

MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JULY 29, 2025 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

Chairman Dr. Conway called the meeting to order at 6:00PM. Commissioners present were Vice-Chairman John Womble, Ross Hustings, Kyle Thompson, John Hagaman, Carin Brock and Ellis Bentley. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Senior Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams and Civil Engineer Madelyn Price and Attorney Spencer Nealy. Staff absent were Assistant City Engineer Jonathan Browning.

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.

Director of Planning and Zoning Ryan Miller advised staff would provide AARB recommendations when staff presents the case.

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.

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

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 July 15, 2025 Planning and Zoning Commission meeting.

3. **P2025-022 (ANGELICA GUEVARA)**

Consider a request by Todd Martin, PE of Kimley-Horn on behalf of Tracy Tuttle of Lakepointe Church for the approval of a Replat for Lot 4, Block A, Lake Pointe Baptist Church Addition being a 34.4904-acre parcel of land identified as Lot 3, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 701 E. IH-30, and take any action necessary.

4. **P2025-024 (HENRY LEE)**

Consider a request by Ryan Snitzer of WAS Holdings, LLC for the approval of a Replat for Lot 4, Block A, Boardwalk Development Addition being a 1.50-acre parcel of land identified as Lot 2, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 100 S. John King Boulevard, and take any action necessary.

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

V. 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 August 12, 2025.

5. **Z2025-044 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Jim Benson of Jim Benson Custom Homes on behalf of Justine Marengo-Rowe 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 0.1214-acre tract of land identified as a Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5405 Ranger Drive, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. The applicant is requesting a Residential Infill. There are two (2) main issues in regard to this. One being the garage orientation. The garage is situated 3-feet 6 inches in front of the home. The other issue would be the roof pitch. They're proposing a flat roof. That would be at a 2:1 slope that does not meet the City's minimum requirements.

Jim Benson
730 Starlight Pass
Heath, TX 75032

Mr. Benson came forward and provided additional details in regards to the applicant's request. Mr. Benson also explained that majority of the houses on Ranger Drive were front entry garages.

Director of Planning and Zoning Ryan Miller explained that the front façade would be considered where the front door is located. It would be 3- feet 6-inches in front of the front façade of the home.

Commissioner Bentley asked what was the issue with the roof pitch.

Director of Planning and Zoning Ran Miller explained that residential homes have a 6:12 minimum roof pitch and in this case the roof is a 2:12 roof pitch, therefore it would make it a variance.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on August 12, 2025.

6. Z2025-045 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Kevin Osornio of MBA Custom Homes 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 0.1150-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) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 606 Ross Street, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit (SUP) for a residential infill. There are two issues staff has identified. The first one would be the garage orientation and in this case the garage is 6-feet in front of the façade and as with older areas this would not be an atypical design standard. What would be atypical would e the proposed architecture that does not appear to match any of the other houses in the area. The design itself also does not appear to match the existing one-story homes.

Commissioner Brock asked if there are any materials that are inconsistent.

Director of Planning and Zoning Ryan Miller explained that would be what they're trying to figure out.

Commissioner Bentley asked if there were any masonry requirements.

Director of Planning and Zoning Ryan Miller explained that based of the State of Texas they are unable to regulate building materials HB2439 was approved in 2019 and specifically prohibits the ability to regulate the materials.

Commissioner Hagaman asked since the Southside Overlay District was under review how would this affect them.

Director of Planning and Zoning Ryan Miller explained that in terms of how this would fit the lot sizes is an existing lot therefore it would not be subject to any changes that would be evoked by removing the reduced standards. Where the Single-Family 7(SF-7) would regulate. The house is larger then what the SF-7 District stipulates. The size and density and dimensional requirements it does appear to meet. The biggest issue would be the garage orientation and the architecture.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on August 12, 2025.

