

# AGENDA



PLANNING AND ZONING COMMISSION MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
**FEBRUARY 13, 2024** 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) **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.*

(III) **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.*

(1) Approval of minutes for the January 30, 2024 Planning and Zoning Commission meeting.

(2) **P2024-001 (HENRY LEE)**

Discuss and 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 Phase 1 of the Peachtree Meadows Subdivision consisting of 148 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.

(3) **P2024-002 (ANGELICA GUEVARA)**

Discuss and consider a request by Robert Cruse for the approval of a Final Plat for Lots 1 & 2, Block A, Cruse Addition being a 0.2410-acre tract of land identified as Lot 5, Block F, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 12 (PD-12) [*Ordinance No. 06-46*], located at the northeast corner of S. Alamo Street and W. Ross Street, and take any action necessary.

(4) **P2024-003 (HENRY LEE)**

Discuss and consider a request by Chuck Lamping of Engineering Concepts & Design, LP on behalf of Clint Vincent of Bloomfield Homes, LP for the approval of a Preliminary Plat for Phase 2 of the Terracina Estates Subdivision consisting of 94 single-family residential lots on a 31.331-acre tract of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 82 (PD-82) [*Ordinance No. 18-08*] for Single-Family 10 (SF-10) District land uses, generally located at the terminus of Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive, and take any action necessary.

(5) **SP2024-001 (HENRY LEE)**

Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Site Plan for Phase 1 of the Peachtree Meadows Subdivision consisting of 148 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.

(IV) **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) **Z2024-001 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District 2 (PD-2) [*Ordinance No. 's 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*] for the purpose of consolidating the regulating ordinances for a 171.135-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; W. Blevins Survey, Abstract No. 9; and, E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), generally located north of IH-30 and west of Ridge Road [FM-740], and take any action necessary.

(7) **Z2024-002 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital, LLC for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.22-acre parcel of land identified as Lot C, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street, and take any action necessary.

(8) **Z2024-003 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Michael Twichell of Michael F. Twichell, LP on behalf of Jim Duggan of NEC John King & 552, LP for the approval of a Zoning Change and PD Development Plan amending Planned Development District 74 (PD-74) [*Ordinance No. 17-60*] being a 17.3750-acre portion of a larger 405.184-acre Planned Development District situated within the J. Strickland Survey, Abstract No. 187; T. R. Bailey Survey, Abstract No. 30; and, J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (BY-OV) District, generally located at the northeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

(9) **Z2024-004 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Zach Butler for the approval of a Specific Use Permit (SUP) for an Accessory Building and Carport on a one (1) acre parcel of land identified as Lot 9 of the Northcrest Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 9 Crestview Circle, and take any action necessary.

(10) **Z2024-005 (RYAN MILLER) [THE APPLICANT IS REQUESTING TO WITHDRAW THIS CASE]**

Hold a public hearing to discuss and consider a request by Anthony Loeffel of Kimley-Horn on behalf of Ronald P. Berlin of Rockwall 549/I-30 Partners, LP and Conveyor I30 Partners, LP for the approval of a Zoning Change from a Commercial (C) District to a Planned Development District for Commercial (C) District land uses on a 66.057-acre tract of land identified as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road and the IH-30 Frontage Road, and take any action necessary.

(V) DISCUSSION ITEMS

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

- P2024-004: Replat for Lots 14-18, Block A, Creekside Commons Addition **(APPROVED)**

(VI) 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, Melanie Zavala, 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 February 9, 2024 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 STREET, ROCKWALL, TEXAS  
JANUARY 30, 2024 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.

## I. CALL TO ORDER

8  
9 **Chairman Deckard called the meeting to order at 6:00 PM. Commissioners present were Dr Jean Conway, Jay Odom, Kyle Thompson, Ross Hustings and Brian Llewelyn. Commissioners absent were Vice-Chairman John Womble. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, 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 Planner Bethany Ross.**

## II. OPEN FORUM

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16 *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.*

21 **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 no one indicating such, Chairman Deckard closed the open forum.**

## III. CONSENT AGENDA

26 *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.*

### 1. Approval of minutes for the January 9, 2024 Planning and Zoning Commission meeting.

### 2. P2024-004 (HENRY LEE)

32 Consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Replat for Lots 14-18, Block A, Creekside Commons Addition being a 16.719-acre tract of land identified as Lots 2-6, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.

37 **Commissioner Conway made a motion to approve Consent Agenda. Commissioner Husting's seconded the motion which passed by a vote of 6-0.**

## IV. DISCUSSION ITEMS

41 *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 February 13, 2024.*

### 3. Z2024-001 (RYAN MILLER)

47 Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District 2 (PD-2) [Ordinance No.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46] for the purpose of consolidating the regulating ordinances for a 171.135-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; W. Blevins Survey, Abstract No. 9; and, E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), generally located north of IH-30 and west of Ridge Road [FM-740], and take any action necessary.

