

MINUTES



PLANNING AND ZONING COMMISSION PUBLIC HEARING MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JUNE 9, 2026 IN THE CITY COUNCIL CHAMBERS AT 5:30 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 David Schoen called the meeting to order at 5:30PM. Commissioners present were Carin Brock, Ellis Bentley, Douglas Roth, Galen Hilliard and Caren Williams. Commissioners absent were Chairman Dr. Conway. 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. EXECUTIVE SESSION

The City of Rockwall Planning and Zoning Commission will recess into Executive Session pursuant to Texas Local Government Code §55.071 (Consultation with City Attorney) to consult with the City Attorney regarding legal issues related to agenda items under consideration.

III. ADJOURN EXECUTIVE SESSION

Planning & Zoning Commission adjourned from executive session at 5:53PM

IV. RECONVENE PUBLIC MEETING (6:00 PM)

Vice-Chairman Schoen reconvened the public meeting at 6:00PM

V. 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.

ARB Chairman explained that there were two items on the agenda. The first item had previously been sent back to the applicant due to not meeting the requirements of the overlay district. Although the applicant made some revisions, the request still required approximately 12 variances and did not fully comply with the overlay district requirements. After discussion, the item was unanimously denied without prejudice, allowing the applicant the opportunity to resubmit the request at a later date. He also explained that the second item had also been previously reviewed and sent back to the applicant with a list of requested changes. The applicant completed the majority of the requested revisions, and the item was approved conditionally based on two conditions. The first condition involved the upper-left image of the proposed design. The Board had originally requested stone to be added in the area shown near the darker brick section; however, after reviewing the updated rendering, it was determined that the area was a recessed wall. The approval was conditioned on the applicant modifying the wall to be flat and pushed back rather than having a portion extend outward, while still incorporating the required stone element. The second condition was to confirm that no exterior ladders would be installed on the building due to the design of the parapets on the upper portion of the structure, which included an opening area. The item was approved unanimously with the conditions that the wall modifications be completed and that no ladders be affixed to the exterior of the building.

VI. 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.

Jimmy McClintock
3021 Ridge Road
Rockwall, TX 75032

Mr. McClintock came forward and addressed the Commission regarding the recently withdrawn request. Mr. McClintock thanked the Commission for allowing him and other members of the public an opportunity to provide comments for public knowledge. He stated that although the request had been withdrawn, he hoped that in the future, if a similar request were to come forward, the City would have the ability through the zoning process and City Council review to conduct the necessary due diligence regarding applications, including reviewing the accuracy of submitted information and understanding the full intent of a proposed request. Mr. McClintock expressed concerns regarding the information provided with the application and stated that he believed additional review may have been beneficial in understanding the applicant's plans and intentions. He stated that his concerns were not related to religion, but rather what he described as the importance of reviewing applications based on the information presented. Mr. McClintock further stated that he believed the public's concerns were related to understanding the full scope of an organization's activities and

ensuring transparency throughout the development process. He thanked the Commission and expressed appreciation for the opportunity to address the item and provide comments on behalf of himself and other citizens.

Bob Wacker
309 Featherstone
Rockwall, TX 75087

Mr. Wacker came forward and addressed the Commission regarding the Turtle Cove property and the changes that have occurred on the site over the past several years. Mr. Wacker stated that from 2019 to 2026, the property had significantly changed, explaining that in previous years the site contained trees, greenery, grass, and maintained a more appealing appearance. He stated that the property was for sale in 2018 and noted that by 2023, trees had been removed, the property had been cleared, and the overall condition of the site had been degraded. Mr. Wacker further stated that by 2025, a slab had been placed on the property and expressed concern regarding the future condition of the site. He stated that without further action, residents would continue to drive by the property and see a slab, debris, and a pond area without grass or trees. Mr. Wacker questioned whether tree mitigation had been completed when the trees were removed and requested that the City review what options may be available regarding the restoration of the property. He stated that although the property owner has rights to the property, the site has been altered and previous requests and SUPs had not moved forward as intended. Mr. Wacker thanked the Commission for their time and acknowledged the actions taken regarding the item. He expressed concern for the surrounding residents and questioned whether the property could be restored to a condition similar to how it appeared prior to the changes that had occurred.

