

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JANUARY 13, 2026 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

5 6 I. CALL TO ORDER

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

12 13 II. APPOINTMENTS

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

17
18 2. **Appointment with Salvador Salcedo to consider a request to submit a new site plan application in accordance with Section 01.05, *Reapplication*, of Article 11,**
19 ***Development Applications and Review Procedures*, of the Unified Development Code (UDC), and take any action necessary.**

20
21 **Senior Planner Henry Lee presented a summary of the applicant's request. The application had been previously denied last year due to requested**
22 **variances, specifically related to the screening of the bay doors and the building's articulation. In response to those concerns, the applicant has**
23 **revised the plans. The building articulation now complies with the applicable requirements. Additionally, to address concerns regarding the bay**
24 **doors, they have been relocated to the side of the building. The revised plans also include a drive aisle that meets loading zone size requirements,**
25 **allowing vehicles to safely pull in and out as necessary.**

26
27 **Director of Planning and Zoning Ryan Miller explained the Commission will be considering the request if the applicant would be able to submit again.**

28
29 **Salvador Salcedo**
30 **855 Whitmore Drive**
31 **Rockwall, TX 75087**

32
33 **Mr. Salcedo came forward and provided details regarding his request.**

34
35 **Commissioner Brock made a motion to allow resubmission. Commissioner Hagaman seconded the motion which passed by a vote of 5-0.**

36 37 III. OPEN FORUM

38
39 *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*
40 *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*
41 *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*
42 *Act.*

43
44 **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**
45 **being no one indicating such Chairman Dr. Conway.**

46 47 IV. CONSENT AGENDA

48
49 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)*
50 *and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

51
52 3. **Approval of Minutes for the November 11, 2025 Planning and Zoning Commission meeting.**

53 54 **4. P2025-040 (HENRY LEE)**

55 **Consider a request by Shawn Valk of Valk Properties VII, LLC for the approval of a Final Plat for Lot 1, Block A, Valk Addition being a 14.7772-acre tract of**
56 **land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District,**
57 **situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276, and take any action necessary.**

58 59 **5. P2025-041 (ANGELICA GUEVARA)**

60 **Consider a request by Duane and Jennifer Piercy for the approval of a Replat for Lots 2-4, Block A, Piercy Place Addition being a 1.67-acre tract of land**
61 **identified as Lot 1, Block A, Piercy Place Addition and Tract 60 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned**
62 **Single-Family 7 (SF-7) District, addressed as 709-713 Hartman Street, and take any action necessary.**

64 6. **P2025-042 (BETHANY ROSS)**
65 Consider a request by Stephanie Tutt of Kimley Horn on behalf of James Valk for the approval of a Preliminary Plat for Lots 1 & 2, Block A, Casey's Blackland
66 Addition, being a 10.5908-acre tract of land identified as Tract 9-2 of the J. R. Marrs Survey, Abstract No. 152, Rockwall County, Texas, generally located
67 southeast corner of the intersection of SH-276 and FM-548, and take any action necessary.
68

69 7. **P2025-043 (ANGELICA GUEVARA)**
70 Consider a request by Frank Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn County Electric Cooperative for the approval of
71 a Final Plat for Lot 1, Block A, REC Pickleball Addition, being a 1.571-acre parcel of land identified as Lot 1, Block A, Estep Subdivision, City of Rockwall,
72 Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205
73 OV) District, addressed as 2686 S. Goliad Street [SH-205], and take any action necessary.
74

75 8. **SP2025-044 (BETHANY ROSS)**
76 Consider a request by Elliott Bogart of Triangle Engineering, LLC on behalf of Spencer Shaw of SS Realty, LTD for the approval of an Amended Site Plan
77 for the expansion of an Existing Warehouse/Manufacturing Facility on a 2.11-acre parcel of land identified as Lot 1, Block C, Nolan Power Building Addition,
78 City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1575 Technology Way, and take any action necessary.
79

80 **Vice Chairman Hagaman made a motion to approve the Consent Agenda. Commissioner Schoen seconded the motion which passed by a vote of**
81 **5-0.**
82

83 V. PUBLIC HEARING ITEMS
84

85 *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*
86 *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*
87 *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*
88 *to three (3) minutes out of respect for the time of other citizens.*
89

