

AGENDA



PLANNING AND ZONING COMMISSION PUBLIC HEARING MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
MARCH 10, 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.

(III) OPEN FORUM

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

(IV) CONSENT AGENDA

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

- (2) Approval of Minutes for the February 24, 2026 Planning and Zoning Commission meeting.

(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.

(3) **Z2026-004 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a Specific Use Permit (SUP) for a Detached Garage on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary.

(4) **Z2025-005 (HENRY LEE) [THE APPLICANT IS REQUESTING TO WITHDRAW THIS CASE]**

Hold a public hearing to discuss and consider a request by Louis Clark of KinoD, LLC on behalf of Michael Guerrero of Atticus Summer Lee Townhomes, LLC for the approval of a PD Development Plan for 31 single-family residential lots on a 4.08-acre parcel of land identified as Lot 4, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict, generally located on the east side of Glen Hill Way, north of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary.

(5) **Z2026-006 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a Specific Use Permit (SUP), superseding Ordinance No. 25-80 [S-389], allowing Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary.

(6) **Z2025-007 (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 and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 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.

(7) **Z2026-008 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes on behalf of Ruben Frago of SixFold Ventures for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

(8) **Z2026-009 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of a Specific Use Permit (SUP) for a Major Auto Repair Garage on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary.

(9) **Z2026-010 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary.

(VI) **ACTION ITEMS**

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

(10) **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.

(11) **SP2026-002 (HENRY LEE)**

Discuss and consider a request by Salvador Salcedo for the approval of a Site Plan for an Office/Warehouse Building on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

(12) **SP2026-005 (ANGELICA GUEVARA) [THE APPLICANT HAS REQUESTED TO TABLE TO MARCH 31, 2026]**

Discuss and consider a request by Holly Marshall for the approval of a Site Plan 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.

(VII) **DISCUSSION ITEMS**

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

- P2026-006: Final Plat for Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition **(APPROVED)**
- MIS2026-003: Special Request for 606 E. Ross Street **(APPROVED)**
- Z2026-001: Text Amendment to Article 04, Permissible Uses, of the UDC **(2ND READING; APPROVED)**
- Z2026-002: Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision at 214 Blanche Drive **(1ST 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 March 4, 2026 at 5:00 PM, and remained so posted for at least three (3) business days preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
FEBRUARY 24, 2026 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.

I. CALL TO ORDER

8 **Chairman Dr. Jean Conway called the meeting to order at 6:00PM. Commissioners present were Vice-Chairman John Hagaman, Carin Brock, Ellis**
9 **Bentley, Douglas Roth and David Schoen. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee.**
10 **Senior Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala. City Engineer Amy Williams and Civil**
11 **Engineer Madelyn Price. Staff absent were Assistant City Engineer Jonathan Browning.**

II. APPOINTMENTS

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

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.**

III. OPEN FORUM

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.*

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

IV. CONSENT AGENDA

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

- 36 2. Approval of the Minutes for the February 10, 2026 Planning and Zoning Commission meeting.

3. **P2026-006 (HENRY LEE)**

39 Consider a request by Jared Earney of Kimley-Horn on behalf of Rance Rushing of Cornerstone Community Church or Rockwall and Joseph Bickham of Fuel
40 City Rockwall, LLC for the approval of a Final Plat for Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition being a 39.894-acre tract of land
41 identified as Lot 1, Block A, Cornerstone Community Church Addition and Tract 3 of N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County,
42 Texas, zoned Commercial (C) District and Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at
43 the northwest corner of the intersection of Airport Road and John King Boulevard, and take any action necessary.

45 **Commissioner Roth made a motion to approve the Consent Agenda. Commissioner Brock seconded the motion which passed by a vote of 7-0.**

V. PUBLIC HEARING ITEMS

49 *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*
50 *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*
51 *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*
52 *to three (3) minutes out of respect for the time of other citizens.*

4. **Z2026-002 (ANGELICA GUEVARA)**

55 Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established
56 Subdivision on a 0.1650-acre parcel of land identified as Lot 846-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned
57 Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 214 Blanche Drive, and take any action necessary.

