

# MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
MAY 28, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

## 5 6 I. CALL TO ORDER

7  
8 Chairman Deckard called the meeting to order at 6:00 PM. Commissioners present were Dr. Jean Conway, Jay Odom and Kyle Thompson.  
9 Commissioners absent were Vice-Chairman John Womble and Ross Hustings Staff members present were Director of Planning and Zoning Ryan  
10 Miller, Planner Bethany Ross and Planning Coordinator Melanie Zavala, City Engineer Amy Williams, Assistant City Engineer Jonathan Browning  
11 and Civil Engineer Madelyn Price. Absent were Senior Planner Henry Lee and Planning Technician Angelica Guevara.

## 12 13 II. APPOINTMENTS

14  
15 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations  
16 and comments for items on the agenda requiring architectural review.

## 17 18 III. OPEN FORUM

19  
20 *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  
21 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.  
22 On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments  
23 during the meeting per the Texas Open Meetings Act.*

24  
25 Chairman Deckard explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time.

26  
27 **Matt Scott**  
28 4925 Bear Claw Lane  
29 Rockwall, TX 75032

30  
31 Mr. Scott came forward and expressed his concerns in regards to the re-zoning of the Lofland Farms.

32  
33 **Tim McCallum**  
34 5140 Standing Oak Lane  
35 Rockwall, TX 75032

36  
37 Mr. McCallum came forward and expressed his concerns in regards to the re-zoning of the Lofland Farms.

38  
39 **Leslie Wilson**  
40 535 Cullins Road  
41 Rockwall, TX 75032

42  
43 Mrs. Wilson came forward and expressed her concerns to the re-zoning of the Lofland Farms.

44  
45 **Susan Langdon**  
46 5050 Bear Claw Lane  
47 Rockwall, TX 75032

48  
49 Mrs. Langdon came forward and expressed her concerns in regards to the re-zoning of the Lofland Farms.

50  
51 **Joe Ward**  
52 4920 Bear Claw Lane  
53 Rockwall, TX 75032

54  
55 Mr. Ward came forward and expressed his concerns in regards to the re-zoning of the Lofland Farms.

56  
57 **Cody Barrick**  
58 5459 FM 549  
59 Rockwall, TX 75032

60  
61 Mr. Barrick came forward and expressed his concerns in regards to the re-zoning of the Lofland Farms.  
62

63 Chairman Deckard asked if anyone else who wished to speak to come forward at this time; there being no one indicating such Chairman Deckard  
64 closed the open forum.  
65

#### 66 IV. CONSENT AGENDA 67

68 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified*  
69 *Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*  
70

#### 71 2. P2024-018 (BETHANY ROSS)

72 Consider a request by Robert Howman of Glenn Engineering on behalf of Tim Lyssy of the Rockwall Independent School District (RISD) for the  
73 approval of a Vacating Plat and Replat for Lots 2 & 3, Block A, Rockwall CCA Addition being a 79.54-acre parcel of land identified as Lots 2 &  
74 3, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for Neighborhood  
75 Service (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 & 2727 John King  
76 Boulevard, and take any action necessary.  
77

78 Commissioner Conway made a motion to approve Consent Agenda. Commissioner Odom seconded the motion which passed by a vote of 4-0.  
79

#### 80 V. ACTION ITEMS 81

82 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to*  
83 *variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the*  
84 *Municipal Code of Ordinances.*  
85

#### 86 3. SP2024-019 (HENRY LEE)

87 Discuss and consider a request by Mark Fernandez of Lithia C/O Golden Property Development, LLC on behalf of Zohreh Malek for the approval  
88 of a Site Plan for an existing New Motor Vehicle Dealership for Cars and Light Trucks on a 5.9613-acre parcel of land identified as Lot 1, Block  
89 1, Rockwall KIA Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30  
90 OV) District, addressed as 1790 E. IH-30, and take any action necessary.  
91