90 9. **Z2025-074 (ANGELICA GUEVARA)**
91 Hold a public hearing to discuss and consider a request by Brierre Cathey on behalf of Mike Rodgers for the approval of a Specific Use Permit (SUP) for a
92 Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In on a 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of
93 Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad
94 Street [SH-205], and take any action necessary.
95

96 **Planning Technician Angelica Guevara provided a summary regarding the applicant's request. The subject property, located at 1011 S. Goliad**
97 **Street, is zoned Commercial District. The applicant is requesting approval of a Specific Use Permit to allow for a restaurant of less than 2,000 square**
98 **feet with a drive-through or drive-in, for the purpose of establishing a restaurant identified as 5013 Coffee.**
99 **The submitted concept plan indicates that the proposed restaurant will consist of approximately 504 square feet of building area, along with an**
100 **additional 420 square feet of covered patio space. The design includes a drive-through lane that originates on the south side of the building and**
101 **leads to a pickup window. Overall, the request appears to conform to the requirements of the Unified Development Code and meets the applicable**
102 **residential adjacency standards. These standards include the provision of additional landscaping and headlight screening along the northern**
103 **property line, three-tiered screening adjacent to the eastern property line, and an earthen berm constructed to a minimum height of 24 inches along**
104 **the rear of the property. Staff noted that all required screening elements, along with building elevations, will be reviewed for conformance by the**
105 **Planning and Zoning Commission at the time of site plan approval. On December 16, staff mailed 91 notices to property owners and occupants**
106 **within 500 feet of the subject property. As of this time, staff has received two responses in favor of the applicant's request.**
107

108 **Brie Cathy**
109 **1011 S. Goliad**
110 **Rockwall, TX 75087**
111

112 **Caleb Cathy**
113 **1011 S. Goliad Street**
114 **Rockwall, TX 75087**
115

116 **Mr. Cathy came forward and provided additional details regarding his request.**
117

118 **Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time, there being no one**
119 **indicating such; Chairman Dr. Conway closed the Public hearing and brought the item back for discussion or action.**
120

121 **Commissioner Brock made a motion to approve Z2025-074. Commissioner Schoen seconded the motion which passed by a vote of 5-0.**
122

123 10. **Z2025-075 (BETHANY ROSS) [THE APPLICANT IS REQUESTING TO TABLE THE CASE TO JANUARY 27, 2026]**
124 Hold a public hearing to discuss and consider a request by Michael G. Tresp of HH Architects on behalf of Kyle Cavin of First Baptist Church Rockwall for the
125 approval of a Zoning Change from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District to a Planned
126 Development District for limited General Retail (GR) District land uses on a 11.155-acre tract of land identified as Block A & 129 of the B. F. Boydston Addition
127 and Lot 1, Block A, First Baptist Church Addition, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, Single-Family 10
128 (SF-10) District, and General Retail (GR) District, addressed as 602-610 S. Goliad Street [SH-205] and 103-127 Kenway Drive, and take any action necessary.
129

130 **Chairman Dr. Conway made a motion to table Z2025-075. Commissioner Bentley seconded the motion which was tabled by a vote of 5-0.**
131

132 11. Z2025-076 (RYAN MILLER)

133 Hold a public hearing to discuss and consider a request by Davin Marceau of The Charles Morgan Group, LP on behalf of Chase Cooley of 1540 E. IH-30
134 Rockwall, LLC for the approval of a Specific Use Permit (SUP) to Exceed the Maximum Permissible Height in a Light Industrial (LI) District for the construction
135 of a Flag Pole on a 4.39-acre parcel of land identified as Lot 3, Block 1, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light
136 Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.
137

