

MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
APRIL 15, 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.

5 6 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, Jay
9 Odom, John Hagaman and Carin Brock. Commissioners absent were Kyle Thompson. Staff members present were Director of Planning and Zoning
10 Ryan Miller, Senior Planner Henry Lee, Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City
11 Engineer Amy Williams, Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn Price.

12 13 II. APPOINTMENTS

14
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 Chairman Dr. Conway advised staff would provide ARB recommendations when staff presents the case.

19 20 III. OPEN FORUM

21
22 *This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the*
23 *policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN*
24 *FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings*
25 *Act.*

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

29 30 IV. CONSENT AGENDA

31
32 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)*
33 *and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

34
35 2. Approval of Minutes for the March 25, 2025 Planning and Zoning Commission meeting.

36 37 3. SP2025-009 (BETHANY ROSS)

38 Consider a request by Che Shadle of OJD Engineering on behalf of John Dunn of the Shores Country Club for the approval of a Site Plan or an existing
39 Private Country Club on a 9.133-acre tract of land identified as Lots 2 & 3, Block A, The Shores Club House Phase Addition, City of Rockwall, Rockwall
40 County, Texas, zoned Planned Development District 3 (PD-3) for General Retail (GR) District land uses, addressed as 2650 Champions Circle, and take any
41 action necessary.

42
43 Commissioner Hustings made a motion to approve the Consent Agenda. Commissioner Odom seconded the motion which passed by a vote of 6-0.

44 45 V. PUBLIC HEARING ITEMS

46
47 *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*
48 *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*
49 *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*
50 *to three (3) minutes out of respect for the time of other citizens.*

51 52 4. Z2025-011 (HENRY LEE)

53 Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the
54 approval of a PD Development Plan for eight (8) Townhomes on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall,
55 Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* and the *Residential Subdistrict*, generally
56 located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary.

57
58 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a Planned Development Plan to
59 entitle the last seven (7) units as townhome units. They are requesting the last seven (7) units to the district as opposed to the eight (8) as they were
60 previously. When looking at the design standards they will need to add landscaping, lighting and enhanced pedestrian ways. In this case, while they
61 have some lighting and are incorporating landscaping on the residential lots adjacent. They do not have the sidewalks along there. The second item
62 will be the anti-monotony standards. They were not meeting the three (3) of the four (4) variables to meet the anti-monotony standards. Since then
63 they have adjusted the roof lines a bit and added some more stone on top of the building as well as changed the front entries. This is a zoning case.

64 Staff mailed out notices to property owners and occupants within 500 feet of the subject property. Staff received four (4) notices in favor and two (2)
65 notices in opposition. Staff should note that the four notices in favor and one notice in opposition were from commercial properties.
66

67 Tyler Adams
68 100 N Cotton Wood Drive
69 Richardson, TX 75080
70

71 Mr. Adams came forward and explained they are requesting the seven (7) units instead of the eight (8) units.
72

73 Chairman Dr. Conway opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating
74 such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.
75

76 Commissioner Hagaman asked if the roof matches the other roofs at the harbor.
77

78 Director of Planning & Zoning Ryan Miller asked Tyler Adams if it would be barrel shingle.
79

80 Vice-Chairman Womble made a motion to approve Z2025-011. Commissioner Hustings seconded the motion which passed by a vote of 5-1 with
81 Commissioner Hagaman dissenting.
82

83 5. Z2025-012 (ANGELICA GUEVARA)

84 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
85 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-
86 7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 614 E. Boydston Avenue, and take any action
87 necessary.
88

89 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting a SUP for the
90 purpose to construct a single-family home. The property is located within the Southside of the overlay district which typically has smaller homes on
91 smaller lots. In this case, the applicant is proposing to construct a 1,031 SF single-family home that meets all the density and dimensional
92 requirements for a home in this district. Staff mailed pout notices to property owners and occupants within 500 feet of the subject property. At this
93 time, staff has received one (1) notice in favor and two (2) notices in opposition of the applicants request.
94

95 Director of Planning & Zoning Ryan Miller explained that since the applicant was not present to make a recommendation to table this case.
96

97 Chairman Dr. Conway opened the public hearing and asked anyone who wished to speak to come forward at this time.
98

99 Corky Randolph
100 621 E. Boydston Avenue
101 Rockwall, TX 75087
102

103 Mr. Randolph came forward and expressed his opposition to the applicants request.
104

105 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.
106 Conway closed the public hearing and brought the item back to the commission for discussion or action.
107

108 Vice-Chairman Womble made a motion to table Z2025-012 for April 29, 2025 meeting. Commissioner Hagaman seconded the motion which passed
109 by a vote 6-0.
110

