

AGENDA



PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
OCTOBER 11, 2022 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**

(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.

(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 September 27, 2022 Planning and Zoning Commission meeting.

(3) **P2022-046 (BETHANY ROSS)**

Discuss and consider a request by Robert Alexander for the approval of a Final Plat for Lots 1 & 2, Block A, Alexander Addition being a 5.0095-acre tract of land identified as Tract 39-01 of the McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 2320 S. Munson Road, and take any action necessary.

(4) **P2022-047 (HENRY LEE)**

Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a Preliminary Plat for the Park Hills Subdivision consisting of 144 single-family residential lots on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) [Ordinance No. 22-46] for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

(5) **P2022-048 (HENRY LEE)**

Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Master Plat for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and 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 Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

(6) **P2022-049 (HENRY LEE)**

Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Preliminary Plat for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and 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 Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

(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) **Z2022-044 (RYAN MILLER)**

Hold a public hearing to discuss and consider approval of a Text Amendment to Article 02, *Development Review Authority*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and Article III, *Boards, Commissions, Committees*, of Chapter 2, *Administration*, of the Municipal Code of Ordinances, and take any action necessary.

(8) **Z2022-045 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Tony Trammel for the approval of a Specific Use Permit (SUP) for *Solar Panels* exceeding 1,000 SF of coverage on a residential home situated on a 0.1947-acre parcel of land identified as Lot 20, Block D, Lynden Park Estates Subdivision, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses, addressed as 125 Lanshire Drive, and take any action necessary.

(9) **Z2022-046 (RYAN MILLER)**

Hold a public hearing to discuss and consider approval of a Text Amendment to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02], and take any action necessary.

(VI) ACTION ITEMS

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

(10) **SP2022-043 (BETHANY ROSS) [WITHDRAWN BY APPLICANT]**

Discuss and consider a request by Paul Cragun of Cumulus Design on behalf of Campfire Shops, LLC for the approval of a Site Plan for a *Carwash, Restaurant, and Commercial/Retail Shopping Center* on a 2.003-acre parcel of land identified Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated along the east side of White Hills Drive south of Suncrest Drive, and take any action necessary.

(11) **SP2022-045 (HENRY LEE) [WITHDRAWN BY APPLICANT]**

Discuss and consider a request by Allen Anderson of Adlor Enterprises, LLC for the approval of a Site Plan for a *Restaurant* on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], and take any action necessary.

(12) **SP2022-050 (HENRY LEE)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects on behalf of Brad Bacon of Bacon Property, LLC for the approval of an Amended Site Plan for an existing *Office/Warehouse* facility on a 0.50-acre parcel of land identified as Lot 1, Block A, Bacon Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane, and take any action necessary.

(13) **SP2022-051 (HENRY LEE)**

Discuss and consider a request by Terry Lee of A-1 Services on behalf of Don Rakow and Don Sryqley of S & A Systems, Inc. for the approval of an Amended Site Plan for an existing *Office/Manufacturing* facility on a two (2) acre parcel of land identified as Lot 1, Block 1, Pott Shrigley Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 43 (PD-43) for Commercial (C) District land uses, addressed as 922 Sids Road, and take any action necessary.

(14) **SP2022-052 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects on behalf of Susan Gamez of Everybody Massage for the approval of an Amended Site Plan for an existing *Massage Therapist* facility on a 0.48-acre tract of land identified as Lot 1, Block A, Everybody Massage Addition, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, addressed as 2001 Ridge Road, and take any action necessary.

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

- P2022-050: Final Plat for Lots 1 & 2, Block A, Boys and Girls Club Addition **(APPROVED)**

- Z2022-039: Zoning Change (AG to PD) for the Southside Hills Subdivision (**APPROVED; 2ND READING**)
- Z2022-041: SUP for a *Golf Driving Range* (**APPROVED; 2ND READING**)
- Z2022-040: SUP for a *Restaurant with Drive-Through or Drive-In* (**APPROVED; 2ND READING**)
- Z2022-043: Text Amendment to Article 09, *Tree Preservation*, of the UDC (**APPROVED; 2ND READING**)

(VII) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Angelica Guevara, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on October 7, 2022 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
SEPTEMBER 27, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT
3 [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
4 SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT
5 FORM ON THE CITY'S WEBSITE.
6

7 I. CALL TO ORDER

8
9 **Chairman Thomas called the meeting to order at 6:00 PM. Commissioners present were John Womble, Jean Conway, Brian Llewellyn, Ross Hustings, and Derek Deckard. Absent from the meeting was Jerry Welch. Staff members present were Director of Planning and Zoning Ryan Miller, Planners Henry Lee and Bethany Ross, Planning Coordinator Angelica Guevara, City Engineer Amy Williams, Civil Engineer Sarah Johnston, and Assistant City Engineer Jonathan Browning.**
12