59 **Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The Commission recently reviewed this request**
60 **for a Specific Use Permit for Residential Infill at 214 Blanche Drive. After consideration, the Commission voted 6–1 to recommend denial of the**
61 **request without prejudice, citing the applicant's failure to incorporate a required two-car garage as the primary reason for the recommendation. Prior**
62 **to the City Council meeting, the applicant submitted a revised residential plot plan and updated building elevations that include a two-car garage. In**
63 **light of this revision, the City Council remanded the case to the Planning and Zoning Commission for further review. The proposed two (2) garage is**
64 **now designed to extend 13 feet, 6½ inches in front of the home's front façade, rather than being located 20 feet behind the front façade as required**

65 by the Unified Development Code (UDC). Staff should note that similar requests featuring this garage configuration have been approved previously
66 within this subdivision. Besides this deviation, the proposed home meets all other density and dimensional requirements for a home within this
67 district.

68
69 Commissioner Schoen asked if the variance was 13 feet instead of the 20 feet that is required.

70
71 Alex Flores
72 466 Renee Drive
73 Rockwall, TX 75032

74
75 Mr. Flores came forward and explained he had to change the house to meet budget.

76
77 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
78 such; Chairman Dr. Conway closed the Public hearing and brought the item back for discussion or action.

79
80 Commissioner Brock made a motion to approve Z2026-002. Commissioner Hilliard seconded the motion which passed by a vote of 7-0.

81
82 VI. ACTION ITEMS

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

86
87 5. SP2025-042 (HENRY LEE) **[THE APPLICANT HAS TABLED THIS CASE TO THE MARCH 10, 2026 MEETING]**

88 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
89 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
90 Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2200 Ridge Road [FM-740], and take any action necessary.

91
92 6. SP2026-002 (HENRY LEE)

93 Discuss and consider a request by Salvador Salcedo for the approval of a Site Plan for an Office/Warehouse Building on a 0.45-acre parcel of land identified as
94 Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855
95 Whitmore Drive, and take any action necessary.

96
97 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. This request has come before the commission a few times.
98 Previously it was denied due to the variance associated with the building primarily being that the overhead doors were facing directly on to Whitmore
99 drive without the necessary screening. In this case the applicant has returned and they have rotated the bay door and added it to the left side of the
100 building; therefore, moving the variance however through the design process with this case they did identify that there is essentially a fire lane
101 easement that has been platted on the property prior to this being requested and with that they're trying to match the same design scheme as the
102 property to the west that has parking in between the drive way and the road. This would roughly leave about 10 feet between the road and the edge
103 of the parking with that to get the utility easement and the landscape buffer in there they could not make it work. Therefore, they're requesting a 5-
104 foot landscape buffer instead of a 10-foot landscape buffer. However, they're still providing the other landscape obligations and that 5-foot buffer.
105 As indicated the Architectural Review Board (ARB) reviewed it and essentially asked that the store front continue all across and add the transoms
106 above to make it 10 feet tall and raise the canopy as well as indicate the water table between the stone and the brick of the building. The variance is
107 a discretionary decision for the Planning and Zoning commission and it does require a supermajority vote.

108
109 Director of Planning and Zoning Ryan Miller explained that in light of the applicant missing the meeting and accordance to the unified development
110 code he would recommend that the Planning and Zoning Commission either table the request to allow the applicant to comeback at a later date or
111 deny without prejudice.

112
113 Commissioner Schoen explained he had a hard time approving this case if the ARB had to go back to and review a few items and the applicant not
114 being at the meeting and he recommended that it should be tabled until the applicant can attend the meeting and if he fails to show up the next rime,
115 it would be a denial.

116
117 Director of Planning and Zoning Ryan Miller explained that would give the applicant time to change the elevations that ARB is requesting and time
118 for them to review before it comes forward to the commission.

119
120 Commissioner Brock explained if there was a potential compensatory measure they can add she would like to see that included

121
122 Commissioner Schoen made a motion to table SP2026-002 to the March 10th meeting. Commissioner Brock seconded the motion which was tabled
123 by a vote of 7-0.