138 **Director of Planning and Zoning Ryan Miller provided a summary regarding the applicant's request. The applicant is requesting a Specific Use**
139 **Permit to allow flagpoles exceeding the maximum permitted height within the Light Industrial District for the subject property located at 1540 E. IH**
140 **30. The property is zoned Light Industrial and is currently developed with a new automobile dealership. The applicant is requesting approval of a**
141 **Specific Use Permit to allow the construction of two flagpoles, each with a maximum height of 120 feet, to be located adjacent to the IH 30 frontage**
142 **road. Under the Unified Development Code, flagpoles are permitted in all zoning districts but must comply with the applicable height standards of**
143 **the underlying zoning. The Light Industrial District allows structures up to 60 feet in height by right; however, the Unified Development Code allows**
144 **the City Council to approve structures up to 120 feet in height through a Specific Use Permit, which is the maximum height requested. Based on**
145 **the submitted exhibits, the proposed flagpoles would be located approximately 25 feet from the front property line, adjacent to the IH 30 frontage**
146 **road and existing customer parking areas and are shown to meet all required setback standards. The surrounding area consists primarily of**
147 **commercial and industrial uses, including automobile dealerships, warehouses, industrial buildings, and vacant Light Industrial properties. While**
148 **some nearby properties contain flagpoles, including a 60-foot flagpole at the Hyundai dealership, no properties within the I-30 corridor have been**
149 **approved for flagpoles exceeding 60 feet in height. Staff also outlined the prior history of the request. In September 2020, a similar request for a**
150 **single 120-foot flagpole was considered, with the flagpole set back approximately 137 feet from the public right-of-way. The Planning and Zoning**
151 **Commission recommended denial by a vote of five to one, and the City Council subsequently denied the request with prejudice. The primary issues**
152 **discussed at that time included the lack of precedent for flagpoles exceeding the maximum building height in any zoning district and the City's**
153 **limited ability to regulate the content displayed on flagpoles, which raised constitutional concerns. Staff has reviewed the current request and**
154 **determined that there have been no material changes to ordinance provisions, case law, surrounding development patterns, or City approvals that**
155 **would substantially differentiate this request from the prior denial. Approval of the Specific Use Permit is a discretionary decision of the City**
156 **Council, subject to a recommendation from the Planning and Zoning Commission. In accordance with the Unified Development Code, notices were**
157 **mailed to all property owners and occupants within 500 feet of the subject property, and as of this time, staff has received no written responses in**
158 **favor of or in opposition to the applicant's request.**

159
160 Commissioner Schoen asked if they are able to request the flagpole.

161
162 Commissioner Bentley asked why they were requesting two.

163
164 Davin Marceau
165 1551 E. I-30 Suite 100
166 Rockwall, TX 75087

167
168 Mr. Marceau came forward and provided additional details in regards to his request.

169
170 Vice-Chairman asked if they had looked into having a shorter flagpole.

171
172 Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time.

173
174 Zack Amick
175 1957 Stevens Road
176 Rockwall, TX 75032

177
178 Mr. Amick came forward and explained he was in favor in regards to the applicants request.

179
180 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
181 closed the Public hearing and brought the item back for discussion or action.

182
183 Commissioner Brock explained that the basis that this was denied previously was very persuasive.

184
185 Commissioner Schoen made a motion to deny with prejudice Z2025-076. Commissioner Brock seconded the motion which passed by a vote of 5-
186 0.
187

188 12. Z2025-077 (BETHANY ROSS)

189 Hold a public hearing to discuss and consider a request by Gage Raba of Hunington Properties, LTD on behalf of Tina Cox of Temunovic Partnership LTD for
190 the approval of a Zoning Change from a Light Industrial (LI) and a Commercial (C) District to a Planned Development District for Commercial (C) District land
191 uses for a 32.79-acre tract of land identified as Tracts 3, 3-01, 3-2, 3-3, and 3-4 of the J. Lockhart Survey, Abstract No. 134; Lot 1 of the Eastplex Industrial
192 Park Addition; and, Lot 2, Block A, Eastplex Industrial Park No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Light
193 Industrial (LI) District, situated within the SH-205 Bypass Overlay (SH-205 BY OV) District and the IH-30 Overlay (IH-30 OV) District, generally located at the
194 northwest corner of the intersection of the IH-30 Frontage Road and S. John King Boulevard, and take any action necessary.
195

