

MINUTES

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

Chairman Dr. Conway called the meeting to order at 6:00PM. Commissioners present were Vice-Chairman John Womble, John Hagaman and Carin Brock. Commissioners absent were Ross Hustings and Kyle Thompson. 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, Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn Price. Staff absent were City Engineer Amy Williams.

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.

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 no one indicating such Chairman Dr. Conway closed the open forum.

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.

Vice-Chairman Womble made a motion to approve the Consent Agenda. Commissioner Hagaman seconded the motion which passed by a vote of 4-0.

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)

65 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
66 (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,
67 City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N.
68 Stodghill Road, and take any action necessary.
69

70 **Planning Technician Angelica Guevara provided a brief summary in regard to the applicant's request. The applicant is requesting approval of a**
71 **Specific Use Permit (SUP) to allow an expansion for a Church/ House of Worship within an Agricultural (AG) District. March of 2004 a conditional use**
72 **permit was approved to allow the institutional use within an Agricultural (AG) District which is essentially the same request the applicant is inquiring**
73 **about. Currently on the property s a 54,766 SF church and a 50,000 SF parking lot. According to the concept plan that was submitted the proposed**
74 **expansion will be approximately 31,500 SF and will consist of classrooms and offices. It also details the proposed location for parking and the**
75 **existing accent stripes surrounding the property. If this request is approved then it would be superseding the conditional use permit that was**
76 **approved in 2004. However, approval of this request is a discretionary decision for City Council pending a recommendation from Planning and**
77 **Zoning Commission. On April 18, 2025 staff mailed out notices to property owners and occupants within 500 feet of the subject property. At that**
78 **time staff had received two (2) notices in opposition of the applicant's request.**
79

80 **James Jackson**
81 **1085 Hidden Lakes Way**
82 **Rockwall, TX 75087**
83

84 **Mr. Jackson came forward and provided additional details in regard to his request.**

85
86 **Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time.**
87

88 **Judy Larson**
89 **5556 N Stodghill**
90 **Rockwall, TX 75087**
91

92 **Mrs. Larson came forward and explained she spoke with Angelica and wanted a bit more clarification since the building backs up to her house.**

93
94 **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.**
95 **Conway closed the Public hearing and brought the item back for discussion or action.**
96

97 **Vice-Chairman Womble made a motion to approve Z2025-017. Commissioner Brock seconded the motion which passed by a vote of 4-0.**
98

99 **7. Z2025-018 (BETHANY ROSS)**

100 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
101 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
102 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
103 as 379 N. Country Lane, and take any action necessary.
104

105 **Planner Bethany Ross provided a brief summary in regard to the applicants request. The 2.581-acre portion of land is currently zoned Agricultural**
106 **(AG) District. The applicant is requesting to change the zoning of the property to a Single-Family 1 (SF-1) District. The applicant has indicated that**
107 **the purpose of the zoning change is to rezone the 2.581-acre portion of the 101.43-acre tract of land leftover from the Erwin Farms subdivision zoning**
108 **case, which was recently approved as PD-104 and allows for 123 single family homes. In conjunction with the development of PD-104, the applicant**
109 **is stubbing out sewer for the subject property. The subject property is located within the Northeast Residential District which is designated for Low**
110 **Density Residential. The applicant's request of Single-Family 1 or 1 unit per acre falls within the maximum requirement of 2.0 units per acre for Low**
111 **Density Residential and therefore conforms to the Density Requirement of the City's Comprehensive Plan. However, all zoning cases are**
112 **discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission. Staff should note, that if any**
113 **development occurs on the subject property, the applicant will need to conform the requirements of the Single-Family 1 District within the UDC. On**
114 **April 22, staff notified 62 property owners and occupants within 500-feet of the subject property . At this time, staff has not received any notices in**
115 **regard to the applicant's request.**
116

117 **Adam Buczek**
118 **8214 Westchester Drive**
119 **Suite 900**
120 **Dallas, TX 75225**
121

122 **Mr. Buczek came forward and expressed he is rezoning to comprehensive plan.**
123

124 **Chairman Dr. Conway asked if anyone who wished to speak to come forward at this time, there being no one indicating such; Chairman Dr.**
125 **Conway closed the Public hearing and brought the item back for discussion or action.**
126

127 **Vice-Chairman made a motion to approve Z2025-018. Commissioner Brock seconded the motion which passed by a vote of 4-0.**
128

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

130 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
131 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

132 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
133 Drive, and take any action necessary.