111 6. Z2025-013 (ANGELICA GUEVARA)

112 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*
113 *Permit (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
114 No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 588 Cornelius Road, and take any action necessary.
115

116 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use
117 Permit (SUP) for a Residential Infill for the purpose of constructing a single-family home. The proposed home will be approximately 4,862 SF and will
118 be constructed using wood and stone and stucco. Overall the proposed single home meets all the density and dimensional requirements for a home
119 in an Agricultural (AG) district. Staff mailed out notices to property owners and occupants within 500 feet of the subject property.
120

121 Hallie Davenport Fleming
122 588 Cornelius Road
123 Rockwall, TX 75087
124

125 Ms. Fleming came forward and provided additional details in regards to the applicants request.
126

127 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.
128 Conway closed the public hearing and brought the item back to the commission for discussion or action.
129

130 Commissioner Husting made a motion to approve Z2025-013. Vice-Chairman Womble seconded the motion which passed by a vote of 6-0.
131

132 7. Z2025-014 (BETHANY ROSS)

133 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*
134 *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)
135 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.
136

137 Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit (SUP) to allow
138 a minor automotive repair garage. This is a Commercial are, therefore a Specific Use Permit (SUP) is required for minor auto repair garage. They will
139 provide window tinting and vinyl wraps by appointment only. They will provide same day services only. Staff has provided a condition of approval
140 that the minor auto repair garage shall not have any outside storage associated with the use. On March 18th staff mailed out notices to property
141 owners and occupants within 500 feet of the subject property. At this time, staff had not received any notices in return.
142

143 Alexander Trujillo
144 1460 TL Townsend Drive
145 Suite 116
146 Rockwall, TX 75087
147

148 Mr. Trujillo came forward and provided additional details in regards to his request.
149

150 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.
151 Conway closed the public hearing and brought the item back to the commission for discussion or action.
152

153 Vice-Chairman Womble made a motion to approve Z2025-014. Commissioner Hustings seconded the motion which passed by the vote of 6-0.
154

155 8. Z2025-015 (ANGELICA GUEVARA)

156 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*
157 *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
158 of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 403B S. Clark Street, and take any action necessary.
159

160 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting approval of a
161 Specific Use Permit (SUP) in a guest quarters/secondary living unit. The proposed home meets all the density and dimensional requirements for a
162 home in the district with the exception of the garage orientation. The proposed garage will be located 8 ½ feet in front of the front façade of the home
163 as opposed to the required 20-feet behind the front façade of the home. Staff should point out that this is not uncommon along the existing homes
164 on S. Clark street and does not feel this will create a negative impact within the subdivision. In addition, the proposed guest quarters/ secondary
165 living unit meets all the conditional land use standards and requirements as stipulated by the Unified Development Code (UDC) The proposed
166 structure will be 626 SF and will match the aesthetic of the proposed primary home. If this request is approved then the ordinance will tie down the
167 size, height and general architecture of the proposed structure. On March 18, 2025 staff mailed out notices to property owners and occupants within
168 500 feet of the subject property. At this time staff had not received any notices back.
169

170 Javier Silva
171 58 Windsor Drive
172 Rockwall, TX 75032
173

174 Mr. Silva came forward and provided additional details.
175

176 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.
177 Conway closed the public hearing and brought the item back to the commission for discussion or action.
178

179 Commissioner Odom made a motion to approve Z2025-015. Commissioner Hustings seconded the motion which passed by a vote of 6-0.
180

181 9. Z2025-016 (HENRY LEE)

182 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-
183 acre parcel of land identified as Lot 6, Block B, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-
184 88) [Ordinance No. 19-26] for Single-Family 1 (SF-1) District land uses, addressed as 2201 Sanderson Lane, and take any action necessary.
185

186 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit (SUP) for
187 an Accessory Building on the subject property. It measures 24.2 feet or 19.2 feet in the midpoint of the roof. When looking at the Unified Development
188 Code (UDC) for accessory building in Single-Family 1 (SF-1) it does allow 144 SF building. In this case the applicant is asking for an increase of 5300
189 SF. In addition, when looking at the height the maximum height should be 15 feet. In this case, they are requesting at the midpoint the 19. 21 feet.
190 The UDC for the general residential standards does say that a 3:12 roof pitch is the minimum for all residential standards. At the last meeting
191 Commissioners requested to see more stone on the building ad the applicant has incorporated that into his plan. Staff mailed out notices to property
192 owners and occupants within 500 feet of the subject property. Staff has not received any notices at this time.
193

194 Asher Joyce
195 2201 Sanderson Lane
196 Rockwall, TX 75087
197

198 Asher came forward and expressed his barn would be beneficial to him to raise his livestock for 4H and teach him leadership and responsibility.
199