7. Z2025-046 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Dub Doupbrate of Doupbrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a Specific Use Permit (SUP) for a Carwash on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit (SUP) for a carwash. The applicant has been instructed to do a three-tiered screening that is required along the southern property line. This was actually approved in 2018 , it just has since then expired. They also did a site plan but ran into utility issues on the back end. Now, they're coming back with the same project.

Director of Planning and Zoning Ryan Miller wanted to add that he did talk to the consultant and he did say he would attend the meeting.

Chairman Dr. Conway explained she was concerned that this business be right next to the auto repair shop that is along ridge road.

Commissioner Hagaman asked if staff had already looked into the protentional drainage issues.

Director of Planning and Zoning Ryan Miller explained that this project had made it all the way through the engineering process and believes they even got approved. There issue was with an offsite easement. They were unable to secure an off-site easement from the adjacent property for a storm water line. Ultimately that lead to them working on that issue that led to engineering expiring.

Commissioner Brock asked if this board had already approved this once.

Director of Planning and Zoning Ryan Miller said yes that in 2018 the SUP was approved and the Site Plan was 2019 -2020.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on August 12, 2025.

Commissioner Brock asked what was the reasoning behind needing a SUP.

Director of Planning and Zoning Ryan Miller explained that the Scenic Overlay District has specific land use requirements that stipulate that car washes and service stations require SUP in the Overlay District.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on August 12, 2025.

8. Z2025-047 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Sairong Cheng of Joyful Claw, LLC on behalf of Jeff Carter of PA Harbor Retail, LLC for the approval of a Specific Use Permit (SUP) for Indoor Commercial Amusement/Recreation on a portion of a 12.89-acre parcel of land identified as Lot 8, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, Suite R103, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit (SUP) for the purpose of having an arcade. They're looking to incorporate this into the Harbor and indoor commercial recreation and amusement and that would require a SUP in a general retail district.

Director of Planning and Zoning Ryan Miller explained that they were all claw machines.

Commissioner Hagaman asked if this will be going where the Cycle Bar used to be.

Senior Planner Bethany Ross said it would be.

Commissioner Thompson wanted to confirm that this would be claw machines.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on August 12, 2025.

9. Z2025-048 (HENRY LEE)

Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, 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 an Agricultural District to a Planned Development District. They're looking at doing a minimum of one-acre lots. Based on what they have right now, they would be requesting a waiver to the OSSF requirements. We allow septic systems on one and a half acres or larger. Right now, they're looking at roughly one acre lots in addition they are showing an amenity center at this time. Staff did get with the Parks and Recreation department to look at possible trail connections through the neighborhood. They will take it into consideration and adjust their concept plan. The other change that might happen is that there will be a minor collector that runs through the back of the property. Staff imagines they'll be some redesign based on that thoroughfare. On the Comprehensive plan it is right now slated for commercial retail on the front two thirds and the back third being for medium density residential and once it goes though City Council and if it does get approved it the future land use map will change to low density residential.

Commissioner Bentley asked if they will have to have a certain number of houses that are not repetitive.

Senior Planner Henry Lee explained that in all Planned development District and in the Unified Development Code we have anti-monotony standards.

Director of Planning and Zoning Ryan Miller explained that it would be six (6) different facades before you can repeat a façade.

Commissioner Brock asked what guidance would they be able to have to consider a zoning change in light with those factors.

Senior Planner Henry Lee explained you would have to consider the plan we have today, as that's the plan that it is coming in under.

Commissioner Hagaman asked where the City Limits were for this project.

Director of Planning and Zoning Ryan Miller explained where the City Limits were in regard to that property.

Chairman Dr. Conway asked why there wasn't as much consistency in that area,

Director of Planning and Zoning Ryan Miller explained that the reason as to why there isn't as much consistency is a lot of the area is in the county and is not regulated by zoning requirements.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on August 12, 2025.

10. **P2025-026 (ANGELICA GUEVARA)**

Discuss and consider a request by Michael McDonald of Gentry Estates for the approval of a Final Plat for Lots 1 & 2, Block A, Gentry Addition being a 1.07-acre parcel of land identified as a portion of Lot C, Block 113, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 605 Bost Street, and take any action necessary.

