

# MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
APRIL 28, 2026 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **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)  
3 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  
4 USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

## I. CALL TO ORDER

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7  
8 Chairman Dr. Conway called the meeting to order at 6:00PM. Commissioners present were John Hagaman, Carin Brock, Ellis Bentley, Douglas Roth  
9 David Schoen and Galen Hilliard. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Senior Planner  
10 Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams and Civil Engineer Madelyn  
11 Price, Staff absent were Assistant City Engineer Jonathan Browning,

## II. APPOINTMENTS

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14  
15 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments  
16 for items on the agenda requiring architectural review.

17  
18 The ARB Chairman reported that one item was reviewed. Due to numerous variances associated with the overlay district requirements, the Board  
19 was unable to recommend approval and directed the applicant to revise and resubmit the proposal in accordance with overlay district standards.

## III. OPEN FORUM

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21  
22  
23 *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*  
24 *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*  
25 *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*  
26 *Act.*

27  
28 Chairman Dr. Conway explained how open forum is conducted and asked if anyone wished to speak to come forward at this time.

29  
30 **Bob Brewer (Tyler, Texas)**

31 Mr. Brewer spoke regarding constitutional principles and expressed concerns related to individual rights and governmental authority. He referenced  
32 historical and legal perspectives and encouraged the Commission to consider constitutional protections when making decisions.

33  
34 **Pam Sardo (Harvest Lane, address partially withheld during discussion)**

35 Ms. Sardo expressed concerns regarding zoning changes and potential impacts on surrounding businesses and public safety. She discussed issues  
36 related to traffic, proximity to railways, emergency response considerations, and potential legal implications. She urged the Commission to deny the  
37 referenced request.

38  
39 **Joy Bounds (507 Nash Street, Rockwall, Texas)**

40 Ms. Bounds spoke about constitutional values, religious freedom, and cultural considerations. She encouraged the Commission to carefully evaluate  
41 the broader implications of zoning decisions and urged denial of the request.

42  
43 **Paul Bondar (162 Shepherds Glen Road, Rockwall, Texas 75032)**

44 Mr. Bondar discussed public safety and financial impacts, particularly traffic concerns and infrastructure costs. He recommended conducting a  
45 traffic study prior to consideration of the request.

46  
47 **Debbie Crady (930 Lexington Drive, Rockwall, Texas 75087)**

48 Ms. Crady expressed concerns regarding property maintenance and compatibility with surrounding neighborhoods. She noted observations about  
49 the site and potential impacts on nearby residents.

50  
51 **Marcia Hasenyager (828 Trumpeter Way, Rockwall, Texas 75032)**

52 Ms. Hasenyager expressed general concerns consistent with previous speakers regarding community impact and public safety.

53  
54 **Debbie Baker (2740 Egan Ridge Lane, Rockwall, Texas)**

55 Ms. Baker expressed opposition to the proposed development and voiced concerns regarding community impact.

56  
57 **Missy Wadham (1305 Salinas Drive, Rockwall, Texas 75032)**

58 Ms. Wadham, a local realtor, discussed potential impacts on property values, marketability of homes, and buyer perception. She also raised concerns  
59 regarding traffic, parking, and long-term economic impacts.

60  
61 **Bob Wacker (309 Featherstone Drive, Rockwall, Texas 75087)**

62 Mr. Wacker inquired about the status of a Specific Use Permit (SUP), suggesting it may have expired and recommending that the Commission  
63 consider requiring a new application process.