Mike Hook
Dallas County

Mr. Hook came forward and addressed the Commission regarding his concerns and shared his perspective on the importance of the principles established through the Declaration of Independence, the United States Constitution, and the Texas Constitution. Mr. Hook stated that he believed the foundation of the country is based on the principles of individual rights, liberty, and the responsibility of citizens to participate in and uphold their government at the local, state, and federal levels. Mr. Hook expressed that he felt it was important for citizens to remain engaged in protecting the principles and values upon which the country was founded. He stated that his concerns were centered around preserving the rule of law, protecting individual freedoms, and ensuring that the rights of citizens, including children, are upheld. Mr. Hook further stated that he believed the ability to exercise personal freedoms and pursue life, liberty, and happiness are fundamental principles and expressed his desire to see those principles protected. He thanked the Commission and stated that he and others present were there to advocate for the preservation of the foundational values they believe are important to the community and the country.

Victoria Martin
798 Miramar Drive
Rockwall, TX 75087

Mrs. Martin came forward and addressed the Commission regarding the discussion surrounding the Peace Center. Mrs. Martin introduced herself as a veteran and shared her personal experiences and concerns related to the topic. She stated that the events of September 11, 2001, had a significant impact on her life and that she continues to carry those experiences with her. Mrs. Martin shared that, following those events, she was employed at Brighter Horizon Academy, an Islamic school located in Garland, Texas, beginning in August 2001. She stated that she chose to remain in that position for ten years because she believed she was able to make a positive difference in the lives of the students and community members she served. Mrs. Martin expressed that she valued the relationships she built during that time and that she continues to maintain connections with some of her former students and their families. Mrs. Martin stated that she has faced challenges and misunderstandings throughout her life but emphasized that she has always sought to act with integrity and compassion. She shared that she believes in the importance of faith, respect for others, and the protection of individual rights. Mrs. Martin expressed her concerns regarding the importance of upholding the Constitution, the rule of law, and ensuring that community members and leaders work toward unity and understanding. She stated that she is not motivated by discrimination or prejudice and shared that her experiences throughout her life have shaped her perspective on the importance of treating others with dignity and respect. Mrs. Martin further expressed her support for veterans and stated that she believes additional support is needed for those who have served. She thanked the Commission for the opportunity to speak and stated that she came forward in peace to share her perspective and concerns.

Vice-Chairman Schoen asked if anyone else who wished to speak to come forward at this time; there being no one indicating such Vice-Chairman Schoen closed the open forum.

VII. 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 May 26, 2026 Planning and Zoning Commission meeting.

Commissioner Bentley made a motion to approve the Consent Agenda. Commissioner Roth seconded the motion which was approved by a vote of 6-0.

VIII. 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.

3. **Z2026-016 (RYAN MILLER) [THE APPLICANT IS REQUESTING TO WITHDRAW THIS CASE]**

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 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. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the north side of Turtle Cove Boulevard, north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740], and take any action necessary.

Commissioner Bentley made a motion to accept the withdrawal of Z2026-016. Commissioner Roth seconded the motion. The motion to accept the withdrawal carried by a vote of 6-0.

4. **Z2026-027 (HENRY LEE)**

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

Senior Planner Henry Lee provided a brief summary regarding the applicant's request. Mr. Lee stated that the subject property, located at 1204 Marilyn Jane, is currently zoned Agricultural District and the applicant is requesting to rezone the property to a Single-Family 16 District in accordance with the Unified Development Code. Mr. Lee provided background information regarding the request and explained that, as discussed during the previous work session, the applicant's home was damaged by a fire in January of this year. He stated that in order to facilitate the construction of a new home, the property must first be rezoned. Mr. Lee stated that the Future Land Use Map identifies the property as Low-Density Residential, and the requested zoning designation is consistent with the permitted uses under that designation. Mr. Lee further stated that, as part of the zoning case process, staff mailed 31 notices on May 19, 2026, to property owners and occupants within 500 feet of the subject property, and no notices were received in opposition. Mr. Lee concluded by stating that, if the Commission approves the zoning request, the applicant would be required to return at a later date to request a Specific Use Permit for residential infill.

James Roland
429 Columbia Drive
Rockwall TX 75032

Mr. Roland came forward and expressed he's been working with staff.

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 Brock made a motion to approve Z2026-027. Commissioner Roth seconded the motion which passed by a vote 6-0.

