

MINUTES

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
APRIL 9, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

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

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15 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and
16 comments for items on the agenda requiring architectural review.
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18 **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.**
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21 III. OPEN FORUM

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23 *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*
24 *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.*
25 *On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments*
26 *during the meeting per the Texas Open Meetings Act.*
27

28 **Chairman Deckard explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being**
29 **no one indicating such Chairman Deckard closed the open forum.**
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31 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*
34 *Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*
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36 2. Approval of minutes for the March 12, 2024 Planning and Zoning Commission meeting.
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38 3. Approval of minutes for the March 26, 2024 Planning and Zoning Commission meeting.
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40 4. P2024-009 (RYAN MILLER)

41 Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Mike Peoples for the approval of a Final Plat for Lots 1-8, Block
42 A, People Tract Addition being a 15.561-acre tract of land identified as a portion of Tracts 10-02, 10-03, 25-1, & 26 of the W. M. Dalton Survey,
43 Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 291, 333 & 555 Cornelius Road,
44 and take any action necessary.
45

46 5. P2024-011 (HENRY LEE)

47 Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LLC for the approval of a Final Plat
48 for the Terraces Subdivision consisting of 82 single-family residential lots on a 21.648-acre tract of land being identified as a portion of Tracts
49 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development
50 District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, generally located south of the intersection of Cornelius Road and FM-1141,
51 and take any action necessary.
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53 6. SP2024-016 (HENRY LEE)

54 Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Site Plan
55 for the Terraces Subdivision consisting of 82 single-family residential lots on a 21.648-acre tract of land being identified as a portion of Tracts
56 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development
57 District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, generally located south of the intersection of Cornelius Road and FM-1141,
58 and take any action necessary.
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60 **Vice-Chairman Womble made a motion to approve Consent Agenda. Commissioner Hustings seconded the motion which passed by a vote of 7-0.**

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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.

7. **Z2024-008 (ANGELICA GUEVARA) [THE APPLICANT IS REQUESTING TO WITHDRAW]**

Hold a public hearing to discuss and consider a request by Marisol Ortiz on behalf of Ricardo Alonso for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.121-acre parcel of land identified as Lot 49 of the Canup's Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 302 E. Bourn Street, and take any action necessary.

The applicant is requesting to withdraw as they were unable to make the changes that they needed.

Vice-Chairman Womble made a motion to withdraw Z2024-008. Commissioner Conway seconded the motion to withdraw which passed by a vote of 7-0.

8. **Z2024-010 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Mark Fernandez of Lithia C/O Golden Property Development, LLC on behalf of Zohreh Malek for the approval of a Specific Use Permit (SUP) for a New Motor Vehicle Dealership for Cars and Light Trucks to allow the expansion of an existing New Motor Vehicle Dealership on a 5.9613-acre parcel of land identified as Lot 1, Block 1, Rockwall KIA Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1790 E. IH-30, and take any action necessary.

Senior Planner Henry Lee provided a summary regarding the request. The applicant is requesting to expand the existing dealership as well as include the major automotive repair as an accessory use. This was constructed and approved just before the UDC had changed previously that required dealerships to receive a SUP. Therefore, when that new code came in this was considered a legally nonconforming use and now since they're wanting to expand that legally non-conforming use, they have the option either to go to the Board of Adjustments or come before Planning and Zoning and City Council and request that specific use permit and that's what they are requesting tonight. In their draft ordinance staff only include the concept plan. This being a zoning case notices were mailed out on March 19, 2024. As of now staff did not receive any notices at this time.

Brian Hall
3582 CR 1061
Greenville, TX 75401

Mr. Hall came forward and provided details regarding the request.

Chairman Deckard opened the PH. Chairman Deckard closed the PH

Commissioner Llewelyn made a motion to approve Z2024-010. Commissioner Conway seconded the motion which passed by a vote of 7-0.

