

# MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
SEPTEMBER 9, 2025 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. Jean Conway called the meeting to order at 6:00PM. Commissioners present were Ross Hustung, John Hagaman, Carin Brock, Ellis Bentley, Douglas Roth and David Schoen. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Senior Planner Bethany Ross, Planning Coordinator Melanie Zavala and Assistant City Engineer Jonathan Browning. Staff absent were Planning Technician Angelica Guevara, City Engineer Amy Williams and Civil Engineer Madelyn Price.

## II. 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.

## III. 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.

### **1. Approval of Minutes for the August 26, 2025 Planning and Zoning Commission meeting.**

#### **2. P2025-028 (HENRY LEE)**

Consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Final Plat for Phase 1 of the Southside Hills Subdivision consisting of 284 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

#### **3. P2025-029 (ANGELICA GUEVARA)**

Consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Replat for Lots 7 & 8, Block J, Sanger Addition being a 0.23-acre tract of land identified as a portion of Lot 2, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 803 & 805 Sam Houston Street, and take any action necessary.

#### **4. P2025-030 (BETHANY ROSS)**

Consider a request by Nick Keran of Urban Strategy on behalf of Sherif Sharawi of Rockwall Steel Co., Inc. for the approval of a Replat for Lots 3 & 4, Block A, Industrial Boulevard Addition being a 55.192-acre tract of land identified as Lot 2, Block A, Industrial Boulevard Addition and Tract 3 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the east side of Industrial Boulevard north of the IH-30 Frontage Road, and take any action necessary.

#### **5. SP2025-036 (HENRY LEE)**

Discuss and consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Site Plan for Phase 1 of the Southside Hills Subdivision consisting of 284 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

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

## IV. 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. Z2025-050 (RYAN MILLER)**

64 Hold a public hearing to discuss and consider a *Text Amendment* to Article 11, *Development Applications and Review Procedures*, of the Unified Development  
65 Code (UDC) for the purpose of establishing requirements that relate to an applicant's failure to appear at a public hearing, and take any action necessary.  
66

67 Director of Planning and Zoning Ryan Miller explained that this is a City initiated request to amend Article 11 of the Unified Development Code (UDC).  
68 The amendment specifically addresses situations where applicants fail to appear at scheduled public hearings. Over the past year, staff has observed  
69 multiple instances of applicant no-shows before various Boards and Commissions, including the Planning and Zoning Commission, Historic  
70 Preservation Advisory Board (HPAB), and City Council. These absences hinder the decision-making bodies ability to ask questions, receive  
71 clarifications, and properly deliberate on cases. To address this, the City Attorney has recommended a provision be added to Article 11. The proposed  
72 language states: "Failure of an applicant to appear before the City Council, Planning and Zoning Commission, Historic Preservation Advisory Board  
73 (HPAB), or Board of Adjustments (BOA) for any hearing without an approved delay from the Director of Planning and Zoning or his/her designee  
74 shall constitute sufficient grounds for the City Council, Planning and Zoning Commission, HPAB, or BOA to deny the application. "The provision  
75 allows flexibility, permitting applicants to request and receive an approved delay from the Director of Planning and Zoning without incurring penalties  
76 or fees. This amendment has been processed in compliance with the notice provisions of Article 11 of the UDC and state law. A 15-day public notice  
77 was also published in the Rockwall Herald Banner prior to this meeting.  
78

79 Chairman Dr. Conway asked if anyone who wished to speak to come forward at this time, there being no one indicating such; Chairman Dr. Conway  
80 closed the Public hearing and brought the item back for discussion or action.  
81

82 Commissioner Hustings made a motion to approve Z2025-050. Commissioner Schoen seconded the motion which was approved by a vote of 7-0.  
83

#### 84 7. Z2025-051 (RYAN MILLER)

85 Hold a public hearing to discuss and consider a *Text Amendment* to Article 12, *Enforcement*, of the Unified Development Code (UDC) for the purpose of  
86 establishing an expiration date for building permits that are dormant or show little progress towards completion, and take any action necessary.  
87

