

MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
AUGUST 12, 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

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

II. 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.

Commissioner Hastings 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 Commissioner Hastings closed the open forum.

III. 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.

1. Approval of Minutes for the July 29, 2025 Planning and Zoning Commission meeting.

2. P2025-025 (RYAN MILLER)

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.

3. P2025-026 (ANGELICA GUEVARA)

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.

Commissioner Thompson made a motion to approve the Consent Agenda. Commissioner Brock seconded the motion which passed by a vote of 6-0 with Chairman Dr. Conway absent.

IV. 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.

4. 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 applicant's request. In reviewing residential infill cases The Planning and Zoning Commission and The City Council are asked to consider the size, location and architecture of the proposed home compared to existing homes and all housing proposed under this section shall be constructed to be architecturally and visually similar or complementary to the existing homes on the subdivision. It does meet all the density and dimensional requirements. There are two items that this is not in compliance with and that being the garage orientation and the minimum roof pitch. According to the Unified Development Code (UDC) all residential structures shall be constructed with the minimum 3:12 roof pitch. In this case they do have a height limitation and they're showing a mansard roof. Staff should note that there are other homes in the Chandlers Landing subdivision that have flat roof and have modern homes that have flat roof designs. Staff mailed

out notices to property owners and occupants within 500 feet of the subject property. At this time staff had received nine (9) notices in return in favor of the applicant's request.

Commissioner Hustings opened the Public Hearing and asked if anyone who wished to speak to come forward at this time.

Jim Benson
730 Starlight Pass
Rockwall, TX 75032

Mr. Benson came forward and explained they had been working on these plans for a long time and received approval from Chandlers Landing HOA.

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

Commissioner Brock made a motion to approve Z2025-044. Commissioner Bentley seconded the motion which passed by a vote of 6-0.

5. 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 summary regarding the applicant's request. The applicant is requesting a Specific Use Permit (SUP) for a residential infill in an established subdivision. This meets most of the density and dimensional requirements for that SF-7 District except for the garage orientation. In this case the garage is located approximately 6 feet in front of the front façade of the proposed home. Staff mailed out notices to property owners and occupants within 500 feet of the subject property. There has been one (1) notice in return in favor of the applicant's request.

Kevin Osornio
286 Smith Acres
Royse City, TX 75189

Mr. Osornio came forward and explained he has been working with staff to address some concerns.

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

Commissioner Brock made a motion to approve Z2025-045. Commissioner Thompson seconded the motion which passed by a vote of 6-0.

6. Z2025-046 (BETHANY ROSS) [THE APPLICANT IS REQUESTING TO WITHDRAW THIS CASE]

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.

Commissioner Thompson made a motion to approve the withdraw of Z2025-046. Commissioner Bentley seconded the motion which passed by a vote of 6-0.

7. 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 summary regarding the applicant's request. The applicant is requesting approval of a Specific Use Permit (SUP) for an indoor commercial amusement and recreation specifically an arcade. In this case it seems to fit with the Harbor District. The purpose of this SUP is to acknowledge that the indoor commercial amusement and recreation is not always appropriate with all the City's general retail district. This is a discretionary decision for City Council pending a recommendation from the Planning and Zoning Commission. Staff mailed out notices to property owners and occupants within 500 feet of the subject property. Staff has not received any notices in regards of the applicant's request.

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

Johnny
2071 Summer Lee Drive
Rockwall, TX 75032

Mr. Johnny came forward and explained they would only be having claw machines on the subject property.

Commissioner Brock asked what the customer experience would be.

Commissioner Hagman asked if there will be food or drinks.

Commissioner Bentley asked what kind of arcade games they would have.

Commissioner Brock made a motion to deny Z2025-047. Commissioner Hagman seconded the motion which was denied by a vote of 4-2 with Commissioner Bentley and Roth dissenting.

8. Z2025-048 (HENRY LEE) [THE APPLICANT IS REQUESTING TO WITHDRAW THIS CASE]

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.