9. **Z2024-011 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Alan Wyatt on behalf of PSB Indemnity Family, LTD PTRN for the approval of a Specific Use Permit (SUP) to allow a structure in excess of 36-feet in the Scenic Overlay (SOV) District to allow the construction of a flag pole on a 1.158-acre parcel of land identified as a Lot 2, Block A, Rockwall Executive Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 510 Turtle Cove Boulevard, and take any action necessary.

Planning Technician Angelica Guevara provided a summary regarding the request. The subject property is zoned commercial district and is situated within the scenic overlay district. The applicant today is requesting approval of a SUP for a structure and set of 36 feet in the scenic overlay district. According to the UDC the maximum height for a structure in a commercial district is 60 feet however, any structures over 36 feet in height within the scenic overlay district may be considered through a specific use permit (SUP) in this case the applicant is requesting a structure or a flagpole 60 feet in height which will require a SUP. On March 22, 2024 staff mailed out 44 notices to property owners and occupants within 500 feet of the subject property and at this time staff have not received any notices back regarding the applicants request

Alan Wyatt
500 Meadowlark Pl
Heath, TX 75032

Mr. Wyatt came forward and provided additional details regarding the request.

Chairman Deckard opened the Public Hearing and asked if anyone who wished to speak to come forward at this time.

127 Laura Carr
128 667 Stafford Circle
129 Rockwall, TX 75087

130
131 Mrs. Carr came forward and expressed her concerns regarding the case.

132
133 Chairman Deckard asked if anyone else wished to speak to come forward at this time, there being no one indicating such Chairman Deckard closed
134 the public hearing and brought the item back for discussion or action.

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136 Vice-Chairman Womble made a motion to approve Z2024-011. Commissioner Hustings seconded the motion which passed by a vote of 7-0.
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138 10. Z2024-012 (HENRY LEE)

139 Hold a public hearing to discuss and consider a request by Preston Harris of Harris Family Lake House, LLC for the approval of a Specific Use
140 Permit (SUP) for Tennis Courts (Pickleball Courts) on a 2.522-acre parcel of land identified as Lot 4, Block C, The Estates of Coast Royale #1
141 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District,
142 addressed as 1722 Ridge Road, and take any action necessary.

143
144 Senior Planner Henry lee provided a brief summary regarding the request. The applicant is requesting a SUP for a pickleball court which they are
145 requesting tonight. It currently is existing and given that this is an existing structure on the property the applicant was required to pay the non-
146 compliant structure fee as part of this request. The reason they require a specific use permit within all of residential districts is generally for lighting.
147 This requirement was added to the UDC years ago and in this case, they do actually have lighting as well. Staff did indicate as an operational
148 condition within the specific use permit that these lights be oriented downward and have them shielded. This being a zoning case staff sent out
149 notices on March 19t, 2024 to 62 property owners and occupants within 500 feet of the subject property. Staff did receive 4 responses in opposition
150 and one response in favor to the applicants request.

151
152 Taylor Harris
153 1722 Ridge Road
154 Rockwall, TX 75087

155
156 Mrs. Harris came forward and provided additional details in regards to the request.

157
158 Commissioner Thompson asked about the lighting.

159
160 Chairman Deckard opened the Public hearing and asked if anyone who wished to speak to come forward at this time, there being no one indicating
161 such Chairman Deckard closed the Public Hearing and brought the item back for discussion or action.

162
163 Commissioner Hustings made a motion to approve Z2024-012. Vice-Chairman Womble seconded the motion which passed by a vote of 7-0.
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165 11. Z2024-013 (ANGELICA GUEVARA)

166 Hold a public hearing to discuss and consider a request by Paul Arce of Projects & Constructions Araque on behalf of Shirley Soto for the
167 approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.248-acre tract of land identified as a portion
168 of Lot 1180 and all of Lot 1179 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development
169 District 75 (PD-75) for Single- Family 7 (SF-7) District, addressed as 340 Evans Road, and take any action necessary.

