

MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
AUGUST 26, 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. Jean Conway called the meeting to order at 6:00PM. Commissioners present were Ross Husting, John Hagaman, Carin Brock, Ellis Bentley, Douglas Roth and David Schoen. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Senior Planner Bethany Ross, City Engineer Amy Williams and Civil Engineer Madelyn Price. Staff absent were Assistant City Engineer Jonathan Browning, Planning Technician Angelica Guevara and Planning Coordinator Melanie Zavala,

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 ARB 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.

Stan Jeffus
2606 Cypress Drive
Rockwall, TX 75087

Mr. Jeffus reminded everyone about the 13th Annual 9/11 Memorial Run, taking place on Saturday, September 13th, at the track near the library and courthouse. The event features a 3.43-mile run in honor of the 343 New York City firefighters who lost their lives on 9/11. Participants will also complete 23 push-ups to honor the 23 NYPD officers and 37 sit-ups in remembrance of the 37 Port Authority officers who died in the line of duty.

Chairman Dr. Conway asked if anyone else who wished to speak to come forward at this time; there being no one indicating such, Chairman Dr. Conway closed the 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 the Minutes for the August 12, 2025 Planning and Zoning Commission meeting.
3. Approval of the Minutes for the July 24, 2025 joint Planning and Zoning Commission/City Council meeting.

4. 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.

Commissioner Hustings made a motion to approve the Consent Agenda. Commissioner Roth seconded the motion which was approved by a vote of 7-0.

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.

5. 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 brief summary regarding the proposed case. Staff is bringing forward a proposed Text Amendment intended to define garage configurations that are already permitted within the City of Rockwall, as currently addressed in two separate articles of the Unified Development Code (UDC). Specifically, Article 6 outlines permitted garage types, which include J-Swing and recessed front entry configurations. In addition to consolidating existing provisions, staff is proposing updates to the definitions related to garage orientation within both the UDC and Planned Development Districts (PDs) throughout the City. These definitions include front entry garages, recessed front entry, side entry, and J-Swing configurations. The purpose of this amendment is to provide greater clarity for builders by standardizing the terminology used in City ordinances. Staff has identified instances in which builders have interpreted the definitions of J-Swing and side entry garages differently. This amendment aims to eliminate such discrepancies and ensure consistent application of the regulations.

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

Bob Wacker
309 Featherstone Drive
Rockwall, TX 75087

Mr. Wacker came forward and explained the definitions were misleading.

Director of Planning and Zoning Ryan Miller explained staff was defining what is allowed in Article 6 if you build in a straight zoning district not a Planned Development District, but in Planned Development district they also have other garage configurations that are referenced. In the definition section they are providing definitions that cover not only what is allowed by the zoning code but also what is allowed in those Planned Development Districts. Each of those categories are a category that have been used in the Planned Development District that has no definition.

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

Commissioner Roth asked if this would be a clarification for the definitions, and if it would affect any of the existing projects.

Director of Planning and Zoning Ryan Miller explained that it wouldn't be changing anything just defining the orientations that are already permitted.

Commissioner Hustings made a motion to approve Z2025-049. Commissioner Schoen seconded the motion which passed by a vote of 7-0.

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.

6. SP2025-035 (HENRY LEE)

Discuss and consider a request by Tom Bader of Rockwall Artisan Home on behalf of Shanon Zais for the approval of an Amended Site Plan for Minor Waiver to the color requirements of the Downtown (DT) District for a 0.057-acre tract of land identified as a portion of Lot 1 & 6, Block L, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 218 E. Rusk Street, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. He explained that the Downtown District has a different set of requirements compared to other districts, as it is more design-focused. Among these requirements are specific guidelines related to building colors. For example, accent colors covering less than 1% of the building façade are allowed, except for fluorescent colors, which are prohibited. Additionally, black, gold, and stark white are not permitted as accent colors. In this case, the applicant is proposing to repaint the top band of the building which is currently a muted brown, consistent with the Unified Development Code (UDC) to black. They are also requesting to paint the support posts of the canopy black, but no changes are being made to the canopy itself or the brick. Under the UDC, any variance to the color requirements is classified as a minor waiver and must be reviewed by the Planning and Zoning Commission, which will then forward a recommendation to the City Council.

Commissioner Roth asked if the awning would be changing color.

Chairman Dr. Conway asked if this would be less than 1% of the building.

Senior Planner Henry Lee explained 1% is what is permitted as an accent color. In this case it is greater than the 1%.

Commissioner Roth made a motion to approve SP2025-036. Commissioner Brock seconded the motion which passed by a vote of 7-0.

