

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JANUARY 28, 2025 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

NOTES: [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases), AND [2] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

I. CALL TO ORDER

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

This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

II. CONSENT AGENDA

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

1. P2025-001 (RYAN MILLER)

Consider a request by the City of Rockwall for the approval of a Replat for Lot 12, Block A, The Meadows Addition being a 0.306-acre tract of land identified as the Greenbelt & Utility Easement, Block A, Meadows Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), and generally located at the terminus of Hail Drive and take any action necessary.

2. P2025-002 (RYAN MILLER)

Consider a request by the City of Rockwall for the approval of a Final Plat for Lots 1-4, Block A, Fox-Harris Addition being a 1.124-acre tract of land identified as Lots 1 & 2, Block A, Fox Addition; Lot 3 of the Richard Harris No. 3 Addition; and Lot B, Block 48A, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 205 & 209 S. Clark Street and 206 & 210 Wade Drive, and take any action necessary.

Vice-Chairman Womble made a motion to approve the Consent Agenda. Commissioner Odom seconded the motion which passed by a vote of 4-0.

III. 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.

3. SP2025-001 (BETHANY ROSS)

Discuss and consider a request by Brian Baca of ADV Rockwall John King Property Owner, LLC for the approval of an Amended Site Plan for a Mini-Warehouse Facility on a 3.682-acre parcel of land identified as Lot 1, Block A, Cambridge Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, addressed as 1689 & 1705 John King Boulevard and 1711 SH-276, and take any action necessary.

Planner Bethany Ross provided a brief summary in regard to the applicant's request. On September 13, 2022 the Planning and Zoning Commission approved a Site plan for the construction of a mini-warehouse facility granted variances to building materials, masonry, four-sided architecture and roof design standards. On September 19, 2022 the City Council approved an exception to conditional land use standards including building density, building height and roof design. The original Site Plan the applicant had proposed 10 compensatory measures to offset these variances and exceptions. On January 10, 2023 the Planning and Zoning commission approved an amended site plan which allowed for an increase in the variance to the minimum of the stone requirements. This variance was requested because the architect incorrectly labeled the material percentages on the original site plan. For the variance request associated with the amended site plan the applicant provided three (3) compensatory measures. Following this approval, the applicant submitted Civil Engineering plans and a Final plat and Building permit for the proposed mini warehouse facility. The project is currently under construction. On January 17, 2025 the applicant applied requesting to update the landscape plan due to issues raised by Atmos concerning the planting proposed in the 15-foot Atmos easement on the south side of the property. The updated landscape plan proposes small to mid-sized shrubbery and an 18"-24" undulating berm. The updated landscape plan proposes small to mid-sized shrubbery and an 18"-24" undulating berm. According to the General Overlay District Development Standards of the Unified Development Code (UDC) all landscape buffers shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48- inches. In addition, two (2) canopy trees and four (4) accent trees are required by 100-feet of linear frontage. In this case, the applicant is requesting a variance to these requirements along SH-276. Specifically, the applicant is proposing a berm that does not meet the minimum requirements, proposing to remove all canopy trees, and proposing to remove all accent trees. With regard to this case the applicant is not proposing any additional compensatory measures and will be removing five (5) of the thirteen (13) compensatory measures associated with the previous variance approvals as these compensatory measures were to increase the landscaping allowed in SH-276.

65 Chairman Deckard asked for the width of the Atmos easement.

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67 Planner Bethany Ross explained it is a 50-foot Atmos easement.

68
69 Brian Baca
70 2221 Lakeside Blvd
71 Suite 1260
72 Richardson, TX 75082

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74 Mr. Baca came forward and explained that the landscape architect did not notice the easement and that it was discovered recently.

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76 Director of Planning and Zoning Ryan Miller explained the easement was described on the plat and they had also discussed about the easement during there pre-development meetings.

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79 Chairman Deckard asked if there was any attempt to meet the tree mitigation.

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81 Planner Bethany Ross explained that there wasn't any tree mitigation required but she would have to review back to the case.

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83 Planner Bethany Ross explained there was new ornamental trees by the detention area where they had mentioned that they were not meeting the requirements in the xeriscape.

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86 Commissioner Hagaman explained this would set a precedence.

