

AGENDA



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
MAY 13, 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

(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.

(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.

(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 April 29, 2025 Planning and Zoning Commission meeting.

(3) **P2025-012 (BETHANY ROSS)**

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Final Plat for Phase 2 of the Quail Hollow Subdivision consisting of 111 lots on 42.742-acres being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road, and take any action necessary.

(4) **P2025-014 (HENRY LEE)**

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Final Plat for the Peachtree Meadows Subdivision consisting of 147 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

(5) **SP2025-015 (BETHANY ROSS)**

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Site Plan for Phase 2 of the Quail Hollow Subdivision consisting of 111 lots on 42.742-acres being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road, and take any action necessary.

(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.

(6) **Z2025-017 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of a Specific Use Permit (SUP) for a Church/House of Worship on a 15.159-acre parcel of land identified as a portion of Lot 1, Block

A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, and take any action necessary.

(7) **Z2025-018 (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 Single-Family 1 (SF-1) District on a 2.581-acre portion of a larger 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) District, addressed as 379 N. Country Lane, and take any action necessary.

(8) **Z2025-019 (ANGELICA GUEVARA) [REQUEST TO WITHDRAW CASE]**

Hold a public hearing to discuss and consider a request by Luis and Elsa Cervantes for the approval of a Specific Use Permit (SUP) for a Detached Garage that does not meet the minimum requirements on a 0.4950-acre parcel of land identified Lots 1208, 1209, 1210 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 251 Wayne Drive, and take any action necessary.

(9) **Z2025-020 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Justin Jeffus for the approval of a Specific Use Permit (SUP) for an Accessory Structure that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Road, and take any action necessary.

(10) **Z2025-021 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located north of the intersection of John King Boulevard and Airport Road, and take any action necessary.

(11) **Z2025-022 (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, and addressed as 704 S. Alamo Road, and take any action necessary.

(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.

(12) **P2025-013 (HENRY LEE) [TABLED TO THE JUNE 10, 2025 PLANNING AND ZONING COMMISSION MEETING]**

Discuss and consider a request by Joshua Ince of Kirkman Engineering, LLC on behalf of Matt Bodzy of Zennial Rockwall, LLC for the approval of a Preliminary Plat for Lots 1-10, Block A, Rockwall Retail Addition being a 11.836-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) and SH-276 Overlay (SH-276 OV) District, generally located southeast corner of the intersection of SH-276 and S. John King Boulevard, and take any action necessary.

(13) **SP2025-011 (HENRY LEE)**

Discuss and consider a request by Drew Donosky of Claymoore Engineering for the approval of a Site Plan for the expansion of an existing Mini-Warehouse Facility on a 5.00-acre tract of land identified as Tract 2-6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) [Ordinance No. 25-12] for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2301 SH-276, and take any action necessary.

(14) **SP2025-014 (BETHANY ROSS) [TABLED TO THE MAY 27, 2025 PLANNING AND ZONING COMMISSION MEETING]**

Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf Dan Bobst of HH Retail Center, LP for the approval of a Site Plan for a Retail/Office Building on a 2.893-acre parcel of land identified as Lot 2, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2351 Harbor Heights Drive, and take any action necessary.

(15) **SP2025-016 (BETHANY ROSS)**

Discuss and consider a request by Todd Martin, PE of Kimley-Horn on behalf of Tracy Tuttle of Lakepointe Church for the approval of an Amended Site Plan for an existing *Church/House of Worship (i.e. Lakepointe Church)* being a 34.4904-acre parcel of land identified as Lot 3, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 701 E. IH-30, and take any action necessary.

(VII) DISCUSSION ITEMS

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

- P2025-011: Replat for Lots 4, 5, 6 & 7, Block A, Integrity Addition **(APPROVED)**
- MIS2025-008: Alternative Tree Mitigation Settlement Agreement for the Southside Hills Subdivision **(APPROVED)**
- Z2025-011: PD Development Plan for Townhomes in PD-32 **(2ND READING; APPROVED)**
- Z2025-012: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 614 E. Boydston Avenue **(1ST READING; APPROVED)**
- Z2025-013: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 588 Cornelius Road **(2ND READING; APPROVED)**
- Z2025-014: Specific Use Permit (SUP) for a *Minor Automotive Repair Garage* at 1460 T. L. Townsend Drive, Suite 116 **(2ND READING; APPROVED)**
- Z2025-015: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* at 403B S. Clark Street **(2ND READING; APPROVED)**
- Z2025-016: Specific Use Permit (SUP) for an *Accessory Building* at 2201 Sanderson Lane **(2ND READING; APPROVED)**

(VIII) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on May 9, 2025 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
APRIL 29, 2025 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.

