

MINUTES



PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
NOVEMBER 12, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

5 I. CALL TO ORDER

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

12 II. APPOINTMENTS

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

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18 Director of Planning and Zoning Ryan Miller advised staff would provide ARB recommendations when staff presents the case.

19 III. OPEN FORUM

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22 *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*
23 *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*
24 *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*
25 *Act.*

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

29 IV. CONSENT AGENDA

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

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35 2. Approval of Minutes for the October 29, 2024 Planning and Zoning Commission meeting.

36
37 Commissioner Conway made a motion to approve the Consent Agenda. Commissioner Thompson seconded the motion which passed by a vote of
38 5-0.

39 V. PUBLIC HEARING ITEMS

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42 *This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please*
43 *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*
44 *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*
45 *to three (3) minutes out of respect for the time of other citizens.*

46 3. Z2024-049 (BETHANY ROSS)

47 Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-
48 Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a Residence Hotel on a 2.819-acre portion of a larger 4.767-acre parcel of land
49 identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549
50 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary.

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53 Planner Bethany Ross provided a brief summary in regards to the applicants request. The applicant is requesting approval of a Specific Use Permit
54 (SUP) or a residence hotel. On June 17, 2024 the City Council denied the SUP without prejudice to allow the applicant to resubmit after plans were
55 approved for any addition of the 101 parking spaces. Since then, the applicant has then provided plans and was approved for the paving. The
56 applicants request meets all the Unified Development Code (UDC) Requirements for a residence hotel. The building elevations were added to the
57 ordinance but will be reviewed at site plan. On October 19th staff mailed out notices to property owners and occupants within 500-feet of the
58 subject property. At this time there have not been any notices in return.

59
60 Colin McDonald
61 4633 North Central Expressway
62 Dallas, TX75205

63
64 Mr. McDonald came forward and provided additional details in regards to the applicants request.

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

66
67 Melba Jeffus
68 2606 Cypress Drive
69 Rockwall, TX 75087
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71 Mrs. Jeffus came forward and expressed her concerns in regards to the parking lot and wanted to make sure there was enough parking.

72
73 Chairman Deckard explained that they would have to go based on the hotel and not for the Amerisport.
74

75 Director of Planning and Zoning Ryan Miller explained that amerisport had parking issues already an at that time the developer had explained that
76 they would be adding parking spaces, but at that time they had not begun the process therefore they were denied without prejudice to allow them
77 to comeback and resubmit. What has changed since then is they begun construction in the back-parking lot that will add a capacity of 100 spaces.
78

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

81 Commissioner Hagaman asked how many residence hotels Rockwall currently has.
82

83 Director of Planning and Zoning Ryan Miller explained that there are four (4) that he knows of that incorporate kitchen facilities and there was one
84 (1) approved but never built.
85

86 Chairman Deckard closed the public hearing and brought the item back to the Commission for discussion or action.
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88 Commissioner Odom made a motion to approve Z2024-049. Commissioner Thompson seconded the motion which passed by a vote of 4-1. With
89 commissioner Hagaman dissenting.
90

91 **4. Z2024-050 (ANGELICA GUEVARA)**

92 Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a *Specific Use Permit (SUP)* for
93 *Residential Infill Adjacent to an Established Subdivision* on a 0.1340-acre parcel of land identified as Lot 5A-R of the Lofland Addition, City of Rockwall,
94 Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and
95 Bost Street, and take any action necessary.
96