65 Jerry Smith (805 Abington Way, Rockwall, Texas)  
66 Mr. Smith spoke about zoning changes and their long-term impacts on community character and economic conditions. He encouraged the  
67 Commission to evaluate whether the proposed change aligns with community interests.  
68  
69 Usman Akhtar (713 Cornell Drive, Rockwall, Texas 75087)  
70 The speaker expressed support for the proposal, noting confidence in the City's ability to manage traffic and infrastructure. He emphasized the  
71 importance of religious freedom and inclusivity.  
72  
73 Mary Everhart (2308 Ridge Road, Suite C, Rockwall, Texas)  
74 Ms. Everhart expressed concerns regarding the proposed use and its compatibility with surrounding businesses and community values.  
75  
76 Brian Bush (340 Tilley Court, Rockwall, Texas 75087)  
77 Mr. Bush discussed procedural concerns related to public comment requirements and emphasized the importance of consistent application of  
78 policies.  
79  
80 Yvette Ingram (2350 Discovery Boulevard, Rockwall, Texas 75032)  
81 Ms. Ingram spoke from an educational perspective, expressing concerns about potential impacts on students and future generations.  
82  
83 Khalil Meek (1508 San Antonio Lane, Lewisville, Texas)  
84 Mr. Meek spoke in support of the Muslim community and the proposed use. He addressed misconceptions and emphasized religious freedom and  
85 community understanding.  
86  
87 Constance Paris (1675 Westbury Drive, Rockwall, Texas)  
88 Ms. Paris expressed concerns related to religious and cultural differences and their potential impact on the community.  
89  
90 Candice Seifert (112 Charlotte Court, Heath, Texas 75032)  
91 Ms. Seifert discussed the importance of due diligence and understanding the specific details of the proposed development prior to approval.  
92  
93 Edmin Isagloi (Rockwall Resident)  
94 Mr. Isagloi came forward and explained his strong opposition to this request.  
95  
96 Kathy Krikorian (Rockwall Resident)  
97 Ms. Krikorian discussed the importance of due diligence and understanding the specific details of the proposed development prior to approval.  
98  
99 Rodney Campbell (Rockwall Resident)  
100 Mr. Campbell discussed the importance of due diligence and understanding the specific details of the proposed development prior to approval.  
101  
102 No further speakers came forward, and the Open Forum was closed.

#### 103 104 IV. CONSENT AGENDA

105 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified*  
106 *Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*  
107  
108

109 2. Approval of the Minutes for the April 16, 2026 Planning and Zoning Commission meeting.

#### 110 111 3. P2026-013 (HENRY LEE)

112 Consider a request by John P. Wardell for the approval of a Replat for Lot 5, Block A, Las Primeras Addition being a 0.637-acre tract of land  
113 identified as Lots 1 & 2, Block A, Las Primeras Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District,  
114 generally located on the west side of Renfro Street, north of the intersection of Renfro Street and E. Boydston Avenue, and take any action  
115 necessary.  
116

#### 117 4. P2026-014 (HENRY LEE)

118 Consider a request by RDelta Engineers on behalf of Stephen Geiger of Rayburn Country Electric Cooperation, Inc. for the approval of a Replat  
119 for Lot 4, Block A, REC Campus Addition being a 32.835-acre parcel of land identified as Lot 3, Block A, REC Campus Addition, City of Rockwall,  
120 Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) and Heavy Commercial (HC) District land uses,  
121 generally located at the northwest corner of the intersection Mims Road and S. Goliad Street [SH-205], and take any action necessary.  
122

#### 123 5. P2026-016 (ANGELICA GUEVARA)

124 Consider a request by David Bond of Spiars Engineering, Inc. on behalf of Todd Baker of YMCA of Metropolitan Dallas for the approval of a  
125 Replat for Lot 2, Block A, Rockwall County YMCA Addition being a 21.378-acre parcel of land identified as Lot 1, Block A, Rockwall County  
126 YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5), situated within the North SH-205  
127 Overlay (N. SH-205 OV) District, addressed as 1210 N. Goliad Street [SH-205], and take any action necessary.  
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129 Vice-Chairman Hagaman made a motion to approve the Consent Agenda. Commissioner Bentley seconded the motion which passed by a vote of 7-  
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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.*

6. Z2026-011 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of a Specific Use Permit (SUP) amending Ordinance No. 20-01 and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary.

