

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
NOVEMBER 1, 2023 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 6:18 PM. Commissioners present were Kyle Thompson, Jay Odom, Ross Hustings. Absent from the meeting was Chairman Derek Deckard, Commissioner Jean Conway and Brian Llewelyn. Staff members present were Director of Planning and Zoning Ryan Miller, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams, Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn Price. Absent from the meeting was Senior Planner Henry Lee and Planner Bethany Ross.

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 that staff would provide ARB recommendations when staff presents the case.

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; there being no one indicating such, Vice-Chairman Womble 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 October 10, 2023 Planning and Zoning Commission meeting.

3. P2023-031 (HENRY LEE)

Consider a request by Michael Hunter for the approval of a Final Plat for Lot 1, Block A, Hunter Addition being a 0.631-acre tract of land identified as Lot 1, Block A, Barz Acre Addition and Lot 1, Block 1, Reeves Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 220 W. Quail Run Road, and take any action necessary.

4. P2023-032 (BETHANY ROSS)

Consider a request by Matthew Peterson of DB Constructors, Inc. on behalf of Jeff Fleming of Jeff Fleming Investments, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Interstate Classic Cars Addition being a 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development 46 (PD-46) District for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate Crossing, and take any action necessary.

5. P2023-033 (BETHANY ROSS)

Consider a request by Aaron Davis of John King, LLC for the approval of a Final Plat for Lot 1, Block A, John King Office Park being a 2.361-acre tract of land identified as Tract 1-2 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1940 S. John King Boulevard, and take any action necessary.

6. P2023-035 (BETHANY ROSS)

Consider a request by Drew Donosky of ClayMoore Engineering on behalf of Chase Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Replat for Lot 3, Block 1, Rockwall Recreational Addition being a 4.39-acre parcel of land identified as Lot 2, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

7. P2023-036 (BETHANY ROSS)

62 Consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Jon Bailey of Helping Hands Rockwall for the approval of a Final Plat for Lot 1, Block
63 A, Helping Hands Addition being an 9.70-acre tract of land identified as Lot 1, Block A, Waggoner Gardens Inc. Addition, City of Rockwall, Rockwall County,
64 Texas, zoned Commercial (C) District, addressed as 950 Williams Street, and take any action necessary.
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67 **8. P2023-037 (RETHANY ROSS)**

68 Consider a request by Cameron Slown, PE of Teague, Nall, and Perkins, Inc. on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of
69 a Replat for Lots 17-24, Block 1, Alliance Addition, Phase 2 being a 3.06-acre tract of land identified as Lots 12-14, Block 1, Alliance Addition, Phase 2, City of
70 Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, generally located at the northeast
71 corner of the intersection of Andrews Drive and Alliance Drive, and take any action necessary.
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73 **Commissioner Hustings made a motion to approve Consent Agenda. Commissioner Thompson seconded the motion which passed by a vote of 4-**
74 **0.**

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76 **V. ACTION ITEMS**

77
78 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
79 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*
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81 **9. MIS2023-014 (RYAN MILLER)**

82 Discuss and consider a request by Alan M. Jacob of Car Wash Pro Designers on behalf of Jim Dunn for the approval of a Miscellaneous Case for a Variance to
83 the underground utility requirements in conjunction with a proposed car wash on a 6.17-acre tract of land identified as Tract 3-09 of the J. M. Allen Survey,
84 Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10), generally located at the northwest corner of the
85 intersection of John King Boulevard and SH-276, and take any action necessary.
86

87 **Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. In November of last year, the Planning and Zoning**
88 **Commission approved a Site Plan for a self-service car wash on the subject property. In addition to the Site Plan the Planning and Zoning granted**
89 **variances to the roof design standards and the four-sided architecture requirements to the general overlay district. The majority of the requirements**
90 **for Planned Development District 10 (PD-10) were actually the result of a compromised settlement agreement mutual release claims that was executed**
91 **between the Cambridge companies and the City of Rockwall on February 16, 2004. The compromised settlement agreement was then incorporated**
92 **into Planned Development District 10 (PD-10) on April 5, 2004 through ordinance 0425. The applicant is requesting that a variance be granted to the**
93 **utility placement requirements of Planned Development District 10 (PD-10) to allow the existing overhead powerlines to remain in place. In planned**
94 **Development District 10 (PD-10), the unified development code (UDC), require that overhead utilities be underground as part of the development of**
95 **a property. Currently the applicant has an approved site plan and they're in the civil engineering process. Staff did communicate the requirements**
96 **for underground and the utilities in the site plan approval process. Staff required a note be put in the approval site plan that all the utilities would be**
97 **undergrounded. They also requested this as part of the civil engineering process. Since Planned Development District 10 (PD-10) does not outline a**
98 **variance process it would defer to the process and procedures contained in the general overlay district standards. The code states that two (2)**
99 **compensatory measures be provided for each variance requested, then states that the approval of any variance to the requirements of this section**
100 **from the Planning and Zoning commission or the City Council be approved through a super majority vote with a minimum of four (4) votes in the**
101 **affirmative required for approval. The City Council is the ultimate approving body for a variance dealing with overhead utility lines the Planning and**
102 **Zoning is providing a recommendation to City Council.**
103

