

# MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
NOVEMBER 26, 2024 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

Commissioner Ross Hustings brought the meeting to order at 6:00PM. Commissioners present were Kyle Thompson, Jay Odom and John Hagaman. Commissioners absent were Chairman Derek Deckard, Vice-Chairman John Womble and Dr. Jean Conway. 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.

## II. APPOINTMENTS

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

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

## III. OPEN FORUM

*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.*

Commissioner Hustings explained how open forum is conducted and asked if anyone who wished to speak to come forward at this time.

**Stan Jeffus**  
2606 Cypress Drive  
Rockwall, TX 75087

Mr. Jeffus came forward and explained how he was opposed to the commercial development being proposed on 549.

**Melba Jeffus**  
2606 Cypress Drive  
Rockwall, TX 75087

Mrs. Jeffus came forward and expressed her concerns in regards to the Skorburg development.

**Tim McCallum**  
5140 Standing Oak Lane  
Rockwall, TX 75032

Mr. McCallum came forward and expressed his concerns in regards to Z2024-060. Explained that there is still more work needing to be done for this development.

## IV. 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.*

2. Approval of Minutes for the November 12, 2024 Planning and Zoning Commission meeting.

### 3. P2024-037 (ANGELICA GUEVARA)

Consider a request by Frank Conselman of Conselman Equities for the approval of a Final Plat for Lot 1, Block A, Texas Products Addition being a 6.68-acre tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP-OV) District, addressed as 1775 Airport Road, and take any action necessary.

### 4. P2024-039 (ANGELICA GUEVARA)

Consider a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lot 4, Block B, Rockwall Technology Park, Phase 2 being a 10.65-acre parcel of land identified as Lot 2, Block B, Rockwall Technology Park, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 2911 Corporate Crossing, and take any action necessary.

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66 **Commissioner Thompson made a motion to approve the Consent Agenda. Commissioner Hagaman seconded the motion which passed by a vote of**  
67 **4-0.**

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69 V.ACTION ITEMS

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71 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*  
72 *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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74 **5. SP2024-043 (BETHANY ROSS)**

75 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*  
76 *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,  
77 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  
78 southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276, and take any action necessary.  
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80 **Planner Bethany Ross provided a brief summary in regards to the applicants request. The applicant is requesting approval of a site plan for a 44,000**  
81 **SF medical office building which conforms to most of the UDC with the exception of a variance to the 20% stone requirements in the overlay district**  
82 **and the primary articulation. The applicant ha provided four (4) compensatory measure. These include increased landscaping, addition of**  
83 **architectural design features, additional shading elements over the main façade in addition of pedestrian areas in within the site. On November 12<sup>th</sup>**  
84 **the Architectural Review Board did recommend approval of the exception and variance to the Planning and Zoning Commission. As a reminder,**  
85 **exceptions are a discretionary decision for the Planning & Zoning Commission and will require a Supermajority vote.**

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87 **Commissioner Odom asked if ARB wanted to see a different color scheme.**

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89 **Commissioner Odom made a motion to approve SP2024-043. Commissioner Thompson seconded the motion which passed by a vote of 4-0.**  
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91 **6. SP2024-045 (HENRY LEE)**

92 Discuss and consider a request by Chris Lewis of Kimley-Horn and Associates, Inc. on behalf of Matthew Bateman of Westcore Bravo Rockwall, LLC for the  
93 approval of an *Amended Site Plan* for *outside storage* in conjunction with an existing *warehouse/distribution center facility* on a 43.237-acre parcel of land  
94 identified as Lot 1, Block A, Stream 549 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549  
95 Overlay (FM-549 OV) District, address as 1351 Corporate Crossing, and take any action necessary.  
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97 **Senior Planner Henry Lee provided a brief summary in regards to the applicants request. The applicant is requesting an amended site plan for**  
98 **outside storage area. They are now requesting for the 8ft tall split face CMU wall. The applicant did provide an exhibit showing the landscape at a**  
99 **mature stage. This is a discretionary item and will require approval from all board members tonight.**

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101 **Chris Lewis**  
102 **2600 N Central Expressway**  
103 **Suite 400**  
104 **Richardson, TX 75080**  
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106 **Mr. Lewis came forward and provided additional details in regards to the applicants request.**

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108 **Commissioner Thompson asked that they wanted to see what the materials will be used.**

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110 **Commissioner Hagaman asked if the gate will be facing 549.**

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112 **Commissioner Odom made a motion to approve SP2024-045. Commissioner Thompson seconded the motion which passed by a vote of 4-0.**  
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114 **7. MIS2024-019 (ANGELICA GUEVARA)**