124
125 7. MIS2026-002 (BETHANY ROSS)

126 Discuss and consider a request by William Watson for the approval of a Miscellaneous Case for an Exception to the Material Requirements for a residential
127 fence on a 0.3116-acre parcel of land identified as Lot 2, Block E, Foxchase, Phase 5 Addition, City of Rockwall, Rockwall County, Texas, being zoned Planned
128 Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses, addressed as 1223 Skylar Drive, and take any action necessary.

129
130 Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. In November the Neighborhood Improvement Services
131 (NIS) Division received a complaint regarding the construction of a metal fence without the required permit. Investigation confirmed that the fence
132 had been installed without prior approval rather than removing the fence the applicant submitted and was granted multiple extensions from the NIS

133 and in February the applicant submitted a development application seeking an exception to the fence material requirements for the already
134 constructed fence. This request is therefore an after the fact attempt to obtain approval for the completed without authorization and the applicant
135 was required to pay the noncompliance structure fee at the time of submission. The UDC require that fences in the established residential areas be
136 architecturally compatible with existing neighborhood material and that solid fencing be constructed with standard cedar materials. The intent of
137 these standards is to preserve the neighborhood cohesion and establish the subdivision character. In this case the applicant replaced the existing
138 8-foot cedar fence with an 8-foot cedar post fence with metal panels. The installed metal panels are not architecturally compatible with the
139 predominantly cedar fencing within the subdivision and go against the purpose of the adopted fence standards. Additionally, the approval may set
140 a precedent in the area.

141
142 Vice-Chairman Hagman asked for the height of the new fence.

143
144 Commissioner Schoen asked if they can have metal post.

145
146 William Watson
147 1223 Skylar Drive
148 Rockwall, TX 75032

149
150 Mr. Watson came forward and explained he was not aware of the building code of the metal fence post and cedar fences.

151
152 Commissioner Roth asked if he would add cedar pickets across the fence.

153
154 Commissioner Brock explained it is less of an issue with the material instead of the conformity with the rest of the neighborhood and the cohesive
155 look.

156
157 Commissioner Schoen asked how thick the poles were.

158
159 Commissioner Schoen made a motion to deny without prejudice MIS2026-002. Commissioner Hilliard seconded the motion which was denied without
160 prejudice by a vote of 7-0.

161
162 **8. MIS2026-003 (ANGELICA GUEVARA)**

163 Discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Special Request to reduce the front yard building setback on a
164 0.1150-acre tract of land identified as a portion of Lot 1, Block G, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7)
165 District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 606 Ross Street, and take any action necessary.

166
167 Planning Technician Angelica Guevara provided a brief summary in regard to the applicant's request. The subject property is located at 606 E. Ross
168 Street and is zoned Single-Family 7 (SF-7) District. The applicant is requesting the approval of a Special Request to reduce the front yard building
169 setback from 20-feet to ten (10) feet adjacent to Lamar Street on a corner lot. A bit of background on the property. On September 2, 2025, the City
170 Council approved a Specific Use Permit (SUP) to allow the construction of a single-family residence. Following this, staff was informed by the
171 Building Inspections Department that the applicant had begun construction on a covered patio and dining room addition that were not included with
172 the approved SUP ordinance. It should be noted that the building permit for the single-family home included plans for the covered patio, and that the
173 permit was issued in error; however, the permit did not include the plans for the dining room addition. Today, both the covered patio and dining
174 room area currently encroach into the required 20-foot setback adjacent to Lamar Street. If this request is approved all revised drawings will need to
175 be submitted to the Building Inspections Department for review and approval; however, if the request is denied, the applicant has been made aware
176 that removal of the unpermitted structures/area will be required. When reviewing this case, staff should note that while the right-of-way has been
177 dedicated for Lamar Street only a portion of this roadway has been constructed. Additionally, there are two (2) other properties within close proximity
178 with side setbacks less than 20-feet, including the home directly across the street from the subject property. With this being said, the approval of a
179 Special Request is discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

180
181 Commissioner Brock asked if there were any safety issues with the setbacks they were proposing.

182
183 Kevin Osornio
184 286 Smith Acres
185 Royse City, TX 75189

186
187 Mr. Osornio came forward and provided details in regards to his request.

188
189 Commissioner Schoen explained he has a hard time when applicants build and do not have a permit.

190
191 Vice-Chairman Hagaman asked if the covered patio was only a 10 feet setback.