170
171 Planning Technician Angelica Guevara provided a summary regarding the request. The applicant is requesting approval of a specific use permit for
172 residential infill in an established subdivision for the purpose of constructing a single-family home. According to the UDC garages must be located
173 at least 20 feet from the front facade for front entry garages in this case the applicant is proposing to put the garage approximately 5 feet in front of
174 the front facade of the home. However, this has been approved before in the subdivision with the exception of the garage orientation. The proposed
175 home meets all of the density and dimensional requirements for someone in Planned Development District 75 (PD-75). Approval of this request is
176 discretionary for the Planning and Zoning Commission with the finding that the proposed home will not have a negative impact on the existing
177 subdivision. On March 22, 2024 staff mailed out 81 notices to property owners and occupants within 500 feet of the subject property and at this time
178 staff have not received any notices back regarding the applicants request.

179
180 Paul Arce
181 5807 Ranger Drive
182 Rockwall, TX 75032

183
184 Chairman Deckard opened the Public Hearing and asked if anyone who wished to speak to come forward at this time, there being no one indicating
185 such Chairman Deckard closed the Public Hearing and brought the item back for discussion or action.

186
187 Commissioner Llewelyn made a motion to approve Z2024-013. Commissioner Conway seconded the motion which passed by a vote of 7-0.
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190 12. Z2024-014 (ANGELICA GUEVARA)

191 Hold a public hearing to discuss and consider a request by Barbara Lee for the approval of a Zoning Change from an Agricultural (AG) District
192 to a Single-Family 1 (SF-1) District for a ten (10) acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of
193 Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 Cornelius Road, and take any action necessary.
194

195 Planning Technician Angelica Guevara provided a summary regarding the request. The applicant is requesting a zoning change from Agricultural
196 District (AG) to a single-family 1 District (SF-1). The applicant has stated that if approved it would be her intent to subdivide the property into three
197 parcels of land for the purpose of keeping the parcel with the existing single-family home and conveying the other two parcels to family members
198 for two new single-family homes. On March 22, 2024 staff mailed out notices to property owners and occupants within 500 feet of the subject property
199 and at this time staff had not received any notices back in regards to the applicants request.
200

201 Chairman Deckard opened the Public Hearing and asked if anyone who wished to speak to come forward at this time; there being no one indicating
202 such Chairman Deckard closed the Public Hearing and brought the item back for discussion or action.
203

204 Commissioner Conway made a motion to approve Z2024-014. Vice-Chairman Womble seconded the motion which passed by a vote of 7-0.
205

206 13. **Z2024-015 (RYAN MILLER)**

207 Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Mike Peoples for the approval
208 of a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District for a 15.561-acre tract of land identified as
209 a portion of Tracts 10-02, 10-03, 25-1, & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned
210 Agricultural (AG) District, addressed as 291, 333 & 555 Cornelius Road, and take any action necessary.
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212 Director of Planning and Zoning provided a summary regarding the request. The applicant is requesting is to rezone the subject property from an
213 Agricultural District (AG) to a Single-Family Estate 1.5 (SFE-1.5) District for the purpose of subdividing the property into eight single family residential
214 lots. According to the unified development code the single-family estate district is the proper zoning classification for rural estate lots that are a
215 minimum of 1 1/2 acres. On March 19, 2024 staff mailed out 34 notices to property owners and occupants within 500 feet of the subject property.
216

217 Ryan Joyce
218 767 Justin Rd
219 Rockwall, TX 75087
220

221 Mr. Joyce came forward and provided additional details in regard to the request.
222

223 Chairman Deckard opened the Public Hearing and asked if anyone wished to speak to come forward at this time, there being no one indicating such
224 Chairman Deckard closed the public hearing and brought the item back for discussion or action.
225

226 Vice-Chairman Womble made a motion to approve Z2024-015. Commissioner Thompson seconded the motion which passed by a vote of 7-0.
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229 VI. ACTION ITEMS
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231 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to*
232 *variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the*
233 *Municipal Code of Ordinances.*
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235 14. **SP2024-006 (HENRY LEE) [THE APPLICANT HAS POSTPONED TO THE APRIL 30, 2024 MEETING]**