5. **Z2026-028 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Elliott Huff for the approval of a Zoning Change from Agricultural (AG) District to Single-Family 1 (SF-1) District for a four (4) acre tract of land identified as Tract 22-07 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 520 Cornelius Road, and take any action necessary.

Senior Planner Henry Lee provided a brief summary regarding the applicant's request. Mr. Lee stated that the subject property, shown in yellow, is located just east of the previously discussed property and is currently zoned Agricultural District. Mr. Lee explained that the applicant is requesting to rezone the property from Agricultural District to Single-Family 1 District in order to construct a single-family home on the property. Mr. Lee stated that because the property is less than 10 acres, the applicant is required to request a zoning change to allow for the proposed development. Mr. Lee further stated that the requested Single-Family 1 District zoning designation is consistent with the Northeast Residential District and meets the intended low-density residential designation for the area. Mr. Lee noted that, as part of the zoning case process, staff mailed 50 property owner and occupant notifications within 500 feet of the subject property on May 19, 2026, and no notices were received in response.

Mrs. Huff came forward to explain they are trying to build a residential home.

Vice-Chairman Schoen opened the public hearing and asked if anyone who wished to speak to come forward at this time.

Oralia Lehr
1865 Hillcroft Drive
Rockwall, TX 75087

Mrs. Lehr came forward and asked if it would be parceled out for future changes.

Vice-Chairman Schoen asked if anyone else 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.

Mrs. Huff came forward and explained they will be dividing the property into two lots for her parents.

Commissioner Hilliard made a motion to approve Z2026-028. Commissioner Roth seconded the motion which passed by a vote of 6-0.

6. **Z2026-029 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Ariel Palacios 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 2, Block G, Lake Rockwall Estates East 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 178 Lynne Drive, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary regarding the applicant's request. Mrs. Guevara stated that the subject property is located at 178 Lynne Drive and is part of Planned Development District 75. She explained that in February 2025, City Council approved a Specific Use Permit to allow for the construction of a single-family residence on the property. Mrs. Guevara stated that the building elevations approved as part of the ordinance reflected a combination of Hardie board siding and brick materials; however, the previously approved Specific Use Permit has since expired, and the applicant is returning with the request for consideration again. Mrs. Guevara explained that, as part of the current request, the proposed home will incorporate an all Hardie board façade, which requires approval through a special request. She further stated that the proposed garage is positioned approximately 11 feet in front of the primary façade of the home, rather than the required 20 feet behind the primary façade. Mrs. Guevara noted that there are other examples of newer homes within the subdivision that incorporate all Hardie board materials and similar garage orientations. Mrs. Guevara stated that approval of the request is a discretionary decision for City Council, pending a recommendation from the Planning and Zoning Commission. She further stated that on May 19, 2026, staff mailed 149 notices to property owners and occupants within 500 feet of the subject property, and at that time staff had not received any notices in response regarding the applicant's request. Mrs. Guevara concluded by stating that a housing analysis and draft ordinance were included in the meeting packet for review.

Juan Villa
4501 Sheppard Lane
Balch Springs, TX 75180

Mr. Villa came forward and explained he would do 100% cementitious board around the house.

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 Roth made a motion to approve Z2026-029. Commissioner Brock seconded the motion which passed by a vote of 6-0.

IX. 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.

7. **SP2026-012 (BETHANY ROSS)**

Discuss and consider a request by Paul Cragun of Cumulus Design on behalf of Sam Mota of MGD 276 Business Park, LLC for the approval of 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 Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for General Retail (GR) District land uses, situated within 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 any action necessary.