200 Ryan Joyce
201 2201 Sanderson lane
202 Rockwall, TX 75087
203

204 Mr. Joyce came forward and provided additional details in regards to his request.
205

206 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.
207 Conway closed the public hearing and brought the item back to the commission for discussion or action.
208

209 Commissioner Hagaman made a motion to approve Z2025-016. Chairman Conway seconded the motion which passed by a vote of 6-0.
210

211 VI. ACTION ITEMS
212

213 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
214 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*
215

216 10. SP2025-011 (HENRY LEE)

217 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*
218 *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
219 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)
220 District, addressed as 2301 SH-276, and take any action necessary.
221

222 Senior Planner Henry Lee provided a brief summary in regard to the applicant request. The applicant is requesting for an additional 385 mini-
223 warehouse units within 1 contiguous building being 45,665 SF. When looking at the request they do have several variances associated with this. In
224 regards to the conditional land use standards for a mini-warehouse facility the site is allowed to be 125 units per acre for a maximum of 625 units
225 per acre. In this case, the additional 385 units with the existing units that are there that pushes the maximum to 706 storage units or 81 units above
226 allowed per the conditional land use standard. In addition, the conditional land use standards also explain that landscaping all the way around the
227 property and screening it as well as the addition to the wrought iron fencing around it. In addition, for the roof design standards for mini-warehouse
228 facilities they should incorporate a 1:3 roof pitch. In this case they are requesting a parapet system. ARB did look at this case and they made
229 recommendation of denial. However, this was due to the materials not meeting the overlay district standards and are requesting a board and batten
230 siding.
231

232 Director of Planning and Zoning Ryan Miller recommended that the commissioners table to address the concerns the Architectural Review Board
233 had and for staff to review the updated drawings that were submitted late.
234

235 Vice-Chairman Womble made a motion to table SP2025-011 to the April 29th meeting . Commissioner Odom seconded the motion which has been
236 tabled by a vote of 6-0.
237

238 11. SP2025-012 (HENRY LEE)

239 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
240 of a 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,
241 Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) [*Ordinance No. 24-30*] for Heavy Commercial
242 (HC) District 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
243 action necessary.
244

245 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a site plan for a private indoor
246 gun range. They added this use into the Planned Development District 44 (PD-44) . When looking at the design guidelines for the Unified Development
247 Code they do meet the vast majority of the requirements within that with the exception of the primary and secondary articulation. The ordinance
248 does allow them to make variations to the UDC as long as its tying into the rest of the corporate campus. The second variance they're requesting is
249 to the landscape buffer requirements.
250

251 Frank Polma
252 618 Main Street
253 Garland, TX 75040
254

255 Mr. Polma came forward and expressed the berm request and additional details in regards to his request.
256

257 Vice-Chairman Womble made a motion to approve SP2025-012. Commissioner Hustings seconded the motion which passed by a vote of 6-0.
258

259 VII. DISCUSSION ITEMS
260

261 12. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
262

- 263 • P2025-008: Preliminary Plat for Lot 3, BLoack A, Ridge Road Addition (APPROVED)
- 264 • P2025-010: Replat for Lots 9-11, Block A, Rockwall Technology Park Addition (APPROVED)
- 265 • Z2025-004: Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit and Agricultural Accessory Building/Barn* for 2201 E. FM-550 (2nd
266 READING; APPROVED)
- 267 • Z2025-005: Zoning Change (AG to PD) for the Erwin Farms Subdivision (2nd READING; APPROVED)

- 268 • Z2025-006: Zoning Change (AG to NS) for the SEC of John King Boulevard and E. Quail Run Road (2nd READING; APPROVED)
- 269 • Z2025-007: Specific Use Permit (SUP) for a *House of Worship* for 917 N. Goliad Street (2nd READING; APPROVED)
- 270 • Z2025-008: Zoning Change (AG to NS) for the SEC of John King Boulevard and FM-552 (2nd READING; APPROVED)
- 271 • Z2025-010: Amendment to Planned Development District 50 (PD-50) (2nd READING; APPROVED)

272

273 VIII. ADJOURNMENT

274

275 **Chairman Dr. Conway adjourned the meeting at 6:58PM**

276

277 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 29 day of April

278 _____, 2025.

279

280

281

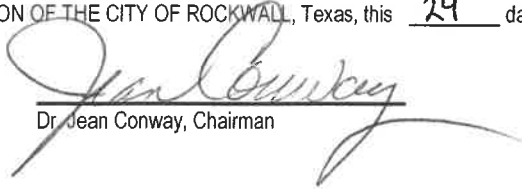
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284

285

286



Dr. Jean Conway, Chairman

Attest:



Melanie Zavala, Planning Coordinator

