

MINUTES



PLANNING AND ZONING COMMISSION PUBLIC HEARING MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JULY 14, 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

Chairman Dr. Conway called the meeting to order at 6:00PM. Commissioners present were Vice-Chairman David Schoen, Carin Brock, Ellis Bentley, Douglas Roth and Caren Williams. Commissioners absent were Galen Hilliard. 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 Assistant City Engineer Jonathan Browning. Staff absent were Civil Engineer Madelyn Price.

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.

The Architectural Review Board meeting did not have a quorum; therefore, no official action was taken, and the meeting was adjourned.

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 June 30, 2026 Planning and Zoning Commission meeting.

3. P2026-023 (HENRY LEE)

Discuss and consider a request by Michael and Jennifer Wurster for the approval of a Preliminary Plat for Lots 1-4, Block A, Harvest Lakes Addition being a 12.82-acre tract of land identified as Lot 1 of the L. L. Leonard Addition and Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 550 Hance Trail, and take any action necessary.

Vice-Chairman Schoen made a motion to approve the Consent Agenda. Commissioner Bentley seconded the motion which passed by a vote of 6-0.

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.

4. Z2026-030 (RYAN MILLER)

Hold a public hearing to discuss and consider the adoption of the 2026 Update to the OURHometown Vision 2040 Comprehensive Plan, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary of the proposed Comprehensive Plan, explaining that the plan is intended to strengthen growth management strategies, reinforce the City's character, and establish implementation strategies to achieve the community's long-term vision. He stated that one of the most significant changes was transitioning from gross residential density to net residential density, reducing allowable density for future residential development. As part of this effort, the future land use map was revised to reduce low- and medium-density residential acreage, decrease mixed-use areas, and increase live-work areas to provide better transitions between residential neighborhoods and major roadways. Mr. Miller noted that no additional high-density residential land was added to vacant properties. He explained that the plan also emphasizes redevelopment and infill, corridor planning, downtown preservation, adaptive reuse, infrastructure improvements, early park development, and enhancements to neighborhood character through larger residential lot sizes, strengthened anti-monotony standards, expanded

senior housing opportunities, and revitalization of older neighborhoods. Director Miller further noted that, based on Commission feedback, staff revised several future land use designations from commercial to live-work to create more appropriate transitions adjacent to residential areas and added an implementation strategy to address legacy zoning inconsistencies. He concluded by highlighting the Mayor's foreword, which emphasizes the City's commitment to addressing future traffic concerns through future updates to the Master Thoroughfare Plan.

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 such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.

Vice-Chairman Schoen made a motion to approve Z2026-030. Commissioner Roth seconded the motion which passed by a vote of 6-0.

5. Z2026-031 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Laura Baggett of Laura Juarez Baggett Studio, PLLC on behalf of Johnathan and Key-Lee Ogle 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 two (2) parcels of land being a 0.287-acre tract of land identified as Lots 1 & 2, Block A, Turtle Cove, Phase 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for *Single-Family Detached* land uses, addressed as 931 & 935 Lexington Drive, and take any action necessary.

Planning Technician Angelica Guevara explained that the applicant is requesting approval of a Specific Use Permit (SUP) to construct an approximately 4,800-square-foot single-family residence on two existing lots, which will require the removal of the existing homes and replatting the property into a single lot. She stated that the proposed home complies with the Planned Development District requirements except for the garage orientation, as the ordinance requires a front-entry or J-swing garage rather than the proposed side-entry configuration. Mrs. Guevara noted that the applicant has agreed to revise the elevations to comply with the ordinance. She also reported that staff mailed 73 public hearing notices to property owners and occupants within 500 feet of the subject property and had received three responses in favor and three responses in opposition to the request.

Commissioner Roth asked if they were willing to change the elevation and add a two-car garage.

Laura Baggett
10026 Coppedge Lane
Dallas, TX 75229

Mrs. Baggett came forward and provided details in regards to her request.