196 **Senior Planner Bethany Ross provided a summary of the applicant's request. The subject property consists of approximately 33 acres of vacant**
197 **land currently zoned Commercial and Light Industrial and is located within the IH-30 Overlay District and the 205 Bypass Overlay District.**
198 **Surrounding land uses include commercial development along IH-30, industrial uses to the west, vacant agricultural land to the east and north, and**
199 **HEB directly south of the site. The applicant is requesting approval of a Planned Development District to establish development standards and**

permitted land uses. As background, a version of this request was reviewed during a work session last month and was found not to meet a majority of the Comprehensive Plan, after which the applicant revised the Concept Plan. The revised plan includes centralized retail buildings with activated open space areas and proposes limited commercial land uses, including retail, restaurants with and without drive-throughs, a fitness facility, gasoline sales, and a car wash. Staff identified infrastructure and circulation concerns, including driveway spacing deficiencies along Enterprise Drive, internal circulation and emergency access issues, and noted that a Traffic Impact Analysis will be required prior to site plan approval. While the proposed Planned Development District generally aligns with the commercial development framework, it does not fully comply with required building material standards, specifically the lack of stone, and includes parking placement issues where large surface parking areas are located between primary building façades and adjacent public rights-of-way. The property is designated within the IH-30 Corridor District as a Special Commercial Corridor, which envisions a mixed-use or town center development pattern with enhanced pedestrian connectivity, centralized open space, and multi-story buildings where appropriate; however, staff finds the proposal more closely resembles strip commercial development and does not fully address several policy objectives. The request is discretionary and subject to a recommendation from the Planning and Zoning Commission to the City Council. On December 17, staff mailed 20 notices to property owners and occupants within 500 feet of the subject property, and no responses have been received to date.

Mike Feather
203 W. Nash Street
Terrell, TX 75160

Mr. Feather came forward and explained he wanted to achieve the town center walkable environment.

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

Director of Planning and Zoning Ryan Miller explained there was not that many changes from the previous time they came forward to now.

Chairman Dr. Conway explained she was concerned because there's small business and not a huge business.

Commissioner Brock asked if there would be a regional draw.

Commissioner Schoen made a motion to deny Z2025-077. Commissioner Brock seconded the motion which was denied by a vote of 5-0.

13. Z2025-078 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Johnathan Brown, AIA of JHP Architecture/Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of a Zoning Change from Single-Family 7 (SF-7) District to a Planned Development District for Single-Family 7 (SF-7) District land uses for a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston 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 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting an approval of a zoning change from Single-Family 7 (SF-7) district to a Planned Development District for Single-Family 7 (SF-7) land uses. They will be adding the theater use as a by right use. Staff has included a definition for theater to avoid having a cooperation coming in. This did have to go through the Historic District and with the request they're sending an approval of recommendation. They are asking for a few variances. They're asking for a 15-foot setback instead of the 20-foot setback and side yard to be 10 feet instead of 20 feet. They have a maximum building height of 30 feet and they're requesting for 35 feet. Staff mailed out notices to property owners and occupants within 500 feet of the subject property. Staff has not received any notices at the time.

Jonathan Brown
601 Kernodle Street
Rockwall, TX 75087

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

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

Commissioner Schoen asked if the parking would be in two separate lots

Vice-Chairman Hagaman explained this is an improvement.

Commissioner Brock expressed she would agree with Vice-Chairman Hagaman and this is an improvement for the community.

Commissioner Hagaman made a motion to approve Z2025-078. Commissioner Schoen seconded the motion which passed by a vote of 5-0.

14. Z2025-079 (HENRY LEE)

Hold a public hearing to discuss and consider a request by James Martin of Gardner Land Holdings LLC on behalf of Bart Gardner of Gardner Land Holdings, LLC for the approval of a Zoning Change from an Agricultural (AG) District and Commercial (C) District to a Planned Development District for General Retail (GR) District and Commercial (C) District land uses on a 15.601-acre tract of land identified as Tract 2 of the J. R. Johnson Survey, Abstract No. 128, City of

267 Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District,
268 generally located at the northwest corner of S. Goliad Street [SH-205] and Lofland Circle, and take any action necessary.
269

270 **Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting to rezone subject property to**
271 **a Planned Development District that will allow limited general retail and limited commercial district standards. They have three sub districts. They**
272 **will have a restaurant with drive through. Sub district B will be office lad uses and then for sub district C will be land district for wholesale show**
273 **room and outside storage that will be limited to vehicles. Staff mailed out notices to property owners and occupants within 500 feet of the subject**
274 **property.**