134
135 **Vice-Chairman Womble made a motion to Withdraw Z2025-019. Commissioner Hagaman seconded the motion which passed by a vote of 4-0.**
136

137 **9. Z2025-020 (ANGELICA GUEVARA)**
138 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
139 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
140 10 (SF-10) District, addressed as 1214 East Fork Road, 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 of a**
143 **Specific Use Permit (SUP) for the purpose of constructing an accessory structure. On the subject property. The structure is a total of 655 SF in size**
144 **and has an approximate total height of 20 feet, 4 ½ inches exceeding the maximum permissible size and height requirements. In addition, the**
145 **proposed building elevations provided by the applicant indicate the structure will be clad in stone, have brick or cast stone header and consist of**
146 **shaker siding. A chimney will also be incorporated into the structure. If this request were to be approved staff has included operational conditions**
147 **in the ordinance that will tie down the size and height of the proposed structure. On April 18, 2025 staff mailed out notices to property owners and**
148 **occupants within 500 feet of the subject property. At this time, staff had not received any notices regarding the applicants request.**

149
150 **Justin Jeffus**
151 **1214 E. Fork Road**
152 **Rockwall, TX 75087**

153
154 **Mr. Jeffus came forward and provided additional details in regards to the request.**

155
156 **Vice-Chairman Womble asked if materials matched his house.**

157
158 **Chairman Dr. Conway asked if anyone who wished to speak to come forward at this time. There being no one indicating such, Chairman Dr. Conway**
159 **closed the public hearing and brought the item back to Commission for discussion or action.**

160
161 **Vice-Chairman Womble made a motion to approve Z2025-020. Commissioner Hagaman seconded the motion which passed by a vote of 4-0.**
162

163 **10. Z2025-021 (HENRY LEE)**
164 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
165 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
166 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
167 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
168 necessary.

169
170 **Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting to rezone the subject property**
171 **from Agricultural (AG) District to Commercial (C) District with the intent to construct a general retail store with gasoline sales. In addition, if approved**
172 **the applicant will be replating this portion of the property into the property to the south. They have indicated this will allow them more space to utilize**
173 **the site for the future use if approved. When looking at the comprehensive plan this is located within the central district. Currently that portion of**
174 **this property has been indicated as medium density residential and with this change it would be looking at taking it into a commercial retail. At this**
175 **time, it is not in conformance with the future land use map within the comprehensive plan. If approved there would be a condition of approval to**
176 **make that change to the future land use map to the commercial retail district standard. On April 22, 2025 staff did mail out notices to property owners**
177 **and occupants within 500 feet of the subject property. At this time, staff did receive one (1) notice from a property owner within the 500 feet in favor**
178 **of the applicant's request.**

179
180 **Jeff Carroll**
181 **750 E. Interstate 30**
182 **Rockwall, TX 75087**

183
184 **Mr. Carroll came forward and provided additional details in regards to the applicants request.**

185
186 **Chairman Dr. Conway opened the public hearing and asked anyone who wished to speak to come forward at this time.**

187
188 **Herndon Richardson**
189 **2701 Cypress Drive**
190 **Rockwall, TX 75087**

191
192 **Mr. Richardson came forward and explained his concern in regards to the intersection and the traffic control.**

193
194 **Bill Bricker**
195 **505 Westway Drive**
196 **Rockwall, TX 75087**

197
198 **Mr. Bricker came forward and explained it would be a useful gas station.**
199

200 Director of Ryan Miller explained John King is a divided roadway and this property will only give them a right in right out and that's material
201 because there will be no additional turn lane provided for cars going northbound. This is simply for a right in right out on John King.
202

203 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.
204 Conway closed the public hearing and brought the item back to Commission for discussion or action.
205

206 Commissioner Brock asked if giving them zoning and this access would this make it a little bit safer than if they were to develop without this
207 access.
208

209 Director of Planning and Zoning Ryan Miller explained that it does in in the aspect it gives it another point of entrance. They would not be able to
210 get a right in right out therefore they would only have access off of airport road if they built south of the subject property. This gives a right in
211 right out and it actually increases their residential adjacency.
212