I. CALL TO ORDER

7
8 **Chairman Dr. Jean Conway called the meeting to order at 6:00PM. Commissioners present were Vice-Chairman John Womble, Ross Hustings, Kyle**
9 **Thompson, John Hagaman and Carin Brock. Staff members present were Director of Planning and Zoning Ryan Miller, Planner Bethany Ross,**
10 **Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams, Assistant City Engineer Jonathan**
11 **Browning and Civil Engineer Madelyn price. Staff absent from the meeting were Senior Planner Henry Lee.**

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 comments for items on
16 the agenda requiring architectural review.

17
18 **A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural**
19 **Review Board meeting.**

III. OPEN FORUM

20
21 *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*
22 *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*
23 *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*
24 *Act.*

25
26
27
28 **Chairman Dr. Conway explained how open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being**
29 **no one indicating such Chairman Dr. Conway closed the open forum.**

IV. CONSENT AGENDA

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

35
36 2. Approval of Minutes for the April 15, 2025 Planning and Zoning Commission meeting.

3. P2025-011 (HENRY LEE)

37
38 Consider a request by Jordan and Erin Wood, Alan and Melody Pieratt, and Charles Smith for the approval of a Replat for Lots 4, 5, 6, & 7 Block A, Integrity
39 Addition, Phase 1 being a 1.80-acre tract of land identified as Lots 1 & 3, Block A, Integrity Addition, Phase 1; Lot N, of the B. F. Boydston Addition; and Lot
40 1, Block A, E. L. B. Addition, City of Rockwall, Rockwall County, Texas, zoned Zero Lot Line (ZL-5) District, addressed as 607, 611, & 615 E. Boydston
41 Avenue, and take any action necessary.

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44 **Vice-Chairman Womble made a motion to approve the Consent Agenda. Commissioner Thompson seconded the motion which passed by a vote of**
45 **5-0.**

V. PUBLIC HEARING ITEMS

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49 *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*
50 *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*
51 *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*
52 *to three (3) minutes out of respect for the time of other citizens.*

4. Z2025-012 (ANGELICA GUEVARA)

53
54 Hold a public hearing to discuss and consider a request by David Gamez for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established
55 Subdivision on a 0.17-acre parcel of land identified as Lot 3, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-
56 7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 614 E. Boydston Avenue, and take any action
57 necessary.
58

59
60 **Planning Technician Angelica Guevara provided a brief summary in regard to the applicant's request. The applicant is requesting approval for a**
61 **Specific Use Permit (SUP) for a residential infill for the purpose to construct a single-family home on the subject property. The property is located**
62 **within the southside overlay district which typically sees smaller homes on smaller lots that are built to a certain standard and in this case the**
63 **applicant is proposing to construct a 1,031 SF single-family home that meets all the density and dimensional requirements for a home in this district**
64 **and matches most of the homes in the surrounding areas that are within the southside overlay district. On March 18, 2025 staff mailed out notices**

65 to property owner and occupants within 500 FT of the subject property. At this time, staff had received one (1) notice in favor and two (2) in opposition
66 of the applicants request. Staff received another notice they were in opposition of the applicants request but they explained they were in opposition
67 unless they had an attached garage which it did and, in this case, it would be in favor.
68

69 Chairman Dr. Conway opened the public hearing and asked anyone who wished to speak to come forward at this time.
70

71 Susan Gamez
72 602 Laurence Drive
73 Heath, TX 75032
74

75 Mrs. Gamez came forward and explained the house would be for her father and her grandparent.
76

77 Jay Odom
78 601 N Fannin
79 Rockwall, TX 75087
80

81 Mr. Odom came forward and expressed he has issues in regards to the architectural standard.
82

83 Vice-Chairman Womble asked if the established subdivision was on the side of where the proposed building will be.
84

85 Blake Kennedy
86 619 E. Boydston Avenue
87 Rockwall, TX 75087
88

89 Mr. Kennedy came forward and explained he is opposed of having a building that would depreciate the area.
90

91 Director of Planning and Zoning Ryan Miller explained building materials cannot be considered based by the State of Texas H.B. No. 2439 that was
92 adopted in 2019.
93