236 Discuss and consider a request by Salvador Salcedo for the approval of a Site Plan for an Office/Warehouse Building on a 0.45- acre parcel of
237 land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI)
238 District, addressed as 855 Whitmore Drive, and take any action necessary.
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240 15. **SP2024-008 (ANGELICA GUEVARA) [THE APPLICANT HAS POSTPONED TO THE MAY 14, 2024 MEETING]**

241 Discuss and consider a request by Dewayne Zinn of Cross Engineering Consultants, Inc. on behalf of Chad Dubose of JCDB Goliad Holdings,
242 LLC for the approval of a Site Plan for General Retail Building on a 0.7621-acre portion of a larger 2.542-acre parcel of land identified as Lot 1,
243 Block A, Pecan Valley Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General
244 Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive, and take any
245 action necessary.
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247 16. **SP2024-009 (BETHANY ROSS)**

248 Discuss and consider a request by Justin Toon of Industrial Reserve on behalf Reserve Capital – Rockwall Industrial SPE, LLC for the approval
249 of an Amended Site Plan for a Warehouse/Distribution Center on an 18.48-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen
250 Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-
251 276 OV) District, addressed as 1725 SH-276, and take any action necessary.
252

253 Planner Bethany Ross provided a summary regarding the request. On July 26, 2022 a site plan was approved for the development of a warehouse
254 distribution center and the site plan had 6 variances associated with it at the time which were approved. The applicant has recently applied for a
255 variance for the berm around 276 in this case the elevation of the parking lot adjacent to 276 is an average of seven feet lower than the elevation of
256 276. The applicant is proposing that in lieu of the berm the current conditions of the site will meet the intent of the requirement of the berm.

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Justin Toon
15110 Dallas Pkwy
Dallas, TX 75367

Mr. Toon came forward and provided addition details in regards to the request.

Chairman Deckard made a motion to approve SP2024-009. Commissioner Odom seconded the motion which passed by a vote of 7-0.

17. **SP2024-010 (HENRY LEE) [THE APPLICANT HAS POSTPONED TO THE APRIL 30, 2024 MEETING]**

Discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Site Plan for a Golf Driving Range on a 9.942-acre tract of land being portions of a larger 18.131-acre tract of land and a 12.868-acre tract of land identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard, and take any action necessary.

18. **SP2024-011 (HENRY LEE)**

Discuss and consider a request by Bobby Pross of Pross Design Group on behalf of Jaymie Bullard of USEF Rockwall Owner, LLC for the approval of an Amended Site Plan for a Warehouse/Distribution Facility on a 12.101-acre tract of land identified as Lot 4, Block A, Rockwall Park 30 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

Senior Planner Henry Lee provided a summary regarding the request. The original site plan came forward back in 2021 which was approved. The applicant approached staff recently and indicated they needed to propose silos on the subject property. Tonight, they're proposing 6 with an additional 6 in the future. Staff has discussed comments with the applicant on how to screen them. The applicant has indicted that they will not have a reflecting coating on them. Essentially, they're 56 feet tall and the building is 39 ½ feet tall. The Architectural Review Board did review this, and they asked they add landscaping around the detention pond and in front of the wall and increase the height of the wall.

Bobby Pross
5310 Harvest Hill Rd
Suite 180
Dallas, TX 75230

Mr. Bobby came forward and provided details regarding the request.

Chairman Deckard made a motion to approve SP2024-011 with recommendation of ARB with the trees maxing out 10in oak and following up with City Arborist. Commissioner Llewelyn seconded the motion which passed by a vote of 7-0.

19. **SP2024-012 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Frank Conselman for the approval of a Site Plan for an Industrial/Warehouse Building on a 6.68-acre tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP-OV) District, addressed as 1735 Airport Road, and take any action necessary.

Planner Bethany Ross provided a summary regarding the request. The applicant is requesting approval of a site plan. The submitted site plan does not conform to the technical UDC requirements and requires 7 exceptions. Exception to the primary material standards, 20% stone requirement, primary and secondary building articulation requirements and residential adjacency screening since this property is surrounded by residentially zoned properties. The applicant has noted 8 compensatory measures however, only about 6 of them are actual compensatory measures. The applicant indicated three additional accent trees within the front parking islands, two additional canopy trees one on each end of the building 25% landscaped area in lieu of the required 15% and outside pedestrian area with a park bench and bike rack.

