

MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JUNE 30, 2026 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

NOTES: [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases),
AND [2] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC
USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

I. CALL TO ORDER

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

II. APPOINTMENTS

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

A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural Review Board meeting.

III. OPEN FORUM

This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

Chairman Dr. Conway explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being no one indicating such Chairman Dr. Conway closed the open forum.

IV. CONSENT AGENDA

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

2. Approval of the Minutes for the June 9, 2026 Planning and Zoning Commission meeting.

3. P2026-021 (ANGELICA GUEVARA)

Consider a request by Frank Conselman of Conselman Equities for the approval of a Final Plat for Lot 1, Block A, Texas Products Addition being a 6.68-acre tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP-OV) District, addressed as 1775 Airport Road, and take any action necessary.

4. P2026-022 (HENRY LEE)

Consider a request by Paul Cragun of Cumulus Design on behalf of Ronald Valk of Saro Partners, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Horizon Office Park Addition being a 2.74-acre tract of land identified as Tract 26-4 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 5543 Horizon Road [FM-3097], and take any action necessary.

5. P2026-024 (HENRY LEE)

Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), LLC and Daniel and Amanda Dailey for the approval of a Replat for Lots 54-67, Block D, Park Hills Addition being a 6.469-acre tract of land identified as Lots 1 & 15-26, Block D, Park Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 98 (PD-98) for Single-Family 8.4 (SF-8.4) District land uses, generally located at the southeast corner of the intersection of Overhill Drive and Parkland Valley, and take any action necessary.

Commissioner Bentley made a motion to approve the Consent Agenda. Commissioner Brock seconded the motion which passed by a vote of 7-0.

V. 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. SP2026-017 (HENRY LEE) [THE APPLICANT HAS Tabled THIS CASE TO JULY 14, 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.

7. SP2026-018 (BETHANY ROSS) [THE APPLICANT HAS TABLED THIS CASE TO JULY 14, 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.

8. SP2026-019 (HENRY LEE)

Discuss and consider a request by Jeff Hicks of Group 1 Chrysler Dodge on behalf of Group 1 Automotive for the approval of an Amended Site Plan for an existing New/Used Motor Vehicle Dealership (i.e. Rockwall Dodge) being a 6.874-acre parcel of land identified as Lot 1, Block A, Rockwall Dodge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 970 E. IH-30, and take any action necessary.

Senior Planner Henry Lee explained that the subject property is zoned Commercial District and is currently occupied by the Dodge dealership. He stated that the applicant is requesting approval of an amended site plan to allow two existing metal buildings located at the rear of the property to remain. He explained that the current property owner inherited the buildings when the property was purchased, as previously noted by the Architectural Review Board Chairman, and is seeking approval to retain the structures. He stated that the buildings appear to be accessory in nature; however, accessory buildings are not permitted within commercial or other non-residential zoning districts. As a result, the structures are required to comply with the General Commercial District standards as well as the General Overlay District standards. He noted that the existing buildings do not meet those applicable requirements. He stated that, as a compensatory measure, the applicant has proposed landscape enhancements along the Interstate 30 frontage. He explained that landscape plans illustrating the proposed improvements had been submitted for the Commission's review. He further noted that because the proposed landscaping is located within the Texas Department of Transportation (TxDOT) right-of-way, the applicant will be required to obtain approval from TxDOT prior to completing those improvements. He further explained that if the amended site plan is approved, the two metal buildings will be required to comply with the applicable Building and Fire Code separation requirements. He noted that the buildings are currently located in close proximity to one another and must be separated by a minimum of 20 feet to meet code requirements. He concluded his presentation by reviewing the list of requested variances associated with the General Commercial District and General Overlay District standards.

Commissioner Roth asked for clarification for what ARB is requesting.

Vice-Chairman Schoen asked if these structures can be seen from any public view.

Commissioner Brock asked how long they have been on the subject property.