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

Julie Doran
664 Woodland Way
Rockwall, TX 75087

Mrs. Doran stated that the proposed home should be evaluated in the context of the neighborhood's established character. She explained that although the subdivision includes larger waterfront homes, those properties back up to extensive green space, making them visually different from interior lots. Mrs. Doran requested that the Commission consider the neighborhood's architectural consistency, the potential precedent for future redevelopment, and protections for HOA maintained roads during construction. She concluded by stating that while larger homes are appropriate along the waterfront, they are not consistent with the appearance and character of the neighborhood's interior streets.

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 public hearing and brought the item back to Commission for discussion or action.

Vice-Chairman Schoen asked if there is an HOA in the neighborhood.

Commissioner Brock made a motion to approve Z2026-031 with the condition of changing the garage orientation. Vice-Chairman Schoen seconded the motion which passed by a vote of 6-0.

6. Z2026-032 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of a Specific Use Permit (SUP) for *Banquet Facility/Event Hall* in conjunction with an existing *Garden Supply/Plant Nursery* on a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary.

Senior Planner Bethany Ross provided a brief background on the request, explaining that at the time of annexation the subject property was zoned Agricultural (AG) and was occupied by a legally nonconforming garden supply and plant nursery. She stated that over time the business expanded to include a coffee shop and banquet facility. To accommodate these uses, City Council approved an amendment allowing banquet facilities and event halls within the Light Industrial (LI) District through a Specific Use Permit (SUP) and subsequently approved a zoning change from AG to LI. Senior Planner Bethany Ross explained that the applicant is requesting approval of a Specific Use Permit to allow the existing banquet facility and event hall. She noted that the garden supply and plant nursery, as well as the restaurant containing less than 2,000 square feet without a drive-through, are permitted by right in the LI District, while the banquet facility requires SUP approval. The request is limited to the conservatory area shown on the concept plan, while the remaining portions of the building will continue to be evaluated based on their existing uses. She also noted that the site provides 117 parking spaces, exceeding the minimum requirement of 61 spaces, and explained that the existing recycled asphalt parking and circulation areas may remain but may not be expanded, reconstructed, or modified without an amendment to the SUP. Senior Planner Bethany

Ross concluded by reminding the Commission that a Specific Use Permit is a discretionary action by City Council following a recommendation from the Planning and Zoning Commission.

Vice-Chairman Schoen asked if they will be requesting the asphalt with concrete.
Ron Hawkins
1110 Rs County Road 4452
Point, TX 75472

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

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 such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.

Vice-Chairman Schoen made a motion to approve Z2026-032. Commissioner Roth seconded the motion which passed by a vote of 6-0.

7. Z2026-033 (RYAN MILLER)

Hold a public hearing to discuss and consider a *Text Amendment* to Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code (UDC) for the purpose of adding *Manufactured Housing* as a permitted land use in the Single-Family Estate 4.0 (SFE-4.0) District, and take any action necessary.

Director of Planning and Zoning Ryan Miller explained that, as discussed during a previous work session, the 89th Texas Legislature adopted legislation prohibiting cities from completely banning manufactured homes. He stated that the law becomes effective on September 1, 2026, and requires cities to allow new HUD-code manufactured homes within an existing zoning district shown on the City's zoning map. Mr. Miller explained that the proposed ordinance amendment would bring the City's Unified Development Code into compliance with state law by permitting manufactured homes by right within the Single-Family Estate 4.0 (SF-E4.0) District. He noted that staff selected the SF-E4.0 District because it is generally located in more rural areas of the city with larger lots, reducing the potential for inconsistencies with the character of established neighborhoods. Director Miller further explained that the ordinance includes development standards requiring manufactured homes to be new HUD-code units, contain a minimum of 1,800 square feet, be placed on a permanent concrete foundation, and meet other requirements intended to ensure they appear as permanent single-family residences. He added that the amendment includes revisions to both Article 4, *Permissible Use Standards*, and Article 13, *Definitions*, to update the definitions of manufactured homes and mobile homes. Director Miller concluded by stating that the proposed amendments had been reviewed by the City Attorney, who concurred with the proposed changes.

Commissioner Schoen asked if this grants it by right on Single-Family Estate 4.0.