92 Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. In 2007 the Planning and Zoning  
93 commission approved a site plan for a new motor vehicle dealership. At the time the site plan was approved a new motor vehicle was permitted by  
94 right in the Light Industrial (LI) District. However, as Planning and Zoning commission is aware this later changed and we now require a Specific Use  
95 Permit (SUP) for new motor vehicle dealerships in the Light Industrial (LI) District. When the applicant approached staff about expanding the existing  
96 dealership it was determined that a SUP was the easiest way to facilitate that. The applicant has gone through the SUP process already. May of this  
97 year the City Council approved the SUP for this property. After that was approved the applicant submitted a site plan. They are requesting to expand  
98 the existing dealership. The site plan meets all the standards for the Light Industrial (LI) District including the lot area, frontage, depth, setbacks,  
99 building height, parking, landscaping. There are a couple variances associated with this request. Most of them deal with the elevations since  
100 everything else is legally non confirming. Since this is in the Overlay (OV) District any expansion of the existing building must meet the current code.  
101 In this case this case does not meet the minimum masonry materials. The glass curtain wall is considered to meet the masonry panels but on the  
102 back side they are using a stucco material. That will also require a variance since we do not allow stucco within the first 4 feet of the base of the  
103 building. There is also not 20% stone. The current building does incorporate some stone. The final variance would be the primary articulation. The  
104 building is very flat in the front. It does not meet that primary articulation. To offset these variances the applicant has proposed a couple of  
105 compensatory measures. Specifically, they will be upgrading the dumpster enclosure, they're adding landscaping and removing the elevated display  
106 structures, removing the security fence that is blocking cross axes easement. Upgrading the lighting and improving the landscape buffer and  
107 removing the display vehicles from public right away.  
108

109 Commissioner Odom made a motion to approve SP2024-019 with staff recommendations. Commissioner Thompson seconded the motion which  
110 passed by a vote of 4-0.  
111

#### 112 4. SP2024-022 (HENRY LEE)

113 Discuss and consider a request by Kenneth Selden on behalf of John McKinney for the approval of an Amended Site Plan for an office building  
114 on a 1.798-acre parcel of land identified as a portion of Lot 18 & 19 of the Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas,  
115 zoned Commercial (C) District, generally located at the southeast corner of the intersection of County Line Road and Ranch Trail, and take any  
116 action necessary.  
117

118 Director of Planning and Zoning Ryan Miller provided a summary regarding the applicant's request. In March of 2023 the Planning & Zoning  
119 commission approved a site plan for an office building and they also granted variances to the articulation requirements to build an office building  
120 on the southwest corner of the property. It is currently zoned Commercial (C) District. The original site plan elevations that the commission previously  
121 approved majority of the building was brick. In April of this year the property owner informed staff of an intention to switch to an r panel roofing.  
122 Instead of the standing seam metal roof. Our current code requires in a commercial district the roof be standing seam metal. This change ultimately  
123 required an exception from the Planning and Zoning Commission. What the applicant is proposing to do in addition to the roof is also change the  
124 exterior materials. They added a stone and are doing that to add more contrast to the building. They will also be using a white brick as opposed to  
125 the red brick. They are making several changes to the overall look of the building. Specifically adding the stone that brings it closer into compliance  
126 with the overlay district requirements.  
127

128 Kenneth Selden  
129  
130 Mr. Selden came forward and provided additional details regarding the request.  
131  
132 Commissioner Conway made a motion to approve SP2024-022 without the variance. Commissioner Thompson seconded the motion which passed  
133 by a vote of 4-0.  
134

135 5. SP2024-026 (HENRY LEE)  
136 Discuss and consider a request by Chris Lewis of Kimley-Horn and Associates, Inc. on behalf of Matthew Bateman of Westcore Bravo Rockwall,  
137 LLC for the approval of an Amended Site Plan for a warehouse/distribution center facility on a 43.237-acre parcel of land identified as Lot 1,  
138 Block A, Stream 549 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay  
139 (FM-549 OV) District, address as 1351 Corporate Crossing, and take any action necessary.  
140

141 Director of Planning and Zoning Ryan Miller provided a summary regarding the applicant's request. In September of 2021 the Planning and Zoning  
142 commission approved a site plan for the construction of a warehouse distribution center. Subsequently an amendment was approved allowing 78,000  
143 sq feet of outside storage and insulation of eight silos and that was associated with another tenant. In February of 2024 the property owner submitted  
144 a fence permit proposing additional outside storage with a fence and this was not delineated in the approved site plan therefore ultimately staff told  
145 the applicant they would have to come back through and request an amendment for the site plan. According to the Unified Development Code (UDC)  
146 outside storage must be screened from public streets and residential zoning districts. The proposed outside storage area that they are proposing  
147 will be screened with a rod iron fence. It will have visibility from corporate crossing. The applicant has stated that they do not want to do the masonry  
148 wall because if they need to change that out for another tenant in the future it would involve having to remove that.  
149

