

AGENDA



PLANNING AND ZONING COMMISSION PUBLIC HEARING MEETING CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS JANUARY 13, 2026 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

(I) CALL TO ORDER

(II) APPOINTMENTS

- (1) Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.
- (2) Appointment with Salvador Salcedo to consider a request to submit a new site plan application in accordance with Section 01.05, *Reapplication*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), and take any action necessary.

(III) OPEN FORUM

This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(IV) CONSENT AGENDA

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

- (3) Approval of Minutes for the November 11, 2025 Planning and Zoning Commission meeting.

(4) **P2025-040 (HENRY LEE)**

Consider a request by Shawn Valk of Valk Properties VII, LLC for the approval of a *Final Plat* for Lot 1, Block A, Valk Addition being a 14.7772-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276, and take any action necessary.

(5) **P2025-041 (ANGELICA GUEVARA)**

Consider a request by Duane and Jennifer Piercy for the approval of a *Replat* for Lots 2-4, Block A, Piercy Place Addition being a 1.67-acre tract of land identified as Lot 1, Block A, Piercy Place Addition and Tract 60 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 709-713 Hartman Street, and take any action necessary.

(6) **P2025-042 (BETHANY ROSS)**

Consider a request by Stephanie Tutt of Kimley Horn on behalf of James Valk for the approval of a *Preliminary Plat* for Lots 1 & 2, Block A, Casey's Blackland Addition, being a 10.5908-acre tract of land identified as Tract 9-2 of the J. R. Marrs Survey, Abstract No. 152, Rockwall County, Texas, generally located southeast corner of the intersection of SH-276 and FM-548, and take any action necessary.

(7) **P2025-043 (ANGELICA GUEVARA)**

Consider a request by Frank Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn County Electric Cooperative for the approval of a *Final Plat* for Lot 1, Block A, REC Pickleball Addition, being a 1.571-acre parcel of land identified as Lot 1, Block A, Estep Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2686 S. Goliad Street [SH-205], and take any action necessary.

(8) **SP2025-044 (BETHANY ROSS)**

Discuss and consider a request by Elliott Bogart of Triangle Engineering, LLC on behalf of Spencer Shaw of SS Realty, LTD for the approval of an Amended Site Plan for the expansion of an *Existing Warehouse/Manufacturing Facility* on a 2.11-acre parcel of land identified as Lot 1, Block C, Nolan Power Building Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1575 Technology Way, and take any action necessary.

(9) **SP2025-046 (BETHANY ROSS)**

Discuss and consider a request by Chet Leugers of Westwood Professional Services on behalf of Shannon Foltz of the Rockwall Economic Development Corporation (REDC) for the approval of an Amended Site Plan for the expansion of an *Existing Warehouse/Manufacturing Facility* on a 41.04-acre tract of land identified as Lot 1, Block A, Rockwall Technology Park, Phase IV Addition and Tract 1 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 3400 Discovery Boulevard, and take any action necessary.

(V) **PUBLIC HEARING ITEMS**

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff). The Planning and Zoning Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

(10) **Z2025-074 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Brierre Cathey on behalf of Mike Rodgers for the approval of a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on a 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [SH-205], and take any action necessary.

(11) **Z2025-075 (BETHANY ROSS) [THE APPLICANT IS REQUESTING TO TABLE THE CASE TO JANUARY 27, 2026]**

Hold a public hearing to discuss and consider a request by Michael G. Tresp of HH Architects on behalf of Kyle Cavin of First Baptist Church Rockwall for the approval of a Zoning Change from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District to a Planned Development District for limited General Retail (GR) District land uses on a 11.155-acre tract of land identified as Block A & 129 of the B. F. Boydston Addition and Lot 1, Block A, First Baptist Church Addition, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District, addressed as 602-610 S. Goliad Street [SH-205] and 103-127 Kenway Drive, and take any action necessary.

(12) **Z2025-076 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Davin Marceau of The Charles Morgan Group, LP on behalf of Chase Cooley of 1540 E. IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) to Exceed the Maximum Permissible Height in a Light Industrial (LI) District for the construction of a *Flag Pole* on a 4.39-acre parcel of land identified as Lot 3, Block 1, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

(13) **Z2025-077 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Gage Raba of Hunington Properties, LTD on behalf of Tina Cox of Temunovic Partnership LTD for the approval of a Zoning Change from a Light Industrial (LI) and a Commercial (C) District to a Planned Development District for Commercial (C) District land uses for a 32.79-acre tract of land identified as Tracts 3, 3-01, 3-2, 3-3, and 3-4 of the J. Lockhart Survey, Abstract No. 134; Lot 1 of the Eastplex Industrial Park Addition; and, Lot 2, Block A, Eastplex Industrial Park No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Light Industrial (LI) District, situated within the SH-205 Bypass Overlay (SH-205 BY OV) District and the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of the intersection of the IH-30 Frontage Road and S. John King Boulevard, and take any action necessary.

(14) **Z2025-078 (HENRY LEE)**

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 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 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 Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary.

(15) **Z2025-079 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by James Martin of Gardner Land Holdings LLC on behalf of Bart Gardner of Gardner Land Holdings, LLC for the approval of a Zoning Change from an Agricultural (AG) District and Commercial (C) District

to a Planned Development District for General Retail (GR) District and Commercial (C) District land uses on a 15.601-acre tract of land identified as Tract 2 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of S. Goliad Street [SH-205] and Lofland Circle, and take any action necessary.

(VI) ACTION ITEMS

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

(16) **SP2025-041 (HENRY LEE)**

Discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore JV for the approval of a Site Plan for a *Medical Office Building* on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205], and take any action necessary.

(17) **SP2025-043 (BETHANY ROSS)**

Discuss and consider a request by Jonathan Hake of Cross Engineering Consultants, Inc. on behalf of Clay Shipman of Shipman Fire Protection for the approval of a Site Plan for an *Office Building and Restaurant* on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lot 19, Block A, La Jolla Pointe Addition and Lot 10, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1010-1100 La Jolla Pointe Drive, and take any action necessary.

(VII) DISCUSSION ITEMS

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 10, 2026.

(18) **SP2025-042 (HENRY LEE)**

Discuss and consider a request by Henry Nguyen of Henry Nguyen Consulting, LLC on behalf of Lien Nguyen of Beauty Legacy, LLC for the approval of a Site Plan for a *Strip Retail Center* on a 0.976-acre parcel of land identified as Lot 8, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2200 Ridge Road [FM-740], and take any action necessary.

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

- P2025-038: Preliminary Plat for Lots 1 & 2, Block A, Rubio Addition (**APPROVED**)
- P2025-039: Preliminary Plat for Phase 2 of the Landon Subdivision (**APPROVED**)
- Z2025-066: Amendment to Planned Development District 78 (PD-78) for Side Entry Garages (**1ST & 2ND READING; APPROVED**)
- Z2025-067: Specific Use Permit (SUP) for a *Daycare Facility Exceeding the Maximum Size* in a Neighborhood Services (NS) District (**1ST & 2ND READING; APPROVED**)
- Z2025-068: Specific Use Permit (SUP) for a *Recording Studio* at 206 E. Washington Street (**1ST & 2ND READING; APPROVED**)
- Z2025-069: Specific Use Permit (SUP) for an *Accessory Building* at 24 Shady Dale Lane (**DENIED WITHOUT PREJUDICE**)
- Z2025-071: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 2592 FM-549 (**1ST & 2ND READING; APPROVED**)

(VIII) 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 January 7, 2026 at 5:00 PM, and remained so posted for at least three (3) business days preceding the scheduled time of said meeting.