Senior Planner Bethany Ross provided a brief summary regarding the applicant's request. Senior Planner Ross stated that the subject property, shown in yellow, is a 3.8-acre tract of land located at the northwest corner of Old 276 and South TL Townsend Drive. She explained that the property is zoned Planned Development District 10 for General Retail District land uses and is located within the 276 Overlay District. Senior Planner Ross stated that the applicant is proposing a 12,000-square-foot retail strip center, which is a permitted use under the property's current zoning designation. She explained that while the site meets several basic dimensional requirements, the submitted site plan package does not comply with all applicable standards of the Unified Development Code, Planned Development District 10, the overlay district requirements, and the City's engineering standards. Senior Planner Ross stated that staff identified 12 variances and exceptions associated with the submitted plans, including requests related to primary building elevations, building articulation, building-mounted lighting, detention pond landscaping, roof design standards, parking located between the front façade and property line, painting within the required landscape buffer, site architecture, landscape buffers and required plantings and berms along TL Townsend Drive and Old 276, and residential adjacency screening. Senior Planner Ross further stated that staff identified concerns with the submitted treescape plan. She explained that while the applicant's plan indicates that no protected trees would be removed, aerial imagery and site photographs appear to show that several cedar trees greater than eight feet in height may be impacted. She stated that staff is requesting verification from the City Arborist and that an updated treescape plan may be required to demonstrate compliance with the Unified Development Code. Senior Planner Ross also stated that the applicant did not identify the amount of area being utilized for the detention area, which prevented staff from verifying the required number of trees for that area. She noted that the applicant did not provide trees within the detention area. Senior Planner Ross explained that the Unified Development Code requires two compensatory measures for each requested variance or exception. Based on the 12 requested variances and exceptions, the project would require 24 compensatory measures. She stated that the applicant identified three proposed compensatory measures; however, staff had concerns that only one appeared to qualify as an actual compensatory measure and staff was unable to verify whether the proposed measure was sufficient, proportional, or directly related to the requested deviations. Senior Planner Ross stated that staff's primary concern was that the request involved numerous deviations from development standards intended to ensure high-quality commercial development along a major roadway and within an overlay district, rather than only one or two minor exceptions. She explained that staff requested the applicant table the case in order to revise the plans, reduce the number of requested variances and exceptions, and bring the project closer into compliance with City development standards; however, the applicant requested to proceed with the case as submitted. Senior Planner Ross stated that, for this reason, staff was recommending denial without prejudice, which would allow the applicant to revise the site plan, landscape plan, treescape plan, building elevations, and compensatory measures and resubmit the request without restriction at the next submittal deadline. She further stated that the Architectural Review Board also recommended denial without prejudice. Senior

Planner Ross stated that if the Planning and Zoning Commission chose to approve the site plan, staff provided conditions of approval in the case memo, including resolving the overlay overhead utility issue, updating building elevations to address mechanical equipment screening, verifying the treescape plan with the City Arborist, and addressing outstanding comments from the Engineering Department.

Commissioner Roth asked if at this point the applicant is 23 compensatory measures short.

Sam Mota
1557 Trowbridge Circle
Rockwall, TX 75032

Mr. Mota came forward and explained he has been working back and forth with staff.

Commissioner Roth explained that it feels like he has submitted a rough draft and he wants staff to fix it for him. He explained that staff has been trying to work with him and he keeps pushing forward not wanting to accept the help.

Commissioner Brock explained that the purpose of the Commission's review is to evaluate the request based on the applicable standards and whether requested variances can be appropriately considered. Commissioner Brock stated that the applicant had not withdrawn the case and clarified that, because the request remained active, the Commission was proceeding with the meeting. Commissioner Brock further stated that the applicant's financial considerations or project profitability were not issues for the Commission to resolve as part of the review process. Commissioner Brock explained that the Commission would not be responsible for resolving disagreements between the applicant and staff regarding compliance with development standards. She stated that if staff has identified that a requirement is not being met and a variance is being requested, that information is the matter before the Commission for consideration. Commissioner Brock emphasized that the development standards are in place for a reason and stated that if the applicant is unable to meet a standard due to a specific property constraint, the applicant should present that information and provide appropriate compensatory measures for the Commission's consideration.

Commissioner Roth made a motion to deny without prejudice SP2026-012. Commissioner Brock seconded the motion which was denied without prejudice 6-0.

8. **SP2026-013 (BETHANY ROSS) [THE APPLICANT HAS TABLED THIS CASE TO JUNE 30, 2026]**

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 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, Texas, zoned Light Industrial (LI) District, generally located west of the intersection of Capital Boulevard and Data Drive, and take any action necessary.

9. **SP2026-014 (BETHANY ROSS) [THE APPLICANT HAS TABLED THIS CASE TO JULY 14, 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.

10. **SP2026-015 (HENRY LEE)**

Discuss and consider a request by Thong Thai of B + A Architecture, LLC on behalf of Kim Lien Thi Nguyen of Beauty Legacy, LLC for the approval of a Site Plan for a Strip Retail Center on a 0.976-acre parcel of land identified as Lot 8, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2200 Ridge Road [FM-740], and take any action necessary.