Senior Planner Henry Lee presented the request for a Specific Use Permit (SUP) to allow outside storage adjacent to IH-30. Staff noted the subject property had previously been considered by the Planning and Zoning Commission and had been tabled at the prior meeting to allow the applicant to provide a more defined timeline. Staff explained the SUP was originally established in 2008 with a three-year time limit and has been approved several times since that date. Based on direction from the previous meeting, the applicant returned with two options for consideration. The first option included installation of paving, drainage, landscaping, and on-site water and sewer improvements, while not requiring off-site infrastructure improvements, with a requested SUP term of eight (8) years. The second option, in the event the SUP is not extended, requested approval of a limited eighteen (18) month period to allow relocation of operations from the subject property. Staff also noted that, as part of the zoning case, six (6) public notices were mailed on March 17, 2026, and no responses were received regarding the request.

Chairman Dr. Conway asked if there was an issue with the easement?

Senior Planner Henry Lee explained the applicant provided a letter indicating that the adjacent property owner at this time was not interested in providing those easements.

Commissioner Brock asked if the water and sewer line are typically a requirement for the SUP.

Senior Planner Henry Explained that with any new development they are required to put in the necessary infrastructure.

Commissioner Roth asked if the two options that they're proposing is not doing everything that was originally required at the SUP because of the easements and the second option is to allow them some time so they can move.

Dub Douphrate  
2235 Ridge Road  
Rockwall, TX 75087

Mr. Douphrate came forward stating they were unable to obtain the necessary off-site easements after unsuccessful negotiations with adjacent property owners. As a result, they evaluated alternative options and presented two requests: (1) approval of an extended SUP term of eight (8) years with completion of all on-site improvements, or (2) if the Commission was not supportive of that option, approval of a limited time period to allow relocation of operations from the subject property.

Commissioner Bentley asked why they didn't manage to receive easements before coming forward to Planning and Zoning Commission?

Commissioner Schoen asked if they would be adding water and sewer at least to the property line.

Raymond Jowers  
3290 Ana Cade Circle  
Rockwall, TX 75087

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

Commissioner Bentley asked if these requests were in the original SUP but they just never were accomplished.

Vice-Chairman Hagaman explained if they allow them another decade what will it look like then.

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 for discussion or action.

Commissioner Brock made a motion to table Z2026-011 till May 12<sup>th</sup>. Commissioner Roth seconded the motion which passed by vote of 7-0.

7. Z2026-014 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC 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

197 uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276,  
198 and take any action necessary.

199  
200 Senior Planner Henry Lee presented the request to amend Planned Development District 46 (PD-46) to allow outside storage on the subject property.  
201 Staff provided a history of the PD, noting it was originally annexed on July 21, 1997, with certain land uses allowed to continue in perpetuity, and  
202 that amendments over time have added additional uses. Staff noted that on August 2, 2021, City Council approved an amendment allowing  
203 warehouse/distribution use by right, followed by Planning and Zoning Commission approval of a site plan on August 10, 2021 for a 22,000-square-  
204 foot office/warehouse building. Staff further explained that although a building permit was issued and the structure was constructed, the permit was  
205 not finalized and a Certificate of Occupancy was not obtained prior to operation. The applicant subsequently operated the site without final  
206 inspection, a Certificate of Occupancy, or a required replat. Code Compliance initiated enforcement actions in December 2025 regarding unpermitted  
207 outside storage, resulting in citations prior to the current request. Staff described the current request to amend PD-46 to allow outside storage,  
208 including proposed locations and screening. Staff noted that the proposed storage areas encroach into fire lanes and drive aisles and would need  
209 to be limited to approved parking areas. Staff also reviewed the proposed landscaping and screening, noting revisions submitted at the meeting;  
210 however, the proposal does not meet the Unified Development Code (UDC) screening requirements, which require a wall and canopy trees or an  
211 approved alternative screening method. Any approval would require associated variances and further review at the site plan stage. Staff reported  
212 that public notices were mailed on March 12, 2026, and no responses were received regarding the request.

213  
214 Director of Planning and Zoning Ryan Miller explained They are currently showing outside storage on the north side near Springer Road. However,  
215 there is an existing sanitary sewer line that runs through that area. The plans do not show the water line or the associated easement in that location.  
216 Since outside storage is not permitted within utility easements, this area of storage would need to be removed.

217  
218 Commissioner Roth explained they made some changes but it still does not meet the plan and that some of the changes in the diagrams they  
219 provided they do not match what they had asked for.