88 Director of Planning and Zoning Ryan Miller explained that this is a City-initiated Text Amendment to the Unified Development Code (UDC),  
89 specifically to Article 12 Enforcement. The proposed amendment addresses the expiration of building permits. Currently, under the International  
90 Building Code, building permits issued by the City of Rockwall are valid for 180 days and remain active as long as progress is being made. Extensions  
91 may be granted in 180-day increments when justifiable cause is shown. While this system provides flexibility, it has also resulted in projects  
92 remaining incomplete for extended periods, sometimes well over a year, leaving adjacent property owners affected by ongoing or stagnant  
93 construction. To address this issue, the City Attorney has recommended adding new language to Article 12 that would establish clear expiration  
94 provisions. Specifically, the amendment proposes that: "Any building permit issued by the City of Rockwall on or after October 6, 2025, shall expire  
95 six (6) months from the date of issuance if, at that time, the permit did not include an expiration date and no progress has been made toward project  
96 completion, as determined by the Chief Building Official. "For permits issued before October 6, 2025 (the proposed adoption date of the ordinance),  
97 the amendment states that they will expire two years from the date of issuance if the project is not substantially complete. To extend a permit, the  
98 applicant must submit a written request prior to expiration and demonstrate substantial progress. The Chief Building Official will have sole discretion  
99 to approve or deny extension requests. If denied, the applicant may appeal the decision to the Board of Adjustments as an administrative appeal.  
100 The intent of this amendment is not to penalize property owners but rather to give the City a tool to address dormant or neglected projects that  
101 negatively impact surrounding neighborhoods and property owners. Staff anticipates that this authority will be used sparingly and only in extreme  
102 cases, serving as a way to encourage property owners to be good neighbors. This amendment has been processed in accordance with the public  
103 notice requirements of the UDC and State Law, and a 15-day public notice was published in the Rockwall Herald Banner in advance of this meeting.  
104

105 Commissioner Hagaman asked if this was just for the building permit.  
106

107 Commissioner Bentley asked if there were issues in this regard.  
108

109 Commissioner Brock mentioned that she was struggling with the provisions and asked if this has been a problem with builders not finishing projects.  
110

111 Commissioner Schoen asked if this would include all permits.  
112

113 Chairman Dr. Conway asked if anyone who wished to speak to come forward at this time, there being no one indicating such; Chairman Dr. Conway  
114 closed the Public hearing and brought the item back for discussion or action.  
115

116 Commissioner Hagaman made a motion to approve Z2025-051. Commissioner Hustings seconded the motion which passed by a vote of 5-2 with  
117 Commissioner Brock and Bentley dissenting,  
118

#### 119 8. Z2025-052 (RYAN MILLER)

120 Hold a public hearing to discuss and consider a *Text Amendment* to Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of Article  
121 05, *District Development Standards*, of the Unified Development Code (UDC) for the purpose of making changes to the boundary and development requirements  
122 of the Southside Residential Neighborhood Overlay (SRO) District, and take any action necessary.  
123

124 Director of Planning and Zoning Ryan Miller explained that the proposed changes represent a City initiated amendment to the Southside Residential  
125 Neighborhood Overlay (SRO) District. In June of this year, the City Council directed staff to review the overlay district and return with  
126 recommendations for potential updates. Staff presented their findings to the Council in August, which included three key proposals: adjusting the  
127 overlay boundaries to exclude commercially zoned properties, eliminating the reduced development standards in favor of applying the underlying  
128 zoning regulations, and rezoning the multi-family tract within the district to Single-Family 7 (SF-7) in order to create greater consistency. The City  
129 Council agreed with staff's recommendations and directed them to proceed. Due to the procedural requirements of the Unified Development Code  
130 and state law, these changes will be processed as two separate cases. The first will address the boundary adjustment and the removal of reduced  
131 standards, while the second will handle the proposed rezoning of the multi-family tract. The Southside Residential Neighborhood Overlay District

was originally adopted in 1996 at the request of neighborhood representatives. It was designed to function as a preservation tool that allowed flexibility for infill and redevelopment while maintaining the established residential character of the Southside neighborhood. Over time, the district has undergone a few modifications, including a 2016 amendment initiated by the City Council that refined the procedures for special requests and removed the Council's ability to grant land use changes without a formal zoning process. Currently, the overlay district encompasses approximately 44 acres and includes about 145 properties. Roughly 75 percent of the area is zoned SF-7, with smaller portions zoned Planned Development 52 (PD-52) and Commercial (C). The inclusion of commercially zoned properties has been re-evaluated, as the overlay provides no additional regulations, protections, or incentives for those properties. Their presence within the district does not support the overlay's intended purpose and instead results in an unnecessarily expanded boundary. The goal of the proposed amendment is to realign the overlay district with its original purpose as a preservation mechanism to support and protect the residential character of the Southside neighborhood.