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88 Chairman Deckard made a motion to table SP2025-001. Vice-Chairman Womble seconded the motion which was tabled by a vote of 4-0.

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90 IV.DISCUSSION ITEMS

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92 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is February 11, 2025.*

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97 4. Z2025-001 (HENRY LEE)

98 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 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 County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* and the *Residential Subdistrict*, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary.

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103 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting to amend the PD Development Plan to allow eight (8) townhomes. Staff is working through comments with them at this time. They had several deviations from the PD ordinance regulations as well as the resolution. There will be making changes to bring it closer. They are asking for one (1) additional unit.

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107 Director of Planning and Zoning Ryan Miller explained if they want to table the case for the next meeting to go ahead and discuss the case since the applicant was not present for this meeting.

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110 Vice-Chairman Womble asked if it was that simple to add an additional unit into the ordinance.

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112 Chairman Deckard advised that this item will come back before the Commission for discussion or action on February 11, 2025.

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114 5. Z2025-002 (ANGELICA GUEVARA)

115 Hold a public hearing to discuss and consider a request by Lee Wickland of Wickland's Sweet Connection on behalf of Windy Busher of Revive for the approval of a *Specific Use Permit (SUP)* for a *General Retail Store* and *Limited Service Restaurant* on a 0.1617-acre parcel of land identified as Lot 1, Block 1, Henry Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 907 N. Goliad Street, and take any action necessary.

118 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. They are wanting to add a small portion of general retail. According to there letter was to get baked goods. Staff received an email if they wanted to withdraw case.

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121
122 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting to add a small portion of General Retail it considered a restaurant but it will be baked goods. Staff did receive an email from the applicant possibly indicating wanting to withdraw. Staff did reach out to the applicant but was unable to contact.

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126 Chairman Deckard asked if this would change their parking.

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128 Chairman Deckard advised that this item will come back before the Commission for discussion or action on February 11, 2025.

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130 6. Z2025-003 (BETHANY ROSS)

131 Hold a public hearing to discuss and consider a request by Trenton Austin of GT Plumbing Services, LLC on behalf Tim Connolly of Connolly Squared, LLC for the approval of a *Zoning Change* to amend Planned Development District 46 (PD-46) [*Ordinance No. 21-32*] being a 47.37-acre tract of land situated

133 within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for
134 Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing
135 and SH-276, and take any action necessary.
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137 **Planner Bethany Ross provided a brief summary in regards to the applicants request. The underlining zoning for Planned Development District 46**
138 **(PD-46) is Commercial. Within the Commercial district building maintenance service and sales with outside storage land use is not permitted and**
139 **the applicant is requesting this to amend the PD to allow that building maintenance sales and service land use with outside storage.**
140

141 **Trenton Austin**
142 **1340 Mandering Way**
143 **Rockwall, TX 75087**
144

145 **Rick Haynes**
146 **3905 Whitman Drive**
147 **Rockwall, TX 75087**
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149 **Mr. Austin came forward and provided a brief summary in regards to his request.**

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151 **Commissioner Odom asked if this were to get approved if it would be amending the tract or the entire Planned Development.**
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153 **Chairman Deckard advised that this item will come back before the Commission for discussion or action on February 11, 2025.**
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155 7. *Director's Report* of post City Council meeting outcomes for development cases (RYAN MILLER).
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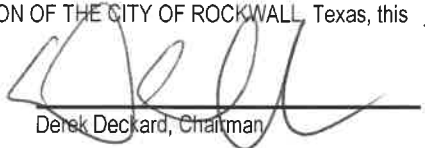
- 157 • P2024-042: Preliminary Plat for the Southside Hills Subdivision (**APPROVED**)
- 158 • P2024-043: Master Plat for the Southside Hills Subdivision (**APPROVED**)
- 159 • Z2024-062: Amendment to Planned Development District 50 (PD-50) (**1ST READING; APPROVED**)
- 160 • Z2024-064: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* at 178 Lynne Drive (**1ST READING; APPROVED**)
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162 V.ADJOURNMENT
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164 **Chairman Deckard adjourned the meeting at 6:34PM**
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166 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 11th day of February
167 _____, 2025.
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170 Attest: 
171 _____
172 Melanie Zavala, Planning Coordinator
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Derek Deckard, Chairman