94 Corky Randolph
95 621 E. Boydston
96 Rockwall, TX 75087
97

98 Mr. Randolph came forward and explained he is not in favor of the applicants request.
99

100 Susan Gamez
101 602 Laurence Drive
102 Heath, TX 75032
103

104 Mrs. Gamez came forward and expressed that she would like to build the house the way it was presented.
105

106 Chairman Dr. Conway asked if anyone else who wished to speak to come forward at this time. There being no one indicating such, Chairman Dr.
107 Conway closed the public hearing and brought the item back to Commission for discussion or action.
108

109 Commissioner Brock asked if we can regulate building materials.
110

111 Director of Planning and Zoning Ryan Miller explained that we cannot regulate building materials based by the state of Texas H.B. No. 2439
112

113 Commissioner Hagaman asked if there was anything it did not match with.
114

115 Planning Technician Angelica Guevara mentioned the only thing would be the driveway spacing but there wouldn't be any other space to implement
116 the driveway. Other then that, it meets everything.
117

118 Commissioner Hagaman asked how far away the driveways are supposed to be.
119

120 Director of Planning and Zoning Ryan Miller explained that typically in the residential district it would be 100 FT.
121

122 After some discussion, Commissioner Brock Made a motion to approve Z2025-012. Vice-Chairman Womble seconded the motion which passed by a
123 vote 4-1 with commissioner Hagaman dissenting.
124

125 VI. ACTION ITEMS

126

127 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
128 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*
129

130 5. SP2025-011 (HENRY LEE)

131 Discuss and consider a request by Drew Donosky of Claymoore Engineering for the approval of a Site Plan for the expansion of an existing *Mini-Warehouse*
132 *Facility* on a 5.00-acre tract of land identified as Tract 2-6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned

133 Planned Development District 46 (PD-46) [Ordinance No. 25-12] for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District,
134 addressed as 2301 SH-276, and take any action necessary.
135

136 Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. The applicant is requesting approval of a
137 site plan for an expansion of an existing mini-warehouse facility. A bit of background on the property and the existing facility were constructed in
138 1997. Prior to being annexed into the City of Rockwall. Following annexation, the property was rezoned in 1999 to Planned Development District 46
139 (PD-46) for commercial land uses. Within this Planned Development District mini-warehouse facility was an established by right use for the subject
140 property. The applicant is proposing to expand the existing facility to construct an additional 45,755 SF mini-warehouse facility. The submitted site
141 plan, landscape plan and photometric plan and building elevations generally conform to the technical requirements for both the Unified Development
142 Code (UDC) and Planned Development District 46 (PD-46). However, they are several variances and exceptions associated with this request. The
143 applicant is requesting variances an exception to exceed a number of storage units per acre and the UDC allows up to 625 units on the subject
144 property. The applicant is proposing 706 units and would exceed the maximum by eighty-one (81) units. The second is an exception to maintain
145 direct access off of SH-276. Direct access off of SH-276 is generally prohibited for mini-warehouse uses although, the existing facility is legally non-
146 conforming and adding the new facility the new expansion would expand or increase this non-conformity. The third an exception to allow a parapet
147 roof set instead of a pitch roof system. In this case the Architectural Review Board (ARB) did recommend approval of the building design. They are
148 also requesting a variance to the architectural standards specifically the elevations do not satisfy the requirements for the four-sided architecture
149 and is an overlay district requirement. Finally, they are requesting an exception to the minimum landscaping requirements. The applicant has
150 proposed several compensatory measures including increased tree caliper size, increase tree planting and the removals of existing barbed wire
151 fencing. They also listed several others but staff has determined that not all of the proposed compensatory measures qualify and that the number of
152 compensatory measures provided is insufficient compared to the number of exceptions being requested. Staff came to that conclusion based off
153 the fact that the code requires two (2) compensatory measures for each variance/ exception being requested. Additionally, the proposal has been
154 reviewed in conformance to Our Hometown vision 2040 comprehensive plan. Staff notes that while the zoning allows the use by right the expansion
155 of the mini-warehouse facility is generally inconsistent with the future vision for this area which is intended to transition towards neighborhood or
156 convenience commercial centers in the future. ARB did review the changes the applicant provided and ARB requested that they added store front
157 windows to soften the appearance of the building adjacent to SH 276 and along Springer road. The applicant had made those changes and ARB did
158 recommend approval.
159