Chairman Dr. Conway 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 Bentley made a motion to approve Z2025-052. Commissioner Hustings seconded the motion which was approved by a vote of 7-0.

#### 9. Z2025-053 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a *Specific Use Permit (SUP)* for a *Carwash* on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and take any action necessary.

Senior Planner Bethany Ross provided a brief summary regarding the applicant's request. A car wash is permitted by right in Commercial (C) Districts, but requires a Specific Use Permit (SUP) when located within the City's Scenic Overlay District. The purpose of this overlay district is to ensure that development along the City's primary commercial corridors reflects high-quality architectural and site design standards. The applicant's request is identical to a SUP previously approved in 2017, which expired in 2021 due to inactivity. Since that time, there have been no zoning changes or major shifts in adjacent land uses that would affect land use compatibility. The surrounding area continues to be dominated by Commercial zoning, including high-intensity retail uses to the south, medical offices to the east, and smaller commercial developments to the north and west. From a design standpoint, the proposed concept plan complies with the Unified Development Code (UDC) standards for a Full-Service Car Wash and Auto Detail. However, the building elevations do not fully comply with the Scenic Overlay District Standards. Any future Site Plan application will require review by the Architectural Review Board and Planning and Zoning Commission to ensure full compliance with current design requirements. This is ultimately a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. On August 20, 2025, staff mailed 62 notices to property owners and occupants within 500 feet of the subject property, as well as to the Turtle Cove HOA the only homeowners' association within 1,500 feet participating in the City's Neighborhood Notification Program. As of this time, no responses have been received in favor or opposition to the request.

Dub Douphrate  
2235 Ridge Road  
Rockwall, TX 75087

Mr. Douphrate came forward and explained that the delay in moving the project forward in 2017 was due to the time it took to acquire an easement from the Race Track property, a process that ultimately took about three years. This delay caused the original Specific Use Permit (SUP) to expire, as it was only valid for one year.

Commissioner Roth asked if they are ready to move the process forward.

Chairman Dr. Conway 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.

Chairman Dr. Conway explained that the request for a Specific Use Permit (SUP) is not simply for a new business, but specifically for a car wash a type of business that is already abundant in the city. She noted there are currently five car washes operating, with a sixth planned at Fuel City. More importantly, she emphasized that this request is located within the Scenic Overlay District on Ridge Road, a fully treed area rich in native foliage particularly in the triangle where Yellowjacket and Ridge Road converge. While there is an existing auto repair shop at the southern end of this property, which was originally approved as an oil change business, it has since changed hands and operations. That business already negatively impacts the visual character of the area, with open auto bays facing the street and vehicles often lining the driveway and adjacent property. Chairman Dr. Conway expressed concern that this proposal would further commercialize the area, requiring the removal of trees and native vegetation to make way for yet another car wash. Although this project had been approved a few years ago, it was never developed. In the meantime, the city's population has grown, placing increased strain on infrastructure. She urged the council to consider the cumulative impact of each zoning approval. In this case, approving the SUP would not only increase traffic at an already busy intersection but would also contribute to the loss of one of the few remaining naturally beautiful areas along Ridge Road. She strongly believes it is the council's responsibility to protect the integrity of the Scenic Overlay District especially given the already disproportionate number of car washes in the City. Chairman Dr. Conway concluded by stating her firm opposition to further degrading the scenic quality of this protected area for a redundant commercial use.

Commissioner Brock asked if this was in a Commercial District already.

Director of Planning and Zoning Ryan Miller explained that the property is located in a Commercial District, where a car wash is a permissible use. However, the requirement for a Specific Use Permit (SUP) is driven by the fact that the property is also within the Scenic Overlay, which requires a SUP for car washes and gas stations.

Commissioner Schoen asked if this was the same Site Plan that was previously approved in the SUP.

Commissioner Hagaman explained that only the square that is fronting Ridge Road would be the development side.

Commissioner Hustings asked if there will be another approval.

Director of Planning and Zoning explained that if this gets approved they would have to come back and submit a Site Plan.