150 Chris Lewis  
151 2600 N Central Expressway  
152 Richardson, TX 75080  
153

154 Mr. Lewis came forward and provided additional details regarding the request.  
155  
156 Commissioner Conway made a motion to table SP2024-026 to the June 11<sup>th</sup> meeting. Commissioner Thompson seconded the motion which passed  
157 by a vote of 4-0.  
158

159 6. MIS2024-009 (BETHANY ROSS)  
160 Discuss and consider a request by Jarod Wicker of RGC's Fence & Deck, LLC on behalf of Larry Spradling for the approval of a Miscellaneous  
161 Case for an Exception to the Fence Requirements for a 0.2620-acre parcel of land identified as Lot 23, Block A, Stonebridge Meadows #5  
162 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 205 Stonebridge Drive, and take any  
163 action necessary.  
164

165 Planner Bethany Ross provided a summary regarding the applicant's request. The applicant is requesting an exception to the residential fence  
166 standards. They are proposing a 6-foot vinyl fence with a 1- foot lattice along the north property line extending 18- feet in the backyard to screen the  
167 neighbor's hot tub and provide a privacy for both properties. According to the UDC the only permitted solid fencing for residential properties is cedar  
168 fence but vinyl can be requested and considered by the planning and zoning commission on a case-by-case basis. The fence does not appear to  
169 negatively impact adjacent properties and neighbors have expressed support for this request.  
170

171 Jerry Wicker  
172

173 Mr. Wicker came forward and provided details regarding the request.  
174  
175 Commissioner Thompson made a motion MIS2024-009. Commissioner Odom seconded the motion which passed by a vote of 4-0.  
176

177 7. MIS2024-010 (BETHANY ROSS)  
178 Discuss and consider a request by Cary B. Scott for the approval of a Miscellaneous Case for an Exception to the fence requirements to allow  
179 tennis court mesh to be affixed to an existing wrought iron fence in conjunction with an existing single-family property being a 0.5054-acre parcel  
180 of land identified as Lot 10, Block B, Promenade Harbor Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10)  
181 District, addressed as 2820 Cavendish Court, and take any action necessary.  
182

183 Planner Bethany Ross provided a summary regarding the request. The applicant is requesting to allow black tennis court mesh to an existing rod  
184 iron fence to remain in place. The mesh was installed prior to City approval. This case was referred to us from the Neighborhood Improvement  
185 Services. This was part of an enforcement action. According to the UDC transparent fencing must be rod iron and between 4-8 feet in height. The  
186 black tennis court mesh is not permitted material. There has been an increase in the use of this material. To mitigate this recent amendment to the  
187 UDC it has gone through to the Planning and Zoning Commission and City Council to explicitly prohibit materials like the black tennis court mesh.  
188 If approved, it would send a precedence for allowing non permitting fence materials throughout the city and staff believes that the applicant can  
189 achieve a desire screening with the permitted landscape and fence materials that the city allows.  
190

191 Cary Scott  
192 2820 Cavendish Court

193 Rockwall, TX 75087

194

195 Mr. Scott came forward and provided details in regard to the request.

196

197 Laura Scott

198 2820 Cavendish court

199 Rockwall, TX 75087

200

201 Mrs. Scott came forward and provided details in regard to the request.

202

203 Commissioner Odom made a motion to deny MIS2024-010. Commissioner Conway seconded the motion to deny which passed by a vote of 4-0.

204

## 205 VI. DISCUSSION ITEMS

206

207 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases*  
208 *that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can*  
209 *take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning*  
210 *Commission public hearing and/or action date for the following cases is June 11, 2024.*

211

### 212 8. Z2024-024 (ANGELICA GUEVARA)

213 Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of a Specific Use Permit (SUP) for Residential  
214 Infill in an Established Subdivision on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall  
215 County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary.

216

217 Director of Planning and Zoning Ryan Miller provided a summary regarding the request. The applicant is requesting a SUP for a Residential Infill.  
218 The request meets all the requirements for a Single-Family in that district.