Director of Planning and Zoning Ryan Miller explained that this will go to Parks Board on Tuesday August 5th.

11. **P2025-023 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Vance Liles of MTG Engineers and Surveyors on behalf of Rodney D. and Fran Webb for the approval of a Replat for Lots 1 & 2, Block A, Webb Addition being a 0.45-acre parcel of land identified as Lot C, Block 11, Griffith 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 507 E. Rusk Street, and take any action necessary.

Senior Planner Bethany Ross explained that this will go to Parks Board on Tuesday August 5th and will come back before the commission for discussion or action on August 12, 2025.

12. **P2025-025 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an ordinance abandoning public right-of-way and a Final Plat for Lots 1 & 2, Block A, West Street Addition being a 0.73-acre tract of land identified as Lot 2, Block 11, Highwood Addition and a portion Lots 2, 3, & 6, Block A, Original Town of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District and Downtown (DT) District, addressed as 302 Highland Drive and 202 Interurban Street, and take any action necessary.

Director of Planning and Zoning Ryan Miller explained that this is part of the program that the City started to abandon some of the alleyways and right away that are currently underutilized or not being utilized for their intended purposes. This is one of the ones that was identified by the City Council. Staff is in the process of preparing the quick claim deeds. This will come back on the Consent Agenda for the August 12th meeting.

13. **SP2025-029 (HENRY LEE)**

Discuss and consider a request by Pene Sherman of P. Sherman Construction on behalf of Adam Mitchell for the approval of a Site Plan for an existing Office/Warehouse building on a two (2) acre tract of land identified as Tract 23-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 3920 IH-30, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant submitted last cycle for a Specific Use Permit (SUP) for outside storage and ultimately withdrew their application given that the applicant was no longer requesting outside storage. In January Neighborhood Improvement Services (NIS) and Building Inspection had engaged the property owner on operating without a Certificate of Occupancy. There was outside storage and there was work being done without permits and ultimately, they made the request last cycle. There has been seven (7) citations issued to the property. The outside storage has been removed but the mesh fencing and the sign have not been addressed and have not received any correspondence from the property owner.

Pene Sherman
5707 Yacht Club Drive
Heath, TX 75032

Mrs. Sherman came forward and explained that the tenant has been the one getting addressed and have made some stipulations with the tenant. They are taking down the mesh fence and the outside storage is gone. Tenant informed Property Owner they would apply for permits for the sign on their door and the sign on the front. Explained she did get 5 citations handed to her.

Pene Sherman asked if she needed to widen the approach.

Senior Planner Henry Lee explained she would need to widen the approach to bring it up to the current standard.

Pene Sherman asked if there is no longer outside storage would she still need to concrete the back.

Director of Planning and Zoning Ryan Miller explained since they added rock it needs to be either concrete or reseeded.

Director of Planning and Zoning Ryan Miller explained that the light fixtures on the building that do not meet the requirements they will need to be brought into compliance. Specifically, they're not shielded downward and fully cut off. In addition, we need a landscape plan that meets the requirements since they're adding more than 2,000 SF of concrete. Staff will need to see where the landscaping is being brought up to the current codes. In addition, they'll have to indicate where the detention is being located on the site plan. Also explained that the trash structures are supposed

to be fully screened from view of the roadway. They can be brought inside or they can build a screening wall and if its build outside they will need an oil water separator.

Chairman Dr. Conway asked if the sign will be removed.

Director of Planning and Zoning Ryan Miller explained that they will be required to remove that since it is an illegal sign.

14. **SP2025-030 (HENRY LEE)**

Discuss and consider a request by Bill Wells on behalf of Lorie Stevens of Patriot Paws Service Dogs for the approval of an Amended Site Plan for an existing Social Service Provider (i.e. Patriot Paws Service Dogs) on a 3.466-acre parcel of land identified as Lot 1, Block A, Patriot Paws Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 254 & 302 Ranch Trail, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicant's request. The applicant is requesting an amended site plan for a 20 x 20 deck with a 20 x 12-volt pergola that will have a wrought iron railing around it. In addition, they have other canopy structures in that property that have all been approved previously, but over time as they've done expansions through previous site plan approvals those buildings have moved around and this would be getting the new locations tied down as well as requesting the deck.