Commissioner Hustings asked if they will show materials that they will be using.

Chairman Dr. Conway made a motion to deny case Z2025-053; however, the motion failed due to the lack of a second. Subsequently, Commissioner Hagaman made a motion to approve Z2025-053, which was seconded by Commissioner Hustings. The motion passed with a 6-1 vote, with Chairman Dr. Conway dissenting.

#### 10. Z2025-054 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Stephen B. Duncan for the approval of a Specific Use Permit (SUP) for a Carport and Accessory Building on a one (1) acre parcel of land identified as Lot 18, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2389 Saddlebrook Lane, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit (SUP) to allow the structure specifically a carport and detached garage that exceeds the maximum size permitted by the unified development code (UDC). To provide a bit of context to the applicant's request the Saddlebrook Estates subdivision was platted in 1985 and annexed into the City of Rockwall in 1999 in 2001 the subdivision was zoned from an Agricultural District to a Single-family 16 (SF-16) district. According to the Rockwall Central Appraisal District currently existing on the subject property 3,663 single-family home and 192 SF accessory structure that were both constructed in 2002. The applicant is proposing to construct a 26 x 73 foot or 1898 SF accessory structure. The proposed detached garage will be located at the end of the existing driveway and will be replacing the existing 192 SF accessory structure. It will be located 6-feet from the side yard property line and over 90 feet from the rear property line. It will be more than 20 feet behind the front façade of the building. The overall building height of the structure will be 16 feet 6 inches but the effective height will be 13 feet 3 inches at the midpoint, which is what staff will look at. In addition, the detached garage has to be connected to a concrete drivable approach. In this case the applicant meets all the applicable design criteria with the exception of proposed size of the structure. Specifically, the proposed carport will be 736 SF or 236 SF larger than what is permitted by the Unified Development Code (UDC). Staff should point out that there are several accessory structures that are of comparable size and architecture within the Saddlebrook estate Subdivision. Staff mailed out 28 notices to property owners and occupants within 500 feet of the subject property on August 21<sup>st</sup>.

Stephen Duncan  
2389 Saddlebrook Lane  
Rockwall, TX 75087

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

Chairman Dr. Conway 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 Hustings made a motion to approve Z2025-054. Commissioner Schoen seconded the motion which passed by a vote of 7-0.

#### 11. Z2025-055 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a PD Development Plan for Medical Office Building on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205], and take any action necessary.

Senior Planner Henry Lee provided a brief overview of the applicant's request. The applicant is seeking approval for a PD (Planned Development) plan at this stage and will return later with a formal site plan. Based on the current concept plan, the applicant is proposing a one-story 10,377 SF medical office with a private sports court. Per parking standards, two parking spaces are required. Additionally, the applicant is requesting to install a vinyl fence around the private sports court. Staff notes that similar requests have been approved in the past. However, this fencing request will not be included in the PD plan at this time. Instead, any required variances will be addressed during the site plan review process. Staff mailed out notices on August 21 and at this time there have been no notices in return.

Lisa Deaton  
23134 Highway 22 N  
Yuma, TX 38390

Mrs. Deaton came forward and explained this would be an adolescent therapy.

Chairman Dr. Conway asked if anyone who wished to speak to come forward at this time.

Patricia Williams  
612 Prosperity Court  
Rockwall, TX 751087

Mrs. Williams came forward and expressed traffic concerns and asked if there would be people staying overnight.

Mrs. Deaton explained there would not be anybody staying overnight.

Linda Johnson  
626 Community Lane  
Rockwall, TX 75032

Mrs. Johnson came forward and expressed her concerns in regards to traffic and the turning lane.

Senior Planner Henry Lee explained they will not be going through Goliad.

Alan Johnson  
626 Community Lane  
Rockwall, TX 75032

Mr. Johnson came forward and expressed his concerns as well to traffic issues.

Chairman Dr. Conway asked if anyone else who wished to speak to come forward at this time, there being no one indicating such; Chairman Dr. Conway closed the Public hearing and brought the item back for discussion or action.

Commissioner Brock asked if this would be a singular tenant or multi-tenant.

Commissioner Schoen made a motion to approve Z2025-055. Commissioner Hustings seconded the motion which passed by a vote of 7-0.

#### 12. Z2025-056 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Nahomi Anaya on behalf of Dustin Fox 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 0.368-acre tract of land identified as a Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 Harborview Drive, and take any action necessary.