220  
221 Commissioner Schoen asked if the plan they're showing meets the required spacing?

222  
223 Director of Planning and Zoning Ryan Miller explained that they are providing the concept plan because the commission requested it, but really what  
224 needs to be looked at is the zoning being adopted since this would allow them to comeback and request a site plan which would establish outside  
225 storage.

226  
227 Vice-Chairman Hagaman asked where the employees park.

228  
229 Commissioner Brock asked why they would need masonry wall instead of shrubbery.

230  
231 Amy Wallace  
232 400 H Wallace Lane  
233 Rockwall, TX 75032  
234

235 Mrs. Wallace came forward and explained there are two employees that work and they park inside the building therefore there are no employees that  
236 park outside and outside storage was not what they had planned to do.

237  
238 Director of Planning and Zoning explained there are requirements about parking vehicles inside the building. You are not supposed to have more  
239 than a gallon of gas and they have a bunch more regulations.

240  
241 Vice-Chairman Hagaman explained they have outgrown the space.

242  
243 Commissioner Schoen asked it would be easier to approve if there were less variances.

244  
245 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  
246 such, chairman Dr. Conway closed the Public Hearing and brought the item back for discussion or action.

247  
248 Commissioner Brock made a motion to deny without prejudice Z2026-014. Commissioner Bentley seconded the motion which was denied by a vote  
249 of 7-0.

250

251 VI. ACTION ITEMS

252  
253 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to*  
254 *variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the*  
255 *Municipal Code of Ordinances.*

256  
257 **8. SP2026-008 (BETHANY ROSS) [THE APPLICANT HAS TABLED THIS CASE TO MAY 12, 2026]**

258 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval  
259 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  
260 J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-  
261 Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane  
262 and FM-1141, and take any action necessary.

263

264 **9. MIS2026-005 (BETHANY ROSS)**

265 Discuss and consider a request by Lexie Tanner on behalf of Michael Swiercinsky for the approval of a *Miscellaneous Case* for a *Minor Waiver*  
266 to the Downtown (DT) District requirements on a 0.057-acre parcel of land identified as a portion of Lot 3, Block M, Rockwall OT Addition, City  
267 of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 106 E. Rusk Street, and take any action necessary.  
268

269 Senior Planner Bethany Ross explained the applicant is requesting a minor waiver to allow the building to be painted white with black accents. The  
270 UDC states that the dominant color of all buildings shall be muted shades of warm gray, red, green, beige, or brown, while black, gold, and stark  
271 white may be used only as accent colors. In this case, the applicant is proposing white and black as primary colors and is therefore requesting a  
272 minor waiver from the Downtown District color requirements. This waiver must be approved by the Planning and Zoning Commission. While similar  
273 color schemes exist downtown, many were completed without proper approval. As such, this minor waiver remains a discretionary decision for the  
274 Planning and Zoning Commission.  
275

276 Commissioner Schoen made a motion to approve MIS2026-005. Commissioner Brock seconded the motion which passed by a vote of 7-0.  
277

278 **10. MIS2026-006 (BETHANY ROSS)**

279 Discuss and consider a request by William Watson for the approval of a *Miscellaneous Case* for an *Exception* to the *Material Requirements* for  
280 a residential fence on a 0.3116-acre parcel of land identified as Lot 2, Block E, Foxchase, Phase 5 Addition, City of Rockwall, Rockwall County,  
281 Texas, being zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses, addressed as 1223 Skylar Drive,  
282 and take any action necessary.  
283

284 Senior Planner Bethany Ross explained the applicant constructed an eight-foot metal panel fence with cedar posts without obtaining the required  
285 permit. Following code enforcement action, the applicant submitted an after-the-fact request for an exception. This request was previously  
286 considered and denied without prejudice to allow for a revised proposal. The applicant has since revised the request to include cedar pickets on the  
287 exterior side of the fence facing Ralph Hall Parkway, in an effort to better align with neighborhood character. The UDC requires that fences in  
288 established residential areas be constructed of standard cedar materials and be compatible with surrounding properties. While the proposed  
289 modification moves toward meeting that intent, the fence does not fully comply with UDC requirements. Approval of this request is discretionary  
290 and requires a supermajority vote of the Commission.  
291