7. MIS2025-011 (ANGELICA GUEVARA)

Discuss and consider a request by Matthew Johnson for the approval of a Miscellaneous Case for an Exception to the parking requirements for an existing Office Building on 0.80-acre parcel of land identified as Lot 1, Block A, Barrett Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for limited Residential Office (RO) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1203 N. Goliad Street [SH-205], and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary regarding the applicant's request. The applicant is seeking a variance from the current parking requirements in order to establish a medical office. The original parking plan was designed for retail or office use, which requires a parking ratio of 1 space per 250-300 square feet. However, medical offices require a higher parking ratio of 1 space per 200 square feet. Currently, the site provides eight (8) parking spaces, but under the medical office requirement, eleven (11) spaces are needed resulting in a deficiency of three (3) spaces. In their letter, the applicant indicated plans to add sixteen (16) to eighteen (18) additional parking spaces in the future, though it was not specified whether these would be located on-site. Staff reviewed the application and confirmed that the applicant has an open pre-application meeting on file, which includes a plan showing that the additional 16-18 spaces will be shared with an adjacent property. The applicant is requesting a variance for the three (3) parking spaces in order to obtain a Certificate of Occupancy and begin operations.

Matthew Johnson
1203 N. Goliad
Rockwall, TX 75087

Mr. Johnson came forward and explained he intends to open it for a medical office space.

Commissioner Schoen asked what the plan was in the future for the parking lot.

Commissioner Bentley asked when they would start the new parking.

Commissioner Hastings asked if they had a current agreement with the adjacent property owner to share parking.

Commissioner Brock asked what the plan was to control the parking and traffic flow if this variance gets granted.

Commissioner Brock asked if this would get denied if the applicant would have to go through the process again with the extra parking.

Director of Planning and Zoning Ryan Miller explained he would have to get a site plan and then he would need to go through the engineering process.

Commissioner Hastings made a motion to approve MIS2025-011. Commissioner Brock seconded the motion which passed by a vote of 4-3 with Commissioner Hagaman, Bentley and Schoen dissenting.

8. MIS2025-012 (HENRY LEE)

Discuss and consider a request by Tammy Underwood for the consideration of a Special Request to the *Manufactured Home Replacement* requirements of Planned Development District 75 (PD-75) to allow a new *Manufactured Home* on a 0.1650-acre parcel of land identified as Lot 976A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 203 Lynn Drive, and take any action necessary.

Senior Planner Henry Lee provided a brief summary of the applicant's request. Planned Development District 75 (PD-75) allows for a one-time replacement of a manufactured or mobile home if it meets specific requirements, including a concrete foundation, a minimum roof pitch of 3:12, and 90% masonry exterior materials such as Hardie board or lap siding. The new home must also be newer and larger than the one it replaces. In this case, the applicant removed the previous home without a demolition permit. After reviewing the proposed replacement and working with the applicant and manufacturer, staff determined that the new home met all PD-75 requirements. Staff allowed the home to be placed on the property, with the understanding that Hardie board would be added after delivery due to shipping concerns. On August 15, 2025, the applicant submitted a Special Request to allow Smart Board siding instead of Hardie board, citing issues with shipping and installation. Staff noted that the shipping issue had been addressed and that Hardie board is widely used in town without reported problems.

Director of Planning and Zoning Ryan Miller explained these requirements have been in place since they established the Lake Rockwall Estates in 2009. There are multiple manufactured homes that have Hardie board on them that have met the one-time replacement in the past.

Commissioner Roth asked if there are any in Lake Rockwall Estates that have been approved without the Hardie board.

Director of Planning and Zoning Ryan Miller explained he is not aware of any that have been approved under the one-time replacement that haven't met the requirements.

Director of Planning and Zoning Ryan Miller explained that in 2009 when it was annexed they went through and cataloged everything in the Lake Rockwall Estates subdivision. That was through the annexation process. Through the zoning requirements the one-time replacement referred to any property that had a mobile home at the time of annexation was allowed a one-time replacement of that mobile home. There have been several go through in the past when they become dilapidated. They go out and verify the size and age of the manufactured home through the permitting process, then they're allowed to remove it and then they bring in a new manufactured home that is required to be larger and newer than the previous and that is the one-time replacement.

Commissioner Bentley asked if they're voting on the material.

Commissioner Hastings asked if the agreement to install the Hardie board held, would they still being see this.

Tammy Underwood
203 Lynn Drive
Rockwall, TX 75032

Mrs. Underwood came forward and formally expressed her apologies for not obtaining the required permit. She explained that she had initially believed it was the responsibility of the removal contractor to apply for the permit. Since then, she has been informed of the correct procedure and now understands that it was her responsibility to ensure the permit was obtained.