Director of Planning and Zoning, Ryan Miller, provided a brief summary regarding the applicant's request. The applicant is seeking a Special Use Permit (SUP) for a residential infill project within an established subdivision, with the intent to construct a 3,995 square-foot, two-story single-family home. The proposed home appears to be consistent with the design and scale of newer, more modern homes located in the Harborview Landing phase of the Chandler's Landing subdivision. The proposed residence meets the majority of the applicable zoning requirements, with the exception of the garage orientation and roof pitch. The proposed roof pitch is 2:12, whereas the general residential development standards require a minimum pitch of 3:12. These deviations are not considered atypical. On August 21 staff mailed out notices to property owners and occupants within 500 feet of the subject property. Staff has not received any notices in return.

Nahomi Anaya  
5225 Maple Avenue  
Dallas, TX 75205

Mrs. Anaya came forward and explained they are wanting to do the garage with the variance and explained it was submitted to the HOA.

Chairman Dr. Conway 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 Roth made a motion to approve Z2025-056. Commissioner Schoen seconded the motion which passed by a vote of 7-0.

#### 13. Z2025-057 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Kiew Kam of Triangle Engineering, LLC on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a Residence Hotel on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary regarding the applicant's request. In December 2024, the City Council approved a Specific Use Permit (SUP) for a Residence Hotel on this property. However, the applicant never submitted a Site Plan, and the SUP is set to expire in December of this year. Recently, a new applicant approached staff with a revised configuration for the Residence Hotel. Since the new proposal differs from the concept plan approved under the original SUP, a new request is being submitted. The applicant has provided a concept plan for a Residence Hotel and a Restaurant. According to the concept plan, the proposed hotel will consist of a four-story building with a 14,204-square-foot building footprint and a total of 96 guest rooms. The overall building will total 56,816 square feet across all floors. The concept plan also shows the proposed location of parking and the restaurant. Although a restaurant is an allowed by-right land use within a Commercial (C) District, the applicant included it in the concept plan, and staff verified that the parking meets the City's requirements. A Residence Hotel requires a Specific Use Permit (SUP) within a Commercial (C) District. The purpose of this requirement is to recognize that a Residence Hotel may not be appropriate in all areas zoned Commercial (C). Staff notes that the applicant will be required to meet all building and landscape requirements as outlined in the Unified Development Code (UDC) at the time of Site Plan approval. It's important to note that approval of a SUP is a discretionary decision made by the City Council following a recommendation from the Planning and Zoning Commission. On August 20, 2025, staff mailed nine (9) notices to property owners and

occupants within 500 feet of the subject property. There are no Homeowners Associations or Neighborhood Associations within 1,500 feet participating in the Neighborhood Notification Program. As of now, staff has not received any responses in support of or in opposition to the request.

Kiew Kam  
1782 McDermott Avenue  
Allen, TX 75013

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

Chairman Dr. Conway 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 Roth asked if they are adding a restaurant facility.

Commissioner Brock made a motion to approve Z2025-057. Commissioner Roth seconded the motion which passed by a vote of 7-0.

**14. Z2025-058 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Leonard and Debra Lynskey for the approval of a Specific Use Permit (SUP) for an Accessory Structure that exceeds the maximum size on a 0.445-acre parcel of land identified as Lot 17, Block F, Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 2310 Sarah Drive, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. The applicant is requesting to allow a 23 x 30 foot or 690 SF detached covered porch in the rear yard. The proposed detached garage covered porch will be constructed out of cedar and have asphalt shingle roof to match the primary structure All the materials will be complimentary to the primary structure. The request does not appear it will have a negative impact to adjacent properties. Staff mailed out notices to property owners and occupants within 500 feet of the subject property. Staff received 2 notices in favors of the applicants request.

Dave Ramey  
3102 Morning Dove  
McKinney, TX 75072

Mr. Ramey came forward and provided additional details in regard to the request

Chairman Dr. Conway 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 Hagaman made a motion to approve Z2025-058. Commissioner Schoen seconded the motion which passed by a vote of 7-0.

