

MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JULY 15, 2025 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 Dr. Conway called the meeting to order at 6:00PM. Commissioners present were Vice-Chairman John Womble, Ross Hastings, Kyle
9 Thompson, John Hagaman, Carin Brock and Ellis Bentley. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner
10 Henry Lee, Senior Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City engineer Amy
11 Williams and Assistant City Engineer Jonathan Browning. Staff absent were Civil Engineer Madelyn Price.

12 13 II. APPOINTMENTS

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

17
18 A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural
19 Review Board meeting.

20 21 III. OPEN FORUM

22
23 *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
24 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
25 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
26 Act.*

27
28 Chairman Dr. Conway explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time.

29
30 **Bob Wacker**
31 309 Featherstone Drive
32 Rockwall, TX 75087

33
34 Mr. Wacker came forward and explained he had suggested to Fuel City to look at what the noise levels would be and what they are for the recent
35 buildings they have constructed.

36
37 Chairman Dr. Conway asked if anyone else who wished to speak to come forward at this time. There being no one indicating such Chairman Dr.
38 Conway closed the open forum.

39 40 IV. CONSENT AGENDA

41
42 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)
43 and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

44
45 2. Approval of Minutes for the June 24, 2025 Planning and Zoning Commission meeting.

46 47 3. P2025-021 (HENRY LEE)

48 Consider a request by James Martin of Gardner Construction on behalf Khalid Motorwala of Tachtical Investment Group, LLC for the approval of a Preliminary
49 Plat for Lot 1, Block A, Goliad Street Addition being a 4.998-acre tract of land identified as Tracts 25-7 & 25-8 of the J. Strickland Survey, Abstract No. 187,
50 Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 4156 N. Goliad Street [SH-205], and take any
51 action necessary.

52 53 4. SP2025-024 (HENRY LEE)

54 Consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of a Site Plan for seven (7)
55 Townhomes on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned
56 Development District 32 (PD-32), situated within the Interior Subdistrict and the Residential Subdistrict, generally located on the northeast side of Glen Hill Way,
57 northwest of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary.

58 59 5. SP2025-025 (ANGELICA GUEVARA)

60 Discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a Site
61 Plan for the expansion of an existing Church/House of Worship (i.e. Ridgeview Church) on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country
62 Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action
63 necessary.

65 6. SP2025-026 (HENRY LEE)

66 Consider a request by Todd Martin, P.E. of Kimley-Horn on behalf of Shannon Foltz of the Rockwall Economic Development Corporation (REDC) for the approval
67 of a Treescape Plan on a 10.241-acre parcel of land identified as Lots 22 & 23, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County,
68 Texas, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, zoned Commercial (C) District, generally located east of the
69 intersection of La Jolla Pointe Drive and Carmel Circle, and take any action necessary.
70

71 7. SP2025-027 (HENRY LEE)

72 Consider a request by Todd Martin, P.E. of Kimley-Horn on behalf of Shannon Foltz of the Rockwall Economic Development Corporation (REDC) for the approval
73 of a Treescape Plan on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas,
74 situated within the Scenic Overlay (SOV) District, zoned Planned Development District 4 (PD-4) for limited General Retail (GR) District land uses, generally
75 located east of the intersection of Ridge Road [FM-740] and Becky Lane, and take any action necessary.
76

77 **Commissioner Hustings made a motion to approve the Consent Agenda. Commissioner Thompson seconded the motion which passed by a vote of
78 7-0.**
79

80 V. PUBLIC HEARING ITEMS
81

82 *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
83 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
84 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
85 to three (3) minutes out of respect for the time of other citizens.*
86

87 8. Z2025-029 (HENRY LEE) [STAFF IS REQUESTING TO TABLE TO THE JULY 29, 2025 MEETING]

88 Hold a public hearing to discuss and consider a request by Johnathan Brown, AIA of JHP Architecture/Urban Design on behalf of Darlene Singleton of the
89 Rockwall Community Playhouse for the approval of a Zoning Change from Single-Family 7 (SF-7) District to a Planned Development District for Single-Family
90 7 (SF-7) District land uses for a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of
91 Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 609 E.
92 Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary.
93

94 **Chairman Dr. Conway made a motion to table Z2025-029. Commissioner Hustings seconded the motion which was tabled by a vote of 7-0.**
95

96 9. Z2025-030 (BETHANY ROSS)

97 Hold a public hearing to discuss and consider a request by Dyron Durham, Caroline Harklau, Sheli Hudson, and Mike Crawford for the approval of a Zoning
98 Change amending Planned Development District 50 (PD-50) [Ordinance No. 25-19] to incorporate an additional 2.57-acre tract of land within the district being
99 a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall
100 County, Texas, zoned: [1] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, and [2] Single-Family 7 (SF-7) District, and
101 [3] Single-Family 10 (SF-10) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District,
102 generally located along N. Goliad Street [SH-205], north of Olive Street and south of Live Oak Street, and take any action necessary.
103

