

# MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
MARCH 25, 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

Vice-Chairman Womble called the meeting to order at 6:00PM. Commissioners present were Dr. Jean Conway, Ross Hustings, Kyle Thompson, Jay Odom John Hagaman and Carin Brock. 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 staff would provide ARB recommendations when staff presents the case.

2. Appointment with Jerret Smith to consider a request to submit a new zoning application for a Specific Use Permit (SUP) in accordance with Section 02.05(C), *Reapplication*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicant's request. This case has come before the commission previously for a request in regard to a Residential Infill that was submitted last July. The Planning & Zoning commission had sent a recommendation for approval to City Council. However, City Council ultimately denied the request due to the applicant not being present at any of the meetings. The applicant requested to submit an appointment with the Planning & Zoning Commission in order to resubmit before the year is up.

Director of Planning and Zoning Ryan Miller explained that typically when a case gets denied with prejudice they're required to not accept another application for the same thing in one (1) year. However, we are able to take a change of conditions to the Planning & Zoning Commission. Then the Planning & Zoning Commission can then review to see if there's substantial change or a reason to allow the applicant to resubmit an application.

Jerret Smith  
705 S. Alamo Road  
Rockwall, TX 75087

Mr. Smith came forward and explained that he addressed the concerns in regard to the driveway and also the roof pitch.

Director of Planning & Zoning Ryan Miller explained that this case was a residential infill and they had two (2) deviations one to the driveway spacing requirements and one for the roof pitch requirements and since then they have fixed the issue, to staff that would constitute as a change of conditions since they are no longer requesting deviations. Ultimately, this is a discretion for the Planning & Zoning Commission.

Commissioner Conway made a motion to approve the applicant being able to resubmit. Commissioner Hustings seconded the motion which passed by a vote of 7-0.

## 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.*

Vice-Chairman Womble explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time.

Ryan Joyce  
767 Justin Road  
Rockwall, TX 75087

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

Vice-Chairman Womble asked if anyone else wished to speak to come forward at this time; there being no one indicating such Vice-Chairman Womble closed the open forum.

## IV. CONSENT AGENDA

65 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)*  
66 *and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*  
67

68 3. Approval of Minutes for the March 11, 2025 Planning and Zoning Commission meeting.  
69

70 4. **P2025-008 (BETHANY ROSS)**

71 Consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Preliminary Plat for Lot 1, Block A, Ridge  
72 Road Addition being a 12.1462-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned  
73 Planned Development District 4 (PD-4) [*Ordinance No. 24-02*] for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District,  
74 generally located east of the intersection of Ridge Road [FM-740] and Becky Lane, and take any action necessary.  
75

76 5. **P2025-010 (BETHANY ROSS)**

77 Consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lots 9, 10, & 11, Block A,  
78 Rockwall Technology Park Addition being a 23.1612-acre parcel of land identified as Lots 5, 7, & 8, Block A, Rockwall Technology Park Addition, City of Rockwall,  
79 Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV)  
80 District, generally located at the northwest corner of the intersection of SH-276 and Corporate Crossing [FM-549], and take any action necessary.  
81

82 **Commissioner Conway made a motion to approve the Consent Agenda. Commissioner Hustings seconded the motion which passed by a vote of 7-**  
83 **0.**  
84

85 V. ACTION ITEMS  
86

87 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*  
88 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*  
89

90 6. **MIS2025-005 (BETHANY ROSS)**

91 Discuss and consider a request by Dnyanada Nevgi of SRC Land Building and Real Estate, LLC on behalf of Rajesh Malviya of Buffalo Country Properties, LLC  
92 for the approval of a Miscellaneous Request for an Exception to the Screening Requirements for Residential Adjacency for a 2.649-acre parcel of land identified  
93 as Lot 13, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 950 E. Ralph Hall  
94 Parkway, and take any action necessary.  
95

96 **Planner Bethany Ross provided a brief summary regarding the applicant's request . On August 13, 2024 the Planning & Zoning Commission approved**  
97 **a site plan for a retail building and daycare facility. As part of the site plan the planning & Zoning Commission approved exceptions to the primary**  
98 **and secondary articulation requirements. The applicant is requesting an approval for an exception to the residential adjacency standards for the**  
99 **purpose to allow three (3)-tiered screening in lieu of the originally approved masonry wall. In this instance the applicant is proposing the three (3)-**  
100 **tiered screening along the entire adjacency to the residents on the west side. The requested alternative for the use of three (3)-tiered screening along**  
101 **the adjacency does not appear to have a negative impact. However, exceptions are a discretionary decision for the Planning and Zoning Commission.**  
102