**15. Z2025-059 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, and take any action necessary.

Senior Planner Henry Lee provided a brief overview of the applicant's request. The applicant is seeking a zoning change from Agricultural District to a Planned Development (PD) to allow for Single-Family 1 land uses. The proposal includes the development of 10 Type B lots featuring a Type A product, with minimum lot sizes. The development will also include designated open space areas. Although the proposed rear roadway does not currently connect to an existing street, City Code requires that such connections be included at the time of construction, and the applicant will be complying with this requirement. The homes will feature decorative doors and flat-front designs. The development will not utilize city utilities; instead, all lots will be served by individual septic systems. According to the Comprehensive Plan, the property is currently designated for single-family residential use, with the proposed zoning change aligning with the vision for low-density development and medium-sized lots. The project will result in a mix of single-family housing types and is consistent with existing land use policies. Final approval will be subject to review by the Planning and Zoning Commission.

William Solomon  
2912 Legacy Drive  
Plano, TX 75024

Mr. Solomon came forward and provided additional details regarding the request.

Commissioner Hagaman asked if they would be opposed to having three garages.

Commissioner Bentley asked if it was a gated community.

Director of Planning and Zoning Ryan Milller asked the applicant if they will incorporate the side entry into the PD.

Chairman Dr. Conway 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 asked if there were utilities in the area.

Commissioner Hagaman made a motion to approve Z2025-059 with the changes of one acre lots with a minimum of 3,000SF and acre and a half lots 3,250 SF and all lots have three car garages. Commissioner Schoen seconded the motion which passed by a vote of 7-0.

**16. Z2025-060 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of a Specific Use Permit (SUP) for an Accessory Structure on a 0.570-acre parcel of land identified as Lot 1 of the Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 710 Hartman Street, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary regarding the applicant's request. The applicant is requesting a Specific Use Permit (SUP) to allow for a 900-square-foot detached garage. The proposed garage will be located in the backyard of the subject property, approximately 60 feet from the primary residence. The structure will be clad in metal and as conditioned by the Historic Preservation Advisory Board on August 21, 2025, must match the color of the existing home. The applicant has submitted a concept plan and building elevations that comply with all requirements for a detached garage within the Single-Family 7 (SF-7) District—except for the size of the structure, which exceeds the permitted maximum and is the basis for the SUP request. The applicant has also indicated that the three existing accessory structures on the property will be removed to accommodate the new garage. It should be noted that a Specific Use Permit (SUP) is a discretionary decision made by the City Council following a recommendation from the Planning and Zoning Commission. On August 20, 2025, staff mailed 75 notices to property owners and occupants within 500 feet of the subject property and notified the Stoney Hollow HOA, which is the only HOA within 1,500 feet participating in the Neighborhood Notification Program. At this time, staff has received one (1) response in favor of the applicant's request.

Marcelino Rendon  
710 Hartman Street  
Rockwall, TX 75087

Mr. Rendon expressed it was time to build something and add storage.

Chairman Dr. Conway 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 Hustings made a motion to approve Z2025-060. Commissioner Schoen seconded the motion which passed by a vote of 7-0.

**17. Z2025-061 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change from Multi-Family 14 (MF-14) District to a Single-Family 7 (SF-7) District for a 2.56-acre parcel of land identified as [1] Lot 1A, 2A, 1B, 2B & 1C and a portion of Lots 3 & 4, Block H, Sanger Addition, [2] Lots 1 & 2, Block A, M & M Johnson Addition, [3] Lots 1 & 2, Block A, Rios Buffington Addition, and [4] Lots 1 & 2, Block A, RHDC Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, bounded by E. Ross Street, Davy Crockett, Peters Colony, and E. Bourn Street, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the case. As discussed earlier this evening, staff brought several recommendations to City Council on August 18th concerning the Overlay District. One of those recommendations was to initiate a zoning change for this property from MF-14 to Single Family-7 (SF-7) District. With the removal of the commercial properties also recommended for approval tonight, the MF-14 district would remain as a pocket within the overlay, which runs counter to the intent of preserving the residential character of the South Side District. The subject property includes 10 parcels and contains a mix of land uses: four single-family homes, two duplexes, one triplex, two vacant lots, and the Gloria Williams Pool and Park facility. Historically, this area was zoned Multifamily-1 in the 1970s, later evolving to MF-15 and ultimately MF-14. The South Side Overlay District, established in 1996, was created to preserve the area's character while allowing flexibility for infill development. Currently, approximately 75% of the district is zoned SF-7—a figure that would increase with the removal of commercial zoning. Additionally, the current Comprehensive Plan designates this area as Medium Density Residential; thus, the proposed zoning change would bring the property more in line with the Plan's goals. As this is a zoning case, notices were sent to all property owners and occupants within 500 feet, along with a separate letter to directly affected property owners explaining the proposed change and process. To date, only one response has been received, and it was in support of the proposed city-initiated zoning.