Commissioner Williams asked if TxDOT does not approve it what compensatory measures remain.

Jeff Hicks
2121 Kings Pass
Heath, TX 75032

Mr. Hicks came forward and explained that he purchased the property in 2019 and that the existing structures were already on the site at the time of purchase. He stated that he was unaware the structures were not in conformance with the applicable development standards. He explained that the submitted site plan was intended to improve the frontage area along both dealerships. He further stated that he did not anticipate any issues obtaining approval from the Texas Department of Transportation (TxDOT) however, if TxDOT requires modifications to the proposed plan, they will make the necessary revisions to comply with those requirements.

Commissioner Bentley asked whether there was a way to separate the two buildings by the required 20 feet without creating a larger issue.

Commissioner Hilliard asked if it is three buildings or two buildings.

Vice-Chairman Schoen stated that the reason for his question was that he had been at the property earlier that day to pick up his vehicle and intentionally looked for the structures while driving along the service road. He explained that the only portion of the structures he was able to see was a small section of the roof after reaching Kyle Drive near the multifamily development. He stated that, while the requested variances would not typically be supported, the applicant's proposal to significantly enhance the landscaping along the frontage of both dealerships serves as an appropriate compensatory measure. He further noted that the structures are located at the rear of the Dodge dealership, are largely screened from public view, and will be separated to comply with the applicable Building and Fire Code requirements. Based on those factors, he did not believe the request presented a significant concern.

Commissioner Brock made a motion to approve SP2026-019. Vice-Chairman Schoen seconded the motion which passed by a vote of 6-1 with Chairman Dr. Conway dissenting.

9. SP2026-022 (BETHANY ROSS)

Discuss and consider a request by Matthew Peterson, AIA of DB Constructors, Inc. on behalf of Richard Foley of Foley US Landco, LLC for the approval of an Amended Site Plan for a Manufacturing Facility and General Retail Store on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park,

Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 2911 Discovery Boulevard, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. She stated that the applicant is requesting approval of an amended site plan for Chewters Chocolates. She explained that on July 12, 2022, the Planning and Zoning Commission approved a site plan for the construction of a light manufacturing facility and a general retail store. She stated that the applicant is now requesting to amend that approval to incorporate a ground-mounted chiller on the east side of the building. She explained that the applicant is proposing to screen the north side of the chiller with a masonry wall painted to match the building, while the remaining sides will be enclosed with black vinyl-coated chain-link fencing. She stated that the Unified Development Code (UDC) requires ground-mounted mechanical equipment to be screened with landscaping berms, walls matching the primary structure, or an architectural feature that is integral to the building's design. Because chain-link fencing is not a permitted screening method, she explained that the applicant is requesting an exception to the mechanical equipment screening requirements. She stated that, according to the applicant, the chiller will be located approximately 400 feet from Springer Road and that the existing evergreen vegetation along the eastern property line, together with the previously approved site landscaping, will substantially limit views of the equipment from adjacent streets and properties. She noted that the applicant has not proposed a specific compensatory measure to offset the requested exception but maintains that the distance from Springer Road and the existing landscaping provide adequate screening. She further noted that any chain-link fencing approved as part of the request will be required to be black vinyl-coated in accordance with the City's fence standards. She concluded by stating that the REDC has reviewed and approved the amended site plan and that approval of the requested exception is a discretionary decision of the Planning and Zoning Commission.

Matthew Peterson
2400 Great Southwest Parkway
Fort Worth, TX 76106

Mr. Peterson came forward and clarified that the applicant is proposing wrought iron fencing rather than chain-link fencing around the chiller. He explained that the chiller is located approximately 400 feet from Springer Road and will be screened by a painted CMU wall, existing berms, landscaping, and mature evergreen trees. He stated that the surrounding industrial development and existing screening substantially limit the visibility of the equipment and that the proposed screening is appropriate for the site.

