staff is working through comments with the applicant for a site an of the property showing where its located. Staff mailed out four (4) notices to property owners and occupants.

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

Vice-Chairman Womble made a motion to approve Z2025-004. Commissioner Hustings seconded the motion which passed by a vote of 7-0.

6. Z2025-005 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 98.40-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

Director of Planning & Zoning Ryan Miller provided a brief summary in regard to the applicants request. The applicant is requesting to rezone the property to establish a planned development district for a 123-lot single-family subdivision. Now the proposed subdivision will consist of three lot sizes. This being 100 lots measuring a minimum of 100 x 120 or 12,00SF. 17 lots measuring a minimum of 120 x 230 or a minimum of 3 quarters of an acre. Six (6) lots measuring a minimum of 120 x 275 or 1acre in size. This equates to a density of 1.25 dwelling units per acre. In addition, the minimum dwelling unit size for all lots will be a minimum of 2800 SF and the lot product will be consistent with the general residential district standards. It will be 100% masonry with previsions that allow up to 50% Cementous fiberboard and the PD ordinance will incorporate the City's anti-monotony standards. The concept plan also shows previsions of 33.19 acres of open space that consist of 17.15 acres of private open space and 16.04 acres of floodplain this equates to a total of 25.58%. The applicant is requesting to utilize OSSF (on site sewage facilities) on the 3 quarters of an acre and 1 acre lots. The City has granted OSSF in the past for lots that were 1 acre or greater. Another aspect that would a discretionary decision is the size of the streets that are adjacent to the private open space. As of now staff has received eight (8) notices in return in opposition and one (1) notice returned in favor. Staff should note only one of the notices in opposition was inside the 500-foot buffer.

Commissioner Hustings asked about the size in regards to the septic system.

Director of Planning and Zoning Ryan Miller explained it was an inter-local agreement with the county.

Adam Buczeck  
8214 Wechester Drive

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Dallas, TX 75225

Mr. Buczek came forward and briefly went over the comprehensive plan and explained the Comprehensive plan designation. Also went over lot mix density. There will be incorporation 8-foot-wide sidewalk trail in the subdivision and will be adding a full loop to meet for amenity center. Also explained how they will have a breezy hill pavilion and will incorporate two (2) detention ponds. There will also be 2 linear parking spaces for extra space.

Commissioner Thompson asked about the 3 quarter and 1 acre lots with having a septic system with a lot that small if they have to draw half an acre for the system.

Director of Engineering explained they wouldn't be able to discharge it into a creek or stream. It would have to go through their yard and go through a certain amount of space between the filed. It would just depend as to where they would incorporate it.

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

Jeff Baron  
2324 Saddlebrook Lane  
Rockwall, TX 75032

Mr. Barron explained he did not receive a notice and explained he lives on the other side of 1141.

Director of Planning and Zoning Ryan Miller explained that property owners and occupants within 500 feet of the subject property and also notify all HOA's that participate in the Neighborhood Notification Program within 1500 Feet.

Bob Wacker  
309 Featherstone  
Rockwall, TX 75087

Mr. Wacker came forward and asked if the OSSF will have its own island or if they'll be surrounded by sewers.

Stan Jeffus  
2606 Cypress Drive  
Rockwall, TX 75087

Mr. Jeffus came forward and asked why they won't add the 1 acre lots to the sewer lines.

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

Commissioner Hagaman explained that City of Rockwall does not have a water issue.

Commissioner Husting explained that the project looks better then what was first proposed.

Commissioner Conway made a motion to approve Z2025-005. Chairman Deckard seconded the motion which passed by a vote of 7-0.

7. Z2025-006 (BETHANY ROSS)

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

Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. In 2021 the City Council denied a zoning change for this property and it was to change from an Agricultural district to a Neighborhood service district to establish a strip retail center. The applicant is requesting to rezone the subject property from an agricultural to a general retail district. They intent to establish a daycare facility. When looking at the future land use map it is designated for low density residential land uses that meaning should the proposed zoning change be approved it would require to amend the plan and the future land use map to reclassify the property to a commercial (retail designation. Staff should note the property does not seem to be suitable for residential development as its currently situated on a major road way. In addition, the comprehensive plan does support limited commercial uses adjacent to residential districts provided that they serve the immediate residential area. Incorporate buffering and transitional design to minimize residential impact and limit cut through traffic. Staff has also provided the land uses permitted in the neighborhood services district and is a less intense district then the general retail district. It would be more appropriate zoning considering residential adjacency to the north and east. However, this is a discretionary decision for the City Council pending recommendation from the Planning and Zoning Commission.