104 **Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicants, which currently own these properties,
105 and make up 2.57 acres, are requesting a zoning change to incorporate their properties into Planned Development District 50. PD-50 is a Residential
106 Office District that currently incorporates 22.19 acres of land mostly adjacent to N Goliad Street. The Future Land Use map currently designates the
107 subject properties as Medium Density Residential within both the Downtown and North Lakeshore Districts. The Live/Work designation is defined as
108 a transitional area intended to maintain a small-town aesthetic and buffer residential neighborhoods from major roadways or more intense
109 commercial uses. Although the proposal conflicts with the current Future Land Use Map designation, it may warrant consideration due to the adjacent
110 Live/Work (LW) designation directly east of the subject properties and the precedent set by the establishment of PD-50; however, it is important for
111 staff to note that PD-50 does not currently extend to properties that have structures that face directly onto Alamo Road and Alamo Road is currently
112 considered a residential street. The base zoning for PD-50 is Residential-Office (RO) District, which is the City's most restrictive non-residential
113 classification which limits the land uses to predominantly low-impact offices. PD-50 does include some provisions for limited retail, restaurant,
114 banquet facilities, and now church/house of worship but only allows these land uses on a case-by-case basis through a specific use permit. On June
115 18, Staff mailed 406 notices to owners and occupants within 500-feet of the subject property**
116

117 **Chairman Dr. Conway opened the Public Hearing and asked if anyone who wished to speak to come forward at this time.**
118

119 **Dyron Durham**
120 **975 N Alamo Road**
121 **Rockwall, TX 75087**
122 **Mike Crawford**
123 **925 N Alamo Road**
124 **Rockwall, TX 75087**
125

126 **Caroline Harklau**
127 **924 N Alamo Road**
128 **Rockwall, TX 75087**
129

130 **Mr. Durham, Mr. Crawford & Mrs. Harklau came forward and provided additional details in regards to their request.**
131

132 Chairman Dr. Conway asked if anyone who wished to come forward at this time, there being no one indicating such Chairman Dr. Conway closed
133 the Public Hearing and brought the item back for discussion or action.

134
135 Commissioner Hustung explained how this would be a unique factor since the houses will be facing Alamo and asked if this would create an oddity.
136

137 Director of Planning and Zoning Ryan Miller explained it would not create an oddity. It would create a new condition in that area. This would be the
138 first time that properties that have structures that face Alamo would be requesting to change to this zoning.
139

140 Commissioner Hagaman asked how this would be a more restrictive district.
141

142 Director of Planning and Zoning Ryan Miller explained Planned Development District 50 (PD-50) is the most restrictive since the base zoning is
143 residential office. The reason this is restrictive is the set of uses that are permitted within this district are very limited. It also allows a very unique
144 aspect where the properties would be able to remain residential in the time they site pan and they can change the use over to a low impact office
145 use.
146

147 Commissioner Brock asked if this would be a very limited use for these spaces and asked if anything would change today. It would just give the
148 residents the option at a later date.
149

150 Director of Planning and Zoning Ryan Miller explained if it were to get approved they would have the ability to request a site plan the day after its
151 approved making it a non-residential use. The district has some very strict guidelines with the way those properties can be converted to try and less
152 the impact a commercial business adjacent to a residential business.
153

154 Commissioner Brock made a motion to approve Z2025-030. Commissioner Hustings seconded the motion which passed by a vote of 7-0.
155

156 10. Z2025-031 (BETHANY ROSS)

157 Hold a public hearing to discuss and consider a request by Tom and Patti Muggeo for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building*
158 that exceeds the maximum size for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall
159 County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook Lane, and take any action necessary.
160

161 Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant currently has 3 existing accessory
162 structures, a 750 SF Detached Garage, a 192 SF accessory building, and a 291 SF pergola. The applicant is requesting a SUP to allow a 4th accessory
163 structure 48 sf over the allowable sf of 144 SF. The new accessory building will be 12' by 16' or a total of 192 sf in size, and be situated within the
164 rear yard of the subject property. It will be located 6 feet away from the western property line and more than 50-feet away from the southern property
165 line. The proposed height meets the requirements of an accessory building in a Single-Family 16 District at 12 feet and 8 inches. Staff should note
166 that in the site plan, it shows the proposed accessory structure directly next to the pergola, to meet the requirements, the accessory structure must
167 be at least 6 feet away from existing structures. In reviewing a SUP, the Planning and Zoning Commission and the City Council are asked to consider,
168 the size of the proposed structure compared to other structures within the subdivision, architecture, and location of the structure. In this case, the
169 proposed accessory structure is consistent in size with other accessory buildings in the Saddlebrook Estates Subdivision. Out of the 57 accessory
170 structures surveyed by staff in the subdivision, the majority were similar in scale or larger than what the applicant is proposing. Although this request
171 exceeds code limits, it does not appear to negatively impact adjacent properties based on placement and/or scale of the structure. On June 18, staff
172 mailed 25 notices to property owners and occupants within 500-feet of the subject property. Staff has received 7 notices in favor of the applicant's
173 request.
174

