

# MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
JULY 28, 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

Vice-Chairman Schoen called the meeting to order at 6:00PM. Commissioners present were Carin Brock, Ellis Bentley, Douglas Roth, Galen Hilliard and Caren Williams. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Senior Planner Bethany Ross, Planning Technician Angelica Guevara and Planning and Zoning Coordinator Melanie Zavala. Staff absent were City Engineer Amy Williams, Assistant City Engineer Jonathan Browning, and 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.

Director of Planning and Zoning Ryan Miller advised staff would provide ARB recommendations when staff presented 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.*

Vice-Chairman Schoen explained how open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being no one indicating such Vice-Chairman Schoen 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 June 14, 2026 Planning and Zoning Commission meeting.

### **3. P2026-025 (ANGELICA GUEVARA)**

Consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a Replat for Lot 30 of the Skyview Country Estate No. 3 Addition being a 6.156-acre parcel of land identified as Lot 29 of the Skyview Country Estate No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

### **4. P2026-027 (BETHANY ROSS)**

Consider a request by April and Lisa Ross of Burns Surveying on behalf of Timothy Burns of Burns Summit, LLC for the approval of a Final Plat for Lot 1, Block D, Harbor Summit Addition being a 2.365-acre tract of land identified as Lot 5, Block A, George Morton Estate Addition; Lots 1 & 2 and a portion of Lots 3 & 4, Block 12, George Morton Addition; and Lot 1, Block D, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive, and take any action necessary.

Commissioner Roth made a motion to approve the Consent Agenda. Commissioner Brock 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.*

### **5. Z2026-034 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Bradley 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 presented the request for the subject property located on Saddlebrook Lane. She explained that the Planning and Zoning Commission had previously considered the case on July 14, when it recommended approval of a Specific Use Permit (SUP) for a 1,250-square-foot detached garage, subject to the condition that stone be installed on the front façade of the building. Two days later, the applicant notified staff that they wished to revise the building's size and exterior materials and requested that the case be remanded back to the Planning and Zoning

Commission. City Council approved the remand request on July 20. Mrs. Ross stated that the updated proposal reduced the building size to 1,000 square feet and included revised building elevations showing a stone wainscot on the front façade with LP siding on the remaining façades.

Wade Stelzer  
2368 Saddlebrook Lane  
Rockwall, TX 75032

Mr. Stelzer came forward and expressed he is going back to the previous style.

Vice-Chairman Schoen opened the public hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating such, Vice-Chairman Schoen closed the public hearing and brought the item back to Commission for discussion or action.

Commissioner Gilliard asked it was approved previously.

Commissioner Roth made a motion to approve Z2026-034. Commissioner Bentley 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.*

##### 6. 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.

Planning Technician Angelica Guevara provided a summary of the request, explaining that the applicant is seeking approval of an amended site plan for the demolition, new construction, and renovation of the existing 40,000-square-foot YMCA building. She stated that the application included a site plan, landscape plan, and building elevations. The proposed site plan identifies a building addition, while the elevations show exterior materials consisting primarily of metal panels with limited CMU veneer and limestone. Mrs. Guevara explained that because the property is located within the North SH 205 Overlay District, the building must comply with the General Commercial and General Overlay District architectural standards of the Engineering Design Criteria (EDC). She noted that the proposal requires variances related to roof pitch, primary and secondary building materials, natural stone requirements, architectural elements, four-sided architecture, and building articulation. Mrs. Guevara further explained that the applicant had incorporated several recommendations from the Architectural Review Board (ARB), including the addition of lintel beams above the windows, cast stone lintels above the three windows on the west elevation, and changing the metal panel color from white to dune. However, she noted that the proposed stone element had not been extended to the roof line and that no additional compensatory architectural measures had been proposed. Mrs. Guevara informed the Commission that the ARB reviewed the revised elevations earlier that evening and recommended approval of the building elevations on the condition that the stone element be extended to the roof line. She clarified that the Board's recommendation was to extend the stone to the roof line, rather than above it, after determining during its review that the roof line overhangs the building. Mrs. Guevara concluded by reminding the Commission that approval of the requested variances is a discretionary decision requiring a supermajority vote.