292 Commissioner Schoen asked where they were adding the cedar.  
293

294 William Watson  
295 1223 Skylar Drive  
296 Rockwall, TX 75032  
297

298 Mr. Watson came forward and provided details in regards to his request.  
299

300 Vice Chairman Hagaman made a motion to approve MIS2026-006. Commissioner Roth seconded the motion which passed by a vote of 7-0.  
301

302 **11. MIS2026-007 (RYAN MILLER)**

303 Discuss and consider a request by Bennie Griffin on behalf of Lakeshore Assisted Living for the approval of a *Miscellaneous Case* for an  
304 *Exception* to the *Engineering Standards of Design and Construction Manual* to allow an existing smooth face concrete retaining wall on a 10.549-  
305 acre parcel of land identified as Lot 8, Block C, Horizon Ridge Medical Addition, City of Rockwall, Rockwall County, Texas, being zoned Planned  
306 Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 5250 Medical Drive, and take any action necessary.  
307

308 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the applicants request. The property is zoned Planned  
309 Development District 9, which allows for General Retail District land uses. Currently situated on the property is an approximately 54,000-square-foot  
310 assisted living facility that was site planned in 2007 and constructed in 2008. At the time of construction, the approved site and engineering plans  
311 included a split-face CMU (concrete masonry unit) block wall along the western property line, with a six-foot precast fence installed on top of that  
312 wall. Recently, the wall failed. On July 28, the applicant submitted a building permit requesting to repair the retaining wall. As part of that scope of  
313 work, they proposed constructing a 14-foot retaining wall using stamped concrete. The submitted plans indicated that the concrete walls would be  
314 faced with stone, consistent with the City's requirement that all walls include a stone, brick, or stamped form liner finish. However, after construction,  
315 the applicant submitted a new application on April 17 requesting approval of a smooth-face wall after the wall had already been built and subsequently  
316 failed inspection. The constructed wall does not match the originally approved plans. This request differs from typical cases considered by the  
317 Board, as it is not a variance from the zoning code but rather a variance to the City's Engineering Standards of Design and Construction, which  
318 carries the same process and approval threshold. Staff does not typically receive variance requests to these standards, as applicants are expected  
319 to comply at the time of plan submission, and approving such a request could set a precedent that conflicts with established engineering standards.  
320 The constructed wall is a smooth-face concrete wall, which does not meet City requirements, whereas the existing split-face CMU wall does comply  
321 because it provides the required rough finish. While there was a past example of a smooth wall being approved, that case involved a screening wall  
322 approved through the zoning process, not a retaining wall, making it fundamentally different from the current request. Finally, approval of this  
323 variance requires a three-quarter majority vote, meaning six out of seven members must vote in favor.  
324

325 Vice-Chairman Hagman asked if the wall was smooth all the way  
326

327 Commissioner Brock asked if this would be a safety issue.  
328  
329

330 Bennie Griffin  
331 5250 Meical Drive  
332 Rockwall, TX 75087  
333

334 Mr. Griffin came forward and provided additional details in regard to his request.  
335

336 Vice-Chairman Hagaman made a motion to deny MIS2026-007. Commissioner Schoen seconded the motion which was denied by a vote of 6-1 with  
337 Commissioner Hilliard dissenting.  
338

339 **12. MIS2026-008 (ANGELICA GUEVARA)**

340 Discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a *Miscellaneous Case* for an *Exception* for a *Front*  
341 *Yard Fence* on a 0.1150-acre tract of land identified as a portion of Lot 1, Block G, Sanger Addition, City of Rockwall, Rockwall County, Texas,  
342 zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 606 Ross  
343 Street, and take any action necessary.  
344