175 Chairman Dr. Conway opened the Public Hearing and asked if anyone who wished to speak to come forward at this time.
176

177 Tom and Patti Muggeo
178 2317 Saddlebrook Lane
179 Rockwall, TX 75032
180

181 Mrs. Muggeo came forward and explained she was requesting this accessory structure for her garden.
182

183 Chairman Dr. Conway asked if anyone else who wished to come forward at this time, there being no one indicating such Chairman Dr. Conway closed
184 the Public Hearing and brought the item back for discussion or action.
185

186 Commissioner Thompson made a motion to approve Z2025-031. Commissioner Hustings seconded the motion which passed by a vote of 7-0.
187

188 11. Z2025-032 (HENRY LEE)

189 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
190 11 (PD-11) [*Ordinance No.'s 73-52, 80-13, 93-11, 94.28, 01-08 & 04-37*] for the purpose of consolidating the regulating ordinances for a 118.53-acre tract of
191 land situated within the A. Hanna Survey, Abstract No. 98 and the N. Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, zoned Planned
192 Development District 11 (PD-11), generally located west of N. Lakeshore Drive, north of North Hills Drive, south of Shores Boulevard, and take any action
193 necessary.
194

195 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. In June of 2023 City Council directed staff to start looking
196 at the older subdivisions and at there zoning regulations and look at ways to consolidate the ordinances. Previously when they had made
197 amendments to zoning ordinances and they had stacked those ordinances on top of each other instead of writing one new ordinance that provided
198 all the new standards. In this case, with Planned Development District 11 (PD-11) they had seven (7) different regulating ordinances that were over
199 thirty pages in length. With this zoning change staff will be consolidating down to one (1) ordinance and staff wants to make clear this will not change

200 any of the zoning for the entire district it will not change any of the permitted land uses and will not facilitate any future development by any means.
201 Staff mailed out 658 notices to property owners and occupants within 500-feet of the subject property. At this time staff had received three (3) notices
202 in return. Two (2) in favor and one (1) opposed to the request but staff wants to note that the opposition was to affordable housing and staff wants
203 to make clear there will be no changes made to any of the zoning and land use regulations.
204

205 Chairman Dr. Conway opened the Public Hearing and asked if anyone who wished to speak to come forward at this time; there being no one indicating
206 such, Chairman Dr. Conway closed the Public Hearing and brought the item back for discussion or action.
207

208 Vice-Chairman Womble made a motion to approve Z2025-032. Commissioner Hustings seconded the motion which passed by a vote of 7-0.
209

210 12. Z2025-033 (ANGELICA GUEVARA)

211 Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living*
212 *Unit* on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7)
213 District, addressed as 802 Jackson Street, and take any action necessary.
214

215 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting the approval of a
216 Specific Use Permit for the purpose of constructing a Guest Quarter/ Secondary Living Unit on the subject property. According to the documents
217 that were presented, the proposed structure will have a total area of 800 SF and will include two (2) bedrooms, two (2) bathrooms, kitchen, living
218 room, and laundry room. Staff should note that the proposed building contains all the components of a dwelling unit, and per zoning regulations for
219 the single-family 7 (SF-7) district, only one (1) dwelling unit is permitted per lot. Additionally, the proposed structure represents approximately 48.20%
220 of the primary structure exceeding the maximum allowed portion of 30%. Based on this, and the fact that the applicant has failed to address any of
221 staff's comments, staff is obligated to recommend denial of the applicants request. However, the Planning and Zoning Commission choses to
222 recommend approval of this request, then staff has included conditions of approval in the ordinance to help bring the proposed structure into
223 compliance. On June 18, 2025, staff mailed 142 notices to property owners and occupants within 500-feet of the subject property. At this time, staff
224 had received one (1) notice in favor and six (6) notices in opposition of the applicants request.
225

226 Chairman Dr. Conway opened the Public Hearing and asked if anyone who wished to speak to come forward at this time; there being no one indicating
227 such, chairman Dr. Conway closed the Public Hearing and brought the item back for discussion or action.
228

229 Sam Campbell
230 817 Nash Street
231 Rockall, TX 75087
232

233 Mr. Campbell came forward and explained that he is against the guest Quarters/ Secondary living unit.
234

235 Chairman Dr. Conway asked if anyone who wished to speak to come forward at this time; there being no one indicating such, Chairman Dr. Conway
236 closed the Public Hearing and brought the item back for discussion or action.
237

238 Commissioner Hustings made a notion to deny Z2025-033. Commissioner Thompson seconded the motion which was denied by a vote of 7-0.
239