Commissioner Brock asked if this would affect anybody residing there currently.

Commissioner Brock asked if they're sold to rentals would the land use continue.

Commissioner Hagaman asked if they burn down would they be able to rebuild.

Director of Planning and Zoning explained they have two options develop in accordance to requirements. The second option is Board of Adjustments. Specifically, here's cases where legally nonconforming structures are damaged beyond 50% fair market value and there's a relief process for them to request to rebuild in the existing format through that board.

Chairman Dr. Conway asked if anyone who wished to speak to come forward at this time.

David Honzell



414 E Coachlight trail  
Rockwall, TX 75087

Mr. Honzell came forward and expressed that the issue of property taxes could be debated, stating it was due to the property's multi-family zoning designation. He further explained that the lot in question is small and that the zoning was a key factor in their decision to purchase the property.

Chairman Dr. Conway asked if anyone else who wished to speak to come forward at this time, there being no one indicating such; Chairman Dr. Conway closed the public hearing and brought the item back for discussion or action.

Commissioner Hagaman made a motion to approve Z2025-061 with the recommendation of 2F instead of Single-Family 7 (SF-7) District. Commissioner Schoen 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.*

##### **18. P2025-027 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO SEPTEMBER 30, 2025]**

Discuss and consider a request by Joshua Ince of Kirkman Engineering on behalf of Kris Ramji of Slate Commercial for the approval of a Preliminary Plat for Lots 1-8 & 2X, Block 1, Rockwall Retail Addition being an 11.78-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.

##### **19. SP2025-029 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO SEPTEMBER 30, 2025]**

Discuss and consider a request by Pene Sherman of P. Sherman Construction on behalf of Adam Mitchell 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.

##### **20. SP2025-033 (BETHANY ROSS) [THE APPLICANT HAS TABLED THIS CASE TO SEPTEMBER 30, 2025]**

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kim Timpa for the approval of a Site Plan for an Office Building on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District land uses, addressed as 906 S. Goliad Street [SH-205], and take any action necessary.

##### **21. SP2025-034 (BETHANY ROSS)**

Discuss and consider a request by Trey Peavy of RTT PCI, LLC for the approval of an Amended Site Plan for Outside Storage in conjunction with an existing Manufacturing Building on a 12.00-acre parcel of land identified as Lot 3, 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 2975 Discovery Boulevard, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary regarding the applicant's request. A site plan was approved in 2014 for the construction of a 173,000-square-foot industrial facility on the subject property. On May 6, 2025, the applicant submitted a Certificate of Occupancy (CO) that indicated there would be outside storage on the site. However, neither the previously issued COs nor the approved site plan included any delineation for outside storage. Based on historical aerial imagery, it appears that outside storage has existed on the property since the facility opened in 2015. During the review of the current CO, staff informed the applicant that an amended site plan would be required to formally delineate the existing outside storage. The applicant submitted the amended site plan on August 15, 2025. This plan includes the delineation of the existing outside storage area as well as enhanced landscaping to increase screening along Springer Road. According to the Unified Development Code (UDC), outside storage must be fully screened from any right-of-way or adjacent property. While this is typically achieved with CMU (concrete masonry unit) walls, the Planning and Zoning Commission may approve alternative screening methods. In this case, the applicant is requesting an exception to the standard requirements and is proposing a landscape screening that includes: Five (5) cedar trees along the west property line, Three (3) Arizona cypress trees, Two (2) vitex trees, and Four (4) large ornamental grasses in the area just outside the existing CMU wall that screens the west side of the building.

Commissioner Hustings made a motion to approve SP2025-034. Commissioner Schoen seconded the motion which passed by a vote of 7-0.

22. Hold an election to elect a Vice-Chairman for the Planning and Zoning Commission in accordance with Subsection 03.03(B) of Article 02, *Development Review Authority*, of the Unified Development Code (UDC), and take any action necessary.