192
193 Commissioner Brock made a motion to approve MIS2026-003. Vice-Chairman Hagaman seconded the motion which passed by a vote of 7-0.

194
195 VII. DISCUSSION ITEMS

196
197 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
198 *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*
199 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*
200 *following cases is March 10, 2026.*

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9. **Z2026-004 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a Specific Use Permit (SUP) for a Detached Garage on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary.

**Peter Drake
1982 Sterling Court
Rockwall, TX 75087**

Mr. Drake came forward and explained he wanted to build a shop in his backyard for him to store his boat and trailer in there. Also does wood work as a hobby and would like to be able to do it in his backyard.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.

10. **Z2026-005 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Louis Clark of KinoD, LLC on behalf of Michael Guerrero of Atticus Summer Lee Townhomes, LLC for the approval of a PD Development Plan for 31 single-family residential lots on a 4.08-acre parcel of land identified as Lot 4, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict, generally located on the east side of Glen Hill Way, north of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. A bit of history, Planned Development District 32 originally entitled 49 zero lot line homes for the residential district. This was changed through a Planned development plan previously to 42 town homes on the subject property. However, that project was never constructed and now the applicant is requesting a new PD Development Plan to incorporate a 20-single-family home and 11 townhomes. When looking at the planned development district 13 does have some density and dimensional requirements as well as architectural guidelines. When looking at the design elements it has requirements for the lots 30 x 90, but the lots appear to be smaller than that. They're not incorporating sidewalks through the subdivision and they're not providing additional amenities for the residential district. Staff has sent comments to the applicant.

Director of Planning and Zoning Ryan Miller explained this has a number of issues and they will be recommending to the applicant they pull back and withdraw and try to resubmit.

Commissioner Brock explained it currently does not meet any of the residential sub district requirements.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.

11. **Z2026-006 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a Specific Use Permit (SUP), superseding Ordinance No. 25-80 [S-389], allowing Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. This came forward last year and was approved with a guest quarter. They decided against the guest quarters and now they're just requesting a bigger house to accommodate. They meet all density and dimensional requirements for a single-family home.

**Michael Lewis and Megan Green
2592 FM-549
Rockwall, TX 75032**

Mr. Lewis and Ms. Green came forward and provided additional details in regards to their request.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.

12. **Z2026-007 (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 and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 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 applicant's request.

**Clay Collier
3333 Miller Park South
Garland, TX 75042**

269 Matt Wavering
270 2610 Observation Trail
271 Rockwall, TX 75032

272
273 Mr. Wavering came forward and provided additional details in regard to the applicants request.
274

275 Director of Planning and Zoning Ryan Miller explained the future land use map. He explained that Mr. Wavering indicated that it is technology and
276 employment but in 2019 in the Comprehensive plan they adopted these district strategies and this was something the CPAC community went back
277 and forth on. Since the unique nature of this property being adjacent to railroad. Ultimately, staff decided on creating a base zoning that would show
278 technology and employment but cross hatched out and created a district strategy that basically would give City Council the ability to consider an
279 either-or situation depending on how the area developed.
280

281 Commissioner Brock explained she appreciated the clarification.
282

283 Vice-Chairman Hagman asked if A got built out is there a timeline for B.
284

285 Mr. Collier explained there was no timeline yet.
286

287 Commissioner Schoen asked if there is a right way to continue Justin road all the way to John King.
288

289 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.
290

291 13. Z2026-008 (ANGELICA GUEVARA)

292 Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes on behalf of Ruben Fragoso of SixFold Ventures for the approval
293 of a *Specific Use Permit (SUP)* for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.150-acre
294 tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed
295 as 213 S. Clark Street, and take any action necessary.
296

297 Planning Technician Angelica Guevara provided a brief summary in regard to the applicant's request. The proposed home meets all of the
298 requirements for a home in a SF-7 District with the exception of the driveway. The minimum length of driveway pavement from public right-of-way
299 for side yards is 20-feet. This item will just need to be revised on the residential plot plan. For the record, staff would also note that in 2014 the Board
300 of Adjustments approved a reduced side-yard setback of 10 feet for this property, which is accurately depicted on the submitted plot plan.
301