53 **Director of Planning and Zoning Ryan Miller Provided a brief summary in regards to the request. In June of 2023 the City of Rockwall began the process of amending older Planned Development Districts. The purpose of this is to make the documents easier to read. In older Planned Development Districts, it contained multiple regulating ordinances that would stack on top of each other. As they write these new ordinances they usually amend sections of the previous ordinance and if you don't understand the timing and intent of each of the ordinance it can be difficult to understand how that Planned Development District is intended to regulate that certain area. The added effect would be they are trying to make zoning ordinances easier for external customers to interpret. They recently did this with Planned Development District 3 (PD-3) and Planned Development District 8 (PD-8). The new Planned Development that staff is working on would be Planned Development District 2 (PD-2) known as Turtle Cove and Lakeside Village Subdivision. The original ordinance was adopted prior to 1972. Currently there is 56 pages of development regulations with 11 regulating ordinances. There is also about 50 development cases associated with this. Staffs intent is to take all of the ordinance's and regulations and make it into an easier to read document. Since staff is writing a consolidated ordinance we are required to go through the Zoning process.**

64 **Chairman Deckard advised that this item will go before the commission for discussion or action on February 13, 2024.**

65  
66 **4. Z2024-002 (ANGELICA GUEVARA)**

67 Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital, LLC for the  
68 approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.22-acre parcel of land identified as Lot C, Block 112, B. F. Boydston  
69 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Single-Family 7 (SF-7) District, situated within the  
70 Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street, and take any action necessary.

71  
72 **Planning Technician Angelica Guevara provided a brief summary in regards to the request. The applicant is requesting approval of a guest quarters/  
73 secondary living unit. As of now the request does meet all of the requirements for a guest quarters/ secondary living unit for that zoning district.**

74  
75 **Chairman Deckard asked if it meets all the requirements.**

76  
77 **Chairman Deckard advised that this item will go before the commission for discussion or action on February 13, 2024.**

78  
79 **5. Z2024-003 (RYAN MILLER)**

80 Hold a public hearing to discuss and consider a request by Michael Twichell of Michael F. Twichell, LP on behalf of Jim Duggan of NEC John King & 552, LP  
81 for the approval of a Zoning Change and PD Development Plan amending Planned Development District 74 (PD-74) [Ordinance No. 17-60] being a 17.3750-  
82 acre portion of a larger 405.184-acre Planned Development District situated within the J. Strickland Survey, Abstract No. 187; T. R. Bailey Survey, Abstract No.  
83 30; and, J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for limited General  
84 Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (BY-OV) District, generally located at the northeast corner of the intersection of John  
85 King Boulevard and FM-552, and take any action necessary.

86  
87 **Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. This is part of the Breezy Hill subdivision. It was  
88 originally a 60-acre tract, however, the developer amended that to change portions of that 60 acres into single-family houses that surround the  
89 current tract. They did so the first time which brought it down to 33 acres and ultimately its at the 17 acres that it is today. It is under PD-74 that  
90 allows for limited general retail use. There's a small list of prohibited uses and it also adds the ability to build a grocery store greater than 40,000 sq.  
91 ft. The applicant is requesting to bring in a Planned Development plan. The reason this is going through a zoning change, the applicant would like  
92 to add mini-warehouses. They amended the ordinance and increased the prohibited uses on the property. There will be a 30- foot landscape buffer  
93 that runs adjacent to the residential property and that's in addition to the landscape buffer that was provided with the residential subdivisions that  
94 back up to the areas. Currently on the 30-foot on the residential side there are cedar trees that run along that area, the applicant will actually be  
95 required to add 3-tiered screening and a berm. Since this is a zoning case staff had to notify property owners and occupants within 500-feet of the  
96 subject property.**

97  
98 **Michael Twichell**  
99 **3624 Oak Lawn Avenue**  
100 **Suite 320**  
101 **Dallas, TX 75219**

102  
103 **Mr. Twichell came forward and provided additional details in regards to the request.**

104  
105 **Chairman Deckard asked about the use of land prior to the change, what on the map would not be allowed use in existing configuration.**

106  
107 **Chairman Deckard advised that this item will go before the commission for discussion or action on February 13, 2024.**

108  
109 **6. Z2024-004 (HENRY LEE)**

110 Hold a public hearing to discuss and consider a request by Zach Butler for the approval of a Specific Use Permit (SUP) for an Accessory Building and Carport  
111 on a one (1) acre parcel of land identified as Lot 9 of the Northcrest Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-  
112 16) District, addressed as 9 Crestview Circle, and take any action necessary.