Senior Planner Henry Lee provided a brief summary regarding the applicant's request. Senior Planner Lee stated that the Commission reviewed this case in the previous year, where the applicant submitted the same request to construct a strip retail center on the subject property located just west of the intersection of Ridge Road and Yellow Jacket. He explained that at that time, the Commission denied the request without prejudice to allow the applicant an opportunity to address several of the requested variances. Senior Planner Lee stated that the original submittal included six variances; however, the applicant has returned with a revised request that includes only two variances. He explained that the two remaining variances are related to the primary articulation standards and encroachment into the required landscape buffer. Senior Planner Lee stated that the landscape buffer encroachment is due to the alignment of the fire line on the adjacent property being located too close to the roadway, which limits the available space for parking. He explained that the applicant is proposing to match the design scheme of the adjacent property, resulting in a slight encroachment into the required landscape buffer. Senior Planner Lee further explained that the Architectural Review Board reviewed the request and recommended approval with two conditions. The first condition was related to the recessed area on the façade, ensuring that the area maintains a consistent depth and includes stone materials. The second condition was to clarify that no exterior ladders for roof access would be allowed on the building. Senior Planner Lee stated that the applicant incorporated the recommended Architectural Review Board changes and that the Board recommended approval of the request. Senior Planner Lee explained that the two requested variances require four compensatory measures and that the applicant identified five proposed compensatory measures, including increased caliper of canopy trees, decorative screening walls, additional stone on each façade, additional architectural elements, and four-sided architecture. Senior Planner Lee stated that after reviewing the proposed compensatory measures, staff determined that the additional stone provided on each façade appeared to be the only measure that exceeded the requirements of the Unified Development Code. Senior Planner Lee stated that consideration of the proposed compensatory measures would be at the discretion of the Planning and Zoning Commission.

Henry Doughtry
40S Street
Lake Lotawana, MO 64086

Mr. Doughtry came forward and explained they had been working with staff to address comments.

Commissioner Roth made a motion to approve SP2026-015 with the following conditions flush the facade on front and two, no ladders on the back. Commissioner Bentley seconded the motion which passed by a vote of 6-0.

11. **SP2026-017 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO JUNE 30, 2026]**

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.

12. **SP2026-018 (BETHANY ROSS) [THE APPLICANT HAS TABLED THIS CASE TO JUNE 30, 2026]**

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 *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 Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 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 Boulevard, and take any action necessary.

X. DISCUSSION ITEMS

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

- P2026-019: Final Plat for Lot 1, Block A, Sixfold Addition (**APPROVED**)
- Z2026-011: Specific Use Permit (SUP) for Big-Tex Trailers (**2ND READING; APPROVED**)
- Z2026-015: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 451 Cornelius Road (**2ND READING; APPROVED**)
- Z2026-017: Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation and a Structure Exceeding 60-Feet in Height* for a Golf Driving Range (**2ND READING; APPROVED**)
- Z2026-018: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 804 Kernodle Street (**1ST READING; APPROVED**)
- Z2026-019: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 806 Kernodle Street (**1ST READING; APPROVED**)
- Z2026-020: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 508 Munson Street (**1ST READING; APPROVED**)
- Z2026-021: Zoning Change (AG to LI) for 4571 SH-276 (**2ND READING; APPROVED**)
- Z2026-022: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 401 Cornelius Road (**2ND READING; APPROVED**)
- Z2026-024: Zoning Change (C to HC) for 960 Sids Road (**2ND READING; APPROVED**)
- Z2026-025: Specific Use Permit (SUP) for a *Freestanding Commercial Antenna of Public Land* for the NTMWD (**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.

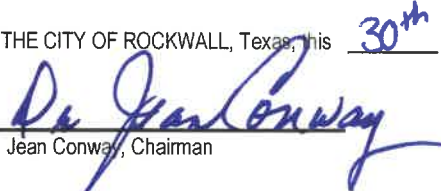
XI. ADJOURNMENT

Vice-Chairman Schoen adjourned the meeting at 7:22PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 30th day of June, 2026.

Attest:


Melanie Zavala, Planning Coordinator


Dr. Jean Conway, Chairman