Scott Sower  
4023 Rawlins Street  
Dallas, TX 75219

Mr. Sower came forward and provided details in regard to his request.

Commissioner Brock made a motion to approve SP2026-021. Commissioner Roth seconded the motion which passed by a vote of 6-0

##### 7. SP2026-026 (HENRY LEE)

Discuss and consider a request by Robert Foster of Groovy's for the approval of an *Amended Site Plan* for an *Office Building* on a 0.1291-acre tract of land identified as a portion of Lots 4 & 5, Block L, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 201 E. Washington Street, and take any action necessary.

Senior Planner Mr. Henry Lee provided a summary of the request, explaining that the subject property is currently developed with an existing 3,000-square-foot building that originally operated as Jim and Dean's Garage as an automobile repair facility. He stated that the applicant is proposing to convert the building into an office building with an associated photography studio. Mr. Lee explained that the proposed renovations include replacing the existing windows with commercial-style windows, adding canopies, replacing the existing roll-up doors with spandrel glass, and painting the exterior of the building oyster white. He noted that the proposed exterior paint color requires approval of a minor waiver from the Planning and Zoning Commission. Mr. Lee further explained that while the proposed color is a variation of white, similar shades already exist on other buildings within the downtown district, making the request consistent with the character of the surrounding area.

Robert Foster  
110 E. Rusk Street  
Rockwall, TX 75087

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

Commissioner Brock made a motion to approve SP2026-026. Commissioner Roth seconded the motion which passed by a vote of 6-0.

#### 8. MIS2026-012 (BETHANY ROSS)

Discuss and consider a request by Craig Tatum on behalf of Michael Swiercinsky for the approval of a *Miscellaneous Case* for a *Minor Waiver* to the Downtown (DT) District requirements on a portion of a 0.184-acre tract of land identified as Lot 8 and a portion of Lot 5, Block M, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 115 S. Goliad Street, Suite 100, and take any action necessary.

Senior Planner Bethany Ross provided a summary of the request, explaining that the subject property is located within the Downtown District and that the applicant is requesting a minor waiver to the Downtown District color requirements. She stated that, based on the applicant's submitted exhibit, the proposal is to paint the entire front façade a dark navy blue. Mrs. Ross explained that the EDC require the dominant color of buildings within the Downtown District to consist of muted shades of warm gray, red, green, beige, or brown. Because the proposed dark navy blue does not meet those color requirements, the applicant is requesting a minor waiver. Mrs. Ross concluded by noting that approval of the requested waiver is a discretionary decision of the Planning and Zoning Commission.

Craig Tatum  
2027 Miranda Lane  
Rockwall, TX 75087

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

Vice-Chairman made a motion to approve MIS2026-012. Commissioner Roth seconded the motion which passed by a vote of 6-0.

#### 9. MIS2026-013 (HENRY LEE)

Discuss and consider a request by Dani Mitchell on behalf of Chris Eich for the approval of a *Miscellaneous Case* for a *Front Yard Fence* on a 0.5470-acre tract of land identified as Lot 1-3 and a portion of Lot 4, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 601 Parks Street, and take any action necessary.

Senior Planner Mr. Henry Lee provided a summary of the request, explaining that the applicant is seeking approval to construct a front yard fence on the subject property. He stated that, as shown on the site plan, the property currently contains an existing wrought iron front yard fence along Lillian Street, and the applicant is proposing to extend a matching fence along the Parks Avenue frontage. Mr. Lee explained that the Unified Development Code requires wrought iron front yard fences to have a maximum height of 42 inches, and the proposed fence complies with that requirement by also being 42 inches in height. He noted that while the proposal meets the applicable development standards, approval of a front yard fence remains a discretionary decision of the Planning and Zoning Commission. Mr. Lee further explained that the Unified Development Code requires front yard fences to be compatible with existing fences within the neighborhood, and because the proposed fence matches the existing wrought iron fence already on the property, it appears to be consistent with the surrounding character.

Commissioner Bentley asked if the request is front yard since it is a corner lot.

Chris Eich  
601 Parks Avenue  
Rockwall, TX 75087

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

Commissioner Roth made a motion to approve MIS2026-013. Commissioner Bentley seconded the motion which passed by a vote of 6-0.