213 Director of Planning and Zoning Ryan Miller explained that once it meets traffic warrants it will have a light that will probably come after it has been
214 transferred to TXDOT in 2026.
215

216 Commissioner Brock made a motion to approve Z205-021. Commissioner Hagaman seconded the motion which passed by a vote of 4-0.
217

218 **11. Z2025-022 (ANGELICA GUEVARA)**

219 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*
220 *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
221 Single-Family 10 (SF-10) District, and addressed as 704 S. Alamo Road, and take any action necessary.
222

223 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting approval of a
224 Specific Use Permit (SUP) for Residential Infill for the purpose of constructing a single-family home on the subject property. In reviewing the
225 proposal Specific Use Permit (SUP) , the planning and zoning commission and City Council are tasked in considering the proposed size and,
226 location and architecture of the home compared to the existing housing in the established subdivision. In this case, the applicant is proposing to
227 construct an approximately 5,000SF single-family home that will consist of siding and will incorporate a j-swing garage meeting all the density and
228 dimensional requirements for a home in this district. On April 18, 2025 staff mailed out notices to property owners and occupants within 500 feet of
229 the subject property. Staff had not received any notices in return.
230

231 Jerret Smith
232 704 S. Alamo
233 Rockwall, TX 75087
234

235 Mr. Smith came forward and provided additional details in regards to the applicants request.
236

237 Chairman Dr. Conway asked if anyone who wished to speak to come forward at this time. There being no one indicating such, Chairman Dr. Conway
238 closed the public hearing and brought the item back to Commission for discussion or action.
239

240 Vice-Chairman Womble made a motion to approve Z2025-022. Commissioner Hagaman seconded the motion which passed by a vote of 4-0.
241

242 VI. ACTION ITEMS
243

244 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and*
245 *special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*
246

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

248 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
249 *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
250 No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within
251 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
252 S. John King Boulevard, and take any action necessary.
253

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

255 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*
256 *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
257 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)
258 District, addressed as 2301 SH-276, and take any action necessary.
259

260 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. They are requesting the expansion of the mini warehouse
261 facility and it was previously tabled due to concerns with the unit count. The applicant has originally requested 760 units and 81 greater than what
262 is permitted by the unified development code (UDC). They have now returned requesting 641 storage units which is still an excess of 16 units over
263 the permitted 625. That being said, in addition they did make a change to there compensatory measures that were listed on the site plan no longer
264 showing emergency sirens. Beside the unit count variance, they have due to the expanded use of SH-276. They have the variance to the roof
265 design standards. They also have a variance to the four-side architecture and the landscape requirements given. They have less then 20%
266 landscaping. In this case, they're requesting the five variances and based on what was outlined in the memo for their compensatory measures.
267 They essentially need 10 compensatory measures and they have identified three (3).

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Director of Planning and Zoning Ryan Miller explained nothing else had changed they kept the same size building they just reduced the overall unit count.

Drew Donosky
1903 Central Drive
Suite 406,
Bedford, TX 76021

Mr. Donosky came forward and explained they went down in the number of units and met the request.

Commissioner Brock asked why they couldn't provide more compensatory measure.

Commissioner Hagaman asked why they can't add more windows on the other side.

Mr. Donosky explained that in their discussions with staff it was likely not necessary and only on the street facing frontages.

Director of Planning and Zoning Ryan Miller explained they were never given a minimum, they were told what they needed to do to at least get considered by the Architecture Review Board (ARB) which ARB did ultimately sent an approval.

Shah Shrenik
3935 Bowie Lane
Dallas, TX 75220

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

Commissioner Hagaman made a motion to table SP2025-011 to the May 27th meeting. Commissioner Brock seconded the motion which passed by a vote of 4-0.

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

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.

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.