115 Discuss and consider a request by Donyelle Fenton for the approval of a *Miscellaneous Case* for an *Exception* to the *Fence Standards* to allow the construction  
116 of a fence on a 0.239-acre parcel of land identified as Lot 5, Block A, Lakeridge Park Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family  
117 10 (SF-10) District, addressed as 214 Lakeview Drive, and take any action necessary.  
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119 **Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting approval of an**  
120 **exception to repair and replace the wood picket fence and wooden post. Accordance to the UDC requirements a wood picket fence is an allowable**  
121 **fence material for the subject property; however, the property is located within an established residential area, it is subjected to the Transparent**  
122 **Fencing Standards , which require a wrought iron fence. In addition, wood fence posts would not be permitted by the fence standards. Staff reviewed**  
123 **the surrounding properties around lakeview drive and found the majority of the homes have wrought iron fence or no fence at all.**

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125 **Donyelle Fenton**  
126 **214 Lakeview Drive**  
127 **Rockwall, TX 75087**  
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129 **Mrs. Fenton came forward and provided additional details in regards to the applicants request.**

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131 **Commissioner Odom explained that he liked the new fence.**  
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133 Commissioner Hagaman explained he did not like the wood fence.

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135 Commissioner Thompson made a motion to deny MIS2024-019 without prejudice. Commissioner Odom seconded the motion which was denied  
136 without prejudice by a vote of 4-0.

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138 VI. DISCUSSION ITEMS

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140 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*  
141 *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*  
142 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*  
143 *following cases is December 10, 2024.*

144

145 **8. Z2024-053 (ANGELICA GUEVARA)**

146 Hold a public hearing to discuss and consider a request by Amanda Dailey for the approval of a Zoning Change from Agricultural (AG) District to Single-Family  
147 10 (SF-10) District bring a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas,  
148 zoned Agricultural (AG) District, addressed as 205 Dial Lane, and take any action necessary.

149

150 **Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. They are requesting a zoning change from**  
151 **Agricultural (AG) to Single-family district 10 (SF-10). Staff is working through comments with the applicant.**

152

153 **Commissioner Hustings advised that this item will come back before the Commission for discussion or action on December 10, 2024.**

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155 **9. Z2024-054 (BETHANY ROSS)**

156 Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District  
157 9 (PD-9) [Ordinance No. 's 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43] for the purpose of consolidating the regulating ordinances  
158 for a 307.57-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development  
159 District 9 (PD-9), generally located south of Horizon Road [FM-3097], east of Ridge Road, and north of the southern corporate limits of the City of Rockwall,  
160 and take any action necessary.

161

162 **Planner Bethany Ross provided a brief summary in regards to the applicants request. Staff has been working on taking the older districts that consist**  
163 **of multiple ordinances and consolidating them. There are still a few ordinances left. Planned Development District 9 (PD-9) was adopted in 1973. It**  
164 **consists of 63 pages, 10 regulating ordinances and over 200 development cases. Over the past few months staff have been consolidating the 10**  
165 **regulating ordinances into an easy to read document. There will not be any changes into the requirement.**

166

167 **Commissioner Hustings advised that this item will come back before the Commission for discussion or action on December 10, 2024.**

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169 **10. Z2024-055 (BETHANY ROSS)**

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

173

174 **Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit (SUP) for a**  
175 **detached garage. The applicant is working through comments with staff.**

176

177 **Commissioner Hustings advised that this item will come back before the Commission for discussion or action on December 10, 2024.**

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179 **11. Z2024-056 (BETHANY ROSS)**

180 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  
181 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  
182 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG)  
183 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.

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185 **The applicant has withdrawn the application.**

186

187 **Commissioner Hustings advised that this item will come back before the Commission for discussion or action on December 10, 2024.**

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189 **12. Z2024-057 (HENRY LEE)**

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

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195 **Michael Jaquette**  
196 **1915 Alpha Drive**  
197 **Rockwall, TX 75087**

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199 **Mr. Jaquette came forward and explained they're in the business of electrical distribution. Explained that they're requesting the Specific Use Permit**  
200 **(SUP) to sell product upfront.**

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Director of Planning and Zoning Ryan Miller explained that a citizen could walk in and also purchase electrical. Since it is considered General Retail in a Light Industrial district that would require a Specific Use Permit.

Commissioner Hustings advised that this item will come back before the Commission for discussion or action on December 10, 2024.