#### 10. MIS2026-014 (HENRY LEE)

Discuss and consider a request by Amanda Dailey for the approval of a *Miscellaneous Case* for a *Front Yard Fence* on a 1.474-acre tract of land identified as Tract 3 of the G. W. Redlin Survey, Abstract 183, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 205 Dial Street, and take any action necessary.

Senior Planner Mr. Henry Lee provided a summary of the request, explaining that the subject property is located at 205 Dial Lane and is zoned Single Family-10 (SF-10) District. He stated that, similar to the previous case, the applicant is requesting approval of a front yard fence. Mr. Lee explained that the Unified Development Code requires front yard fences to consist of either a 42-inch wrought iron fence or a 48-inch wood picket fence. In this case, however, the applicant is proposing a 48-inch split rail-style fence with wire attached to the back, as shown in the submitted exhibits. He noted that while a similar fence currently exists on the property, the proposed design does not meet the requirements of the Unified Development Code. Mr. Lee further explained that the Code was amended approximately one year ago to prohibit attaching materials to transparent fencing, and the proposed wire backing would not comply with that requirement. He also noted that the Unified Development Code requires front yard fences to be compatible with surrounding fences. Although there are limited nearby properties, the adjacent neighborhood is primarily characterized by solid wood and wrought iron fencing, making the proposed split rail fence with wire appear inconsistent with the surrounding area.

Amanda Dailey  
205 Dial Lane  
Rockwall, TX 75087

Commissioner Hilliard asked where the gate is located.

Commissioner Brock made a motion to approve MIS2026-014. Commissioner Hilliard seconded the motion which passed by a vote of 6-0.

204 **11. MIS2026-015 (BETHANY ROSS)**

205 Discuss and consider a request by Geneve du Plessis on behalf of Greg Fox for the approval of a Miscellaneous Case for a Minor Waiver to the Downtown (DT)  
206 District requirements on a 0.034-acre tract of land identified as a portion of Lot 3, Block L, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas,  
207 zoned Downtown (DT) District, addressed as 103 San Jacinto Street, and take any action necessary.  
208

209 **Senior Planner Mrs. Bethany Ross provided a summary of the request, explaining that the subject property is located within the Downtown District**  
210 **and that the applicant is requesting a minor waiver to the Downtown District color standards. She stated that the applicant is proposing to paint the**  
211 **entire front façade forest green and the front door a deep dark orange. Mrs. Ross explained that the Downtown District standards require the dominant**  
212 **color of buildings to consist of muted shades of warm gray, red, green, beige, or brown. Because the proposed color scheme does not comply with**  
213 **those standards, the applicant is requesting a minor waiver. Mrs. Ross concluded by noting that approval of the requested waiver is a discretionary**  
214 **decision of the Planning and Zoning Commission.**  
215

216 **Geneve Du Plessis**  
217 **103 San Jacinto**  
218 **Rockwall, TX 75087**  
219

220 **Mrs. Du Plessis came forward and provided details in regards to her request.**  
221

222 **Commissioner Roth made a motion to approve MIS2026-015. Commissioner Bentley seconded the motion which passed by a vote of 6-0.**  
223

224 **VII. DISCUSSION ITEMS**  
225

226 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*  
227 *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*  
228 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*  
229 *following cases is August 11, 2026.*  
230

231 **12. Z2026-038 (ANGELICA GUEVARA)**

232 Hold a public hearing to discuss and consider a request by Matt Benedetto on behalf Steven Stanley for the approval of a Specific Use Permit (SUP) for  
233 Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.637-acre parcel of land identified as Lot 5,  
234 Block A, Las Primeras Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 521 Renfro Street, and take any  
235 action necessary.  
236

237 **Planning Technician Angelica Guevara explained this request meets all of the requirements for a single-family home in that district.**  
238

239 **Matt Benedetto**  
240 **205 Meadowdale Street**  
241 **Rockwall, TX 75087**  
242

243 **Mr. Benedetto came forward and explained they were building a single-family home.**  
244

245 **Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.**  
246

247 **13. Z2026-039 (HENRY LEE)**

248 Hold a public hearing to discuss and consider a request by Aravind Kanumuru for the approval of a Zoning Change from Agricultural (AG) District to Single-  
249 Family 16 (SF-16) District for a 0.79-acre parcel of land identified as Tract 6 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County,  
250 Texas, zoned Agricultural (AG) District, addressed as 516 N. Stodghill Road, and take any action necessary.  
251