Planner Bethany Ross provided a brief summary in regard to the applicants request. The subject property is zoned Commercial (C) District and located within the IH-30 Overlay District. The applicant is requesting an amended site plan to update the plaza area of the property and add (2) shade structures, artificial turf, and a commercial building for food service within the plaza area. Specifically, a 30'X45' canopy structure for dining/seating and a 96'X50' structure for a playground. The applicant is also proposing to add a new commercial building for food service that will be vinyl wrapped to look like stone on each side. Since the proposed structure is considered a commercial building, it would need to meet all of the requirements of the General Commercial District and General Overlay District Standards. Since the building does not meet these standards, the applicant will be requesting exceptions to the 20% stone, 90% masonry, primary and secondary articulation, the roof design standards, parapet requirements, four (4) sided architecture, and mechanical equipment screening requirements of the UDC. The proposed artificial turf will mostly be used as a fall zone for the playground as well as high-trafficked areas designated for children's activities, fellowship gatherings, and general recreation. The applicant has indicated in their letter that the artificial turf also serves as an ADA accessible surface allowing the plaza to be utilized by all and that the proposed additions are integral to the operations of the church and will be located within the site, not visible from any right-of-way.

Vice-Chairman Womble asked if vinyl would meet the material requirements.

Todd Martin
283 W. Nash Street
Suite 100
Terrell, TX 75160

Mr. Martin came forward and expressed this would be beneficial for attendees and would be a great improvement to the church.

Director of Planning and Zoning Ryan Miller explained that the food truck ordinance approved by City Council does not allow the food truck to remain in place. What Lakepointe is trying to do is create a food service area that can remain to service during outside services. For them to remove that each night would be infeasible but they can't take it under the premise of food truck since that would violate the ordinance. It would have to come as a commercial building. They're doing their best to make it a permanent structure on the site to meet the commercial building requirements.

336 John Wardell
337 880 Ivy Lane
338 Rockwall, TX 75087
339

340 Mr. Wardell came forward and explained they initially looked at building a permanent structure, but it was very cost prohibitive to build a
341 permanent structure there.
342

343 Commissioner Hagaman asked if they would be able to take the wheels off the trailer.
344

345 Director of Planning and Zoning Ryan Miller explained that if they were to remove the wheels it would be a temporary structure which is not a
346 permitted use. What the applicant is proposing meets a structure . It is a fully enclosed structure that's fixed to a concrete pad. If they were to take
347 the wheels off it would make it a temporary structure. Which then could still be moved around the property. Temporary structures are not allowed
348 in commercial districts. The reason it was brought to you in this manner is because this can actually be approved by this commission.
349

350 Vice-Chairman Womble asked if they can request alternative materials.
351

352 Commissioner Hagaman made a motion to table SP2025-016 to the May 27th meeting. Vice-Chairman Womble seconded the motion which passed
353 by a vote of 4-0.
354

355 VII.DISCUSSION ITEMS
356

357 16. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
358

- 359 • P2025-011: Replat for Lots 4, 5, 6 & 7, Block A, Integrity Addition (APPROVED)
- 360 • MIS2025-008: Alternative Tree Mitigation Settlement Agreement for the Southside Hills Subdivision (APPROVED)
- 361 • Z2025-011: PD Development Plan for Townhomes in PD-32 (2ND READING; APPROVED)
- 362 • Z2025-012: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 614 E. Boydston Avenue (1ST READING; APPROVED)
- 363 • Z2025-013: Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 588 Cornelius Road (2ND READING; APPROVED)
- 364 • Z2025-014: Specific Use Permit (SUP) for a Minor Automotive Repair Garage at 1460 T. L. Townsend Drive, Suite 116 (2ND READING; APPROVED)
- 365 • 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
366 (2ND READING; APPROVED)
- 367 • Z2025-016: Specific Use Permit (SUP) for an Accessory Building at 2201 Sanderson Lane (2ND READING; APPROVED)
368

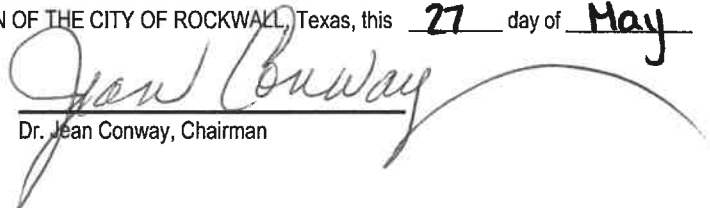
369 Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.
370

371 VIII.ADJOURNMENT
372

373 Chairman Dr. Conway adjourned the meeting at 7:08PM
374

375 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 27 day of May
376 _____, 2025.

377
378
379
380 Attest: MB
381 _____
382 Melanie Zavala, Planning Coordinator
383


Dr. Jean Conway, Chairman