Commissioner Roth asked whether changing the proposed fencing from chain-link to wrought iron would present any issues.

Chairman Dr. Conway made a motion to approve SP2026-022. Commissioner Hilliard seconded the motion which passed by a vote of 7-0.

10. SP2026-023 (HENRY LEE)

Discuss and consider a request by Jimmy McClintock of HWY66 Properties, LLC for the approval of an *Amended Site Plan* for an *Office Building* on a 0.28-acre parcel of land identified as Lot 5, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-276 OV) District, addressed as 407 W. Washington Street (SH-66), and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. Senior Planner Henry Lee explained that the site plan has previously come before the Commission on multiple occasions. He stated that the original approval expired and was subsequently renewed. He explained that, following the renewal, Oncor established utility easements along Washington Street that extend to the building, requiring the applicant to remove the previously approved covered patio with colonial-style columns. He stated that the applicant is now proposing a detachable awning in its place. He further explained that the applicant has removed the cast stone trim that had been proposed above the windows, resulting in a building constructed entirely of brick, which brings the design into greater conformance with the Downtown District standards. He concluded by stating that the Architectural Review Board (ARB) reviewed the request and recommended approval of the amended site plan.

Jonathan McClintock
2506 Dalrock Road
Rowlett, TX 75088

Mr. McClintock came forward and explained that the proposed building has been in the planning process for several years and that the applicant believes the project is now close to moving forward. He stated that the proposed revisions are minimal and are intended to bring the building into greater conformance with the Downtown District standards. He added that the applicant is willing to make the necessary changes to move the project forward.

Vice-Chairman Schoen made a motion to approve SP2026-023. Commissioner Brock seconded the motion and it passed by a vote of 7-0.

11. MIS2026-011 (BETHANY ROSS)

Discuss and consider a request by Thomas Azbill for the approval of a *Miscellaneous Case* for an *Exception* to allow *Artificial Turf* on a residential property being a 0.1653-acre parcel of land identified as Lot 15, Block C of the Gideon Grove, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 84 (PD-84) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1714 Gem Drive, and take any action necessary.

Senior Planner Bethany Ross explained that the applicant is requesting approval to install approximately 1,068 square feet of artificial turf within the rear yard of the property. She stated that the rear yard is adjacent to open space and John King Boulevard and is enclosed by wrought iron fencing, making portions of the proposed artificial turf visible from the adjoining open space and public right-of-way. She explained that the Unified Development Code (UDC) prohibits artificial turf and other synthetic plant materials within required side or rear yards when visible from public rights-of-way, open space, or public parkland. She further stated that the UDC permits up to 400 square feet of non-PFAS artificial turf in a residential rear yard regardless of visibility; however, because the proposal exceeds that limit and is visible from adjoining open space and John King Boulevard,

the applicant is requesting exceptions to both the visibility and maximum area requirements. She explained that the applicant has stated the proposed artificial turf would address drainage, erosion, high-traffic use, water conservation, and maintenance concerns. She further noted that the applicant maintains the yard is substantially screened from John King Boulevard by the existing open space and changes in grade and that the submitted product information indicates the proposed turf is PFAS-free and will be installed with a permeable base and drainage improvements. She explained that the Planning and Zoning Commission may grant an exception upon finding that the resulting landscaping is equivalent to or exceeds the applicable landscape requirements and improves the aesthetics of the surrounding area. She also noted a correction to the staff report, stating that while no artificial turf exceptions have been approved within Quail Hollow, the subject property is located in Gideon Grove, and approval of the request would be the first within that subdivision and could establish a precedent for comparable properties. She concluded by stating that the request is discretionary and requires a three-fourths supermajority vote of the members present.

Commissioner Roth asked whether the proposed artificial turf would be permitted if it were screened from public view by a solid fence, rather than being visible to the public due to the current fencing configuration.

Commissioner Hilliard asked whether there were any other properties in the surrounding area that had installed artificial turf.