104 **Alan Jacobs**
105 **6400 N Northwest Hwy, Unit 4**
106 **Chicago, IL 60631**
107

108 **Mr. Jacobs came forward and provided additional details in regards to the request.**

109
110 **Commissioner Thompson asked what the hardship was.**

111
112 **Commissioner Odom asked when he found out about the pipe.**

113
114 **Commissioner Hustings asked about the powerlines being moved when the road got widened.**

115
116 **Vice-Chairman Womble asked when the 7-Eleven was built.**

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118 **Commissioner Hustings made a motion to approve MIS2023-014. Commissioner Odom seconded the motion which passed by a vote of 4-0.**
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120 **10. MIS2023-016 (RYAN MILLER)**

121 Discuss and consider a request by Ryan Joyce of Michael Joyce Properties for the approval of a Miscellaneous Case for an Alternative Tree Mitigation
122 Settlement Agreement for the Peachtree Subdivision being a 140.50-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128 and
123 Tract 3 of the G. Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located on the southside
124 of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.
125

126 **Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant has gone through the initial phase of**
127 **preliminary plat and master platting the property and now they are into the civil engineering process. The applicant is requesting a Tree Mitigation**
128 **Settlement Agreement for the Peachtree Subdivision. The new changes to the ordinance stipulate that any cedar tree over 8-feet in height be mitigated**
129 **with one (1) 4-inch caliper tree. They did some estimating and they provided these estimates under the old ordinance which was about 3800 caliper**

130 inches, under the new ordinance that increases to about 12,000 caliper inches. With the new ordinance we have certain requirements where they
131 have to flag and tag every cedar tree that is to be removed and instead of going through that and paying a company the applicant came to staff and
132 expressed a desire to pay the City the incurred cost in addition to mitigation measures they have setup that they feel would offset the tree mitigation
133 being requested. Per the ordinance the applicant is required to establish two (2) tree easements where no trees can be removed and that's along the
134 eastern portion of the property adjacent to the industrial area along the southern portion of the property. Per the ordinance they are required to plant
135 about 6,672 inches and the way staff calculated that was off the approved landscape plan that will add 1,824 inches in their landscape buffers, open
136 spaces. In addition, the ordinance requires that they plant another 3,968 caliper inches on interior lots, and that's broken-down into 4-inch caliper
137 trees per lot. The corner lots require 5-inch caliper trees. The applicants are proposing to plant all those inches in accordance to the ordinance and
138 approved landscape plan, they would also like to take the money they would spend on getting the treescape plan and they would add that to the tree
139 fund. They are also proposing to identify a portion of the Blackland Prairie a one (1) acre portion and provide that as a preservation easement on the
140 plat.

141
142 **Ryan Joyce**
143 **767 Justin Road**
144 **Rockwall, TX 75087**
145

146 **Mr. Joyce came forward and provided additional details in regards to the request.**

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148 **Commissioner Odom made a motion to approve MIS2023-016. Commissioner Thompson seconded the motion which passed by a vote of 4-0.**
149

150 VI. DISCUSSION ITEMS

151
152 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
153 *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*
154 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*
155 *following cases is November 14, 2023.*
156

157 11. Z2023-049 (RYAN MILLER)

158 Hold a public hearing to discuss and consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a
159 *Specific Use Permit (SUP) for Heavy Manufacturing* on a 32.00-acre portion of a larger 77.148-acre tract of land identified as Tract 6 of the J. H. B. Jones
160 Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southwest corner of the intersection of
161 Data Drive and Discovery Boulevard, and take any action necessary.
162

163 **Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is requesting a Specific Use Permit**
164 **(SUP) for Heavy Manufacturing. The applicant is proposing to produce hydrogen fuel cells and hydrogen fuel cells for engines.**
165

166 **Phil Wagner**
167 **2610 Observation Trail**
168 **Rockwall, TX 75032**
169

170 **Mr. Wagner came forward and provided additional details in regards to the request.**
171

172 **Lee Sweetland**
173 **Ballard**
174 **9000 Glenylon Parkway**
175 **Burnaby, B.C V5J 5J8, Canada**
176

177 **Mr. Sweetland came forward and provided additional details in regards to the request.**
178

179 **Vice-Chairman Womble advised this item will come back before the commission for discussion or action on November 14, 2023.**
180

181 12. Z2023-050 (ANGELICA GUEVARA)