103 **Dnyanada Nevgi**  
104 **811 S. Central Expressway**  
105 **Richardson, TX 75080**  
106

107 **Mrs. Nevgi came forward and provided additional details in regards to her request.**  
108

109 **Commissioner Hagaman asked if it was going to be a masonry wall and now they're requesting to have vegetation instead.**  
110

111 **Director of Planning and Zoning Ryan Miller explained that per the Unified Development Code (UDC) we require a six (6)-foot masonry wall for**  
112 **residential adjacency but also acknowledge in the code that it might not be appropriate in all circumstances adjacent to residential. Therefore, we**  
113 **allow for this secondary consideration of the Planning & Zoning Commission where it's a three (3)-tiered screening of the canopy trees and accent**  
114 **trees and large shrubs and lower lever shrubs on a berm with wrought iron fence.**  
115

116 **Commissioner Odom made a motion to approve MIS2025-005. Commissioner Thompson seconded the motion which passed by a vote of 7-0**  
117

118 7. **MIS2025-006 (HENRY LEE)**

119 Discuss and consider a request by Daniel Melendez for the approval of a Miscellaneous Request for an Exception to allow synthetic plant materials on a 0.1230-  
120 acre parcel of land identified as Lot 12, Block A, Chandlers Landing, Phase 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District  
121 8 (PD-8) [*Ordinance No. 23-40*], addressed as 304 Shamrock Circle, and take any action necessary.  
122

123 **Vice-Chairman Womble explained the applicant has requested to withdraw their application.**  
124

125 8. Hold an election to elect a Chairman and (*if necessary*) Vice-Chairman for the Planning and Zoning Commission in accordance with Subsection 03.03(B) of  
126 Article 02, *Development Review Authority*, of the Unified Development Code (UDC), and take any action necessary.  
127

128 **Commissioner Odom nominated Dr. Jean Conway for Chairman. Commissioner Thompson seconded the motion which passed by a vote of 7-0.**  
129

130 VI. DISCUSSION ITEMS  
131

132 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*  
133 *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*  
134 *considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*  
135 *following cases is April 15, 2025.*  
136

137 **9. Z2025-012 (ANGELICA GUEVARA)**

138 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  
139 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-7)  
140 District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 614 E. Boydstun Avenue, and take any action necessary.  
141

142 **Planning Technician Angelica Guevara provided a brief summary in regard to the applicant's request. The applicant is requesting approval for a**  
143 **Specific Use Permit (SUP). The applicant's request does meet all the requirements for a home in this district. However, they will be requesting a**  
144 **variance to the driveway spacing requirements but the location of the driveway they currently have is the only point of access to the property.**  
145

146 **Commissioner Conway asked about making the driveway single.**  
147

148 **Planning Technician Angelica Guevara explained that they need about 100-feet in between the driveway spacing and where the driveway is located**  
149 **they wouldn't be able to meet it.**  
150

151 **Susan Gamez**  
152 **614 E. Boydstun**  
153 **Rockwall, TX 75087**  
154

155 **Mrs. Gamez asked if there was a variance to do a carport instead of a garage.**  
156

157 **Director of Planning and Zoning Ryan Miller explained that the Unified Development Code (UDC) requires a garage in this district. The carport would**  
158 **require a SUP which would be able to be incorporated but you would still need a garage based on the code.**  
159

160 **Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on April 15, 2025.**  
161

162 **10. Z2025-013 (ANGELICA GUEVARA)**

163 Hold a public hearing to discuss and consider a request by Brandon Spruill of Spruill Homes on behalf of Hallie Fleming for the approval of a Specific Use Permit  
164 (SUP) for Residential Infill in an Established Subdivision on a ten (10) acre tract of land identified Tract 22-02 of the W. M. Dalton Survey, Abstract No. 72, City  
165 of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 588 Cornelius Road, and take any action necessary.  
166

167 **Planning Technician Angelica Guevara provided a brief summary in regard to the applicant's request. The applicant is requesting approval of a**  
168 **Specific Use Permit (SUP) for a residential infill. However, this home is in the Agricultural (AG) District. It does meet most of the requirements with**  
169 **the exception of a pitch requirement on two (2) of the awnings.**  
170

171 **Brandon Spruill**  
172 **588 Cornelius Road**  
173 **Rockwall, TX 75087**  
174

175 **Mr. Spruill came forward and provided additional details in regards to the request.**  
176

177 **Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on April 15, 2025.**  
178

179 **11. Z2025-014 (BETHANY ROSS)**

180 Hold a public hearing to discuss and consider a request by Alexander Trujillo for the approval of a Specific Use Permit (SUP) for Minor Automotive Repair  
181 Garage on a 2.692-acre parcel of land identified Lot 5, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C)  
182 District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1460 T. L. Townsend Drive, Suite 116, and take any action necessary.  
183