Craig Brooks  
1215 Ridge Road West  
Rockwall, TX 75087

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

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01 Commissioner Odom asked the way this case is being presented right now will this case fit in neighborhood services.

02  
03 Director of Planning and Zoning Ryan Miller explained that it would fit in neighborhood services but they would need to get a specific use permit  
04 (SUP) since they are proposing a building larger than 5,000SF.

05  
06 Scott Roberts  
07 1020 Creekwood Drive  
08 Garland, TX 75044

09  
10 Mr. Roberts came forward and provided additional details in regards to the applicants request.

11  
12 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  
13 such, Chairman Deckard closed the public hearing and brought the item back to Commission for discussion or action.

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15 Chairman made a motion to approve Z2025-006 as a Neighborhood Service. Vice-Chairman Womble seconded the motion which passed by a vote  
16 of 7-0.

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18 8. Z2025-007 (HENRY LEE)

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

23  
24 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant previously submitted during the last cycle to  
25 amend planned development district 50 (PD-50) to allow a church/ house of worship through a specific use permit (SUP). They are currently seeking  
26 approval of a SUP to allow a church/house of worship on the subject property. They submitted a concept plan indicating they are using the existing  
27 building. Staff mailed out notices to property owners and occupants within 500 foot of the subject property. At this time, there had not been any  
28 notices in regards to the applicants request.

29  
30 Tzemach Moshe Kalmenson  
31 19510 Hidden Valley  
32 Rockwall, TX 75087

33  
34 Chairman Deckard opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating  
35 such, Chairman Deckard closed the public hearing and brought the item back to Commission for discussion or action.

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37 Vice-Chairman Womble made a motion to approve Z2025-007. Commissioner Conway seconded the motion which passed by a vote of 7-0.

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39 9. Z2025-008 (BETHANY ROSS)

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

44  
45 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the applicants request. The applicant is requesting to rezone the  
46 subject property an Agricultural (AG) district to a General Retail (GR) district. According to the Unified Development Code (UDC) the General Retail  
47 District is a zoning district intended to provide limited retail and service land uses. That would include most type of retail an office activity and are  
48 typically located on or at the major intersections of roadways. When looking at the future land use map it is designated for low density residential  
49 land uses. Once again if this were to get approved this would change the future land use map to reclassify the property to a commercial retail  
50 designation. In this case the subject property does have a large amount of flood plane that traverses the property. It leaves about 1.9-acre portion of  
51 high and dry land. In addition, the subject property has frontage on two major roadways. However, due to the limited buildable area and residential  
52 adjacency the general retail district may not be the most appropriate zoning classification. The reason for that is the residential adjacency and the  
53 limited 1.9 acres of high and dry land. This is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning  
54 Commission. Staff mailed out eight (8) notices to property owners and occupants and as of today staff received four (4) notices in opposition of this  
55 request. The four (4) notices in return were outside the 500-foot buffer.

56  
57 Commissioner Hagaman asked what property is diagonal from subject property.

58  
59 Director of Planning and Zoning Ryan Miller explained that property is currently zoned for a Planned Development District for a Single-Family  
60 subdivision. Explained there is a lot of floodplain that runs through the center of the property.

61  
62 Pat Atkins  
63 614 Sumer Oaks Drive  
64 Rockwall, TX 75087

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

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

269  
270 Mike McElroy  
271 605 Limmerhill Drive  
272 Rockwall, TX 75087  
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274 Mr. McElroy came forward and asked what is the applicant's intent to add on the subject property.

275  
276 Chairman Deckard asked if anyone else who wished to speak to come forward at this time. There being no one indicating such, Chairman Deckard  
277 closed the public hearing and brought the item back to Commission for discussion or action.  
278

279 Mr. Atkins came forward and explained they are currently working with the developers but nothing has been identified.