97 Planning Technician Angelica Guevara provided a brief summary in regards to the applicants request. The applicant is requesting a Specific Use
98 Permit (SUP) to construct a duplex on the property. The submitted building elevations indicate that the proposed building does not comply with
99 two standards outlined in the Unified Development Code (UDC) that anti-monotony standards and the garage placement requirement. Regarding
100 the garage placement, the UDC mandates the garage be setback at least 20 feet from the front façade of the building. However, the proposed
101 parking garage in this case is positioned approximately two (2) feet in front of the building's front façade. Additionally, the anti-monotony
102 standards require that homes within a development incorporate at least three district elements to ensure variety. The applicants design and the
103 articulation of the front façade. While the request does not fully meet these standards, staff should note that it appears to align with the spirit and
104 intent of the ordinance and does not appear to negatively impact neighboring properties. On October 22nd staff mailed out notices to property
105 owners and occupants within 500 feet of the subject property. At this time, no responses have been received.
106

107 Jim Joyce
108 453 Creek Crossing
109 Royse City, TX 75189
110

111 Mr. Joyce came forward and provided additional details in regards to the request.
112

113 Chairman Deckard opened the public hearing and asked anyone who wished to speak to come forward at this time.
114

115 John Unruh
116 508 Saint Mary's
117 Rockwall, TX 75087
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119 Mr. John came forward and asked if the zoning for the subject property was already zoned as Two-Family (2F) District.
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121 Planning Technician Angelica Guevara advised that it was already zoned Two-Family (2F) District since 1972.
122

123 Chairman Deckard closed the public hearing and brought the item back to the Commission for discussion or action.
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125 Chairman Deckard asked what the variances were for the ones he did not meet.
126

127 Commissioner Conway made a motion to approve Z2024-050. Commissioner Odom seconded the motion which passed by a vote of 5-0.
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129 **5. Z2024-051 (ANGELICA GUEVARA)**

130 Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a *Specific Use Permit (SUP)* for
131 *Residential Infill Adjacent to an Established Subdivision* on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall,

132 Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and
133 Bost Street, and take any action necessary.
134

135 **Planning Technician Angelica Guevara provided brief summary in regards to the applicants request. The applicant is proposing to construct a**
136 **duplex on this lot. Similar to the previous request, the applicant the proposed building does not fully comply with two standards outlined in the**
137 **Unified Development Code (UDC) the anti-monotony standards and the garage location requirement. However, staff should note that the proposed**
138 **development does not appear to negatively impact the surrounding subdivision. Should the request be approved, the City Council would be**
139 **granting a waiver of these specific requirements.**
140

141 **Chairman Deckard opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating**
142 **such, Chairman Deckard closed the public hearing and brought the item back for discussion or action.**
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144 **Commissioner Thompson made a motion to approve Z2024-051. Commissioner Conway seconded the motion which passed by a vote of 5-0.**
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146 **6. Z2024-052 (BETHANY ROSS)**

147 Hold a public hearing to discuss and consider a request by Chad and Cindy Shirley for the approval of a *Specific Use Permit (SUP)* for a *Private Sports Court*
148 *with Standalone or Dedicated Lighting* on a 0.3444-acre parcel of land identified as Lot 6, Block 2, Gideon Grove Addition, City of Rockwall, Rockwall County,
149 Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1313 Gideon Way, and take any action
150 necessary.
151

152 **Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting approval of a Specific Use Permit**
153 **(SUP) to allow a sports court with dedicated lighting. The lighting meets all the UDC standards by shielding and limiting to 14 feet tall. On October**
154 **19th staff mailed out notices to property owners and occupants within 500 feet of the subject property. At this time, three (3) notices have been**
155 **received in opposition of the request.**
156

157 **Chairman Deckard asked if the three (3) that were in opposition if they were in the notice.**
158

159 **Director of Planning and Zoning Ryan Miller advised that one of the notices provided mention they were behind the subject property.**
160

161 **Commissioner Thompson asked if the lighting pole had changed from previous meeting.**
162

163 **Chairman Deckard opened the public hearing and asked anyone who wished to speak to come forward at this time.**
164

165 **Lori Schultz**
166 **1330 Middleton Drive**
167 **Rockwall, TX 75087**
168

169 **Mrs. Schultz came forward and expressed her concerns in regards to the basketball court lighting.**
170