252 **Aravind Kanumuru**  
253 **516 N Stodghill**  
254 **Rockwall, TX 75087**  
255

256 **Mr. Kanumuru explained that he has owned the subject property since 2019 and is requesting approval to subdivide the lot in order to construct a**  
257 **new single-family residence on the vacant portion of the property located behind the existing home. He stated that the property is currently zoned**  
258 **Agricultural and that he is requesting to rezone it to a residential district consistent with the surrounding neighborhood. Mr. Kanumuru noted that**  
259 **the adjacent properties are developed with single-family residences, and his proposal is intended to be compatible with the existing residential**  
260 **character of the area.**  
261

262 **Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.**  
263

264 **14. Z2026-040 (ANGELICA GUEVARA)**

265 Hold a public hearing to discuss and consider a request by Seth and Lacy Blanck for the approval of a Specific Use Permit (SUP) for Residential Infill in an  
266 Established Subdivision for the purpose of constructing a single-family home on a 0.133-acre parcel of land identified as Block 16 of the Amick Addition, City of  
267 Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 401 N. Alamo  
268 Road, and take any action necessary.  
269

270 **Planning Technician Angelica Guevara explained that based on the elevations they have provided they do currently meet the requirements for this**  
271 **district.**  
272



Seth and Lacy Blanck  
401 N Alamo Road  
Rockwall, TX 75087

Mr. and Mrs. Blanck came forward and provided details in regard to their request.

Commissioner Hilliard asked if this would be in the Historic district.

Commissioner Bentley asked why they would be using stucco.

Commissioner Roth asked what was the percentage of stucco they would be using.

Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.

**15. Z2026-041 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 1232 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 248 Russell Drive, and take any action necessary.

Planning Technician Angelica Guevara explained the request does meet all the density and dimensional requirements with the exception of the garage orientation.

Alex Flores  
466 Renee Drive  
Rockwall, TX 75087

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

Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.

**16. Z2026-042 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Jim Freeman and Jenna Lee of Alterra IOS Acquisitions, LLC on behalf of Tommy Truluck of EPES Transport Systems, LLC for the approval of a Zoning Change from Heavy Commercial (HC) and Commercial (C) Districts to a Heavy Commercial (HC) District for a five (5) acre tract of land identified as Tract 2-01 of the J.R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2890 S. Goliad Street [SH-205], and take any action necessary.

Senior Planner Bethany Ross explained the zoning change meets all of the comp plan and it will also provide some consistent zoning for this lot.

Daniel Box  
1445 Ross Avenue  
Dallas, TX 75202

Mr. Box explained they are looking into making this site zoning consistent. They are not proposing to change any of the existing improvements.

Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.

**17. Z2026-043 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by James Roland on behalf Leon and Gracie Walker 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 0.651-acre parcel of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 1204 Marilyn Jayne Lane, and take any action necessary.

Senior Planner Henry Lee provided a brief summary of the request, explaining that the subject property had previously come before the Planning and Zoning Commission as part of a zoning request. He stated that the existing home on the property had been destroyed by fire and that, because the property was zoned Agricultural, the applicant was required to obtain the appropriate residential zoning before moving forward with redevelopment. Mr. Lee explained that the applicant is now requesting approval of a Specific Use Permit to construct a new single-family residence on the property. He also noted that the applicant is scheduled to appear before the Board of Adjustment later that week to request a variance related to the size of the home. Mr. Lee stated that the proposed home is comparable in size to the surrounding residences within the subdivision and that staff did not anticipate any issues with the variance request, which is why staff felt comfortable moving the application forward for consideration.

Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.

**18. Z2026-044 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Raul Suarez on behalf of Violet Harrington of RERV, 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 0.30-acre parcel of land identified as Lot 27 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the SH-205 Overlay (SH-205 OV) District

and the Southside Residential Neighborhood Overlay (SRO) District, generally located at the southeast corner of the intersection of Dickey Street and Sam Buffington Street, and take any action necessary.

Planning Technician Angelica Guevara explained the request does meet all the density and dimensional requirements with the exception of the garage orientation.