184 **Planner Bethany Ross provided a brief summary in regard to the applicants request. The proposed use meets all the conditional land use standards**  
185 **for a minor auto repair garage. Staff added a condition of approval that no vehicles, equipment parts or inventory will be store outside.**  
186

187 **Alexander Trujillo**  
188 **1460 T. L. Townsend**  
189 **Rockwall, TX 75087**  
190

191 **Mr. Trujillo came forward and expressed he is wanting to provide services for film and window tinting.**  
192

193 **Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on April 15, 2025.**  
194

195 **12. Z2025-015 (ANGELICA GUEVARA)**

196 Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for Residential  
197 Infill in an Established Subdivision and a Guest Quarters/Secondary Living Unit on a 0.42-acre parcel of land identified as Lot 2, Block 1, Shaw Addition, City  
198 of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 403B S. Clark Street, and take any action necessary.  
199

200 Planning Technician Angelica Guevara provided a brief summary regarding the applicants request. The applicant is requesting approval for a Specific  
201 Use Permit (SUP) for a residential infill and a guest quarter/ secondary living unit. The proposed homes do meet most of the density and dimensional  
202 requirements for a home in this district with the exception of the garage orientation. It is currently 8 ½ feet in front of the front façade as opposed to  
203 the require 20-feet behind the front façade. The guest quarters does meet all the requirements for a guest quarters/ secondary living unit. Staff wants  
204 to remind the applicant that full kitchen facilities are not allowed in guest quarters.  
205

206 Javier Silva  
207 58 Windsor Drive  
208 Rockwall, TX 75087  
209

210 Mr. Silva came forward and provided additional details in regard to the applicants request.  
211

212 Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on April 15, 2025.  
213

214 13. Z2025-016 (HENRY LEE)

215 Hold a public hearing to discuss and consider a request by Ryan Joyce for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* on a 2.71-  
216 acre parcel of land identified as Lot 6, Block B, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88)  
217 [Ordinance No. 19-26] for Single-Family 1 (SF-1) District land uses, addressed as 2201 Sanderson Lane, and take any action necessary.  
218

219 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting approval of an accessory  
220 building. This district is zoned Planned Development District 88 (PD-88) for single-family 1 (SF-1) land uses. Single-family 1 (SF-1) allows up to 144  
221 SF for an accessory building and 15 feet in height. In this case the applicant is requesting 5,300 SF building and a maximum height of 24.42 feet but  
222 we measure from midpoint therefore, in this case its 19.21 feet at the midpoint. In addition to the size and height of this when looking at the variances  
223 the minimum roof pitch is 8:12 for all structures. In addition, the PD says all buildings should incorporate 80% masonry material. In this case, the  
224 building is a metal building.  
225

226 Ryan Joyce  
227 767 Justin Road  
228 Rockwall, TX 75087  
229

230 Mr. Joyce came forward and explained it will be additional garage space.  
231

232 Commissioner Thompson asked what the size of the lot is.  
233

234 Mr. Joyce explained the total size of the lot is 5.6 acres.  
235

236 Commissioner Conway explained her concern that this might set a precedence.  
237

238 Commissioner Hagaman explained that he would like to see masonry on the building.  
239

240 Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on April 15, 2025.  
241

242 14. SP2025-011 (HENRY LEE)

243 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*  
244 *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  
245 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,  
246 addressed as 2301 SH-276, and take any action necessary.  
247

248 Senior Planner Henry lee provided a brief summary in regard to the applicants request. The applicants have requested a site plan to expand an  
249 existing mini-warehouse facility. Staff has identified six (6) variances to the architecture being there currently is cementitious material within the first  
250 4-feet and they have less then 4 architectural elements. They do not meet the articulation standards or the four-sided architectural standards. They  
251 do not have 20% stone on each façade and they have greater then 50% cementitious material. When looking at the conditional land use standards.  
252 As of right now each acre of property up to 5 acres is allowed if it's for mini-warehouse 125 units per acre. This would give you a total of 5 acres 625  
253 units. In this case the existing facility has 321 and they are proposing an additional 383 which would bring there total to 704. They would have 79  
254 more units then what is allowed in the conditional land use standard. ARB dd look at this and in terms of the variances related to the architecture  
255 they wanted them to meet the overlay district standards.  
256

257 Director of Planning & Zoning Ryan Miller explained there was a couple more variances specifically related to the conditional land use standards for  
258 mini-warehouse. The mini-warehouse standard stipulates that all exterior walls be 100% brick and there are several others and for the most part it  
259 does not meet the majority of the conditional land use standards.  
260

261 Clay Cristy  
262 1903 Central Drive  
263 Bedford, TX 76021  
264

265 Mr. Cristy came forward and provided additional details in regards to the applicants request. Explained he has been talking to staff about the  
266 compensatory measures and they currently have an emergency siren and they would be working with city staff to relocate where its accessible.  
267

268 David Baca  
269 100 N Travis St  
270 Sherman, TX 75090

271  
272 Mr. Baca came forward and provided additional details in regards to the request.