275
276 **James Martin**
277 **7034 Coronado Avenue**
278 **Dallas, TX 75214**

279
280 **Bart Garnder**
281 **1066 Candace Circle**
282 **Heath, TX 75032**

283
284 **Mr. Gardner came forward and explained he has been working with stores to have business ready for the site pad.**

285
286 **Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time, there being no one**
287 **indicating such; Chairman Dr. Conway closed the Public hearing and brought the item back for discussion or action.**

288
289 **Vice-Chairman Hagaman asked City Engeer Amy Williams if utilities will be tied in from Juniper Subdivision.**

290
291 **Commissioner Schoen made a motion to deny Z2025-079 Chairman Dr. Conway seconded the motion which passed by a vote of 3-2 with**
292 **Commissioner Bentley and Brock dissenting.**

293
294 **VI. ACTION ITEMS**

295
296 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
297 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*
298

299 **15. SP2025-041 (HENRY LEE)**

300 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 Site Plan
301 for a 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,
302 Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District,
303 addressed as 1301 S. Goliad Street [SH-205], and take any action necessary.
304

305 **Senior Planner Henry Lee provided a brief summary regarding the applicant's request. The applicant is requesting approval of a Site Plan for a**
306 **medical office building. The site plan was originally submitted last year; however, in order to address staff comments, the item was tabled and**
307 **brought forward to tonight's meeting. The applicant is also requesting two variances. The first variance would allow paving to encroach into the**
308 **required landscape buffer. The second variance relates to the building design, as one component of the structure exceeds the maximum allowable**
309 **wall length. In this instance, the Review Board has recommended approval of the building elevations.**

310
311
312
313 **Lisa Deaton**
314 **1301 S Goliad Street**
315 **Rockwall, TX 75032**

316
317 **Mrs. Deaton came forward and explained they increased the articulation and changed the footprint.**

318
319 **Commissioner Hagaman made a motion to approve SP2025-041. Commissioner Schoen seconded the motion which passed by a vote of 5-0.**
320

321 **16. SP2025-043 (BETHANY ROSS)**

322 Discuss and consider a request by Jonathan Hake of Cross Engineering Consultants, Inc. on behalf of Clay Shipman of Shipman Fire Protection for the
323 approval of a Site Plan for an Office Building and Restaurant on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lot 19,
324 Block A, La Jolla Pointe Addition and Lot 10, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C)
325 District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1010-1100 La Jolla Pointe Drive, and take any action
326 necessary.
327

328 **Senior Planner Bethany Ross provided a brief summary in regards to the applicants request. The current request proposes an expansion of that**
329 **facility while maintaining the established industrial character and operational function of the site. The Amended Site Plan reflects an expansion of**
330 **approximately 340,000 square feet to the existing building footprint of 390,000 square feet, resulting in a total building area of 730,000 square feet.**
331 **The proposed expansion is designed to integrate with the previously approved tilt-up concrete construction consistent with the original approval.**
332 **The submitted building elevations indicate a change in the established color palette from blue to Pratt Industries green, while maintaining the same**
333 **material treatment and façade articulation previously accepted by the City Council. The expansion continues to rely on previously approved**
334 **exceptions to the masonry and stone façade requirements of the Light Industrial District. Additionally, the Amended Site Plan continues to rely on**

335 a previously granted parking variance. Under the UDC, the expanded facility would be required to provide 732 parking spaces. However, the
336 Amended Site Plan shows 212 parking spaces provided. This reduction is consistent with the variance approved by the City Council in 2016, which
337 was based on the facility's highly automated operations and lower per-shift parking demand. Staff finds that this rationale remains on the proposed
338 expansion. In summary, the proposed Amended Site Plan represents a logical expansion of an existing industrial facility that was previously
339 approved with variances and exceptions. The expansion is generally consistent with the intent and conditions of the original site plan approval. If
340 approved, all staff review comments must be fully addressed prior to the submittal of engineering plans.