Jeff Carroll
750 E Interstate 30
Rockwall, TX 75087

Mr. Carroll came forward and provided details regarding the request.

Vice-Chairman Womble asked about the stair.

Vice-Chairman Womble made a motion to approve SP2024-012 with ARB recommendations. Commissioner Conway seconded the motion which passed by a vote of 7-0.

20. **SP2024-013 (BETHANY ROSS) [THE APPLICANT HAS POSTPONED TO THE APRIL 30, 2024 MEETING]**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Margie Verhagen of Meals on Wheels for the approval of a Site Plan for a facility for a Social Service Provider (i.e. Meals on Wheels) on an 6.211-acre tract of land identified as Tract 2 of the D. Harr

324 Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP-
325 OV) District, addressed as 1780 Airport Road, and take any action necessary.

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327 21. **SP2024-014 (BETHANY ROSS) [THE APPLICANT HAS POSTPONED TO THE MAY 14, 2024 MEETING]**

328 Discuss and consider a request by Dnyanada Nevgi of SRV Land Building and Real Estate, LLC on behalf of Naomi Freeman of Buffalo Country
329 Properties, LLC for the approval of a Site Plan for a *Retail Building and Daycare Facility* on a 2.649-acre parcel of land identified as Lot 13 of
330 the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the
331 southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [SH-205], and take any action
332 necessary.
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334 22. **SP2024-015 (BETHANY ROSS)**

335 Discuss and consider a request by Kevin Patel of Triangle Engineering on behalf of Conor Keilty of Structured REA-Rockwall Land LLC for the
336 approval of a Site Plan for a *Retail Store with Gasoline Sales (i.e. 7/11)* on a 1.95-acre portion of a larger 12.868-acre parcel of land identified
337 as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549
338 Overlay (FM-549 OV) District, located at the southeast corner of the intersection of Corporate Crossing and Fit Sport Life Boulevard, and take
339 any action necessary.
340

341 **Planner Bethany Ross provided a summary regarding the request. The applicant is requesting approval of a site plan for a retail store with gasoline**
342 **sales. The submitted site plan generally conforms to the technical requirements of the commercial standards situated within the FM 549 overlay**
343 **district except for two variances. Primary building articulation and four-sided architecture. The applicant has also indicated that they will be coming**
344 **back for a variance to the overhead utilities. The applicant has provided more than the required 20% stone and more than the required 90% masonry**
345 **as compensatory items.**

346
347 **Kevin Patel**
348 **1782 W. McDermott Drive**
349 **Allen, TX 75013**

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351 **Mr. Patel came forward and provided additional details in regards tot the request.**

352 **Commissioner Conway made a motion to approve SP2024-015. Commissioner Llewelyn seconded the motion which passed by a vote of 7-0.**
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355 VII. DISCUSSION ITEMS

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

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 - Z2024-003: PD Development Plan and Amendment to Planned Development District 74 (PD-74) (WITHDRAWN BY THE APPLICANT)
 - Z2024-006: Text Amendment to the UDC and Municipal Code of Ordinances for *Short-Term Rentals* (2ND READING; APPROVED)

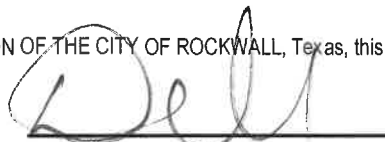
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362 **Director of Planning and Zoning Ryan Miler provided a brief update about the outcome of the above referenced cases at the City Council meeting.**
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364 VIII. ADJOURNMENT

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366 **Chairman Deckard adjourned the meeting at 7:13PM**

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368 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 30th day of April
369 _____, 2024.

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371
372
373 Attest: 
374 _____
375 Melanie Zavala, Planning Coordinator
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Derek Deckard, Chairman