14 II. APPOINTMENTS

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

19 **A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural Review Board meeting.**
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22 III. OPEN FORUM

23
24 *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.*
27

29 **Chairman Thomas explained how open forum is conducted and asked if anyone wished to speak to come forward at this time; there being no one indicating such, Chairman Thomas closed the open forum.**
30

32 IV. CONSENT AGENDA

33
34 *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.*
36

37 2. Approval of minutes for the September 13, 2022 Planning and Zoning Commission meeting.
38

39 3. P2022-050 (ANGELICA GUEVARA)

40 Discuss and consider a request by the City of Rockwall for the approval of a Final Plat for Lots 1 & 2, Block A, Boys and Girls Club of Rockwall Addition being
41 a 5.812-acre tract of land identified as Tract 9 of the M. B. Jones Survey, Abstract No. 122, Rockwall County, Texas, zoned General Retail (GR) District, situated
42 within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the southwest corner of the intersection of John King Boulevard and FM-1141, and take
43 any action necessary.
44

45 **Commissioner Conway made a motion to approve the consent agenda. Commissioner Llewellyn seconded the motion which passed by a vote of 6-0.**
46

48 V. DISCUSSION ITEMS

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50 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is October 11, 2022.*
53

55 4. Z2022-044 (RYAN MILLER)

56 Hold a public hearing to discuss and consider approval of a Text Amendment to Article 02, Development Review Authority, of the Unified Development Code (UDC) [Ordinance No. 20-02] and Article III, Boards, Commissions, Committees, of Chapter 2, Administration, of the Municipal Code of Ordinances, and take any action necessary.
59

60 **Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the request. The City Council gave staff the direction to change the requirements for the Historic Preservation Advisory Board. This text amendment will take off the specific job titles for board members and allow anybody who is interested in Historic Preservation to serve on the Board. In addition, staff also removed both the Historic and Architectural Review Board from the zoning code or UDC and moved that to the Municipal Code of Ordinances.**
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64

65 **Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.**

66

67 **5. Z2022-045 (BETHANY ROSS)**

68 Hold a public hearing to discuss and consider a request by Tony Trammel for the approval of a *Specific Use Permit (SUP)* for *Solar Panels* exceeding 1,000 SF
69 of coverage on a residential home situated on a 0.1947-acre parcel of land identified as Lot 20, Block D, Lynden Park Estates Subdivision, Phase 3, City of
70 Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses, addressed as 125 Lanshire
71 Drive, and take any action necessary.

72

73 **Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting more than the allowed 1,000 SF of solar panels**
74 **on a single-family home.**

75

76 **Vice-Chairman Deckard asked if the applicant gave a reason as to why they are exceeding the allowed amount.**

77 **Chairman Thomas asked if the home was within an HOA.**

78 **Commissioner Womble asked if there was a reason as to why there is a limit on the solar panels.**

79

80 **Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.**

81

82 **6. Z2022-046 (RYAN MILLER)**

83 Hold a public hearing to discuss and consider approval of a *Text Amendment* to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance*
84 *No. 20-02*], and take any action necessary.

85

86 **Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the request. The City Council tasked Staff on different objectives**
87 **such as changing the variance process. There are a couple of areas where staff missed references to City Council approval for things that should**
88 **be approved by the Planning and Zoning Commission.**

89

90 **Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.**

91

92 **7. P2022-046 (BETHANY ROSS)**

93 Discuss and consider a request by Robert Alexander for the approval of a *Final Plat* for Lots 1 & 2, Block A, Alexander Addition being a 5.0095-acre tract of land
94 identified as Tract 39-01 of the McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of
95 Rockwall, addressed as 2320 S. Munson Road, and take any action necessary.

96

97 **Planner Bethany Ross advised that this case needs to be reviewed by Rockwall County but will return on Consent Agenda at the next meeting on**
98 **October 11, 2022.**

99

100 **8. P2022-047 (HENRY LEE)**

101 Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a
102 *Preliminary Plat* for the Park Hills Subdivision consisting of 144 single-family residential lots on a 65.309-acre tract of land identified as the Oak Creek Subdivision;
103 Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall,
104 Rockwall County, Texas, zoned Planned Development District 97 (PD-97) [*Ordinance No. 22-46*] for Single-Family 8.4 (SF-8.4) District land uses, situated within
105 the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers
106 Park, and take any action necessary.