Chairman Dr. Conway asked what the Smart Sighting material is.

Director of Planning and Zoning Ryan Miller explained it was OSB board.

Commissioner Bentley asked if there would be any changes to that ordinance.

Commissioner Hustings made a motion to approve MIS2025-012. Commissioner Brock seconded the motion which passed by a vote of 7-0.

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 September 9, 2025.

9. Z2025-050 (RYAN MILLER)

Hold a public hearing to discuss and consider a Text Amendment to Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) for the purpose of establishing requirements that relate to an applicant's failure to appear at a public hearing, and take any action necessary.

Director of Planning and Zoning, Ryan Miller, provided a brief summary regarding the applicant's request. He highlighted a recurring issue with applicants failing to attend their scheduled hearings. To address this, the proposed language would grant the Council the authority to deny a case without having to hear it, specifically citing the failure of an applicant to appear at any city meeting as sufficient grounds for denial. This change would formalize the practice, allowing the Council to deny cases when applicants are absent.

Commissioner Brock asked if it gets denied would it be denied for a year.

Director of Planning and Zoning Ryan Miller explained that if they do "denial without prejudice" would be a way to allow them to bring back an application.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on September 9, 2025.

10. Z2025-051 (RYAN MILLER)

Hold a public hearing to discuss and consider a Text Amendment to Article 12, *Enforcement*, of the Unified Development Code (UDC) for the purpose of establishing an expiration date for building permits that are dormant or show little progress towards completion, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a summary regarding this case. Outlining recent issues with building permits for single-family homes. Specifically, he noted instances where construction would begin, but little to no substantial progress would be made over extended periods sometimes exceeding a year. In these cases, minimal work was performed merely to keep the permit active and avoid expiration, as the International Building Code allows permits to remain valid if six-month period of inactivity occurs. To address this, the City Attorney drafted language for a proposed text amendment. This amendment states that any building permit issued on or after October 6, 2025, shall expire within six months if no substantial progress is made, as determined by the Building Official, and if no expiration date was originally included. Permits that expire under this provision would then be subject to code enforcement actions. For existing outstanding permits, a two-year grace period from the ordinance adoption date will be provided to reach substantial completion. The Building Official may grant extensions, and a relief process will be available through an appeal to the Board of Adjustments. As a quasi-judicial body, any further appeal of the Board's decision must be made through the court system.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on September 9, 2025.

11. Z2025-052 (RYAN MILLER)

Hold a public hearing to discuss and consider a Text Amendment to Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) for the purpose of making changes to the boundary and development requirements of the Southside Residential Neighborhood Overlay (SRO) District, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the case, which involved a review of the Southside Neighborhood Residential Overlay District and recommendations to better align it with the district's stated intent. The first recommendation proposes adjusting the district boundaries to remove commercial properties, as the overlay was intended as a neighborhood preservation tool and did not apply specific requirements to commercial uses. The second recommendation is to eliminate the reduced development standards within the overlay district and instead apply the standards of the underlying Single-Family 7 (SF-7) zoning district. Staff found minimal differences between the two sets of standards and noted that the SF-7 standards are now more reflective of current development trends in the area.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on September 9, 2025.

268 12. Z2025-053 (BETHANY ROSS)

269 Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval
270 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
271 Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-
272 740], and take any action necessary.
273

274 Senior Bethany Ross provided a brief summary regarding the applicant's request. The applicant is requesting a Specific Use Permit (SUP) for a
275 carwash within the Scenic Overlay District. This case was previously approved in 2018; however, the applicant encountered site-related issues,
276 and the SUP has since expired. As part of the original SUP approval, the applicant was required to implement a three-tiered screening along the
277 southern property lines. Accordingly, that requirement has been retained in the draft ordinance.
278

279 Dub Douphrate
280 2325 Ridge Road
281 Rockwall, TX 75087
282

283 Mr. Douphrate came forward and provided additional details in regard to the applicants request.
284

285 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on September 9, 2025.
286

287 13. Z2025-054 (ANGELICA GUEVARA)

288 Hold a public hearing to discuss and consider a request by Stephen B. Duncan for the approval of a Specific Use Permit (SUP) for a Carport and Accessory
289 Building on a one (1) acre parcel of land identified as Lot 18, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned
290 Single-Family 16 (SF-16) District, addressed as 2389 Saddlebrook Lane, and take any action necessary.
291

292 Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. The applicant is requesting a Specific
293 Use Permit (SUP) for an accessory building that exceeds the maximum SF as well as a carport on the front of the accessory structure. This is not
294 an abnormal request in the Saddlebrook subdivision.
295