171 **Chairman Deckard closed the public hearing and brought the item back to the Commission for discussion or action.**
172

173 **Director of Planning and Zoning Ryan Miller explained that the reason this needs a Specific Use Permit (SUP) would be in regard to the lighting.**
174

175 **Chairman Deckard made a motion to deny Z2024-052. Commissioner Conway seconded the motion which was denied by a vote of 5-0.**
176

177 **VI. ACTION ITEMS**
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179 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
180 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*
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182 **7. SP2024-042 (ANGELICA GUEVARA)**

183 Discuss and consider a request by Joanne Vuckovic on behalf of the Pregnancy Resource Center of Lake Ray Hubbard for the approval of a *Site Plan* for an
184 existing *Medical Office Building* on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Center Addition, City of Rockwall, Rockwall
185 County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay (SOV) District,
186 addressed as 1010 Ridge Road, and take any action necessary.
187

188 **Planning Technician Angelica Guevara provided a brief summary in regards to the applicants request. The applicant is requesting a Site plan for**
189 **an existing medical office. This site may be familiar, as it underwent an amended site plan process last year for a building addition. However, the**
190 **applicant has now indicated 90% of the existing structure will be demolished requiring a new site plan approval. The applicant is requesting approval**
191 **of a Site plan to construct a new medical office building on the property. This new request is subject to the standards of the overlay District, and**
192 **generally conforms to most requirements, with the exception of the following variances, Primary, secondary materials, cementitious materials, and**
193 **stone requirements. Staff should note that the proposed new building is intended to be a reconstruction of the previous structure, with the primary**
194 **difference being a slightly larger footprint. Additionally, the building design elevations indicate that the new structure will maintain continuity with**
195 **existing homes and office building along Ridge Road.**
196

197 **Joanne Vuckovic**
198 **1010 Ridge Road**
199 **Rockwall, TX 75087**

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Mrs. Vuckovic came forward and provided additional details in regards to the request.

Commissioner Conway made a motion to approve SP2024-042. Chairman Deckard seconded the motion which passed by a vote of 5-0.

8. SP2024-043 (BETHANY ROSS)

Discuss and consider a request by Jake Hodges of Kimley-Horn on behalf of Jeff Brochette of Vue Real Estate for the approval of a Site Plan for a Medical Office Building on a 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276, and take any action necessary.

Chairman Deckard explained that the applicant has requested to table till the November 26th meeting.

VII. DISCUSSION ITEMS

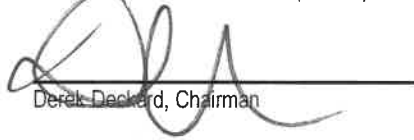
9. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).

- P2024-025: Final Plat for Lot 1, Block A, Pro Soap Addition (APPROVED)
- P2024-033: Preliminary Plat for Lots 2-13, Block B & Lot 2, Block C, Rockwall Commercial Addition (APPROVED)
- P2024-035: Replat for Lots 19-21, Block A, Creekside Commons Addition (APPROVED)
- P2024-036: Final Plat for Lots 1-3, Block A, Boardwalk Development Addition (APPROVED)
- Z2024-041: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 324 Valiant Drive (2ND READING; APPROVED)
- Z2024-042: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 515 S. Clark Street (2ND READING; APPROVED)
- Z2024-043: Specific Use Permit (SUP) for Accessory Buildings at 1202 Gideon Way (2ND READING; APPROVED)
- Z2024-044: Specific Use Permit (SUP) for a Short-Term Rental at 806 Austin Street (DENIED)
- Z2024-046: Specific Use Permit (SUP) for a Short-Term Rental at 108 Reliance Court (2ND READING; APPROVED)

VIII. ADJOURNMENT

Chairman Deckard adjourned the meeting at 6:35PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 26th day of November, 2024.


Derek Deckard, Chairman

Attest:



Melanie Zavala, Planning Coordinator