107

108 **Planner Henry Lee advised that this case will need to go before Parks Board on October 4, 2022.**

109

110 **Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.**

111

112 **9. P2022-048 (HENRY LEE)**

113 Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a *Master Plat* for
114 the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey,
115 Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall
116 County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the
117 SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

118

119 **Planner Henry Lee advised that this case will need to go before Parks Board on October 4, 2022.**

120

121 **Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.**

122

123 **10. P2022-049 (HENRY LEE)**

124 Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a *Preliminary Plat*
125 for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones
126 Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall,
127 Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated
128 within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

129

130 **Planner Henry Lee advised that this case will need to go before Parks Board on October 4, 2022.**

131

132 **Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.**

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11. **SP2022-049 (BETHANY ROSS)**

Discuss and consider a request by Mike Ruibal of Ruibal's Garden Center for the approval of a Site Plan for a Garden Supply/Plant Nursery on a 2.98-acre tract of land identified as Lots 12 & 12-1 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 207 Ranch Trail, and take any action necessary.

Chairman Thomas advised that this case has been withdrawn by the applicant.

12. **SP2022-050 (HENRY LEE)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects on behalf of Brad Bacon of Bacon Property, LLC for the approval of an Amended Site Plan for an existing Office/Warehouse facility on a 0.50-acre parcel of land identified as Lot 1, Block A, Bacon Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane, and take any action necessary.

Planner Henry Lee provided a brief summary of the variances requested by the applicant.

Jeff Carroll
750 E. Interstate 30
Rockwall, TX 75087

Mr. Carroll came forward and provided additional details in regard to the request.

Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.

13. **SP2022-051 (HENRY LEE)**

Discuss and consider a request by Terry Lee of A-1 Services on behalf of Don Rakow and Don Sryqley of S & A Systems, Inc. for the approval of an Amended Site Plan for an existing Office/Manufacturing facility on a two (2) acre parcel of land identified as Lot 1, Block 1, Pott Shrigley Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 43 (PD-43) for Commercial (C) District land uses, addressed as 922 Sids Road, and take any action necessary.

Planner Henry Lee explained that staff is currently working thru comments with the applicant. He also mentioned that the Architectural Review Board recommended approval of the case.

Don Rakow
1845 Oak Bend Drive
Rockwall, TX 75087

Mr. Rakow came forward and provided additional details in regard to the request.

Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.

14. **SP2022-052 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects on behalf of Susan Gamez of Everybody Massage for the approval of an Amended Site Plan for an existing Massage Therapist facility on a 0.48-acre tract of land identified as Lot 1, Block A, Everybody Massage Addition, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, addressed as 2001 Ridge Road, and take any action necessary.

Planner Bethany Ross provided a brief background in regard to the request. The applicant is requesting to expand the building to allow some more rooms for the massage therapist's office. The applicant will also be requesting an exception for one (1) parking space. Planner Ross advised that the Architectural Review Board did recommend approval of the case.

Jeff Carroll
750 E. Interstate 30
Rockwall, TX 75087

Mr. Carroll came forward and provided additional details in regard to the request.

Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.

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

- P2022-012: Final Plat for Lots 1-3, Block A, Arkoma Addition [APPROVED]
- P2022-037: Preliminary Plat for the Quail Hollow Subdivision [APPROVED]
- P2022-039: Master Plat for the Quail Hollow Subdivision [APPROVED]
- P2022-040: Final Plat for Lots 1-3, Block A, Garcia-Herrera Addition [APPROVED]
- P2022-041: Preliminary Plat for Lots 1-4, Block A, REC Campus Addition [APPROVED]
- P2022-042: Preliminary Plat for the Homestead Subdivision [APPROVED]
- P2022-043: Master Plat for the Homestead Subdivision [APPROVED]
- SP2022-044: Exception for Building Height for a Mini-Warehouse Facility [APPROVED]

- 200 • Z2022-039: Zoning Change (AG to PD) for the Southside Hills Subdivision [APPROVED; 1ST READING]
- 201 • Z2022-040: SUP for a *Guest Quarters/Secondary Living Unit* at 2175 Arrowhead Court [DENIED]
- 202 • Z2022-041: SUP for a *Golf Driving Range* [APPROVED; 1ST READING]
- 203 • Z2022-040: SUP for a *Restaurant with Drive-Through or Drive-In* [APPROVED; 1ST READING]
- 204 • Z2022-043: Text Amendment to Article 09, *Tree Preservation*, of the UDC [APPROVED; 1ST READING]

205
206 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.**

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208 VI. ADJOURNMENT

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210 **Chairman Thomas adjourned the meeting at 6:27 pm.**

211
212 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____
213 _____, 2022.

214
215
216 _____
217 Sedric Thomas, Chairman

218 Attest:
219 _____
Angelica Guevara, Planning Coordinator