345 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The request was approved by City Council on  
346 March 2, allowing a reduction in the required setback from 20 feet to 10 feet. Subsequently, on March 16, the applicant submitted a new building  
347 permit application proposing the installation of an 8-foot cedar fence extending 20 feet beyond the front façade of the home. This proposal would  
348 also encroach into the previously approved reduced side setback, extending to the property line. Because the fence extends beyond the front of the  
349 house on a corner lot, it is classified as a front yard fence and therefore requires an additional exception to be approved by the Planning and Zoning  
350 Commission. The Unified Development Code (UDC) criteria for front yard fences state that the fence must be at least 50% transparent, must not  
351 exceed 42 inches in height, and prohibits opaque fencing. As proposed, the fence is an 8-foot-tall solid wood (cedar) fence extending 20 feet in front  
352 of the home's front façade, which does not meet these criteria. Additionally, the proposed fence would run along Lamar Street; however, staff notes  
353 that only a portion of this roadway has been constructed. Approval of this exception is a discretionary decision of the Planning and Zoning  
354 Commission.  
355

356 Commissioner Roth asked if this was built already.  
357

358 Kevin Osornio  
359 286 Smith Acres  
360 Royse City, TX 75189  
361

362 Mr. Osornio came forward and provided additional details in regard to his request.  
363

364 Commissioner Hilliard asked if they would be using wrought iron.  
365

366 Commissioner Schoen made a motion to approve MIS2026-008 as a wooden 6ft fence. Commissioner Roth seconded the motion which passed by a  
367 vote of 6-1 with Vice-Chairman Hagaman dissenting.  
368

369 **VII. DISCUSSION ITEMS**  
370

371 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases*  
372 *that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can*  
373 *take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning*  
374 *Commission public hearing and/or action date for the following cases is May 12, 2026.*  
375

376 **13. Z2026-015 (BETHANY ROSS)**

377 Hold a public hearing to discuss and consider a request by Akhil D. Vats for the approval of a *Specific Use Permit (SUP)* for *Residential Infill*  
378 *Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 5,  
379 Block A, People Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 451  
380 Cornelius Road, and take any action necessary.  
381

382 Senior Planner Bethany Ross explained there is another case 401 Cornelius and these are Side-by-side houses, so they do have to meet the anti-  
383 monotony standards.  
384

385 Mr. Vats came forward and provided additional details in regard to his request.  
386

387 Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 12, 2026.  
388

389 **14. Z2026-016 (RYAN MILLER)**

390 Hold a public hearing to discuss and consider a request by Bilal Mashhood on behalf of Abdul Khan of Center for Peace and Mercy for the  
391 approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 2.681-acre tract of land identified as Tract 10-01 & 22 of the E. P.  
392 G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay  
393 (SOV) District, generally located on the north side of Turtle Cove Boulevard, north of the intersection of Turtle Cove Boulevard and Ridge Road  
394 [FM-740], and take any action necessary.

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**Bilal Mashood**  
**3286 Woodbine Trails**  
**Frisco, Texas**

Director of Planning and Zoning Ryan Miller provided a bit of background. This request originated on May 17, 2019, when the City of Rockwall allowed a church or house of worship by right in a commercial district. The applicant's site plan was approved on July 15, 2019, followed by an engineering submittal in 2020, which was completed in 2021, and a building permit was issued. However, the building permit later expired, causing the engineering plans to become more than one year out of date, which in turn led to the expiration of the site plan after exceeding the two-year timeframe. The applicant resubmitted the same site plan in April 2023, followed by an engineering submittal in June 2023, and the engineering plans were approved on April 24; however, no further action was taken, and all submittals expired again. Documentation provided to the property owner reflects this timeline. During this period, the City amended its code to require a Specific Use Permit (SUP) for churches or houses of worship within commercial districts, a change intended to provide additional review in older commercial areas, particularly where such uses may impact traffic and are located adjacent to residential neighborhoods, allowing for case-by-case consideration of these factors.

The Commission requested to have a traffic study done.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 12, 2026.

**15. Z2026-017 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on 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.

**David Naylor**  
**950 Sids Road**  
**Rockwall, TX 75087**

**Tony Winkler**  
**5855 Maple Avenue**  
**Dallas, TX 75235**

Mr. Naylor and Mr. Winkler came forward and provided details in regards to their request.

Senior Planner Henry Lee wanted to note that as previous request this will also be commercial property to address the outdoor amusement.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 12, 2026.