341
342 Phil Craddock
343 551 Embargo Drive
344 Fate, TX 75087
345

346 Mr. Craddock came forward and provided additional details in regard to the applicants request.
347

348 Commissioner Bentley made a motion to table SP2025-043. Commissioner Schoen seconded the motion which has been tabled to January 27th
349 Work Session meeting.
350

351 17. SP2025-046 (BETHANY ROSS)

352 Discuss and consider a request by Chet Leugers of Westwood Professional Services on behalf of Shannon Foltz of the Rockwall Economic Development
353 Corporation (REDC) for the approval of an *Amended Site Plan* for the expansion of an *Existing Warehouse/Manufacturing Facility* on a 41.04-acre tract of land
354 identified as Lot 1, Block A, Rockwall Technology Park, Phase IV Addition and Tract 1 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall
355 County, Texas, zoned Light Industrial (LI) District, addressed as 3400 Discovery Boulevard, and take any action necessary.
356

357 Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. Thank you. The subject property is approximately 41.04
358 acres, identified as 3400 Discovery boulevard, and is zoned Light Industrial (LI) District. The original site plan for this property was approved by the
359 City Council in 2016. That approval included multiple variances and exceptions to the UDC related to parking, building materials, articulation,
360 screening, and detention basin landscaping. The site was developed with a large-scale warehouse and manufacturing facility utilizing tilt-up concrete
361 construction, reduced parking ratios, and modified landscaping standards
362

363 Chet Leugers
364 5577 Rambler Road
365 Suite 1400
366 Dallas, TX 75231
367

368 Mr. Leugars came forward and provided additional details in regard to his request.
369

370 Commissioner Brock made a motion to approve SP2025-046. Commissioner Schoen seconded the motion which passed by a vote of 5-0.
371

372 VII. DISCUSSION ITEMS
373

374 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
375 *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*
376 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*
377 *following cases is February 10, 2026.*
378

379 18. SP2025-042 (HENRY LEE)

380 Discuss and consider a request by Henry Nguyen of Henry Nguyen Consulting, LLC on behalf of Lien Nguyen of Beauty Legacy, LLC for the approval of a *Site*
381 *Plan* for a *Strip Retail Center* on a 0.976-acre parcel of land identified as Lot 8, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned
382 Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2200 Ridge Road [FM-740], and take any action necessary.
383

384 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting an approval of a Site Plan for a
385 Strip Retail Center. The applicant has requested to table for the meeting until February 10, 2026. Staff will be working with comments with the
386 applicant.
387

388 Henry Nguyen
389 1330 Glenn Hill Avenue
390 Dallas, TX 75080
391

392 Mr. Nguyen came forward and provided additional details in regards to the applicants request
393

394 19. *Director's Report* of post City Council meeting outcomes for development cases (RYAN MILLER).
395

- 396 • P2025-038: Preliminary Plat for Lots 1 & 2, Block A, Rubio Addition (APPROVED)
- 397 • P2025-039: Preliminary Plat for Phase 2 of the Landon Subdivision (APPROVED)
- 398 • Z2025-066: Amendment to Planned Development District 78 (PD-78) for Side Entry Garages (1ST & 2ND READING; APPROVED)
- 399 • Z2025-067: Specific Use Permit (SUP) for a *Daycare Facility Exceeding the Maximum Size* in a Neighborhood Services (NS) District (1ST & 2ND READING;
400 APPROVED)
- 401 • Z2025-068: Specific Use Permit (SUP) for a *Recording Studio* at 206 E. Washington Street (1ST & 2ND READING; APPROVED)
- 402 • Z2025-069: Specific Use Permit (SUP) for an *Accessory Building* at 24 Shady Dale Lane (DENIED WITHOUT PREJUDICE)

403 • Z2025-071: Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 2592 FM-549 (1ST & 2ND READING; APPROVED)

404

405 VIII. ADJOURNMENT

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407 Chairman Dr. Conway adjourned the meeting at 7:52 PM

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410 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 27th day of January,
411 _____, 2026.

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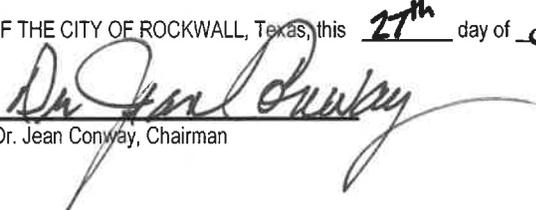
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Attest:



Melanie Zavala, Planning Coordinator



Dr. Jean Conway, Chairman