240 13. Z2025-034 (BETHANY ROSS)

241 Hold a public hearing to discuss and consider a request by Himmat Chauhan of Homestay Rentals, LP for the approval of a *Specific Use Permit (SUP)* for a
242 *Non-Owner Occupied Short-Term Rental* on a 0.2250-acre tract of land identified as a portion of Lot 609 and all of Lot 610, Rockwall Lake Estates #1 Addition,
243 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 3985
244 Horizon Road, and take any action necessary.
245

246 Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit for a
247 Non-Owner-Occupied Short-Term Rental within 1000 feet of an existing Non-Owner-Occupied Short-Term Rental. When evaluating a SUP for a Non-
248 Owner-Occupied Short-Term Rental, the Planning and Zoning Commission and City Council are asked to assess the size, location, and impact of
249 both the proposed and existing Short-Term Rentals on nearby residential properties and their occupants. The proposed Short-Term Rental is located
250 814.5-feet from an existing, permitted Non-Owner-Occupied Short-Term Rental located at 144 Mulberry Lane that accommodates up to six (6) guests
251 with three (3) bedrooms and two (2) bathrooms. The proposed Short-Term Rental is an 1,876 SF single-family home that has four (4) bedrooms and
252 three (3) bathrooms. Staff should note that, as opposed to other Non-Owner-Occupied Short-Term Rentals that have been denied in the past by the
253 City Council, the applicant's property is not interior to an established subdivision, is situated on a major roadway adjacent to vacant lots that are
254 currently situated within the floodplain, and is not within the same subdivision as the existing Non-Owner-Occupied Short-Term Rental. On June 18,
255 staff mailed out 113 notices to owners and occupants within 500-feet of the subject property. Currently staff has received 3 notices from 2 properties
256 in opposition of the applicant's request.
257

258 Himmat Chauhan
259 996 E. I-30
260 Rockwall, TX 75087
261

262 Mr. Chauhan came forward and explained he's been in the hospitality business for the last 20 years. Explained he had made improvements to the
263 house before he knew he had to obtain a permit.
264

265 Chairman Dr. Conway opened the Public Hearing and asked if anyone who wished to speak to come forward at this time; there being no one indicating
266 such, Chairman Dr. Conway closed the Public Hearing and brought the item back for discussion or action.
267

268 Commissioner Thompson explained this would send a Precedent.

269

270 Commissioner Hagaman made a motion to deny Z2025-034. Commissioner Thompson seconded the motion which was denied by a vote of 5-2.

271 Commissioner Brock and Commissioner Hustings dissenting.

272

273 14. Z2025-035 (BETHANY ROSS)

274 Hold a public hearing to discuss and consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a
275 *Specific Use Permit (SUP)* for a *Daycare Facility* on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT
276 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and take any action necessary.

277

278 Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. The existing church/house of worship is requesting a
279 SUP for a Daycare use within the Downtown District. The site plan submitted by the applicant depicts the proposed *Daycare Facility* will be located
280 within the 3,920 SF *Church/House of Worship*, and will include about 2,500 SF that will be located on the north side of the existing building. The
281 applicant's letter states that the proposed childcare center is intended for children from 2 ½ and 4 years old and the applicant has mentioned to staff
282 that the childcare services would primarily be offered to members of the congregation. The proposed concept plan also details the proposed
283 locations for parking, drop-off for the daycare, and the existing access drives surrounding the property. Staff should also note that the applicant's
284 letter states that "(a) separate set of plans is being produced for the proposed outdoor play area and fencing to be installed at the back side of the
285 building which will be submitted under a separate permit ..." Staff has added a requirement that the playground space shall be screened with
286 evergreen shrubs as a condition of approval for this case. With all that being said, that the proposed *Daycare Facility* does not appear to have a
287 negative impact on adjacent properties. On June 18, 2025 and June 25, 2025, staff mailed a total of 140 notices to property owners and occupants
288 within 500-feet of the subject property. Staff has received 2 notices in favor of the applicant's request and 4 notices outside the notification buffer in
289 opposition of the request. Staff should note that the notices in opposition state that the improvements will not allow the adjacent property owner to
290 continue to operate their minor automotive repair shop (directly east). However, staff should point out that if approved, the proposed daycare will
291 not inhibit this property owner from continuing to operate the business as it does today.

292

293 Chairman Dr. Conway opened the Public Hearing and asked if anyone who wished to speak to come forward at this time.

294

295 Commissioner Thompson asked if this would affect the alleyway.

296

297 Director of Planning and Zoning explained this would be an unrelated issue to the case.

298

299 Gunnar Ledermann
300 2434 Hankinson Lane
301 Fate, TX 75189

302

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

304

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

307

308 Commissioner Brock made a motion to approve Z2025-035. Commissioner Thompson seconded the motion which passed by a vote of 7-0.