280  
281 Director of Planning and Zoning Ryan Miller explained that the reason they are offering the Neighborhood services. The applicant mentioned the  
282 property across the street to the limited retail that is on the property and stated that they wanted the same consideration. However, that is in a  
283 Planned Development (PD) district and many of the uses that were removed from that general retail district align better with the neighborhood  
284 services.  
285

286 Commissioner Thompson mentioned Neighborhood services would be a better idea for the subject property.

287  
288 Commissioner Hustings made a motion to approve Z2025-008 as Neighborhood Services. Chairman Deckard seconded the motion which passed by  
289 a vote of 6-1 with Commissioner Hagaman dissenting.  
290

291 10. Z2025-009 (ANGELICA GUEVARA)

292 Hold a public hearing to discuss and consider a request by Caprice Michelle for the approval of a Specific Use Permit (SUP) for a Short-Term Rental on a  
293 0.1237-acre parcel of land identified as Lot 1, Block B, Newport Place Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District  
294 19 (PD-19), addressed as 1827 Mystic Street, and take any action necessary.  
295

296 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting approval of a  
297 Specific Use Permit (SUP) for the purpose of allowing a Short-Term Rental (non-owner occupied). It is located within 1,000 feet of two (2) existing  
298 non-owner-occupied STR. In this case, only one non-owner occupied STR applied for the STR permit within the three (3) month grace period. The  
299 other non-owner occupied STR received approval for a SUP to allow it to continue as a STR. A specific Sue Permit (SUP) is a discretionary decision  
300 for the City Council pending recommendation from Planning and Zoning Commission.  
301

302 Caprice Michelle  
303 240 Willowcrest  
304 Rockwall, TX 75087  
305

306 Mrs. Michelle came forward and provided additional details in regards to her request.

307  
308 Chairman Deckard opened the public hearing and asked if anyone who wished to speak to come forward at this time.  
309

310 Melba Jeffus  
311 2606 Cypress Drive  
312 Rockwall, TX 75087  
313

314 Mrs. Jeffus came forward and stated the City did a great job in regards to the Short-Term Rental ordinance and is not in support of this request.

315  
316 Mike McElroy  
317 605 Limmerhill Drive  
318 Rockwall, TX 75087  
319

320 Mr. McElroy came forward and expressed he was opposed.

321  
322 Mary Block  
323 1796 Mystic Street  
324 Rockwall, TX 75087  
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326 Mrs. Bock came forward and expressed her opposition in regards to the request.

327  
328 Chairman Deckard asked if anyone else who wished to speak to come forward at this time. There being no one indicating such, Chairman Deckard  
329 closed the public hearing and brought the item back to Commission for discussion or action.  
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331 Commissioner Thompson made a motion to deny Z2025-009. Vice-Chairman Womble seconded the motion which was denied by a vote of 7-0.

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333 11. Z2025-010 (RYAN MILLER)

334 Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction on behalf of Jay Odom for the approval of a Zoning Change  
335 amending Planned Development District 50 (PD-50) [Ordinance No. 25-07] to incorporate an additional 1.65-acre parcel of land within the district being a 22.19-

36 acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County,  
37 Texas, zoned: [1] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, [2] Single-Family 7 (SF-7) District, and [3] Downtown  
38 (DT) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N.  
39 Goliad Street [SH-205], north of Olive Street and south of Live Oak Street, and take any action necessary.  
40

41 **Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. The purpose to this request is to change**  
42 **the zoning to allow the future development residential scaled office building. The proposed amendment is consistent with the adjacent live work**  
43 **designation. That would be for Planned Development District 50 (PD-50) . If this were to get approved it would change the designation to live work.**  
44 **It would allow single-family homes to be converted to offices and will also allow for development of new office buildings and single-family homes.**  
45

46 **Commissioner Hgaman asked if the properties next were residential or if they were commercial.**  
47

48 **Price Pointer**  
49 **906 N Goliad**  
50 **Rockwall, TX 75087**  
51

52 **Mr. Pointer came forward and provided additional details in regards to his request.**  
53

54 **Chairman Deckard opened the public hearing and asked if anyone who wished to speak to come forward at this time.**  
55

56 **Jacquelyn Nicholson**  
57 **405 N. Fannin Street**  
58 **Rockwall, TX 750187**  
59

60 **Mrs. Nicholson came forward and expressed she was in favor of the applicants request.**  
61

62 **Kathy Seregow**  
63 **503 N Fannin Street**  
64 **Rockwall, TX 75087**  
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66 **Mrs. Seregow came forward and explained that it would be more traffic and stated she was opposed.**  
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68 **Jim Seregow**  
69 **503 N Fannin Street**  
70 **Rockwall, TX 75087**  
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72 **Mr. Seregow came forward and stated he was opposed to this request.**  
73