182 Hold a public hearing to discuss and consider a request by Keith Green for the approval of a *Specific Use Permit (SUP) for Guest Quarters/Secondary Living*
183 *Unit* on a 0.22-acre parcel of land identified as Block 43A of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7
184 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 605 E. Washington Street, and take any action necessary.
185

186 **Planning Technician Angelica Guevara provided a brief summary in regards to the request. Staff would like to note that the request for the Specific**
187 **Use Permit (SUP) for guest quarters/ secondary living unit does meet all the requirements for a guest quarter. This case did have to go through**
188 **Historic Preservation Advisory Board (HPAB) and was approved by a vote of 6-0.**
189

190 **Keith Green**
191 **605 E Washington Street**
192 **Rockwall, TX 75087**
193

194 **Mr. Green came forward and provided additional details in regards to the request.**
195

196 **Vice-Chairman Womble advised this item will come back before the commission for discussion or action on November 14, 2023.**
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198 13. **Z2023-051 (ANGELICA GUEVARA)**
199 Hold a public hearing to discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Frank Conselman of Conselman Equities for the
200 approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 6.60-acre tract of land identified as Tracts 21 & 21-01 of
201 the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated in the Airport Overlay (AP OV)
202 District, addressed as 1775 Airport Road, and take any action necessary.
203

204 **Planning Technician Angelica Guevara provided a brief summary in regards to the request. The applicant is requesting a zoning change for**
205 **Agricultural (AG) District to a Light Industrial (LI) District. This change is in conformance to the comprehensive plan and future land use map.**
206

207 **Vice-Chairman Womble advised this item will come back before the commission for discussion or action on November 14, 2023.**
208

209 14. **P2023-034 (ANGELICA GUEVARA)**

210 Discuss and consider a request by Billy Duckworth of A&W Surveyors, Inc. on behalf of David Gamez for the approval of a Replat for Lots 2 & 3, Block A,
211 Gamez Addition being a 0.369-acre parcel of land identified as Lot 1, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family
212 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, addressed as 614 E, Boydston Avenue, and take any action
213 necessary.
214

215 **Planning Technician Angelica Guevara provided a brief summary in regards to the request. This case goes to parks board on November 7, 2023 to**
216 **asses fees on the residential lot.**
217

218 **Vice-Chairman Womble advised this item will come back before the commission for discussion or action on November 14, 2023.**
219

220 15. **SP2023-033 (ANGELICA GUEVARA)**

221 Discuss and consider a request by Dillon Stores of Stored Out Services on behalf of Michael Hendricks of Chaparral Partners for the approval of an Amended
222 Site Plan for the remodel of an existing amenity center for the Eastbank Apartments (*i.e. Pebblebrook Apartments*) being a 11.579-acre parcel of land identified
223 as Lot 1, Block A, Pebblebrook Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay
224 (SH-205 OV) District, addressed as 1410 S. Goliad Street, and take any action necessary.
225

226 **Planning Technician Angelica Guevara provided a brief summary in regards to the request. A new company has picked up the Pebblebrook apartment**
227 **complex and they are in the process on doing remodeling to the exterior of the building. Staff is working with the applicant to help identify the**
228 **variances since it is in non-conformance. The Architectural Review Board (ARB) had numerous requests in regards to this project and they wanted**
229 **to see colored elevations and the design scheme.**
230

231 **Vice-Chairman Womble advised this item will come back before the commission for discussion or action on November 14, 2023.**
232

233 16. **SP2023-034 (HENRY LEE)**

234 Discuss and consider a request by Trenton Jones and Ben Sanchez of Parkhill on behalf of Frank New of Rockwall County for the approval of a
235 Site Plan for a Government Building on a 1.90-acre portion of a larger 12.79-acre parcel of land identified as Lot 1, Block A, Rockwall County Courthouse
236 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30) District, addressed as 963 E.
237 Yellow Jacket Lane, and take any action necessary.
238

239 **Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. This will be the Rockwall County Annex they**
240 **submitted elevations and the ARB had two (2) comments in regards to this they were looking for projecting elements or material breaks.**
241

242 **Trenton Jones**
243 **3000 Internet Blvd**
244 **Suite 550**
245 **Frisco, TX 75034**
246

247 **Mr. Jones came forward and provided additional details in regards to the request.**
248

249 **Salvador Sanchez**
250 **3000 Internet Blvd**
251 **Suite 550**
252 **Frisco, TX 75034**
253

254 **Mr. Sanchez came forward and provided additional details in regards to the request.**
255

256 **Vice-Chairman Womble advised this item will come back before the commission for discussion or action on November 14, 2023.**
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258 17. **SP2023-035 (HENRY LEE)**

259 Discuss and consider a request by Leslie Ford of Ofi Chito on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Site Plan
260 for a Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In (*i.e. McDonald's*) on a 1.251-acre tract of land identified as a portion of Lot 3 and all
261 of Lot 2, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay
262 (SH-205 OV) District, generally located north of the northeast corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.
263

264 **Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is requesting a Site Plan for a**
265 **restaurant greater than 2,000 SF with Drive Through. The only thing ARB asked for in this case is that they adhere to the overlay district standards.**

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Leslie Ford
3224 Collinsworth Street
Fort Worth, TX 76107

Mrs. Ford came forward and provided additional details in regards to the request.