160 Commissioner Hagaman asked if they build this today they would not have access to 276.
161

162 Drew Donosky
163 1903 Central Drive
164 Bedford, TX 76021
165

166 Mr. Donosky came forward and explained that the big variance they are requesting is for unit density.
167

168 Chairman Dr. Conway asked if they are willing to cut back some of the units.
169

170 Commissioner Hagaman asked if they could make units bigger.
171

172 Shah Shrenik
173 3935 Bowie Lane
174 Dallas, TX 75220
175

176 David Baca
177 100 N Travis St
178 Sherman, TX 75090
179

180 Mr. Shrenik came forward and explained he would need to review to see if they are able to come down in units.
181

182 Commissioner Brock made a motion to table SP2025-011 to the May 13th meeting. Vice-Chairman Womble seconded the motion which was tabled by
183 a vote of 5-0.
184

185 6. MIS2025-007 (HENRY LEE)

186 Discuss and consider a request by Jarod Plummer for the approval of a *Miscellaneous Request* for an *Exception* to allow synthetic plant materials on 0.2890-
187 acre parcel of land identified as Lot 8, Block H, the Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3)
188 for Single-Family 7 (SF-7) District land uses, addressed as 1370 Champion Drive, and take any action necessary.
189

190 Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. The applicant is requesting an exception
191 to the City's landscaping standards typically concerning the use of synthetic plant materials. In March the neighborhood improvement services
192 initiated a proactive code enforcement case after observing that artificial turf had been installed on the subject property. Following discussion with
193 the applicant or the property owner he submitted a formal application requesting an exception on April 17th. Artificial or synthetic plant materials
194 such as artificial turf is prohibited in certain areas of residential properties. Additionally, the code limits the amount of artificial turf permitted 400 SF
195 in rear yard. In this case, the property features 1700 SF of artificial turf within the rear and side yards.
196

197 Commissioner Hagaman asked if they can have 400 SF.
198

199 Jarod Plummer
200 1370 Champion Drive

201 Rockwall, TX 75087

202
203 Mr. Plummer came forward and asked when the turf ordinance had come into place.

204
205 Director of Planning and Zoning Ryan Miller explained that previously turf was not allowed at all.

206
207 Commissioner Hagaman made a motion to approve MIS2025-007. Commissioner Thompson seconded the motion which passed by a vote of 5-0.

208
209 **7. MIS2025-008 (HENRY LEE)**

210 Discuss and consider a request by Brian Cramer of CCD-Rockwall, LLC for the approval of a *Miscellaneous Request* for an *Alternative Tree Mitigation Settlement Agreement* for a residential subdivision on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. *Goliad Street*] south of the intersection of SH-205 and FM-549, and take any action necessary.

214
215 Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. The applicant is requesting an alternative tree mitigation settlement agreement for the Southside Hills subdivision. The subdivision will ultimately consist of 384 residential lots which will be developed at a gross density of 1.45 dwelling units per acre and will include approximately 52.9 acres of open space and 1.1-acre amenity center and an 11.6-acre pf public park. Based on the preliminary tree survey the development of this site is expected to result in the removal of approximately 17,552 caliper inches of protected trees. After applying the 20% tree preservation credit for the tree save on the flood plain the adjusted mitigation is down to approximately 14,042 caliper inches. The applicant has submitted a proposed landscape plan that includes the planting of 1,867 canopy trees that will equate to 7,468 caliper inches. After accounting for these the remaining balance is around 6574 caliper inches. Under the city's UDC applicants are permitted to mitigate up to 20% of their obligation through a fee in lieu of planting. The remainder planting on site. In this case the mitigation fee alone will be 280,843 however, the applicant remaining obligation exceeds what can be mitigated through the payment alone. As such, the applicant is requesting approval of an alternative tree mitigation agreement. The applicant proposes to provide additional public parking improvements above and beyond of what is already required by planned development district 99 (PD-99). Typically, the applicant is following the same enhancement and are increasing the trail widths of the hike and bike trails from 6 feet to 8 feet.