Planning Technician Angelica Guevara asked about the roof pitch.

Raul Suarez  
558 Franklin Lane  
Lavon, TX 75166

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

Mr. Glen the architect for the project explained the little raised portion of the roof is because he wanted a little bit of a steeper pitch in the front of that.

Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.

**19. Z2026-045 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Logan Lindsley of Kimley-Horn and Associates, Inc. on behalf of Kelly Cannell of JWS Land, LTD for the approval of a Specific Use Permit (SUP) for a *Medical Office Building that Exceeds 25,000 SF in a General Retail (GR) District* on a 5.1527-acre parcel of land identified as Tract 4-26 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, generally located at the southeast corner of the intersection of Medical Drive and Horizon Road [i.e. FM-3097], 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 because the proposed building exceeds the maximum 25,000-square-foot building size permitted by right within the General Retail District. She stated that the applicant is proposing a 42,000-square-foot building and that it is the Planning and Zoning Commission's responsibility to determine whether the proposed size is appropriate for the location. Mrs. Ross also noted that several of the surrounding commercial buildings exceed 25,000 square feet, indicating that the proposed building size would be consistent with the surrounding development pattern.

Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.

**20. Z2026-046 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Pascual Mojica on behalf of Robert Wheeler 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 0.2548-acre parcel of land identified as Lot 748A 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 176 Diana Drive, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary explaining the request currently does not meet the garage requirements, exterior material requirements or anti-monotony standards.

Pascual Mojica  
2404 Woodland Drive  
Ennis, TX 75119

Mr. Mojica came forward and explained he's working with staff to address comments.

Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.

**21. Z2026-047 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Pascual Mojica on behalf of Robert Wheeler 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 0.2548-acre parcel of land identified as Lot 747A 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 184 Diana Drive, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary explaining the request currently does not meet the garage requirements, exterior material requirements or anti-monotony standards.

Pascual Mojica  
2404 Woodland Drive  
Ennis, TX 75119

Mr. Mojica came forward and explained he's working with staff to address comments.

Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.

**22. P2026-026 (HENRY LEE)**

Discuss and consider a request by Mike Peoples on behalf of Donnie Peoples for the approval of a Replat for Lots 9, 10, & 11, Block A, J. D. Crocker Addition being a 3.721-acre tract of land identified as Lot 1, Block A, J. D. Crocker Addition, City of Rockwall, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 207 Peoples Lane, and take any action necessary.

Senior Planner Henry Lee provided a summary of the request, explaining that the item is before the Planning and Zoning Commission because the property is located within the City's Extraterritorial Jurisdiction (ETJ). He stated that, under the City's interlocal agreement with the county, plats within the ETJ are reviewed by the county for comment, while the City is responsible for approving the plat. Mr. Lee further explained that, based on the existing configuration of the property and the proposed subdivision of the lot, the applicant will also require a variance to the minimum lot frontage requirements. He noted that the requested variance will be considered as part of the plat approval process.

Mike People  
1700 E. SH-66  
Rockwall, TX 75087

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

Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.

#### 23. SP2026-014 (BETHANY ROSS)

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.

Senior Planner Bethany Ross noted that the Architectural Review Board (ARB) reviewed the proposal and provided recommendations to soften the building elevations and create a better architectural transition between the adjacent residential and commercial areas. She explained that the recommendations were intended to improve the compatibility of the proposed development with the surrounding properties.

Matthew Smith  
2701 Sunset Ridge  
Rockwall, TX 75032

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

Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.

#### 24. SP2026-025 (BETHANY ROSS)

Discuss and consider a request by John Arnold of Erwin Farms SF, LTD for the approval of a Site Plan for Erwin Farms Subdivision consisting of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

Senior Planner Bethany Ross explained this request will go to Parks Board on August 4, 2026.

#### 25. SP2026-027 (HENRY LEE)

Discuss and consider a request by Frank Polma of R-Delta Engineers, LLC on behalf of Zach Schultz of Raybrun Electric Cooperative for the approval of a Site Plan for a Golf Driving Range and Commercial Amusement/Recreation Facility a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205], and take any action necessary.

Anthony Winkler  
637 Calvin Drive  
Heath, TX 75032

Mr. Winkler came forward and explained he was building an entertainment center.