Vice-Chairman Womble advised this item will come back before the commission for discussion or action on November 14, 2023.

18. SP2023-036 (HENRY LEE)

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Shae Shoulders of Kennor Rockwall Retail, LLC for the approval of a Site Plan for two (2) commercial/retail buildings on a 1.93-acre parcel of land identified as Lots 8 & 9, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 & 3775 N. Goliad Street [SH-205], and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is requesting a Site Plan he meets all the SUP requirements and is proposing two commercial retail buildings. The only comments ARB had were they were looking for this to better match the existing materials used on the existing buildings, and also the stone element in the back.

Juan Vasquez
1919 S Shiloh
Garland, TX 75042

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

Vice-Chairman Womble advised this item will come back before the commission for discussion or action on November 14, 2023.

19. SP2023-037 (HENRY LEE)

Discuss and consider a request by Bart Gardner and James Belt of Gardner Construction on behalf of Corey Fleck of C2LA, LLC for the approval of a Site Plan for a Light Industrial Building on a 6.50-acre tract of land identified as Tracts 3-1, 3-2, 3-3 & 3-4 of the J. Lockhart Survey, Abstract No. 134 and Lots 1 & 2, Block A, Eastplex Inc. Park #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District and Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of the IH-30 Frontage Road and Enterprise Drive, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is requesting approval of a Site Plan for a Light Industrial building. This will have variances since its situated between tow overlay districts. The building will be visible when its first built but the properties around that once they start coming in will hide the visibility of the structure. The ARB did review this and they asked that the stone increase.

Bart Gardner
15950 State Highway 205
Terrell, TX 75160

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

Vice-Chairman Womble advised this item will come back before the commission for discussion or action on November 14, 2023.

20. SP2023-038 (ANGELICA GUEVARA)

Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of Staci Bowen of Metroplex Acquisition Fund, LP for the approval of a Site Plan for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. HTeaO) on a 0.93-acre portion of a larger 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regards to the request. The applicant is requesting approval of a Site Plan for a restaurant with less than 2,000 SF with a drive through. They did get a Specific Use Permit (SUP) last month and now they're submitting a Site Plan. Staff is working with the applicant in regards to their variances. The landscaping plan does match the SUP they submitted.

Vice-Chairman Womble advised this item will come back before the commission for discussion or action on November 14, 2023.

21. SP2023-039 (HENRY LEE)

Discuss and consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of a Site Plan for existing Public Secondary School (i.e. J. W. Williams Middle School) on a 26.25-acre parcel of land identified as Lot 1, Block 1, Rockwall Middle School #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, North SH-205 Overlay (N. SH-205 OV) District, addressed as 625 FM-552, and take any action necessary.

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Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is requesting a Site Plan for existing public secondary school. They are requesting simple renovations and they will be matching existing design schemes.

Tim Lyssy
RISD
1050 Williams Street
Rockwall, TX 75087

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

Vice-Chairman Womble advised this item will come back before the commission for discussion or action on November 14, 2023.

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

- P2023-029: Final Plat for Lots 1-3, Brewer Bend Addition (**APPROVED**)
- Z2023-045: Zoning Amendment to Planned Development District 50 (PD-50) for *General Personal Services* (**1ST READING; APPROVED**)
- Z2023-046: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 715 Sherman Street Lane (**1ST READING; APPROVED**)
- Z2023-047: Specific Use Permit (SUP) for *Private Tennis Courts* at 1400 Ridge Road (**DENIED**)
- Z2023-048: Specific Use Permit (SUP) for a *Restaurant, with 2,000 SF of More, with Drive-Through or Drive-In* at 3060 N. Goliad Street [SH-205] (**1ST READING; APPROVED**)

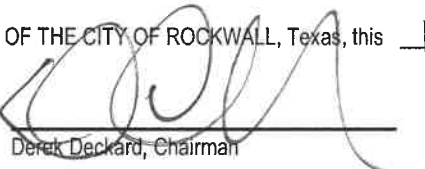
Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.

VII.ADJOURNMENT

Vice-Chairman Womble adjourned the meeting at 7:38PM.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 14th day of November, 2023.

Attest: 
Melanie Zavala, Planning Coordinator


Derek Deckard, Chairman