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 such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.

Commissioner Roth made a motion to approve Z2026-033. Vice-Chairman Schoen seconded the motion which passed by a vote of 6-0.

8. Z2026-034 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Bratley Stannard of Legendary Outdoor Solutions on behalf of Wade Stelzer for the approval of a *Specific Use Permit (SUP)* for *Detached Garage* on a one (1) acre parcel of land identified as Lot 18, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2368 Saddlebrook Lane, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary of the request, explaining that the applicant is requesting approval of a Specific Use Permit for the construction of a 1,250-square-foot detached metal garage on the subject property. She noted that the Unified Development Code limits detached garages in the Single-Family 16 District to a maximum of 625 square feet and requires accessory structures to be architecturally compatible with the primary residence and located behind the front façade. Ms. Ross explained that the applicant's original proposal included stone on the front elevation and LP siding on the remaining elevations; however, following the Planning and Zoning Commission work session, the applicant submitted revised plans showing the structure entirely clad in metal and increasing the size from 1,000 square feet to 1,250 square feet. She noted that although the proposed building is not architecturally compatible with the existing stone and brick residence, there are several properties within the subdivision that contain large detached metal garages as well as garages constructed with materials matching the primary structure. Senior Planner Bethany Ross concluded by stating that approval of a Specific Use Permit is a discretionary decision by City Council following a recommendation from the Planning and Zoning Commission. She also noted that staff mailed 30 public hearing notices to property owners within 500 feet of the subject property and received three responses in favor of the request.

Commissioner Bentley asked if there are other metal buildings.

Wade Stelzer
2368 Saddlebrook Lane
Rockwall, TX 75087

Mr. Stelzer came forward and provided details in regards to his request.

Vice-Chairman Schoen asked if in the front they would be okay with adding stone.

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 such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.

Vice-Chairman schoen made a motion to approve Z2026-034 with the stipulation that the front elevation with the garage door be changed from metal to stone. Commissioner Bentley seconded the motion which passed by a vote of 6-0.

9. Z2026-035 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Ernesto Mario Castro on behalf Gloria Briseño 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 0.1430-acre parcel of land identified as Lot 9, Block G, Northshore #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 210 Alta Vista Drive, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary of the request, explaining that the applicant is requesting approval of a Specific Use Permit to reconstruct a single-family home on the subject property after the previous residence was destroyed by a house fire. She explained that the Unified Development Code authorizes the Board of Adjustment to approve reconstruction of a nonconforming structure only when the damage exceeds 50 percent but is less than a total loss. Because the home was determined to be a total loss, the request must instead be considered through the residential infill process. Ms. Guevara noted that the proposed home complies with the density and dimensional requirements of the Single-Family 10 District. She concluded by stating that staff mailed 61 public hearing notices to property owners and occupants within 500 feet of the subject property and received two responses in favor of the request.

Ernesto Castro
206 Tupelo Drive
Rockwall, TX 75087

Mr. Castro came forward and provided details in regards to his request.

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

Ron Walker
212 Altavista Drive
Rockwall, TX 75087

Mr. Walker came forward and expressed he had no issues with the house being built but he didn't want them to use railroad ties anymore.

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 public hearing and brought the item back to Commission for discussion or action.

Director of Planning and Zoning Ryan Miller explained that railroad ties are not a permitted for retaining walls.

Commissioner Brock made a motion to approve Z2026-035. Commissioner Roth seconded the motion which passed by a vote of 6-0.

10. Z2026-036 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Antonio Tello of Tello's Creations, LLC 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 0.1650-acre parcel of land identified as Lot 884A 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 353 Blanche Drive, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary of the request, explaining that the applicant is requesting approval of a Specific Use Permit to construct a single-family home on the subject property. She noted that, following the previous Planning and Zoning Commission meeting, the applicant revised the proposed building elevations to better reflect the architectural character of the surrounding neighborhood. Ms. Guevara stated that the revised home meets most of the development standards for the district, with the exception of the garage orientation requirement. She explained that the Unified Development Code requires garages to be located at least 20 feet behind the front façade of the home; however, the proposed garage is located approximately 13 feet, 3 inches in front of the front façade. She noted that similar waivers have been granted for other new residential developments within the subdivision and reminded the Commission that approval of the request is a discretionary decision by City Council following a recommendation from the Planning and Zoning Commission. Mrs. Guevara concluded by stating that staff mailed 170 public hearing notices to property owners and occupants within 500 feet of the subject property and received one response in favor of the request.