309

310 15. Z2025-036 (ANGELICA GUEVARA)

311 Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a *Specific Use Permit (SUP)* for
312 *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot
313 W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential
314 Neighborhood Overlay (SRO) District, addressed as 803 Sam Houston Street, and take any action necessary.

315

316 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting approval a *Specific*
317 *Use Permit (SUP)* for the purpose of constructing a single-family home on the subject property. When reviewing the elevations and residential plot
318 plan for the proposed home, staff concluded that it meets all the requirements for a home in this district with the exception of the garage orientation.
319 Garages should be placed 20 feet behind the front façade of the home and in this case the proposed garage is located 12 feet in front of the front
320 façade of the home. Staff should note that this garage configuration is not atypical in the southside neighborhood and the overall home is
321 architecturally similar to the newer homes in the surrounding areas. On June 18, staff mailed out 112 notices to owners and occupants within 500-
322 feet of the subject property. Currently staff has received one (1) notice back in opposition of the applicants request. The notice of opposition mentions
323 that the survey is incorrect; however, this concern is unrelated to the proposed construction of a single-family residence on the property.

324

325 Chairman Dr. Conway opened the Public Hearing and asked if anyone who wished to speak to come forward at this time.

326

327 Javier Silva
328 58 Windsor Drive
329 Rockwall, TX 75087

330

331 Mr. Silva came forward and explained he was building another home in the area.

332

333 Jean Allen
334 711 Sherman Drive
335 Rockwall, TX 75087

336 Mrs. Allen came forward and explained the survey takes away 810 property and it seems it was done in error.
337
338 Director of Planning and Zoning Ryan Miller explained that the discrepancy of the survey would be a civil matter and not something the Planning
339 and Zoning commission would be able to consider.
340
341
342 Chairman Dr. Conway asked if anyone who wished to speak to come forward at this time; there being no one indicating such, Chairman Dr. Conway
343 closed the Public Hearing and brought the item back for discussion or action.
344
345 Vice-Chairman Womble made a motion to approve Z2025-036. Commissioner Hastings seconded the motion which passed by a vote of 7-0.
346

347 16. Z2025-037 (ANGELICA GUEVARA)
348 Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for
349 Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot
350 W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential
351 Neighborhood Overlay (SRO) District, addressed as 805 Sam Houston Street, and take any action necessary.
352
353 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting approval of a
354 Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property. As with the last request, the proposed home
355 meets all the requirements for a home in the single-family 7 (SF-7) district with the exception of the garage orientation. In this case, the proposed
356 garage is located 15-feet, 1 ½ inches in front of the of the front façade of the home as opposed to the required 20 feet behind the front facade. On
357 June 18, staff mailed out 107 notices to owners and occupants within 500-feet of the subject property. At this time, staff had received one (1) notice
358 bac in opposition of the request. The notice of opposition mentions that the survey is incorrect; however, this concern is unrelated to the proposed
359 construction of a single-family residence on the property.
360
361 Chairman Dr. Conway opened the Public Hearing and asked if anyone who wished to speak to come forward at this time.
362
363 Javier Silva
364 58 Windsor Drive
365 Rockwall, TX 75087
366
367 Mr. Silva came forward and provided additional details in regards to his request.
368
369 Lindsay Hamilton
370 1774 Bay Watch
371 Rockwall, TX 75087
372
373 Mrs. Hamilton came forward and explained what the need for more single-family homes were.
374
375 Mr. Silva came forward and explained he is building another home because he likes improving the community with the homes he builds.
376
377 Chairman Dr. Conway asked if anyone who wished to speak to come forward at this time; there being no one indicating such, Chairman Dr. Conway
378 closed the Public Hearing and brought the item back for discussion or action.
379
380 Commissioner Hagaman made a motion to approve Z2025-037 . Commissioner Brock seconded the motion which passed by a vote of 7-0.
381

382 17. Z2025-038 (ANGELICA GUEVARA)
383 Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established
384 Subdivision on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10
385 (SF-10) District, addressed as 704 S. Alamo Road, and take any action necessary.
386
387 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. This request may seem familiar as it has come
388 before you a couple of times. The applicant is requesting approval of a specific Use Permit (SUP) for the purpose of constructing a single-family
389 home on the subject property. Based on the residential plot plan and elevations provided by the applicant, the proposed home meets all the density
390 and dimensional requirements for the district. On June 18, staff mailed out 66 notices to owners and occupants within 500-feet of the subject property.
391 At this time staff had not received any notices back regarding the applicants request.
392
393 Chairman Dr. Conway opened the Public Hearing and asked if anyone who wished to speak to come forward at this time.
394
395 Jerret Smith
396 704 S. Alamo
397 Rockwall, TX 75087
398
399 Mr. Smith came forward and provided additional details in regards to his request.
400
401 Chairman Dr. Conway asked if anyone else who wished to speak to come forward at this time, there being no one indicating such, Chairman Dr.
402 Conway closed the Public Hearing and brought the item back for discussion or action.
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Commissioner Hustings made a motion to approve Z2025-038. Commissioner Thompson seconded the motion which passed by a vote of 7-0.