Commissioner Bentley nominated Commissioner Hagaman. Commissioner Schoen seconded the motion which passed by a vote of 6-1 with Commissioner Hustings dissenting.

#### VI. DISCUSSION ITEMS

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

- MIS2025-012: Special Request for 203 Lynn Drive (**DENIED**)
- Z2025-049: Text Amendment to Article 06, *Parking and Loading*, of the UDC (**1<sup>ST</sup> READING; APPROVED**)
- Z2025-044: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 5405 Ranger Drive (**2<sup>ND</sup> READING; APPROVED**)



539 • Z2025-045: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 606 Ross Street (2<sup>ND</sup> READING; APPROVED)

540  
541 VII. ADJOURNMENT

542  
543 Chairman Dr. Conway adjourned the meeting at 8:47PM

544  
545 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 30<sup>th</sup> day of September  
546 \_\_\_\_\_, 2025.

547  
548  
549 Attest:   
550  
551  
552 Dr. Jean Conway, Chairman

553  
554  
555  
556  
557  
558  
559  
560  
561  
562  
563  
564  
565  
566  
567  
568  
569  
570  
571  
572  
573  
574  
575  
576  
577  
578  
579  
580  
581  
582  
583  
584  
585  
586  
587  
588  
589  
590  
591  
592  
593  
594  
595  
596  
597  
598  
599  
600  
601  
602  
603  
604  
605  
606  
607  
608  
609  
610  
611  
612  
613  
614  
615  
616  
617  
618  
619  
620  
621  
622  
623  
624  
625  
626  
627  
628  
629  
630  
631  
632  
633  
634  
635  
636  
637  
638  
639  
640  
641  
642  
643  
644  
645  
646  
647  
648  
649  
650  
651  
652  
653  
654  
655  
656  
657  
658  
659  
660  
661  
662  
663  
664  
665  
666  
667  
668  
669  
670  
671  
672  
673  
674  
675  
676  
677  
678  
679  
680  
681  
682  
683  
684  
685  
686  
687  
688  
689  
690  
691  
692  
693  
694  
695  
696  
697  
698  
699  
700  
701  
702  
703  
704  
705  
706  
707  
708  
709  
710  
711  
712  
713  
714  
715  
716  
717  
718  
719  
720  
721  
722  
723  
724  
725  
726  
727  
728  
729  
730  
731  
732  
733  
734  
735  
736  
737  
738  
739  
740  
741  
742  
743  
744  
745  
746  
747  
748  
749  
750  
751  
752  
753  
754  
755  
756  
757  
758  
759  
760  
761  
762  
763  
764  
765  
766  
767  
768  
769  
770  
771  
772  
773  
774  
775  
776  
777  
778  
779  
780  
781  
782  
783  
784  
785  
786  
787  
788  
789  
790  
791  
792  
793  
794  
795  
796  
797  
798  
799  
800  
801  
802  
803  
804  
805  
806  
807  
808  
809  
810  
811  
812  
813  
814  
815  
816  
817  
818  
819  
820  
821  
822  
823  
824  
825  
826  
827  
828  
829  
830  
831  
832  
833  
834  
835  
836  
837  
838  
839  
840  
841  
842  
843  
844  
845  
846  
847  
848  
849  
850  
851  
852  
853  
854  
855  
856  
857  
858  
859  
860  
861  
862  
863  
864  
865  
866  
867  
868  
869  
870  
871  
872  
873  
874  
875  
876  
877  
878  
879  
880  
881  
882  
883  
884  
885  
886  
887  
888  
889  
890  
891  
892  
893  
894  
895  
896  
897  
898  
899  
900  
901  
902  
903  
904  
905  
906  
907  
908  
909  
910  
911  
912  
913  
914  
915  
916  
917  
918  
919  
920  
921  
922  
923  
924  
925  
926  
927  
928  
929  
930  
931  
932  
933  
934  
935  
936  
937  
938  
939  
940  
941  
942  
943  
944  
945  
946  
947  
948  
949  
950  
951  
952  
953  
954  
955  
956  
957  
958  
959  
960  
961  
962  
963  
964  
965  
966  
967  
968  
969  
970  
971  
972  
973  
974  
975  
976  
977  
978  
979  
980  
981  
982  
983  
984  
985  
986  
987  
988  
989  
990  
991  
992  
993  
994  
995  
996  
997  
998  
999  
1000