Chairman Dr. Conway asked whether, under previous regulations, artificial turf had been permitted provided it was not located in a front yard or otherwise visible from the public street.

Thomas Azbill
1714 Gem Drive
Rockwall, TX 75087

Mr. Azbill came forward and explained that artificial turf would be easier to maintain and stated that the property does not experience any drainage issues. He further stated that the artificial turf has already been installed on the property.

Director of Planning and Zoning Ryan Miller stated that, for the record, the City had not yet received the legal noncompliance/legal nonconformance fee associated with the request. He further explained that the applicant would be required to pay that fee, in addition to the applicable building permit fee, for performing work without first obtaining the required permit.

Commissioner Bentley asked if this would become an impermeable issue.

Commissioner Brock made a motion to approve MIS2026-011. Vice-Chairman Schoen seconded the motion. The motion failed by a vote of 4 in favor and 3 opposed, as the request required a supermajority vote for approval. Commissioners Roth, Bentley, and Chairman Dr. Conway voted in opposition.

VI. DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is July 14, 2026.

12. Z2026-030 (RYAN MILLER)

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

Director of Planning and Zoning Ryan Miller presented an overview of the proposed Comprehensive Plan update, explaining that the document reflects the recommendations of the Comprehensive Plan Advisory Committee (CPAC), preliminary input from the City Council, and the policy objectives identified by both the City Council and the Planning and Zoning Commission. He stated that the proposed update focuses on lowering residential density, strengthening residential design standards, encouraging larger lot development, preserving neighborhood character, improving commercial design standards, addressing aging infrastructure, expanding senior housing opportunities, promoting redevelopment, and preserving the character of Downtown Rockwall. Mr. Miller explained that significant revisions were made to the Future Land Use Map to reflect changes in the City's extraterritorial jurisdiction (ETJ) resulting from state legislation and actions taken by the City Council. He stated that the plan proposes increasing the amount of land designated for low-density residential development while reducing areas designated for medium-density residential and mixed-use development. He noted that no additional vacant land was designated for high-density residential uses and explained that any increase within that category resulted solely from changes to the proposed residential density calculation methodology. Mr. Miller further explained that one of the most significant proposed changes is the transition from calculating residential density based on gross acreage to a net density methodology, which excludes floodplain areas from density calculations. He stated that this change, when combined with the proposed residential development policies, would reduce the overall number of residential lots permitted within future subdivisions while encouraging a greater mix of lot sizes and larger residential lots. Mr. Miller explained that the proposed land use and growth management policies also address recent changes in state law regarding annexation authority, expand the use of live-work development to encourage adaptive reuse and transitional development, establish long-term redevelopment priorities for the Interstate 30 and SH 276 corridors, and promote additional senior housing opportunities, including independent living, assisted living, memory care, and age-restricted residential developments. He noted that the proposed implementation strategies emphasize redevelopment, infrastructure investment, neighborhood revitalization, and preservation of existing community character rather than increasing residential density. Mr. Miller stated that the proposed updates to the Parks and Recreation chapter encourage neighborhood parks and park amenities to be constructed earlier in residential developments and recommend evaluating opportunities for additional sports fields and multipurpose recreational facilities within future park projects. He also explained that the Infrastructure chapter includes policies encouraging retention ponds as neighborhood amenities where feasible, curved street patterns, slip streets adjacent to major roadways, and long-term