Antonio Tello
353 Blanche Drive
Rockwall, TX 75032

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 such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.

Commissioner Schoen made a motion to approve Z2026-036. Chairman Dr. Conway seconded the motion which passed by a vote of 6-0.

11. Z2026-037 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Eric Little of CPIV-354 Ranch Trail for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

Senior Planner Henry Lee provided a brief summary of the request, explaining that the subject property is located within Planned Development District 46 (PD-46), which was originally established to accommodate numerous legally nonconforming structures and uses following annexation. He stated that the district was zoned commercial while allowing existing nonconforming land uses to remain on their individual tracts. Mr. Lee noted that the district has been amended over time to allow additional uses on specific tracts, including outside storage and warehousing, with warehousing already permitted on the adjacent property to the east. He explained that the applicant originally requested all proposed uses be permitted by right. Staff's draft ordinance recommended allowing warehousing by right while requiring the remaining uses through a Specific Use Permit. However, following the Planning and Zoning Commission work session, the applicant requested that warehousing, light assembly and fabrication, and light manufacturing be permitted by right, with the remaining uses requiring a Specific Use Permit. Mr. Lee stated that while allowing warehousing would be consistent with existing uses in the district, permitting the additional requested uses would establish a new precedent within PD-46, regardless of whether they were allowed by right or through a Specific Use Permit. He concluded by noting that the request is a discretionary zoning decision, that staff mailed 78 public hearing notices to property owners within 500 feet of the subject property, and that no responses had been received at the time of the meeting.

Commissioner Roth asked if they would have to approve all the uses being provided.

Commissioner Brock asked how this came to be Commercial.

Vice-Chairman Schoen asked if this would be Light Industrial or Commercial.

Eric Little
5001 LBJ Freeway #830
Dallas, TX 75224

Mr. Little came forward and explained they had bought the property in 2022.

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 such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.

Commissioner Roth made a motion to approve Z2026-037 for the three by right use cases and strike the four. Commissioner Brock seconded the motion which passed by a vote of 6-0

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.

12. SP2026-014 (BETHANY ROSS) **[THE APPLICANT HAS TABLED THIS CASE TO JULY 28, 2026]**

Discuss and consider a request by Mathew Smith of Strohmeier Architects, Inc. on behalf of Dan Bobst for the approval of a Site Plan for Office Building on a 4.6540-acre parcel of land identified as Lot 1, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 5133 S. FM-549, and take any action necessary.

13. SP2026-017 (HENRY LEE)

Discuss and consider a request by Mitchell Mulholland of Cross Engineering Consultants, Inc. on behalf of Kris Ramji of Providence Village Neighborhood Shops on 380 by Slate, LLC and SV Rockwall, LLC for the approval of a Site Plan for two (2) Commercial/Retail Buildings on a 3.854-acre portion of a larger 11.836-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 provided a brief summary of the request, explaining that the subject properties are located within Planned Development District 45 (PD-45), which permits retail land uses. He noted that the Commission had previously considered preliminary plans for the property and that the applicant is now requesting approval of a site plan for two multi-tenant retail and restaurant buildings. Mr. Lee stated that the proposed site plan includes a drive-through restaurant on the western building and explained that the applicant would be required to obtain a Specific Use Permit for the drive-through use. If the Specific Use Permit is not approved, the site plan would need to be amended to remove the drive-through. He further explained that the Architectural Review Board recommended revisions to the original building elevations, including additional storefront windows, enhanced building materials and colors, and canopies over entrances. While the applicant addressed most of the Board's comments, Mr. Lee noted that staff continued to recommend additional storefront windows on the rear and side elevations, canopies over the rear entrances, and a contrasting color for the sign bands. He concluded by stating that the proposal includes one variance to the articulation standards, which is offset by providing a 32-foot residential adjacency buffer with a berm in place of the required 20-foot buffer.