Commissioner Roth asked what is the height for the poles in the driving range.

Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.

#### 26. SP2026-028 (HENRY LEE)

Discuss and consider a request by Frank Polma of R-Delta Engineers, LLC on behalf of Zach Schultz of Raybrun Electric Cooperative for the approval of an Amended Site Plan for a Soccer Complex and Parking Lot Expansion for an existing Corporate Campus (i.e. Raybrun Electric Cooperative) being an 18.00-acre tract of land identified as a portion of Lots 2, & 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 Overlay (SH-205 OV) District, zoned Planned Development District 44 (PD-44) for Heavy Commercial (HC) District and Commercial (C) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

Frank Poma

618 Main Street  
Garland, TX 75040

Mr. Polma came forward and provided details in regard to his request.

Vice-Chairman Schoen asked if there were any issues if they go synthetic.

Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.

**27. SP2026-029 (BETHANY ROSS)**

Discuss and consider a request by Tanner Henson of Kimley-Horn and Associates, Inc. on behalf of Brian Creed of the City of Heath for the approval of a Site Plan for a Building in conjunction with a Water Well on a 1.09-acre portion of a larger 3.0047-acre tract of land identified as Tract 2-2 of the N. M. Ballard Survey, Abstract No. 48, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1480 T. L. Townsend Drive, and take any action necessary.

Senior Planner Bethany Ross explained that the Architectural Review Board (ARB) recommended approval of the proposal with the condition that the canopy be extended to provide coverage across the full front façade of the building. She stated that the recommendation was made to provide protection for employees entering and exiting the building during inclement weather. Mrs. Ross also noted that staff is requesting the applicant provide additional screening along T.L. Townsend Drive to enhance the appearance of the development. ARB did recommend approval that they extend the canopy for the dull front face.

Tanner Henson  
13455 Noel Road  
Dallas, TX 75240

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

Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.

**28. SP2026-030 (BETHANY ROSS)**

Discuss and consider a request by Ethan Kaufmann for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF without a Drive Through or Drive-In on a 1.132-acre tract of land identified as Lots A & C, Block 110, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, addressed as 706 S. Clark Street, and take any action necessary.

Senior Planner Bethany Ross explained that the Architectural Review Board (ARB) recommended approval of the proposal as submitted. She noted, however, that the Board identified a few minor comments regarding the building elevations. Mrs. Ross stated that the door-side elevation appeared to have been inadvertently reversed and should instead match the rear elevation. She also explained that the signage on the passenger-side elevation should be reversed to reflect the correct orientation. In addition, Mrs. Ross noted that murals are not permitted within the City, except in the I-30 corridor, and therefore the mural shown on the elevations will need to be removed or revised prior to the next review.

Ethan Kaufman  
706 S Clark Street  
Rockwall, TX 75087

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

Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.

52729. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).

- P2026-023: Preliminary Plat for Lots 1-4, Block A, Harvest Lakes Addition (**APPROVED**)
- Z2026-030: 2026 Update to the OURHometown Vision 2040 Comprehensive Plan (**1<sup>ST</sup> READING; APPROVED**)
- Z2026-031: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 931 & 935 Lexington Drive (**TABLED TO AUGUST 3, 2026**)
- Z2026-032: Specific Use Permit (SUP) for *Banquet Facility/Event Hall* for 4571 SH-276 (**TABLED TO AUGUST 3, 2026**)
- Z2026-033: Text Amendment to Articles 04 & 13 of the Unified Development Code (UDC) for *Manufactured Housing* (**1<sup>ST</sup> READING; APPROVED**)
- Z2026-034: Specific Use Permit (SUP) for a *Detached Garage* at 2368 Saddlebrook Lane (**REMANDED BACK TO THE PLANNING AND ZONING COMMISSION**)
- Z2026-035: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 210 Alta Vista Drive (**1<sup>ST</sup> READING; APPROVED**)
- Z2026-036: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 353 Blanche Drive (**1<sup>ST</sup> READING; APPROVED**)
- Z2026-037: Amendment to Planned Development District 46 (PD-46) (**1<sup>ST</sup> 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 7:31PM



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PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 11<sup>th</sup> day of August, 2026.

Attest:



Melanie Zavala, Planning Coordinator

Dr. Jean Conway, Chairman