Bill Wells
254 Ranch Trail
Rockwall, TX 75032

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

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on August 12, 2025.

15. **SP2025-031 (BETHANY ROSS)**

Discuss and consider a request by Michael Williamson for the approval of a Site Plan for an existing Manufacturing Building on a 1.9510-acre tract of land identified as Tract 2-24 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 626 National Drive, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary regarding the applicant's request. The applicant is requesting approval of a site plan for an existing manufacturing facility. As part of the proposal, the applicant is expanding the property and bringing the landscaping into conformance.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on August 12, 2025.

16. **SP2025-032 (HENRY LEE)**

Discuss and consider a request by Hooman Sedaghat of Buildeng, LLC on behalf of 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.

Senior Planner Henry Lee provided a brief summary regarding the applicant's request. The applicant is seeking approval for a site plan for an office/warehouse manufacturing building. However, the request was ultimately denied due to the bay doors facing Whittemore Drive. The current elevations remain unchanged, and it is required that the bay doors be located at the rear of the building with adequate screening. Additionally, the landscape buffer and utility easement must be adjusted, with the buffer being pushed back into the utility easement.

Director of Planning and Zoning Ryan Miller explained that they were required to wait a year after re-submittal since they were denied.

Hooman Sedaghat
2202 Pebble View Court
Grand Prairie, TX 75050

Mr. Sedaghat came forward and requested to table the request to be able to address the comments.

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

- P2025-021: Preliminary Plat for Lot 1, Block A, Goliad Street Addition (**APPROVED**)
- Z2025-029: Zoning Change (SF-7 to PD) for the Rockwall Community Playhouse (**WITHDRAWN BY HPAB**)
- Z2025-030: Amendment to Planned Development District 50 (PD-50) (**1ST READING; APPROVED**)
- Z2025-031: Specific Use Permit (SUP) for an Accessory Structure at 2317 Saddlebrook Lane (**1ST READING; APPROVED**)
- Z2025-032: Consolidating Ordinance for Planned Development District 11 (PD-11) (**1ST READING; APPROVED**)
- Z2025-033: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit at 802 Jackson Street (**DENIED**)
- Z2025-034: Specific Use Permit (SUP) for a Non-Owner-Occupied Short-Term Rental at 3985 Horizon Road (**1ST READING; APPROVED**)
- Z2025-035: Specific Use Permit (SUP) for a Daycare at 305 S. Fannin Street (**1ST READING; APPROVED**)

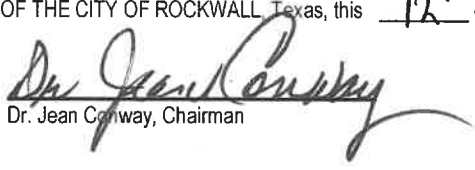
- Z2025-036: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 803 Sam Houston Street (1ST READING; APPROVED)
- Z2025-037: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 805 Sam Houston Street (1ST READING; APPROVED)
- Z2025-038: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 704 S. Alamo Street (1ST READING; APPROVED)
- Z2025-040: Zoning Change (AG & LI to LI) (DENIED)
- Z2025-041: Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* at 340 Evans Road (1ST READING; APPROVED)
- Z2025-042: Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* (1ST READING; APPROVED)
- SP2025-023: Alternative Tree Mitigation Settlement Agreement for Rayburn Electric Cooperative (APPROVED)

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

VI. ADJOURNMENT

Chairman Dr. Conway adjourned the meeting at 6:58PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 12th day of August, 2025.


Dr. Jean Conway, Chairman

Attest:


Melanie Zavala, Planning Coordinator