Commissioner Hagaman made a motion to withdraw Z2025-048. Commissioner Roth seconded the motion which passed by a vote of 6-0.

9. 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 provided a summary regarding the applicant's request. In April Board of Adjustments approved variance for the lot width and size requirements. It meets all the technical requirements. However, the Texas Local Government Code requires a Public Hearing for all Residential replats. Staff mailed out notices to property owners and occupants within 200 feet of the subject property. At this time staff has not received any notices regarding the applicant's request.

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

Commissioner Hagaman made a motion to approve P2205-023. Commissioner Bentley seconded the motion which passed by a vote of 6-0.

V. 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. SP2025-029 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO SEPTEMBER 9, 2025]

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.

11. 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 summary regarding the applicant's request. In March of 2010 the applicant began operating on the subject property. In June of 2014 they received a Site Plan Approval for a 4,000 SF building expansion. There were some existing canopies on the property that they had moved to their west property line. Following that in 2017 they did additional improvements on the property which the canopy's had moved again by the detention area, and they had also done other improvements to their sidewalks and gazebos on the property. The applicant is requesting a 20 x 20 deck with a wrought iron railing. In addition, on that deck there will be a 20x12 cedar pergola.

Bill Wells
254 Ranch Trail
Rockwall, TX 75087

Mr. Wells came forward and explained there was a doner therefore they wanted to make updates on the subject property.

Commissioner Brock made a motion to approve SP2025-030. Commissioner Thompson seconded the motion which passed by a vote of 6-0.

12. SP2025-031 (BETHANY ROSS) [THE APPLICANT HAS TABLED THIS CASE TO AUGUST 26, 2025]

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.

13. SP2025-032 (HENRY LEE) **[THE APPLICANT HAS TABLED THIS CASE TO SEPTEMBER 30, 2025]**

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.

VI. DISCUSSION ITEMS

14. Z2025-049 (RYAN MILLER)

Hold a public hearing to discuss and consider a Text Amendment to Article 06, Parking and Loading, and Article 13, Definitions, of the Unified Development Code (UDC) for the purpose of defining the residential garage orientations permitted in the City of Rockwall, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a summary. There have been issues with builders that disagree with wording regarding garage orientations and will be defining all the orientations that have been allowed in Planned Developments Districts.

Commissioner Roth asked if they would be clarifying the orientations.

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

- P2025-022: Replat for Lot 4, Block A, Lake Pointe Baptist Church Addition (**APPROVED**)
- P2025-024: Replat for Lot 4, Block A, Boardwalk Development Addition (**APPROVED**)
- Z2025-030: Amendment to Planned Development District 50 (PD-50) (**2ND READING; APPROVED**)
- Z2025-031: Specific Use Permit (SUP) for an Accessory Structure at 2317 Saddlebrook Lane (**2ND READING; APPROVED**)
- Z2025-032: Consolidating Ordinance for Planned Development District 11 (PD-11) (**2ND READING; APPROVED**)
- Z2025-034: Specific Use Permit (SUP) for a Non-Owner-Occupied Short-Term Rental at 3985 Horizon Road (**2ND READING; APPROVED**)
- Z2025-035: Specific Use Permit (SUP) for a Daycare at 305 S. Fannin Street (**2ND READING; APPROVED**)
- Z2025-036: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 803 Sam Houston Street (**2ND READING; APPROVED**)
- Z2025-037: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 805 Sam Houston Street (**2ND READING; APPROVED**)
- Z2025-038: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 704 S. Alamo Street (**2ND READING; APPROVED**)
- Z2025-041: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit at 340 Evans Road (**2ND READING; APPROVED**)
- Z2025-042: Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation (**2ND READING; 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

VII. ADJOURNMENT

Commissioner Hustings adjourned the meeting at 6:40PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 26th day of August, 2025.

Attest:

Melanie Zavala, Planning Coordinator


Dr. Jean Conway, Chairman