reinvestment in aging water and wastewater infrastructure. Mr. Miller further explained that the proposed Community Character chapter places a greater emphasis on adaptive reuse, preservation, and reinvestment within established areas of the City, particularly Downtown Rockwall. He stated that the update shifts the City's long-term focus from redevelopment toward preservation and rehabilitation while recommending the preparation of a future downtown plan addressing circulation, parking, design standards, and continued reinvestment. Mr. Miller explained that the proposed residential policies recommend increasing minimum lot sizes, strengthening anti-monotony standards, enhancing subdivision entry features, improving architectural diversity, and encouraging revitalization of older neighborhoods. He stated that these policies are intended to create stronger neighborhoods, improve curb appeal, and preserve long-term neighborhood quality through future amendments to the Unified Development Code. In closing, Mr. Miller summarized the primary objectives of the proposed Comprehensive Plan update as lowering residential density, strengthening neighborhood character, encouraging redevelopment over outward expansion, promoting reinvestment in infrastructure, expanding senior housing opportunities, and improving residential design standards. He stated that staff believes the proposed update fulfills the objectives established by the City Council, the Planning and Zoning Commission, and the Comprehensive Plan Advisory Committee. Mr. Miller also noted that staff would review the Commission's comments regarding traffic-related policies and other suggested revisions and determine what additional modifications should be presented at a future meeting.

Following further discussion with the Planning and Zoning Commission, this item will be brought back for discussion and action at the July 14, 2026 meeting.

13. Z2026-031 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Laura Baggett of Laura Juarez Baggett Studio, PLLC on behalf of Johnathan and Key-Lee Ogle for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on two (2) parcels of land being a 0.287-acre tract of land identified as Lots 1 & 2, Block A, Turtle Cove, Phase 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for Single-Family Detached land uses, addressed as 931 & 935 Lexington Drive, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. Planning Technician Angelica Guevara explained that the request was for the construction of a single-family residence on two existing lots. She stated that the existing homes on the subject properties would be demolished and that the lots would be replatted prior to the issuance of a building permit. Mrs. Guevara further explained that the proposed residence complied with most of the requirements of Planned Development District 2, with the exception of the garage orientation. She noted that the Planned Development ordinance requires 160 of the 223 residential lots to be developed with rear-entry garages, while the remaining 63 of the 223 lots may be developed with either front-entry or J-swing garage configurations. She stated that the applicant was requesting a side-entry garage, which is not permitted under the Planned Development ordinance.

Laura Baggett
10026 Coppedge Lane
Dallas, TX 75229

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

Commissioner Bentley asked whether the applicant had discussed the proposed request with the homeowner's association (HOA).

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on July 14, 2026.

14. Z2026-032 (BETHANY ROSS)

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

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. She explained that staff is working with the applicant to provide a dimensioned site plan identifying the size and square footage of each proposed land use, parking area, and any outdoor operations for the entire property, rather than only the portion included in the current request. She stated that this information is necessary to ensure all uses are captured in the Specific Use Permit (SUP) ordinance and to allow staff to accurately calculate the required number of parking spaces. Mrs. Ross further explained that, upon approval of the site plan, the applicant would be required to apply for and obtain building permits for any existing structures on the property that were constructed without the required permits.

Ron Hawkins
1110 Rs County Road 4452
Point, TX 75472

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

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on July 14, 2026.

15. Z2026-033 (RYAN MILLER)

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

Director of Planning and Zoning Ryan Miller explained that, during the most recent legislative session, the Texas Legislature adopted Senate Bill 785 (SB 785), which prohibits municipalities from completely banning manufactured housing. He stated that the legislation requires cities to allow new HUD Code manufactured housing within either an existing zoning district or a newly created zoning district identified on the City's official zoning