273  
274 Director of Planning and Zoning Ryan Miller explained there is a 10-foot easement in the front of the property therefore no landscaping could be  
275 planted there.

276  
277 Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on April 15, 2025.  
278

279 15. SP2025-012 (HENRY LEE)

280 Discuss and consider a request by Frank Polma P.E. of R-Delta Engineers, Inc. on behalf of David Naylor of Rayburn Electric Cooperative for the approval of a  
281 Site Plan for a *Private Indoor Gun Range* on a 1.407-acre portion of a larger 48.6670-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract  
282 No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) [*Ordinance No. 24-30*] for Heavy Commercial (HC) District  
283 land uses, generally located on the northside of Mims Road west of the intersection of S. Goliad Street [*SH-205*] and Mims Road, and take any action necessary.

284  
285 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant requested a site plan for a private indoor gun  
286 range. They recently amended Planned Development District 44 (PD-44) to incorporate this into the corporate campus. They do have variances to  
287 primary and secondary articulation. However, there PD allows them to match existing architecture and materials to the rest of the property. ARB did  
288 make a recommendation of approval for their elevations.  
289

290 Frank Polma  
291 618 Main Street  
292 Garland, TX 75040  
293

294 Mr. Polma came forward and provided details in regard to the applicants request.

295  
296 Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on April 15, 2025.  
297

298 16. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).  
299

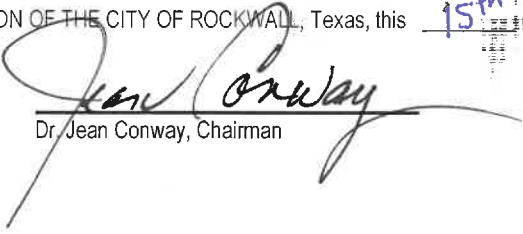
- 300 • P2025-004: Preliminary Plat for Phases 1 & 2 of the Juniper Subdivision (APPROVED)
- 301 • P2025-005: Master Plat for the Juniper Subdivision (APPROVED)
- 302 • MIS2025-002: Appeal of a Planning and Zoning Commission Decision on an *Exception* to the *Fence Standards* for 1511 Orion Drive (DENIED)
- 303 • MIS2025-004: Miscellaneous Request for an *Exception* to the *Utility Placement Standards* for the REDC (POSTPONED TO APRIL 21, 2025)
- 304 • Z2025-004: Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit and Agricultural Accessory Building/Barn* for 2201 E. FM-550 (1<sup>ST</sup>  
305 READING; APPROVED)
- 306 • Z2025-005: Zoning Change (AG to PD) for the Erwin Farms Subdivision (PD-46) (1<sup>ST</sup> READING; APPROVED)
- 307 • Z2025-006: Zoning Change (AG to GR) for the SEC of John King Boulevard and E. Quail Run Road (1<sup>ST</sup> READING; APPROVED)
- 308 • Z2025-007: Specific Use Permit (SUP) for a *House of Worship* for 917 N. Goliad Street (1<sup>ST</sup> READING; APPROVED)
- 309 • Z2025-008: Zoning Change (AG to GR) for the SEC of John King Boulevard and FM-552 (1<sup>ST</sup> READING; APPROVED)
- 310 • Z2025-009: Specific Use Permit (SUP) for a *Short-Term Rental* at 1827 Mystic Street (DENIED)
- 311 • Z2025-010: Amendment to Planned Development District 50 (PD-50) (1<sup>ST</sup> READING; APPROVED)
- 312 • Z2025-011: PD Development Plan for Townhomes along Glen Hill Way (POSTPONED TO APRIL 21, 2025)

313  
314 Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.  
315

316 VII. ADJOURNMENT  
317

318 Vice-Chairman Womble adjourned the meeting at 6:54PM  
319

320 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 15<sup>th</sup> day of April  
321 \_\_\_\_\_, 2025.

322  
323  
324   
325 Dr. Jean Conway, Chairman

326 Attest:   
327 \_\_\_\_\_  
328 Melanie Zavala, Planning Coordinator  
329  
330