Mitchell Mulholland
1720 W Virginia
McKinney, TX 75069

Mr. Mulholland discussed and they will accommodate ARB requests.

Commissioner Roth made a motion to approve SP2026-017 with the conditions they meet ARB recommendations. Vice-Chairman Schoen seconded the motion which passed by a vote of 6-0.

337
338 **14. SP2026-018 (BETHANY ROSS)**

339 Discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Mike Wurster of Subtle Grounds, LLC for the approval of a Site Plan for a
340 *Restaurant with Drive-Through or Drive-In* on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development
341 Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District
342 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King
343 Boulevard, and take any action necessary.
344

345 Senior Planner Bethany Ross provided a brief summary of the request, explaining that City Council previously approved a Specific Use Permit for
346 an outdoor commercial amusement and recreation facility consisting of pickleball courts on the subject property. She stated that the applicant is
347 now requesting approval of a site plan for two restaurants and a retail building. Ms. Ross noted that the submitted site plan, landscape plan,
348 photometric plan, and building elevations generally comply with the requirements of Planned Development District 71, the Limited Commercial
349 District, and the SH-205 Bypass Overlay, with the exception of two requested variances. She explained that the first variance would allow a retaining
350 wall with enhanced landscaping in portions of the landscape buffer along North John King Boulevard in lieu of a continuous berm due to existing
351 topography, proposed grading, and fire access requirements. The second variance would allow a grain silo-style accessory storage building within
352 the drive-through area, which does not meet the conventional masonry and articulation standards of the overlay district. Ms. Ross noted that the
353 applicant proposed compensatory measures, including providing portions of the required berm where feasible, additional landscaping, incorporating
354 the silo as an architectural feature, and enhanced site design and open space elements. She also stated that the applicant addressed all Architectural
355 Review Board comments by screening rooftop equipment on the building elevations and that staff recommends a condition requiring submission of
356 a tree scape plan prior to engineering plan approval.
357

358 Commissioner Brock asked if ARB had any issues with the silo building.
359

360 Tyler Adams
361 100 N cottonwood
362 Drive, Suite 104
363 Richardson, TX 75080
364

365 Mr. Adams came forward and provided additional details in regards to the request.
366

367 Commissioner Roth asked how the parking would look.
368

369 Commissioner Brock asked about the connectivity.
370

371 Chairman Dr. Conway made a motion to approve SP2026-018. Commissioner Brock seconded the motion which passed by a vote of 6-0.
372

373 **15. SP2026-013 (BETHANY ROSS)**

374 Discuss and consider a request by Kevin Patel of Triangle Engineering on behalf of Mohib Masani of MACA Development, LLC for the approval of a Site Plan
375 for *Office/Warehouse Building* on a 4.07-acre tract of land identified as a portion of Lot 9, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County,
376 Texas, zoned Light Industrial (LI) District, generally located west of the intersection of Capital Boulevard and Data Drive, and take any action necessary.
377

378 Senior Planner Bethany Ross provided a brief summary of the request, explaining that the approximately four-acre subject property is located west
379 of the intersection of Capital Boulevard and Data Drive and is zoned Light Industrial. She stated that the applicant is requesting approval of a site
380 plan for two office warehouse buildings. Ms. Ross explained that the proposed site plan generally complies with the development standards of the
381 Light Industrial District, with the exception of the building articulation standards and parking requirements. She noted that the proposed buildings
382 do not meet the required articulation standards, which is common for larger industrial buildings but still requires an exception from the Planning
383 and Zoning Commission. She further explained that while the development provides 138 parking spaces, only 94 count toward the minimum parking
384 requirement because 44 spaces are located within a gated area and are not available for general use, resulting in a parking exception request. Ms.
385 Ross stated that the applicant proposed several compensatory measures, including installing five-inch caliber trees in place of the required four-
386 inch trees, providing a 48-inch canopy across the storefront, and incorporating enhanced building overhangs and projections. She also noted that
387 the applicant addressed the Architectural Review Board's request to screen the rooftop equipment by incorporating louvers into the building design.
388