map. Mr. Miller explained that a copy of SB 785 had been included in the meeting packet for the Commission's review. He noted that the City of Rockwall does not currently prohibit HUD Code manufactured housing through its zoning regulations rather, the City's existing development and design standards effectively prevent such homes from being permitted. As a result, he stated that the Unified Development Code must be amended to comply with SB 785 prior to its effective date of September 1. Mr. Miller further explained that staff is proposing the creation of a new land use that would allow manufactured housing within the Single-Family Estate (SF-E) 4.0 District. He stated that this district was selected because HUD Code manufactured homes are generally more compatible with the City's rural and outlying areas than with traditional residential subdivisions. He added that the larger lot sizes within the SF-E 4.0 District provide greater separation from smaller residential lots and are therefore more appropriate for this type of development. Mr. Miller explained that the proposed ordinance establishes several development standards governing the placement of manufactured homes on a property and the conditions that must be satisfied for approval. He also noted that the definition of "manufactured home" had been revised to conform with the requirements of state law. He stated that the proposed amendments had been reviewed by the City Attorney's Office and were determined to be in compliance with SB 785. Mr. Miller concluded by explaining that the proposed amendments were being brought forward because state law now requires the City to permit HUD Code manufactured housing within an existing zoning district shown on the official zoning map. He noted that the Single-Family Estate 4.0 District satisfies that requirement and informed the Commission that a draft ordinance had been included in the meeting packet. He added that the proposed amendments would return to the Commission at a future meeting for a public hearing.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on July 14, 2026.

16. Z2026-034 (BETHANY ROSS)

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

Senior Planner Bethany Ross explained that the proposed detached garage would total 1,000 square feet, which exceeds the maximum permitted size by 375 square feet. She stated that, as a result, the applicant is requesting a Specific Use Permit (SUP).

Bratley Stannard
106 Bandit Trail
Terrell, TX 75160

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

Commissioner Hilliard asked whether there were any existing detached garages within the surrounding neighborhood.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on July 14, 2026.

17. Z2026-035 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Ernesto Mario Castro on behalf Gloria Briseño for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1430-acre parcel of land identified as Lot 9, Block G, Northshore #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 210 Alta Vista Drive, and take any action necessary.

Planning Technician Angelica Guevara explained that the previous residence was destroyed in a house fire. She stated that, based on the submitted elevations, the applicant is proposing to reconstruct a home that is substantially similar to the original residence. Mrs. Guevara further explained that the proposed home complies with all applicable density and dimensional requirements of the Unified Development Code.

Ernesto Castro
206 Tupelo Drive
Rockwall, TX 75087

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

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on July 14, 2026.

18. Z2026-036 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Antonio Tello of Tello's Creations, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 884A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 353 Blanche Drive, and take any action necessary.

Planning Technician Angelica Guevara explained that the proposed residence does not comply with several requirements of Planned Development District 75. She stated that the areas of noncompliance include the minimum roof pitch, required exterior building materials, and the garage orientation standards.

Antonio Tello
821 Riverwood Road
Dallas, TX 75217

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

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on July 14, 2026.

19. Z2026-037 (HENRY LEE)

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

Senior Planner Henry Lee explained that, as the Commission has recently seen, several amendments have been proposed for Planned Development District 46 to allow additional warehousing or outdoor storage uses. He stated that, in this case, the applicant is requesting a similar amendment to permit warehousing, while also seeking approval for additional land uses that are not currently permitted within the commercial district. Mr. Lee explained that consideration of those additional land uses is at the discretion of the Planning and Zoning Commission as part of its review of the request.

Eric Little
5618 Vanderbilt Avenue
Dallas, TX 75206

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

Commissioner Brock asked whether a different zoning designation would be more appropriate for the subject property and surrounding area.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on July 14, 2026.

20. P2026-023 (HENRY LEE)

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

Senior Planner Henry Lee explained that the applicant is requesting approval of a preliminary plat to subdivide the existing two parcels into four lots. He stated that the item is being presented for discussion because it is also required to be reviewed by the Parks Board.

Jennifer Wurster
1309 Marine Place
Heath, TX 75032

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

Director of Planning and Zoning Ryan Miller advised this would go to the Consent Agenda on July 14th since it meets the requirements.

21. SP2026-013 (BETHANY ROSS)

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.