**13. Z2024-058 (ANGELICA GUEVARA)**

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

Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting a SUP for a residential infill. As of now the request meets all the density and dimensional requirements for a home in Single-Family 10 District (SF-10).

Commissioner Hustings advised that this item will come back before the Commission for discussion or action on December 10, 2024.

**14. Z2024-059 (BETHANY ROSS)**

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

Planner Bethany Ross provided a summary in regard to the request. Staff has asked if the applicant can provide colored photo for the property.

Daryl Schroeder  
117 Lanshire Drive  
Rockwall, TX 75087

Mr. Schroeder came forward and expressed the reason he bought the property was for the intent to have a house for his son. Explained that his son is autistic and when he had gone to a conference this year they explained this idea of a neighborhood home.

Commissioner Hustings advised that this item will come back before the Commission for discussion or action on December 10, 2024.

**15. Z2024-060 (RYAN MILLER)**

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 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 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the 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.

Ryan Joyce  
767 Justin Road  
Rockwall, TX 75087

Mr. Joyce came forward and went over a few things that had changed. The applicant went over the meetings they have had with the surrounding neighbors. There were phone calls or meetings in the office. There were over 45 separate meeting times that could be in person or over the phone. On November the 15<sup>th</sup> they reduced lots by 15. Lots. The biggest impact was the 82' and 100' lots being increased from past submittal. Also, removal of 100 lots for 62'- 72' lots . They are still addressing City comments that they are working through.

Commissioner Odom asked if they have had any good feedback in regard to the new submittal.

Commissioner Hagman asked if the changes to the lots that were made if they were the ones that City Council had asked to change.

Commissioner Thompson asked what is preventing the Commercial property to be changed to Residential.

Director of Planning and Zoning Ryan Miller explained that the area that is Commercial the issue with making it larger lot is that the driveway spacing would not meet TX Dot standards. There needing to add larger lots would not meet TX Dot current standards.

Commissioner Hagaman explained that there is still more work needing to be done before they should move forward and approve.

Commissioner Odom explained that he likes this better than what was provided before.

Commissioner Hustings advised that this item will come back before the Commission for discussion or action on December 10, 2024.

**16. P2024-040 (HENRY LEE)**

Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Jay Hankla of SH Dev Klutts Rockwall, LLC for the approval of a Final Plat for Phase 2 of the Homestead Subdivision being a 48.170-acre tract of land identified as a portion of Tract 6 of the J. A. Ramsey Survey, Abstract

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No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

Senior Planner Henry lee provided a brief summary in regard to the applicants request. This request will be going to Park Board on December 3, 2024.

Commissioner Hustings advised that this item will be on Consent December 10, 2024.

17. SP2024-046 (HENRY LEE)

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

Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a site plan for a private pickleball court. ARB did look at it and made a recommendation of approval for the elevations. Staff is still working through comments with the applicant.

Frank Polma  
150 Peninsula Drive  
Rowlett, TX 75088

Mr. Polma came forward and provided additional details in regards to the case.

Commissioner Hustings advised that this item will come back before the Commission for discussion or action on December 10, 2024.

18. SP2024-048 (HENRY LEE)

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

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting approval of a site plan for a dog boarding facility. ARB did look at this case and they had recommendations to make to changes to the elevations

Commissioner Hagaman asked if they can move the dumpster.

Commissioner Hustings advised that this item will come back before the Commission for discussion or action on December 10, 2024.

19. SP2024-049 (HENRY LEE)

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

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. This will be going to Parks Board on December 3, 2024.

Commissioner Hustings advised that this item will be on Consent December 10, 2024.

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

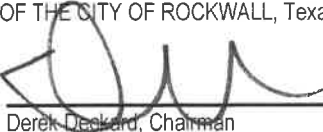
- Z2024-049: Specific Use Permit (SUP) for a Residence Hotel along Fit Sport Life Boulevard (1<sup>ST</sup> READING; APPROVED)
- Z2024-050: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for a Duplex on Bost Street (1<sup>ST</sup> READING; APPROVED)
- Z2024-051: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for a Duplex on Bost Street (1<sup>ST</sup> READING; APPROVED)
- Z2024-052: Specific Use Permit (SUP) for Private Sports Court with Standalone or Dedicated Lighting at 1313 Gideon Way (1<sup>ST</sup> READING; DENIED)

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

VII.ADJOURNMENT

Commissioner Hustings adjourned the meeting at 7:13PM.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 10<sup>th</sup> day of December, 2024.

  
Derek Deekard, Chairman

Attest:

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Melanie Zavala, Planning Coordinator