302 Javier Silva
303 58 Windsor Drive
304 Rockwall, TX 75032
305

306 Mr. Silva came forward and provided additional details in regards to his request.
307

308 Commissioner Schoen asked if he would be able to make the turn into the driveway.
309

310 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.
311

312 14. Z2026-009 (HENRY LEE)

313 Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for
314 the approval of a *Specific Use Permit (SUP)* for a Major Auto Repair Garage on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey,
315 Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally
316 located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary.
317

318 Tyler Adams
319 100 N Cottonwood Drive
320 Richardson, TX 75080
321

322 Mr. Adams came forward and explained this was submitted previously and explained it would be a lighter use of repairs.
323

324 Director of Planning and Zoning Ryan Miller explained it was Heavy Automotive.
325

326 Director of Planning and Zoning Ryan Miller explained that TL Townsend has not been finished out and will need to get constructed.
327

328 Chairman Dr. Conway asked if there was a school across the street.
329

330 Commissioner Schoen explained he would need answers in regards to parking.
331

332 Commissioner Brock explained this was a challenging site and she did not like that it was this close to residential without the landscaping.
333

334 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.
335

335 15. Z2026-010 (ANGELICA GUEVARA)

336 Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina for the approval of a *Specific Use Permit (SUP)* for
337 *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.248-acre parcel of land identified as Lot 13, Block A,
338 Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any
339 action necessary.
340

341 **Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. This is a request for a Specific Use Permit**
342 **(SUP) for Residential Infill at 709 Forest Trace. This same request was previously approved by City Council in August 2023; however, the SUP and**
343 **building permit expired and the applicant is required to go through the approval process again. With that being said, there are no proposed changes**
344 **to the residence from what was originally approved by ordinance. The proposed home remains compliant with all development standards in a Single-**
345 **Family 10 (SF-10) District.**
346

347 **Director of Planning and Zoning Ryan Miller also explained this was a big reason why they put in place the requirements to expiring building permits**
348 **if no substantial action had been taken within 6 months. As Angelica, indicated this site has not had any substantial progress for completion. This**
349 **would need to be taken into consideration for the applicant's ability to finish this project. Recently a stop work order was issued.**
350

351 **Commissioner Bentley explained if the permit had been expired.**
352

353 **Commissioner Bentley asked if they have anything in discretion to determine based upon what he does.**
354

355 **Attorney Spencer Nealy explained they do have it in their discretion for the Specific Use Permit (SUP).**
356

357 **Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.**
358

359 **16. SP2026-005 (ANGELICA GUEVARA)**

360 Discuss and consider a request by Holly Marshall for the approval of a *Site Plan* for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on a
361 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
362 within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [SH-205], and take any action necessary.
363

364 **Planning Technician Angelica Guevara provided a brief summary in regard to the applicant's request. The applicant is requesting approval of a Site**
365 **Plan for a Restaurant with Less Than 2,000 SF with Drive-Through or Drive (5013 Coffee) at 1011 S. Goliad Street. Staff is currently working through**
366 **comments with the applicant. As you heard earlier, ARB reviewed the elevations and recommended approval by a vote of 3-0.**
367

368 **Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.**
369

370 **17. *Director's Report* of post City Council meeting outcomes for development cases (RYAN MILLER).**
371

- 372 • P2025-045: Final Plat for Phase 1 of the Juniper Subdivision (**APPROVED**)
- 373 • Z2025-075: Zoning Change (SF-7, SF-10 & GR to PD) for First Baptist Church Rockwall (**2ND READING; APPROVED**)
- 374 • Z2026-001: Text Amendment for *Banquet Facility/Event Hall* by Specific Use Permit (SUP) in Light Industrial (LI) District (**1ST READING; APPROVED**)
- 375 • Z2026-002: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 214 Blanche Drive (**REMANDED BACK TO THE PLANNING**
376 **AND ZONING COMMISSION**)

377 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.**
378
379

380 **VIII. ADJOURNMENT**
381

382 **Chairman Dr. Conway adjourned the meeting at 8:04PM**
383

384 **PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of ____**
385 **_____, 2026.**
386

387 _____
388 **Dr. Jean Conway, Chairman**

389 **Attest:**
390 _____
391 **Melanie Zavala, Planning Coordinator**
392