113  
114 **Senior Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting to allow the existing un permitted detached  
115 garage and proposed carport. This case came from Neighborhood Improvement Services. There have been a lot of improvements to the property  
116 since it has been purchased that has been done without permits. The detached garage and the addition have all been done unpermitted the only  
117 portion that has not been completed yet is the carport.**

118  
119 **Zach Butler**  
120 **9 Crestview Circle**  
121 **Rockwall, TX 75087**

122  
123 **Mr. Butler came forward and provided additional details in regards to the request.**

124  
125 **Chairman Deckard advised that this item will go before the commission for discussion or action on February 13, 2024.**

126  
127 **7. Z2024-005 (RYAN MILLER)**

128 Hold a public hearing to discuss and consider a request by Anthony Loeffel of Kimley-Horn on behalf of Ronald P. Berlin of Rockwall 549/I-30 Partners, LP and  
129 Conveyor I30 Partners, LP for the approval of a Zoning Change from a Commercial (C) District to a Planned Development District for Commercial (C) District  
130 land uses on a 66.057-acre tract of land identified as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition, City of Rockwall,  
131 Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of  
132 Stodghill Road and the IH-30 Frontage Road, 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 Planned Development establishes intent for the two areas. In area A the intent is for a single user. It would just have to meet the zoning requirements they have established in that development district. Area B is more open. It is a much larger area therefore they're requesting commercial district land use. They have also outlined a whole list of prohibited uses. The reason staff asked them to do that is to meet the intent of the 30 Corridor Plan and the Comprehensive Plan. The one use they're adding is condominiums. There's two different type of condominiums proposed in this. One would be a 250 unit wrap project. They don't have the exact concept plan today therefore they would have to go through the zoning process and coming back with design details with the Planning and Zoning Commission in the future. Area A would be a simple site plan since it would be prescribing to the commercial uses. In area A they are looking for a 75-foot height requirement. They are also requesting special signage requirements. In regards to area B they did tie it into the overlay district standards.

Ryan Schott  
5000 Worth St  
Dallas, TX 75214

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

Anthony Loeffel  
400 N. Oklahoma Dr  
Suite 105  
Celina, TX 75009

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

Chairman Deckard asked what the zoning is behind area B.

Commissioner Llewelyn asked if Condos are by right in that area.

Director of Planning and Zoning Ryan Miller explained the future land use study.

Michael Ablon  
8222 Douglas Ave  
Dallas, TX 75225

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

Commissioner Llewelyn asked how many apartments are in the special corridor by I-30.

Chairman Deckard advised that this item will go before the commission for discussion or action on February 13, 2024.

8. P2024-001 (HENRY LEE)

Discuss and 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 Phase 1 of the Peachtree Meadows Subdivision consisting of 148 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.

Senior Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a final plat for Phase 1 of Peachtree Meadows. This will be going to parks board on February 6, 2024.

Chairman Deckard advised that this item will go before the commission for discussion or action on February 13, 2024.

9. P2024-002 (ANGELICA GUEVARA)

Discuss and consider a request by Robert Cruse for the approval of a *Final Plat* for Lots 1 & 2, Block A, Cruse Addition being a 0.2410-acre tract of land identified as Lot 5, Block F, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 12 (PD-12) [*Ordinance No. 06-46*], located at the northeast corner of S. Alamo Street and W. Ross Street, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regards to the request. This will be going to Parks Board on February 6, 2024.

Chairman Deckard advised that this item will go before the commission for discussion or action on February 13, 2024.

10. P2024-003 (HENRY LEE)

Discuss and consider a request by Chuck Lamping of Engineering Concepts & Design, LP on behalf of Clint Vincent of Bloomfield Homes, LP for the approval of a *Preliminary Plat* for Phase 2 of the Terracina Estates Subdivision consisting of 94 single-family residential lots on a 31.331-acre tract of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 82 (PD-82) [*Ordinance No. 18-08*] for Single-Family 10 (SF-10) District land uses, generally located at the terminus of Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive, and take any action necessary.

201 Senior Planner Henry Lee provided a brief summary in regards to the request. This will be going to Parks Board on February 6, 2024.

202

203 Chairman Deckard advised that this item will go before the commission for discussion or action on February 13, 2024.

204

205 11. **SP2024-001 (HENRY LEE)**

206 Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Site  
207 Plan for Phase 1 of the Peachtree Meadows Subdivision consisting of 148 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the  
208 J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*]  
209 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  
210 take any action necessary.

211

212 Senior Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a site plan for Peachtree phase 1. It's in  
213 concurrence with their final plat. At this time, it appears they're going to meet the standards. Staff is still working through comments with them.

214

215 Chairman Deckard advised that this item will go before the commission for discussion or action on February 13, 2024.

216

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

218

- 219 • Z2023-054: Specific Use Permit (SUP) for an *Event Hall/Banquet Facility* at 303 E. Rusk Street (1<sup>ST</sup> READING; APPROVED)
- 220 • Z2023-055: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 3601 Highpoint Drive (1<sup>ST</sup> READING; APPROVED)
- 221 • Z2023-056: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 295 Harborview Drive (1<sup>ST</sup> READING; APPROVED)

222

223 V. ADJOURNMENT

224

225 Chairman Deckard adjourned the meeting at 6:49PM

226

227 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this \_\_\_\_\_ day of \_\_\_\_\_  
228 \_\_\_\_\_, 2024.

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\_\_\_\_\_  
Derek Deckard, Chairman

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Attest:

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\_\_\_\_\_  
Melanie Zavala, Planning Coordinator

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