18. Z2025-040 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a Zoning Change from Agricultural (AG) District to Light Industrial (LI) District for an 80.50-acre tract of land identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a Zoning Change from Agricultural (AG) District to a Light Industrial (LI) District. The applicant had indicated this was too facilitate the future construction of a headquarters/ manufacturing facility on the subject property. When looking at the comprehensive plan it is within the central district and it does have two designations within the comprehensive plan. Staff should note that for the infrastructure requirements depending on the uses being proposed an infrastructure study maybe required. In addition, the portion of Justin road that have not been constructed at this time will have to construct the full width and the other half with Justin road will be partially constructed north of PD-102. On June 18, staff mailed out 36 notices to owners and occupants within 500-feet of the subject property. At this time staff had received one (1) notices back in opposition of the applicants request.

Commissioner Thompson asked if this gets approved would this limit what they would do.

Senior Planner Henry Lee explained that yes, when the tenant comes through they'll have to review the case.

Chairman Dr. Conway opened the Public Hearing and asked if anyone who wished to speak to come forward at this time.

Dylan Adame
2600 N Central Expressway
Richardson, TX 75080

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

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

Commissioner Brock made a motion to approve Z2025-040. Commissioner Thompson seconded the motion which passed by a vote of 7-0.

19. Z2025-041 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Paul Arce on behalf of Shirley Soto for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 340 Evans Road, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting approval of a SUP for a Guest Quarters/Secondary Living Unit on the subject property. The proposed accessory structure will be a total of 685 SF in size and will include an office/game room, a storage area, and a full bathroom. The exterior of the building will be clad in brick and siding which is complimentary to the materials utilized on the primary structure. Based on the plans submitted by the applicant, the proposed building appears to conform to all of the Conditional Land Use Standards for a Guest Quarters/ Secondary Living Unit as stipulated in the UDC. Staff should note that the structure will remain visible from the public right of way due to its proposed location. . On June 18, staff mailed out 85 notices to owners and occupants within 500-feet of the subject property. At this time staff had not received any notices back regarding the applicants request.

Chairman Dr. Conway opened the Public Hearing and asked if anyone who wished to speak to come forward at this time.

Paul Arce
5807 ranger Drive
Rockwall, TX 75087

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

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

Chairman Dr. Conway asked if anything had been approved like this in that subdivision.

Commissioner Hagaman asked what the lot coverage was for this property.

Planning Technician Angelica Guevara explained that it was 36% lot coverage.

Commissioner Brock made a motion to approve Z2025-014. Vice-chairman Womble seconded the motion which passed by a vote of 6-1 with Chairman Dr. Conway dissenting.

472

473 20. **Z2025-042 (BETHANY ROSS)**

474 Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Bill Bricker of Rockwall Property Corporation the
475 approval of a Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* in conjunction with a proposed *Restaurant with Drive-Through or*
476 *Drive-In* on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall
477 County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial
478 (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action
479 necessary.

480

481 Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit to
482 allow pickleball courts in conjunction with a proposed Restaurant with Drive-Through. Staff should point out that a Restaurant with Drive-Through
483 is a permitted by-right in the Commercial (C) District; however, the pickleball courts or the Outdoor Commercial Amusement/Recreation land use
484 requires a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation. This use requires discretionary consideration as it may not
485 be compatible with certain locations within the Commercial (C) District throughout the City. The UDC states that the Outdoor Commercial
486 Amusement/Recreation has a conditional land use standard that states it shall be a minimum of 300-feet from all residentially zoned or used property
487 unless otherwise approved by the Planning and Zoning Commission and City Council. In this case, the pickleball courts do not meet the 300-foot
488 setback requirement from the Parkhills Subdivision which is west of the subject property; however, staff should point out that the floodplain area in
489 between the future residential properties and the subject property has a thick tree line that provides a natural buffer between the two (2) land uses.
490 This should mitigate any negative externalities such as visibility, and sound from the proposed land use. In this case, the applicant has also provided
491 an exhibit showing the proposed pickleball courts will have evergreen screening 8 foot on center along the rear property line and evergreen screening
492 5 foot on center along the south property line. All that being said, the approval of a SUP is a discretionary decision for the City Council pending a
493 recommendation from the Planning and Zoning Commission. On June 18, staff mailed out 50 notices to property owners and occupants within 500-
494 feet of the subject property. Staff has received one (1) notice from the property owner in favor of the applicants request.