296 Stephen Duncan
297 2389 Saddlebrook Lane
298 Rockwall, TX 75087
299

300 Mr. Duncan came forward and provided additional details in regards to his request.
301

302 Commissioner Hagaman asked if this would be a living quarter.
303

304 Commissioner Hustings asked if there will be concrete later on.
305

306 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on September 9, 2025.
307

308 14. Z2025-055 (HENRY LEE)

309 Hold a public hearing to discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for
310 the approval of a PD Development Plan for Medical Office Building on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall
311 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within
312 the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205], and take any action necessary.
313

314 Senior Planner Henry Lee provided a brief summary regarding the applicant's request. Before the applicant can proceed with a site plan, a
315 Planned Development (PD) plan must first be approved; therefore, this request is being brought forward. Staff noted that the applicant is
316 proposing a private sports court with dedicated lighting, intended for use by a medical office. Additionally, while the proposed building elevations
317 are acceptable and will be included in the ordinance, staff clarified that, based on the submitted materials, do not currently meet the City's
318 articulation standards.
319

320 Lisa Deaton
321 1301 S. Goliad
322 Rockwall, TX 75087
323

324 Mrs. Deaton came forward and expressed the reason for the sports court would be for therapy sessions.
325

326 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on September 9, 2025.
327

328 15. Z2025-056 (ANGELICA GUEVARA)

329 Hold a public hearing to discuss and consider a request by Nahomi Anaya on behalf of Dustin Fox for the approval of a Specific Use Permit (SUP) for
330 Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.368-acre tract of land identified as a Lot 15, Block
331 C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 Harborview
332 Drive, and take any action necessary.
333

Director of Planning and Zoning Ryan Miller provided a brief summary regarding the applicant's request. The applicant is requesting a Specific Use Permit (SUP) for a residential infill project. There are two non-conforming elements associated with the request: the roof pitch, which is proposed at 2:12 instead of the required 3:12, and the garage orientation, which is located one foot behind the front façade of the building.

Nahomi Anaya
5225 Maple Avenue
Dallas, TX 75235

Mrs. Anaya came forward and expressed she has been working through comments with staff.

Commissioner Bentley asked what material was being used for the roof

Mrs. Anaya explained it was composite shingle.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on September 9, 2025.

16. Z2025-057 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Kiew Kam of Triangle Engineering, LLC on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a *Residence Hotel* on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary regarding the applicant's request. The applicant is requesting a Specific Use Permit (SUP) for a residence hotel. In this case, building elevations will not be finalized at this stage, as they do not currently meet the requirements of the Overlay District standards. Compliance with these standards will be reviewed at the time of site plan submittal.

Kiew Kam
1782 W. McDermott Drive
Allen, TX 75013

Mr. Kam came forward and provided additional details in regard to the applicant's request.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on September 9, 2025.

17. Z2025-058 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Leonard and Debra Lynskey for the approval of a Specific Use Permit (SUP) for an *Accessory Structure* that exceeds the maximum size on a 0.445-acre parcel of land identified as Lot 17, Block F, Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 2310 Sarah 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 covered porch building that exceeds the 500 SF. The proposed structure meets all the requirements in the UDC.

Dave Ramey
2310 Sarah Drive
Rockwall, TX 75087

Mr. Ramey 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 September 9, 2025.

18. Z2025-059 (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 regarding the applicant's request. The applicant is requesting a zoning change from Agricultural to a Planned Development District, with a base zoning of Single-Family 1 District. This case may appear familiar, as it was submitted during the last development cycle. However, the applicant withdrew the request at that time due to their absence from the scheduled work session. Since then, staff has been actively working with the applicant to address comments and refine the proposal.

William Solomon
4512 Legacy Drive
Plano, TX 75024

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

Chairman Dr. Conway asked what size the lots were.

Director of Planning and Zoning Ryan Miller explained they were minimums of an acre.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on September 9, 2025.

19. **Z2025-060 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of a Specific Use Permit (SUP) for an Accessory Structure on a 0.570-acre parcel of land identified as Lot 1 of the Hurst 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 710 Hartman Street, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a detached garage that exceeds the maximum size for a detached garage in a single-family 7 district. This did go through the Historic Board and was approved with the recommendation that the applicant match the color of the main structure.

Marcelino Rendon
710 Hartman
Rockwall, TX 75087

Mr. Rendon came forward and provided additional details in regards to the applicant's request.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on September 9, 2025.