219

220 Samuel Sofronie

221 9 Amenity Lane

222 Rockwall, TX 75087

223

224 Mr. Sofronie came forward and provided additional details regarding the request.

225

226 Chairman Deckard advised this item will go before the commission for discussion or action on June 11, 2024.

227

### 228 9. Z2024-025 (HENRY LEE)

229 Hold a public hearing to discuss and consider a request by Teshia Brown on behalf of Justin Ripp for the approval of a Specific Use Permit  
230 (SUP) for Solar Energy Collector Panels on the roof of an existing Commercial Indoor Amusement facility (i.e. Shenanigans) situated on a  
231 five (5) acre parcel of land identified as Lot 2, Block A, Park Place Business Centre Addition, City of Rockwall, Rockwall County, Texas, zoned  
232 Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1290 E. IH-30, and take any action necessary.

233

234 Director of Planning and Zoning Ryan Miller provided a summary regarding the request. The applicant is requesting an SUP for Solar Energy  
235 Collector panels on the roof. The back of the building was built without a parapet.

236

237 Nick Paloma

238

239 Mr. Paloma came forward and provided additional details regarding the request.

240

241 Chairman Deckard advised this item will go before the commission for discussion or action on June 11, 2024.

242

### 243 10. Z2024-026 (ANGELICA GUEVARA)

244 Hold a public hearing to discuss and consider a request by Ryszond Waszczvk for the approval of a Specific Use Permit (SUP) for Residential  
245 Infill Adjacent to an Established Subdivision on a 0.1450-acre parcel of land identified as Lot 9, Block 111, B. F. Boydston Addition, City of  
246 Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO)  
247 District, addressed as 711 Lamar Street, and take any action necessary.

248

249 Director of Planning and Zoning Ryan Miller provided a summary regarding the request. The applicant is requesting a SUP for a Residential Infill.  
250 This will require an exception to the garage orientation. Everything else is in conformance for this subdivision.

251

252 Chairman Deckard advised this item will go before the commission for discussion or action on June 11, 2024.

253

### 254 11. Z2024-027 (RYAN MILLER)

255 Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval  
256 of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR)  
257 District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts

258 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-  
259 acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205  
260 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the  
261 intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.  
262

263  
264 **Director of Planning and Zoning Ryan Miller provided a summary regarding the request. The applicant is requesting a Zoning change from an**  
265 **Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses.**  
266

267 **Ryan Joyce**  
268 **767 Justin Road**  
269 **Rockwall, TX 75087**  
270

271 **Mr. Joyce came forward and provided additional details in regards to the request.**  
272

273 **Chairman Deckard advised this item will go before the commission for discussion or action on June 11, 2024.**  
274

275 **12. P2024-020 (ANGELICA GUEVARA)**

276 Discuss and consider a request by Barbara Lee for the approval of a Final Plat for Lots 1, 2, 3, & 4, Block A, Lee Acres Addition being a ten (10)  
277 acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned  
278 Agricultural (AG) District, addressed as 628 Cornelius Road, and take any action necessary.  
279

280 **Director of Planning and Zoning Ryan Miller informed that this case will be going to Parks Board.**  
281

282 **13. SP2024-023 (HENRY LEE)**

283 Discuss and consider a request by Dub Douphrate & Associates, Inc. on behalf of Crosspoint Community Church for the approval of a Site Plan  
284 for House of Worship on a 13.92-acre tract of land identified as a portion of Lot 1, Block A, Park Station Addition, City of Rockwall, Rockwall  
285 County, Texas, zoned Planned Development District 87 (PD-87) for General Retail (GR) District land uses, located on the southside of E.  
286 Washington Street east of the intersection of E. Washington Street and Park Place Boulevard, and take any action necessary.  
287

288 **Director of Planning and Zoning Ryan Miller provided a summary regarding the request. The applicant is requesting a Site Plan for House of Worship.**  
289

290 **Dub Douphrate**  
291 **2235 Ridge Road**  
292 **Rockwall, TX 75087**  
293

294 **Mr. Douphrate came forward and provided details regarding the request.**  
295

296 **Chairman Deckard advised this item will go before the commission for discussion or action on June 11, 2024.**  
297