495

496 Commissioner Hustings asked if the lots had been built out yet.

497

498 Senior Planner Bethany Ross explained they were still being built out.

499

500 Chairman Dr. Conway opened the Public Hearing and asked if anyone who wished to speak to come forward at this time.

501

502 Tyler Adams
503 100 N Cotton Wood Drive
504 Richardson, TX 75080

505

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

507

508 Bill Bricker
509 505 West Way Drive
510 Rockwall, TX 75087

511

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

513

514 Chairman Dr. Conway asked if anyone who wished to speak to come forward at this time, there being no one indicating such, Chairman Dr. Conway
515 closed the Public Hearing and brought the item back for discussion or action.

516

517 Commissioner Thompson made a motion to approve Z2025-042. Commissioner Hustings seconded the motion which passed by a vote of 7-0.

518

519 21. **Z2025-043 (HENRY LEE)**

520 Hold a public hearing to discuss and consider a request by Pene Sherman of P. Sherman Construction on behalf of Adam Mitchell the approval of a Specific
521 Use Permit (SUP) for *Outside Storage* on a two (2) acre tract of land identified as Tract 23-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall,
522 Rockwall County, Texas, situated within the IH-30 Overlay (IH-30 OV) District, zoned Light Industrial (LI) District, addressed as 3920 IH-30, and take any action
523 necessary.

524

525 Senior Planner Henry lee provided a brief summary in regard to the applicants request. Sometime in January 2025 the business was established. In
526 January 2025 the Neighborhood Improvement Services (NIS) informed the business owner that outside storage requires a SUP within the IH-30
527 Overlay District. That all businesses were required to obtain a Certificate of Occupancy (CO) in order to legally operate within the City Limits. On
528 January 29, 2025 the business owner came in and met with the City and discussed on how to bring the property into conformance. However, the
529 applicant failed to meet the steps and get an application in. Staff continued to work with the business owner to bring it into conformance, however,
530 they continued to operate without a CO. Equipment was being stored and work was being done on site without obtaining permits. After multiple
531 visits and coordination with staff the applicant who is not the property owner or the business owner but is in their behalf submitted a SUP request
532 on June 13, 2025. As in regard to the previous meeting the applicant did not provide an updated site plan. Following the resubmittal deadline, the
533 applicant did follow up with staff and they are proposing to not have any outside storage and effectively with this since they're not requesting outside
534 storage anymore this SUP is not required. Staff mailed out 5 notices to property owners and occupants within 500-feet of the subject property. Staff
535 had not received any notices in return,

536

537

538

539 Director of Planning and Zoning Ryan Miller added that they have been operating without a Certificate of Occupancy for a little over six months. Staff
540 has been very patient through this process, requested plans from them and they're just now applying for this permit. Wanted to explain that if they
541 request to withdraw they will be taking enforcement action since the property is still not in compliance, things have been built without permits for
542 those six months after they were told to come forward.

543
544 Vice-Chairman Womble asked if they are requesting a SUP for something they are not using anymore.

545
546 Director of Planning and Zoning Ryan Miller explained they do not have a Certificate of Occupancy and they would not be able to obtain one since
547 they changed the use and put in concrete parking.

548
549 Chairman Dr. Conway opened the Public Hearing and asked if anyone who wished to speak to come forward at this time.

550
551 Pene Sherman
552 707 Yacht Club Drive
553 Rockwall, TX 75087

554
555 Mrs. Sherman came forward and expressed she wants to withdraw the case.

556
557 Commissioner Hagaman made a motion to accept the applicants withdraw. Commissioner Hustings seconded which motion passed to withdraw the
558 case by a vote of 7-0.

559
560 VI. ACTION ITEMS

561
562 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
563 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*

564
565 22. SP2025-021 (HENRY LEE)

566 Discuss and consider a request by Jared Earney of Kimley-Horn on behalf of Joseph Bickham of Fuel City for a Site Plan for a Retail Store with Gasoline Sales
567 on a 4.34-acre tract of land identified as a portion of Tract 3 and all of Tract 4-06 of the N. Butler Survey, Abstract 20, City of Rockwall, Rockwall County, Texas,
568 zoned Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the northwest corner of the intersection
569 of Airport Road and John King Boulevard, and take any action necessary.

570
571 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting approval of a site plan to allow
572 a retail store with gasoline sales as well as an accessory car wash as well. When looking at the requirements they did meet most of the density and
573 dimensional requirements and they did go through the Architectural Review Board and they did have a few variances associated with this request.
574 One was for the articulation standards. They are asking for a four-sided architecture variance primarily for the car wash building. They are requesting
575 use cementitious material for the first 4-feet of the building. There was another variance to the dumpster enclosure that would be facing on to the
576 roadway. They are also asking for a driveway spacing variance along the airport road. ARB did recommend approval for this. They are incorporating
577 a trail for a compensatory measure.

578
579 Commissioner Hagaman asked if there was any control over the Gas canopy.