227
228 Brian Cramer
229 4925 Greenville Avenue
230 Dallas, TX 75206

231
232 Mr. Cramer came forward and provided additional details in regards to his request.

233
234 Vice-Chairman Womble made a motion to approve MIS2025-007. Commissioner Brock seconded the motion which passed by a vote of 5-0.

235
236
237 VII.DISCUSSION ITEMS

238
239 *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 May 13, 2025.*

242
243
244 **8. Z2025-017 (ANGELICA GUEVARA)**

245 Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, and take any action necessary.

249
250 James Jackson
251 1085 Hidden Lakes Way
252 Rockwall, TX 75087

253
254 Mr. Jackson came forward and explained they are in the process of building a youth/ multipurpose building in the back of there existing church building.

255
256
257 Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 13, 2025.

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259 **9. Z2025-018 (BETHANY ROSS)**

260 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 Single-Family 1 (SF-1) District on a 2.581-acre portion of a larger 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) District, addressed as 379 N. Country Lane, and take any action necessary.

264
265 Planner Bethany Ross provided a brief summary in regard to the applicants request. Explained that this is a zoning change from Agricultural (AG) to Single-Family 1 (SF-1) . It does meet all the future land use plan contained within the comprehensive plan.

266
267 Adam Buczeck
268

269 8214 Westchester Drive
270 Suite 900
271 Dallas, TX 75225

272
273 Mr. Buzcek came forward and explained he is asking to conform to the comprehensive plan to zone it to two minimum 1 acre lots.
274

275 Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 13, 2025.
276

277 10. Z2025-019 (ANGELICA GUEVARA)

278 Hold a public hearing to discuss and consider a request by Luis and Elsa Cervantes for the approval of a Specific Use Permit (SUP) for a *Detached Garage* that
279 does not meet the minimum requirements on a 0.4950-acre parcel of land identified Lots 1208, 1209, 1210 of the Rockwall Lake Estates #2 Addition, City of
280 Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 251 Wayne
281 Drive, and take any action necessary.
282

283 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant has requested to withdraw their
284 case but will be coming back before the commission for action on May 13, 2025.
285

286 11. Z2025-020 (ANGELICA GUEVARA)

287 Hold a public hearing to discuss and consider a request by Justin Jeffus for the approval of a Specific Use Permit (SUP) for an *Accessory Structure* that exceeds
288 the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-
289 10) District, addressed as 1214 East Fork Road, and take any action necessary.
290

291 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting an accessory
292 structure. The only concern staff had was in regard to the existing putting green but the applicant has mentioned he will be removing it and the
293 accessory structure will take its place.
294

295 Justin Jeffus
296 1214 E. Fork
297 Rockwall, TX 75087

298
299 Mr. Jeffus came forward and expressed the putting green will be removed.
300

301 Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 13, 2025.
302

303 12. Z2025-021 (HENRY LEE)

304 Hold a public hearing to discuss and consider a request by Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings
305 for the approval of a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre tract of land
306 identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-
307 205 By-Pass Overlay (SH-205 BY-OV) District, generally located north of the intersection of John King Boulevard and Airport Road, and take any action
308 necessary.
309

310 Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. The property is currently zoned for medium
311 density residential and it is north of an existing area that is designated for commercial retail and are requesting to change the zoning to commercial
312 to match the existing zoning south of this subject property.
313

314 Jeff Caroll
315 750 E. Interstate 30
316 Rockwall, TX 75087
317

318 Mr. Caroll came forward and expressed they have been working with staff.
319

320 Vice-Chairman Womble asked if they were outside off the flight path.
321

322 Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 13, 2025.
323

324 13. Z2025-022 (ANGELICA GUEVARA)

325 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*
326 *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
327 (SF-10) District, and addressed as 704 S. Alamo Road, and take any action necessary.
328

329 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. This is a request for a Specific Use Permit
330 (SUP) and meets all the density and dimensional requirements for a home in a single-family district.
331

332 Jerret Smith
333 704 S. Alamo Road
334 Rockwall, TX 75087
335

336 Mr. Smith came forward and provided additional details in regards to his request.

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Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 13, 2025.

14. **P2025-012 (BETHANY ROSS)**

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Final Plat for Phase 2 of the Quail Hollow Subdivision consisting of 111 lots on 42.742-acres being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road, and take any action necessary.

Planner Bethany Ross explained this will be going to Parks Board on May 6, 2025.