298 **14. SP2024-024 (BETHANY ROSS)**

299 Discuss and consider a request by Robert Howman of Glenn Engineering on behalf of Tim Lyssy of the Rockwall Independent School District  
300 (RISD) for the approval of a Site Plan for an existing Public or Private Secondary School (i.e. Herman Utley Middle School) on a 41.649-acre  
301 parcel of land identified as Lot 1, Block 1, Herman E. Utley Middle School Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural  
302 (AG) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1201 T. L. Townsend Drive, and take any action necessary.  
303

304 **Planner Bethany Ross provided a summary regarding the request. The applicant is requesting a site plan. This request complies with density except**  
305 **for exceptions in the overlay district.**  
306

307 **Tim Lyssy**  
308 **1050 Williams Street**  
309 **Rockwall, TX 75087**  
310

311 **Mr. Lyssy came forward and provided details regarding the request.**  
312

313 **Chairman Deckard advised this item will go before the commission for discussion or action on June 11, 2024.**  
314

315 **15. SP2024-025 (ANGELICA GUEVARA)**

316 Discuss and consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for  
317 the approval of a Site Plan for a Restaurant, 2,000 SF or More, with Drive-Through or Drive-In (i.e. HteaO) on a 0.676-acre parcel of land  
318 identified a portion of Lot 3, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District,  
319 situated within the SH-205 Overlay (SH-205 OV) District, generally located north of the intersection of S. Goliad Street [SH-205] and FM-549,  
320 and take any action necessary.  
321

322 **Director of Planning and Zoning Ryan Miller provided a summary regarding the request. The applicant is requesting a site plan for a restaurant.**



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Keaton Mai  
10755 Sandhill Road  
Dallas, TX 75238

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

Chairman Deckard advised this item will go before the commission for discussion or action on June 11, 2024.

16. SP2024-027 (HENRY LEE)

Discuss and consider a request by Chris Lewis of Kimley-Horn and Associates, Inc. on behalf of Matthew Bateman of Westcore Bravo Rockwall, LLC for the approval of an Amended Site Plan for a warehouse/distribution center facility on a 43.237-acre parcel of land identified as Lot 1, Block A, Stream 549 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, address as 1351 Corporate Crossing, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a summary in regard to the request. They are requesting an amended site plan for their building elevations.

Chairman Deckard advised this item will go before the commission for discussion or action on June 11, 2024.

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

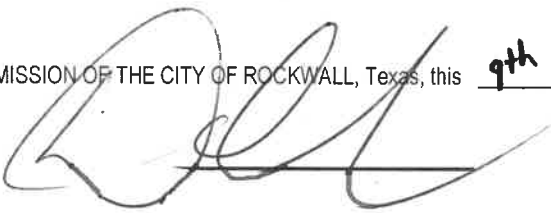
- P2024-012: Replat for Lots 3, 4, & 5, Block A, North Alamo Addition (APPROVED)
- Z2024-016: Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* at 605 E. Washington Street (1<sup>ST</sup> READING; APPROVED)
- Z2024-017: Text Amendment to the Unified Development Code (UDC) (1<sup>ST</sup> READING; APPROVED)
- Z2024-018: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* at 302 E. Bourn Street (1<sup>ST</sup> READING; APPROVED)
- Z2024-019: Specific Use Permit (SUP) for *Guest Quarters/Secondary Living Unit and Agricultural Accessory Building or Barn* for 839 Cornelius Road (1<sup>ST</sup> READING; APPROVED)
- Z2024-020: Zoning Change (AG to SFE-1.5 & LI) for 172 Zollner Road (1<sup>ST</sup> READING; APPROVED)
- Z2024-021: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 302 Evans Road (1<sup>ST</sup> READING; APPROVED)
- Z2024-023: Specific Use Permit (SUP) for *Residence Hotel* along FitSport Life Boulevard (1<sup>ST</sup> READING; TABLED TO THE JUNE 17, 2024 CITY COUNCIL MEETING)

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

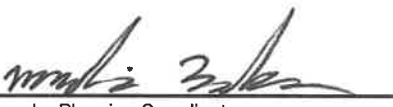
VII. ADJOURNMENT

Chairman Deckard adjourned the meeting at 8:09PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 9<sup>th</sup> day of July, 2024.



Attest:



Melanie Zavala, Planning Coordinator