580
581 Senior Planner Henry Lee explained they wrapped both gas canopy with brick.

582
583 Jeff Carrol
584 750 Interstate 30
585 Rockwell, TX 75087

586
587 Mr. Carroll came forward and provided additional details in regards to the request.

588
589 Commissioner Thompson made a motion to approve SP2025-021. Commissioner Hustings seconded the motion which passed by a vote of 6-1 with
590 commissioner Hagaman dissenting.

591
592 23. SP2025-023 (HENRY LEE)

593 Discuss and consider a request by Frank A. Polma, PE of R-Delta Engineers, Inc. on behalf of David Naylor of Rayburn Electric Cooperative for the approval of
594 a Site Plan for a Soccer Complex and Parking Lot Expansion for an existing Corporate Campus (i.e. Rayburn Electric Cooperative) being an 18.00-acre tract of
595 land identified as a portion of Lot 1, 2 & 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 Overlay (SH-
596 205 OV) District, zoned Planned Development District 44 (PD-44) for Heavy Commercial (HC) District and Commercial (C) District land uses, generally located
597 at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

598
599 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a Site Plan for a Soccer complex.
600 They will be splitting this project into two phases. The first phase would be eight (8) fields with a concession building and a playground. The additional
601 two (2) fields will be in phase two. The variances are primarily for the building. The ARB reviewed this and recommend approval. They are including
602 light fixtures that are greater than 20 feet in height to provide light onto the field and will have a variance to this. They also will have a variance to
603 their light levels since they will be exceeding the light requirements. The last component would be for there tree mitigation. They are requesting a
604 tree mitigation agreement

605
606 Chairman Dr. Conway asked what they're requesting for lighting.

607
608 **Frank Polma**
609 **618 Main Street**
610 **Garland, TX 75040**

611
612 **Mr. Polma came forward and provided details in regard to the request.**

613
614 **Commissioner Hustings made a motion to approve SP2025-023. Commissioner Hagaman seconded the motion which passed by a vote of 7-0.**

615
616 **24. SP2025-028 (HENRY LEE)**

617 Consider a request by Todd Martin, P.E. of Kimley-Horn on behalf of Shannon Foltz of the Rockwall Economic Development Corporation (REDC) for the approval
618 of an *Amended Site Plan* on a 23.16-acre parcel of land identified as a part of Lots 5 & 7, and Lot 8, Block A, Rockwall Technology Park Addition, City of
619 Rockwall, Rockwall County, Texas, situated within the SH-276 Overlay (SH-276 OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Light Industrial
620 (LI) District, generally located at the northwest corner of SH-276 and Corporate Crossing [FM-549], and take any action necessary.

621
622 **Senior Planner Henry Lee provided a brief summary in regard to the applicants request. They are requesting a variance to their detention landscape**
623 **requirements. They require one canopy tree per every 750 SF detention area and one accent tree per every 1500 SF of detention area. Given the site**
624 **restraints and there is a lot of easements along both roadways. They have planted as many trees as they can and have got it to 15 canopy trees and**
625 **17 accent trees while the code stipulates that they need 120 canopy trees and 60 accent trees.**

626
627 **Director of Planning and Zoning Ryan Miller explained there would not be another feasible way to get another tree on the property.**

628
629 **Phil Wagner**
630 **2600 Observation Trail**
631 **Rockwall, TX 75087**

632
633 **Mr. Wagner came forward and provided details in regards to the request.**

634
635 **Commissioner Thompson made a motion to approve SP2025-028. Commissioner Hustings seconded the motion which passed by a vote of 7-0.**

636
637 VII. DISCUSSION ITEMS

638
639 **25. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).**

- 640
641 • Z2025-023: Specific Use Permit (SUP) for *Detached Covered Porches* at 3326 Royal Ridge Drive (2ND READING; APPROVED)
642 • Z2025-024: Specific Use Permit (SUP) for a *Golf Driving Range* (2ND READING; APPROVED)
643 • Z2025-025: Specific Use Permit (SUP) for a *Wholesale Showroom Facility* at 263 Ranch Trail (2ND READING; APPROVED)
644 • Z2025-026: Specific Use Permit (SUP) for a *Detached Garage* at 2743 Stoney Hollow Lane (2ND READING; APPROVED)
645 • Z2025-027: Specific Use Permit (SUP) for a *Church/House of Worship* at 1362 FM-552 (2ND READING; APPROVED)
646 • Z2025-022: Amendment to Planned Development District 37 (PD-37) (2ND READING; APPROVED)

647
648 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting**

649
650 VIII. ADJOURNMENT

651
652 **Chairman Dr. Conway adjourned the meeting at 8:26PM**

653
654 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 29th day of July
655 _____, 2025.

656
657
658
659 Attest: MB

660
661 **Melanie Zavala, Planning Coordinator**

Dr. Jean Conway
Dr. Jean Conway, Chairman