74 **Carol Crow**  
75 **504 Williams Street**  
76 **Rockwall, TX 75087**  
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78 **Mrs. Crow came forward and explained this change would occur and is in favor of the request and believes it would be appropriate for the area.**  
79

80 **Chairman Deckard asked if anyone else who wished to speak to come forward at this time. There being no one indicating such, Chairman Deckard**  
81 **closed the public hearing and brought the item back to Commission for discussion or action.**  
82

83 **Commissioner Hagaman made a motion to approve Z2025-010. Commissioner Thompson seconded the motion which passed by a vote of 6-0.**  
84

85 **12. Z2025-011 (HENRY LEE)**

86 **Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval**  
87 **of a *PD Development Plan* for eight (8) *Townhomes* on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall**  
88 **County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* and the *Residential Subdistrict*, generally located on the**  
89 **northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary.**  
90

91 **Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a Planned Development (PD) for**  
92 **townhomes. They will be adding one more unit to the district there it will be eight (8) units. The PD development plan complies with most of the**  
93 **standards of the planned development district. However, staff did outline some of the non-conformities of the request. A few of them being the**  
94 **setbacks, 65% of the façade must be at the build line however, since it is on a curve street it does make it difficult to design and minimum lot sizes.**  
95 **In addition to the UDC it does not meet the anti-monotony requirements.**  
96

97 **Matt Zahm**  
98 **1412 Hubbard Drive**  
99 **Heath, TX 75032**  
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101 **Mr. Zahm came forward and provided additional details in regards to his request.**  
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103 **Commissioner Conway asked how he would address the monotony issue.**

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

Chairman Deckard made a motion to table Z2025-011 for 4 weeks being on April 15<sup>th</sup>. Commissioner Conway seconded which was tabled by a vote of 7-0.

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.*

13. SP2025-007 (HENRY LEE)

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

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. This case was referred to staff from Building Inspections department since work had begun without a permit and they did have to pay the non-compliance structure fee for this case. They are requesting an amended site plan for the property. Essentially, they are adding new materials, adding a parapet. They are requesting variances to paint the back side of the parapet since they are not wanting to wrap the stucco around the back of the parapet. They are also not having the parapet be an enclosed system. The Architectural Review Board did look at the case and did recommend approval with the condition that in the south elevation they are wanting the stone to continue to where the parapet ends and on the rendering on the left they are wanting the stone to continue to wrap.

Vice-Chairman womble asked if there is not a four-sided architecture in the area.

Robin Roberts  
Lavon TX 75166

Mr. Roberts came forward and expressed he agreed with ARB recommendations.

Chairman Deckard made a motion to approve SP2025-007 with ARB recommendation and to add stone on the south and north back to ARB recommendation. Commissioner Odom seconded the motion which passed by a vote of 7-0.

14. SP2025-008 (BETHANY ROSS)

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

Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. In the previous meeting ARB had asked them to remove the thin brick they had at the top of the building. The applicant has conformed to the changes. The applicant is requesting two (2) variances. They are requesting to paint the back sides of the parapets. The other variance is to the downtown district in regards to the color of the building. ARB did look at this and ultimately liked the color scheme the applicant had provided and recommended approval. They will be also adding additional landscape.

Chairman Deckard mad e a motion to approve SP2025-008. Vice-Chairman Womble seconded the motion which passed by a vote of 7-0.

VII. DISCUSSION ITEMS

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

- MIS2025-004: Exception to the Utility Requirements for the REDC (TABLED TO THE MARCH 17, 2025)
- P2025-003: Replat for Lots 4 & 5, Block A, DuWest Addition (APPROVED)
- P2025-006: Replat for Lots 2, 3 & 4, Block B and Lot 2, Block C, Rockwall Commercial Addition (APPROVED)
- P2025-007: Final Plat for Lot 1, Block 1, Flexspace Center Rockwall Addition (APPROVED)
- Z2025-002: Specific Use Permit (SUP) for a General Retail Store and Limited Service Restaurant at 907 N. Goliad Street (2<sup>ND</sup> READING; APPROVED)
- Z2025-003: Amendment to Planned Development District 46 (PD-46) (2<sup>ND</sup> READING; APPROVED)

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

VIII. ADJOURNMENT

Chairman Deckard adjourned the meeting at 8:41PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 25<sup>th</sup> day of March, 2025.

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Attest:   
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Melanie Zavala, Planning Coordinator

  
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Dr. Jean Conway, Chairman