15. **P2025-013 (HENRY LEE)**

Discuss and consider a request by Joshua Ince of Kirkman Engineering, LLC on behalf of Matt Bodzy of Zennial Rockwall, LLC for the approval of a Preliminary Plat for Lots 1-10, Block A, Rockwall Retail Addition being a 11.836-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) and SH-276 Overlay (SH-276 OV) District, generally located southeast corner of the intersection of SH-276 and S. John King Boulevard, and take any action necessary.

Planner Bethany Ross provided a brief summary in regard to the applicants request. Explained they are not meeting some of the subdivision requirements. Staff emailed them comments in that regard. In addition, there is numerous use that will require a SUP and they will ultimately be discretionary. Staff also wanted them to finish the three-tiered screening landscaping.

16. **P2025-014 (HENRY LEE)**

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Final Plat for the Peachtree Meadows Subdivision consisting of 147 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

Director of Planning and Zoning Ryan Miller explained this will go to Parks Board on May 6, 2025.

17. **SP2025-014 (BETHANY ROSS)**

Discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects, Inc. on behalf Dan Bobst of HH Retail Center, LP for the approval of a Site Plan for a Retail/Office Building on a 2.893-acre parcel of land identified as Lot 2, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2351 Harbor Heights Drive, and take any action necessary.

Planner Bethany Ross provided a brief summary in regard to the applicants request. Explained that staff will be needing an overall site plan for this subdistrict since the parking is currently not sufficient. ARB did look at this and they requested they added rust brick and the canopy on the side.

Phillip Craddock
551 Embargo Drive
Fate, TX 75189

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

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 13, 2025.

18. **SP2025-015 (BETHANY ROSS)**

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Site Plan for Phase 2 of the Quail Hollow Subdivision consisting of 111 lots on 42.742-acres being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road, and take any action necessary.

Planner Bethany Ross explained this will be going to Parks Board on May 6, 2025.

19. **SP2025-016 (BETHANY ROSS)**

Discuss and consider a request by Todd Martin, PE of Kimley-Horn on behalf of Tracy Tuttle of Lakepointe Church for the approval of an Amended Site Plan for an existing Church/House of Worship (i.e. Lakepointe Church) being a 34.4904-acre parcel of land identified as Lot 3, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 701 E. IH-30, and take any action necessary.

Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting an expansion to lakepointe church

Todd Martin
203 W. Nash Street
Terrell, TX 75160

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Mr. Martin came forward and explained they are wanting to request synthetic plant material and a stationary food truck.

Director of Planning and Zoning Ryan Miller explained they will have a commercial structure since they will be leaving it on site and will add a skirting around the structure.

Nick Adams
467 Chippendale
Heath, TX 75032

Mr. Adams came forward and expressed that the turf would be beneficial since they want to use it for open space for congregation and safety purposes as well.

John Ordell
880 Ivy Lane
Rockwall, TX 75087

Mr. Ordell came forward and explained it would help to accommodate students during their youth ministry programs.

Vice-Chairman Womble asked if the church would have the ability to have a sports court.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 13, 2025.

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

- MIS2025-004: Exception to the Utility Requirements for the REDC (APPROVED)
- Z2025-011: PD Development Plan for Townhomes in PD-32 (1ST READING; APPROVED)
- Z2025-012: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 614 E. Boydston Avenue (TABLED TO MAY 5, 2025)
- Z2025-013: Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 614 E. Boydston Avenue (1ST READING; APPROVED)
- Z2025-014: Specific Use Permit (SUP) for a Minor Automotive Repair Garage at 1460 T. L. Townsend Drive, Suite 116 (1ST READING; APPROVED)
- Z2025-015: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision and a Guest Quarters/Secondary Living Unit at 403B S. Clark Street (1ST READING; APPROVED)
- Z2025-016: Specific Use Permit (SUP) for an Accessory Building at 2201 Sanderson Lane (1ST 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 Dr. Conway adjourned the meeting at 7:47PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2025.

Derek Deckard, Chairman

Attest:

Melanie Zavala, Planning Coordinator

21. Work Session. The Planning and Zoning Commission will be holding a work session after the Planning and Zoning Commission Work Session Meeting -- held in the City Council Conference Room -- to discuss the 2025 Existing Conditions Report and Tapestry Segmentation Report.