**16. Z2026-018 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action necessary.

**Javier Silva**  
**58 Winsor Drive**  
**Rockwall, TX 75087**

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

Planning Technician Angelica Guevara explained that it does meet all of the requirements for a home in this district with the exception of the garage Orientation it sets out approximately four and a quarter inches in front of the front side of the home.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 12, 2026.

**17. Z2026-019 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and take any action necessary.

Planning Technician Angelica Guevara explained it meets all the requirements except for the garage orientation.

461 Javier Silva  
462 58 Winsor Drive  
463 Rockwall, TX 75087

464  
465 Mr. Silva came forward and provided additional details in regard to his request.

466  
467 Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 12, 2026.

468  
469 18. Z2026-020 (ANGELICA GUEVARA)

470 Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP)  
471 for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.138-acre tract of land  
472 identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District,  
473 addressed as 508 Munson Street, and take any action necessary.

474  
475 Planning Technician Angelica Guevara explained it meets all the requirements except for the garage orientation.

476  
477 Javier Silva  
478 58 Winsor Drive  
479 Rockwall, TX 75087

480  
481 Mr. Silva came forward and provided additional details in regard to his request.

482  
483 Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 12, 2026.

484  
485 19. Z2026-021 (BETHANY ROSS)

486 Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of a Zoning Change from an Agricultural (AG) District  
487 to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall,  
488 Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276,  
489 and take any action necessary.

490  
491 Senior Planner Bethany Ross explained this zoning change does conform to the land use, the future lane use map and the comp plan.

492  
493 Vice-Chairman Hagaman asked if the nursery was an allowed by right use.

494  
495 Ron Hawkins  
496 4571 SH-276  
497 Rockwall, TX 75032

498  
499 Mr. Hawkins came forward and provided details in regards to his request.

500  
501 Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 12, 2026.

502  
503 20. Z2026-022 (BETHANY ROSS)

504 Hold a public hearing to discuss and consider a request by Akhil Parmar for the approval of a Specific Use Permit (SUP) for Residential Infill  
505 Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 4,  
506 Block A, People Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 401  
507 Cornelius Road, and take any action necessary.

508  
509 Senior Planner Bethany Ross explained they do have to meet the anti-monotony standards.

510  
511 Akhil Parmar  
512 401 Cornelius Road  
513 Rockwall, TX 75087

514  
515 Mr. Parmar came forward and provided additional details in regard to the applicants request.

516  
517 Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 12, 2026.

518  
519 21. Z2026-023 (ANGELICA GUEVARA)

520 Hold a public hearing to discuss and consider a request by Samuel Angel Hernandez Ramirez for the approval of a Specific Use Permit (SUP)  
521 for an existing Accessory Structure on a 0.344-acre parcel of land identified as Lot 48 of the Canup Addition, City of Rockwall, Rockwall County,  
522 Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 304  
523 E. Bourn Street, and take any action necessary.

524

525 Planning Technician Angelica Guevara explained the existing accessory structure was constructed without a permit and exceeds the maximum size  
526 requirement by 56 square feet. Staff also identified an additional 96-square-foot accessory structure on the subject property that was constructed  
527 without a permit; however, the applicant has since submitted a building permit application for that structure and has also submitted a Specific Use  
528 Permit request for the structure that exceeds the size requirement.

529  
530 Sam Hernandez  
531 304 Bourn Street  
532 Rockwall, TX 75087

533  
534 Mr. Hernandez came forward and provided additional details in regards to his request.

535  
536 Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 12, 2026.

537  
538 **22. Z2026-024 (HENRY LEE)**

539 Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of a Zoning Change from a Commercial (C) District  
540 to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City  
541 of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary.

542  
543 David Naylor  
544 950 Sids Road  
545 Rockwall, TX 75032

546  
547 Mr. Naylor came forward and provided additional details in regards to the applicant's request.

548  
549 Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 12, 2026.

550  
551 **23. Z2026-025 (BETHANY ROSS)**

552 Hold a public hearing to discuss and consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North  
553 Texas Municipal Water District (NTMWD) for the approval of a Specific Use Permit (SUP) for Freestanding Commercial Antenna on Public  
554 Property on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall  
555 County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-  
556 Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King  
557 Boulevard and FM-552, and take any action necessary.