Senior Planner Bethany Ross explained that the item had previously been considered by the Commission approximately one month earlier and was tabled to allow for an additional work session because the applicant was not present at that meeting. She stated that the Architectural Review Board (ARB) recommended either increasing the height of the parapets or installing a pony wall to ensure that the rooftop mechanical units (RTUs) are not visible from any direction. Mrs. Ross further explained that staff had identified an outstanding exception related to the required building articulation for light industrial buildings. She noted that the applicant submitted revised plans during the previous week while she was out of the office, and staff had not yet had an opportunity to complete its review. She stated that the revisions would be reviewed during the week, after which staff would provide any remaining comments to the applicant. Mrs. Ross added that the item would return to the Commission as an action item at a future meeting.

Phillip Craddock
551 Embargo Drive
Fate, TX 75189

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

Senior Planner Bethany Ross asked the applicant if the parking had been resolved as well.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on July 14, 2026.

22. SP2026-020 (HENRY LEE)

Discuss and consider a request by Pene Sherman of P. Sherman Construction on behalf of Mitchell and Sons Enterprises for the approval of a Site Plan for an existing Office/Warehouse building on a two (2) acre tract of land identified as Tract 23-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 3920 IH-30, and take any action necessary.

Senior Planner Henry Lee provided a brief summary of the applicant's request. He explained that the Commission had previously considered the property on multiple occasions, including a request for a Specific Use Permit (SUP) for outdoor storage, which was ultimately withdrawn. He further stated that the applicant had also previously submitted a site plan application however, because all outstanding staff comments were not adequately addressed, the site plan was administratively denied. Mr. Lee explained that the applicant has since worked to address those comments and has submitted an amended site plan for the Commission's consideration.

Pene Sherman
5707 Yacht Club Drive
Rockwall, TX 75032

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

Vice-Chairman Schoen asked if the sign would be removed.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on July 14, 2026.

23. 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 explained that the request is for an amended site plan to replace the existing structure over the pool with a new insulated structure. She stated that the request includes several variances due to the property's location within an overlay district, including variances related to primary building materials, secondary building materials, four-sided architecture, building articulation, and roof pitch. Mrs. Guevara further explained that, as discussed during the Architectural Review Board (ARB) meeting, the Board recommended extending the stone façade on the west elevation to the top of the wall, modifying the roofline to create a more squared appearance, changing the panel color to bronze to match the siding on the north elevation, adding a lintel beam above the windows, and incorporating additional trees or shrubs between the windows.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on July 14, 2026.

24. SP2026-024 (BETHANY ROSS)

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

Senior Planner Bethany Ross explained that the request is for an amended site plan to add a canopy to the existing daycare facility. She stated that the proposed canopy would be located on the rear building of the property, while the front building is occupied by retail uses. Mrs. Ross explained that, during the original site plan approval in 2020, the building elevations for the front retail building were inadvertently reversed, resulting in the rear elevation facing Ralph Hall Parkway rather than the intended front elevation. She stated that, as a corrective measure, staff is seeking enhancements to the façade facing Ralph Hall Parkway to improve its appearance. Mrs. Ross noted that the Architectural Review Board (ARB) was generally supportive of that approach during its discussion. However, because the applicant was not present at the meeting, staff was unable to confirm whether the applicant was agreeable to the proposed façade enhancements.

Director of Planning and Zoning Ryan Miller explained they would make the applicant aware of needing to attend meetings.

Commissioner Bentley asked what would happen if they do not receive approval for the amended site plan.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on July 14, 2026.

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

- Z2026-027: Zoning Change (AG to SF-16) for Marilyn Jayne Lane (1ST READING; APPROVED)
- Z2026-028: Zoning Change (AG to SF-1) for 520 Cornelius Road (1ST READING; APPROVED)
- Z2026-029: Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 178 Lynne Drive (1ST 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.

VII. ADJOURNMENT

Chairman Dr. Conway adjourned the meeting at 8:43PM

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PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 14th day of July, 2026.


Dr. Jean Conway, Chairman

Attest: 

Melanie Zavala, Planning Coordinator