20. **Z2025-061 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change from Multi-Family 14 (MF-14) District to a Single-Family 7 (SF-7) District for a 2.56-acre parcel of land identified as [1] Lot 1A, 2A, 1B, 2B & 1C and a portion of Lots 3 & 4, Block H, Sanger Addition, [2] Lots 1 & 2, Block A, M & M Johnson Addition, [3] Lots 1 & 2, Block A, Rios Buffington Addition, and [4] Lots 1 & 2, Block A, RHDC Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, bounded by E. Ross Street, Davy Crockett, Peters Colony, and E. Bourn Street, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary regarding the applicant's request. This is a City initiated zoning change, proposing a reclassification from Multi-Family 14 (MF-14) to Single-Family 7 (SF-7). The change is intended to better align with the character of the district and the existing development pattern within the majority of the block. Rezoning to SF-7 not only supports the goals of the Comprehensive Plan but also more accurately reflects the current land uses in the area. If approved, the existing duplex and triplex structures will become legally non-conforming; however, they will be allowed to remain.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on September 9, 2025.

21. **P2025-027 (HENRY LEE)**

Discuss and consider a request by Joshua Ince of Kirkman Engineering on behalf of Kris Ramji of Slate Commercial for the approval of a Preliminary Plat for Lots 1-8 & 2X, Block 1, Rockwall Retail Addition being an 11.78-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of John King Boulevard and SH-276, and take any action necessary.

Senior Planner Henry Lee explained they have requested to table for two weeks therefore they will comeback at the end of September. They have a few lots that do not have frontage that will need to be incorporated into lots that do have frontage.

22. **P2025-028 (HENRY LEE)**

Discuss and consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Final Plat for Phase 1 of the Southside Hills Subdivision consisting of 284 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16; & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

Senior Planner Henry Lee explained this will go to Parks Board and will return on the Consent Agenda.

Larry Corsen
8222 Douglas Avenue
Dallas, TX 75225

Mr. Corsen came forward and explained he has been working with staff to address comments.

23. **P2025-029 (ANGELICA GUEVARA)**

Discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Replat for Lots 7 & 8, Block J, Sanger Addition being a 0.23-acre tract of land identified as a portion of Lot 2, Block J, 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 803 & 805 Sam Houston Street, and take any action necessary.

Director of Planning and Zoning Ryan Miller explained this will go to Parks Board and will be on the Consent Agenda at the next meeting.

24. SP2025-033 (BETHANY ROSS)

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kim Timpa for the approval of a Site Plan for an Office Building on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District land uses, addressed as 906 S. Goliad Street [SH-205], and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicant's request. ARB did look at this and recommended the applicant front both Bourm street and Goliad to get frontage on Goliad.

Dub Douphrate
2235 Ridge Road
Rockwall, TX 75087

Mr. Douphrate came forward and provided additional details in regards to the applicant's request.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on September 9, 2025.

25. SP2025-034 (BETHANY ROSS)

Discuss and consider a request by Trey Peavy of RTT PCI, LLC for the approval of an Amended Site Plan for Outside Storage in conjunction with an existing Manufacturing Building on a 12.00-acre parcel of land identified as Lot 3, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 2975 Discovery Boulevard, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicant's request. The applicant is requesting an amended site plan for outside storage. Staff did suggest to the applicant to add some trees along the area to allow for better screening of the outside storage.

Trey Peavy
13182 S. FM 148
Scurry, TX 75158

Mr. Peavy came forward and provided additional details in regard to the applicant's request.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on September 9, 2025.

26. SP2025-036 (HENRY LEE)

Discuss and consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Site Plan for Phase 1 of the Southside Hills Subdivision consisting of 284 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-[205 S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicant's request. Staff is working through comments with the applicant. In addition, they did show a primary entry at 205 and secondary at FM-549.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on September 9, 2025.

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

- P2025-023: Replat for Lots 1 & 2, Block A, Webb Addition (APPROVED)
- P2025-025: Final Plat for Lots 1 & 2, Block A, West Street Addition (APPROVED)
- P2025-026: Final Plat for Lots 1 & 2, Block A, Gentry Addition (APPROVED)
- Z2025-044: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 5405 Ranger Drive (1ST READING; APPROVED)
- Z2025-045: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 606 Ross Street (1ST READING; APPROVED)
- Z2025-047: Specific Use Permit (SUP) for Indoor Commercial Amusement/Recreation for 2071 Summer Lee Drive, Suite R103 (WITHDRAWN)

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

VIII. ADJOURNMENT

Chairman Dr. Conway adjourned the meeting at 8:42 PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 9th day of September, 2025.


Dr. Jean Conway, Chairman

Attest:

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Melanie Zavala, Planning Coordinator