558  
559 Eric Williams  
560 817 Midtown Boulevard  
561 Dallas, TX 75231

562  
563 Mr. Williams came forward and provided additional details in regards to his request.

564  
565 Commissioner Schoen asked if it's not in the middle of a neighborhood.

566  
567 Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 12, 2026.

568  
569 **24. P2026-015 (HENRY LEE)**

570 Discuss and consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a Final Plat for Phase 3  
571 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the  
572 P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family  
573 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection  
574 of Featherstone Drive and John King Boulevard, and take any action necessary.

575  
576 Senior Planner Henry Lee explained this will go to the parks board and it will return on the consent agenda on the May 12th

577  
578 **25. SP2026-011 (HENRY LEE)**

579 Discuss and consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a Site Plan for Phase 3  
580 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the  
581 P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family  
582 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection  
583 of Featherstone Drive and John King Boulevard, and take any action necessary.

584  
585 Senior Planner Henry Lee explained this will go to the parks board and it will return on the consent agenda on the May 12th

586  
587 **26. SP2026-012 (BETHANY ROSS)**

588 Discuss and consider a request by Paul Cragun of Cumulus Design on behalf of Sam Motta of MGD 276 Business Park, LLC for the approval of  
589 a Site Plan for Commercial/Office Building on a 3.8-acre tract of land identified as Tract 2-5 of the J. Cadle Survey, Abstract No. 65, City of  
590 Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for General Retail (GR) District land uses, situated within  
591 the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Old SH-276 and T. L. Townsend Drive, and take  
592 any action necessary.

593  
594 **Senior Planner Bethany Ross explained the Architectural Review Board (ARB) recommended that the applicant review and comply with the General**  
595 **Overlay District standards to the extent possible. At this time, the request includes eight variances, and the applicant will need to provide a**  
596 **justification letter along with corresponding compensating measures for each variance.**

597  
598 **Sam Motta**  
599 **1557 Trowbridge Circle**  
600 **Rockwall, TX 75032**

601  
602 **Mr. Motta came forward and provided additional details in regards to his request.**

603  
604 **Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 12, 2026.**

605  
606 **27. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).**

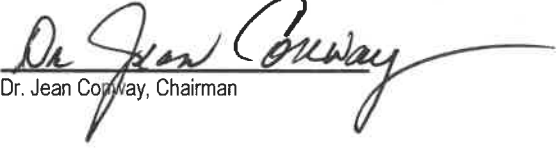
- 607  
608 • P2026-008: Preliminary Plat for Phase 3 of the Saddle Star Subdivision (**APPROVED**)  
609 • P2026-011: Replat for Lots 7 & 8 of the Davenport Acres Addition (**APPROVED**)  
610 • P2026-012: Final Plat for the Erwin Farms Subdivision (**APPROVED**)  
611 • Z2026-008: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 213 S. Clark Street (**2<sup>ND</sup> READING;**  
612 **APPROVED**)  
613 • Z2026-011: Specific Use Permit (SUP) for *Outside Storage* for 2260 E. IH-30 (**TABLED TO THE APRIL 20, 2026**)  
614 • Z2026-012: Text Amendment to Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) (**1<sup>ST</sup>**  
615 **READING; APPROVED**)  
616 • Z2026-013: Zoning Change Amending Planned Development District 76 (PD-76) (**1<sup>ST</sup> READING; APPROVED**)  
617 • Z2026-014: Zoning Change Amending Planned Development District 46 (PD-46) (**DENIED**)

618  
619 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.**  
620

621 **VIII. ADJOURNMENT**

622  
623 **Chairman Dr. Conway adjourned the meeting at 10:17PM**

624  
625 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 12<sup>th</sup> day of May  
626 \_\_\_\_\_, 2026.

627  
628  
629   
630 Dr. Jean Conway, Chairman

631 Attest:   
632 \_\_\_\_\_  
633 Melanie Zavala, Planning Coordinator