389 Phillip Craddock
390 505 Embargo Drive
391 Fate, TX 75087
392

393 Mr. Craddock came forward and provided details in regards to the applicants request.
394

395 Commissioner Roth asked if the spaces were intended for the public.
396

397 Vice-Chairman Schoen made a motion to approve SP2026-013. Commissioner Roth seconded the motion which passed by a vote of 6-0.
398

399 **16. SP2026-020 (HENRY LEE)**

400 Discuss and consider a request by Pene Sherman of P. Sherman Construction on behalf of Mitchell and Sons Enterprises for the approval of a Site Plan for an
401 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
402 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.
403

Senior Planner Henry Lee provided a brief summary of the request, explaining that the Commission had previously considered the subject property on two occasions. He stated that the applicant initially requested a Specific Use Permit for outside storage but later withdrew the request. The applicant subsequently submitted a site plan application; however, it was administratively denied after failing to address staff review comments. Mr. Lee explained that the applicant has now resubmitted a site plan addressing those comments. He noted that no changes are proposed to the existing building, but the applicant is proposing improvements to bring the property closer into compliance with the Unified Development Code by installing a concrete drive aisle, fire lane, parking area, and any required detention facilities. He further explained that the landscape plan includes juniper trees along the fence line to provide screening for the existing bay door but does not include the required berm or accent trees along the I-30 frontage, resulting in requested landscaping variances. Mr. Lee concluded by noting that approval of the landscaping variances would require a three-fourths majority vote of the Planning and Zoning Commission.

Pene Sherman
5707 Yacht Club Drive
Heath, TX 75032

Mrs. Sherman came forward and provided details in regards to the applicants request.

Vice-Chairman Schoen made a motion to approve SP2026-020 with the denial of the variances to the landscaping and the berm. Commissioner Bentley seconded the motion which passed by a vote of 6-0.

17. **SP2026-021 (ANGELICA GUEVARA)**

Discuss and consider a request by Scott A. Sower and SSARCO of TX, PLLC on behalf of Todd Baker of YMCA of Metropolitan Dallas for the approval of an *Amended Site Plan* for the YMCA of Rockwall being situated on a 21.378-acre parcel of land identified Lot 1, Block A, Rockwall CO Branch YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5), situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1210 N. Goliad Street, and take any action necessary.

The applicant requested to table to the July 28, 2026 meeting.

18. **SP2026-024 (BETHANY ROSS) [THE APPLICANT HAS TABLED THIS CASE TO JULY 28, 2026]**

Discuss and consider a request by Herkiran Kaur of SRC Land Building Real Estate, LLC on behalf of Rajesh Malviya of Buffalo Country Properties, LLC for the approval of an *Amended Site Plan* for a *Retail Building and Daycare Facility* on a 2.649-acre parcel of land identified as Lot 13 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [SH-205], and take any action necessary.

VII. DISCUSSION ITEMS

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

- P2026-021: Final Plat for Lot 1, Block A, Texas Products Addition (**APPROVED**)
- P2026-022: Final Plat for Lots 1 & 2, Block A, Horizon Office Park Addition (**APPROVED**)
- P2026-024: Replat for Lots 54-67, Block D, Park Hills Addition (**APPROVED**)
- Z2026-027: Zoning Change (AG to SF-16) for Marilyn Jayne Lane (**2ND READING; APPROVED**)
- Z2026-028: Zoning Change (AG to SF-1) for 520 Cornelius Road (**2ND READING; APPROVED**)
- Z2026-029: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 178 Lynne Drive (**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.

VIII. ADJOURNMENT

Vice-Chairman Schoen adjourned the meeting at 8:06PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 28th day of July, 2026.

Attest:

Melanie Zavala, Planning Coordinator

Dr. Jean Conway, Chairman