

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JANUARY 27, 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

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

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.

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.

Vice-Chairman Hagaman explained how open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being no one indicating such Vice-Chairman Hagaman 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 January 13, 2026 Planning and Zoning Commission meeting.

3. P2026-001 (BETHANY ROSS)

Consider a request by Luke Snead of OJD Engineering on behalf of John W. Dunn, Jr. of the Shores Country Club, LLC for the approval of a Replat for Lots 4 & 5, Block A, The Shores Club House Phase Addition being a 8.96-acre parcel of land identified as Lots 2 & 3, Block A, The Shores Club House Phase Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for General Retail (GR) District land uses, addressed as 2600 Champions Drive, and take any action necessary.

4. P2026-002 (ANGELICA GUEVARA)

Consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a Replat for Lot 29 of the Skyview Country Estate No. 3 Addition being a 6.156-acre parcel of land identified as Lot 28 of the Skyview Country Estate No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

5. P2026-003 (BETHANY ROSS)

Consider a request by Jasmine Martinez of CBG Surveying Texas, LLC on behalf of Zachary Conti of Conti and Williamson Series, LLC for the approval of a Final Plat for Lot 1, Block A, National Addition being a 1.95-acre tract of land identified as Tract 2-24 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 626 National Drive, and take any action necessary.

6. P2026-004 (HENRY LEE)

Consider a request by Keaton Mai of Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Replat for Lots 19-21, Block A, Creekside Commons Addition being a 13.286-acre tract of land identified as Lots 15, 16 & 18, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southwest corner of the intersection of FM-549 and S. Goliad Street [SH-205], and take any action necessary.

Commissioner Schoen made a motion to approve the Consent Agenda. Commissioner Roth seconded the motion which passed by a vote of 5-0.

V. PUBLIC HEARING ITEMS

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff). The Planning and Zoning Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

65
66 **7. Z2025-075 (BETHANY ROSS)**

67 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
68 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
69 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
70 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
71 10 (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
72 necessary.
73

74 **Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicant's request. The applicant is requesting to rezone**
75 **the subject property to consolidate the existing zoning into a Planned Development (PD) District that would have an underlining zoning of General**
76 **Retail (GR) District that will facilitate the future expansion of the Church/ House of Worship. The proposed Planned Development District would**
77 **allow a limited set of by-right uses including a Church/ House of Worship, Cemetery Commercial Parking lot and a small-scale restaurant without**
78 **a drive through services. Other accessory uses contained within the Planned Development District include day care, storage buildings but would**
79 **remain subject to the approval of a Specific Use Permit (SUP) unless otherwise depicted on the concept plan. As part of the proposal the applicant**
80 **anticipates demolishing the existing legally non-conforming commercial center along Kenway drive and constructing a structure parking garage**
81 **in that general area. In addition, the applicant is proposing to expand the existing sanctuary building to accommodate adult education classrooms.**
82 **That expansion is a multistory expansion and is intended to support operational needs for the existing church. In regards to parking staff has**
83 **evaluated the request against the requirements of the Unified Development Code (UDC) and based on the existing sanctuary seating, the children's**
84 **building and the adult education center the overall parking demand would be calculated at 457 parking spaces. The proposed site plan depicts a**
85 **total of 990 parking spaces provided at build out and this includes the 331 spaces being situated in the proposed parking garage. Staff**
86 **recommended that the parking garage be designed more of an office building to hide or conceal the parking garage. Looking at the development**
87 **standards contained they do generally meet the general retail district standards however there was a few modifications to account for in the**
88 **existing instauration or land use. Specifically, the maximum building height was increased from 36 feet to 65 feet to accommodate the proposed**
89 **four-story adult education center. Any future request to exceed 65 feet in height would require a Specific Use Permit (SUP). In addition, the planned**
90 **development district ordinance includes language which will require enhanced landscaping and buffering and this is really to account for**
91 **residential adjacency. This would help screen parking garage and other buildings. Staff mailed out notices to property owners and occupants**
92 **within 500 feet of the subject property and staff has received one (1) notice in opposition of the applicants request and one (1) response in favor.**
93

94 Vice-Chairman Hagaman asked if the parking garage would be three-story's

95
96 Commissioner Roth asked what the timeline was for this project.

97
98 Kyle Cavin
99 1530 Fairlakes Pointe Drive
100 Rockwall, TX 75087

101
102 Mr. Cavin came forward and expressed they don't have a timeline currently but as soon as they're done negotiating they will have a timeline to
103 provide.
104

105 Vice-Chairman Hagaman Opened the public hearing and asked if anyone who wished to speak to come forward at this time, there being no one
106 indicating such; Vice-Chairman Hagaman closed the public hearing and brought the item back for discussion or action.
107

108 Commissioner Schoen made a motion to approve Z2025-075. Commissioner Hilliard seconded the motion which passed by a vote of 5-0.
109

110 **VI. ACTION ITEMS**

111
112 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
113 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*
114

115 **8. MIS2026-001 (HENRY LEE)**

116 Discuss and consider a request by Matthew Moses for the approval of a Miscellaneous Case for a Special Exception for a Front Yard Fence on a 0.28-acre
117 tract of land identified as a portion of Lots 4, 5, & 6, Block A, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District,
118 situated within the Old Town Rockwall (OTR) Historic District, addressed as 408 Munson Street, and take any action necessary.
119

120 **Senior Planner Henry Lee provided a brief summary in regards to the applicant's request. The subject property is located at 408 Munson Street at**
121 **the corner of Munson Street and Tyler Street and is zoned Single-Family Seven District as well as being located within the Old Town Rockwall**
122 **Historic District. Prior to this case coming before you tonight, the Historic Preservation Board reviewed and approved the request, and staff is**
123 **therefore recommending approval this evening. The applicant is requesting exceptions to the front yard fence standards for several items. The**
124 **property is considered a keystone lot, as the rear yard abuts the side yard of the adjacent property, which typically limits fence placement to the**
125 **building line. There is a 20-foot building line along the property, approximately where the existing detached garage is located, and the applicant is**
126 **requesting to extend the fence into the front yard setback by approximately 13 feet. The Unified Development Code requires front yard fences to be**
127 **no more than 42 inches in height, at least 50 percent transparent, and not constructed of opaque materials; however, the applicant is requesting an**
128 **8-foot cedar fence that exceeds these standards. Review of surrounding properties shows several cedar fences ranging from 6 to 8 feet in height,**
129 **and the existing fence on the rear property already extends further into the front building setback than what is proposed. As such, the request does**
130 **not appear to create adverse conditions beyond those already existing in the area.**
131
132

133 **Matthew Moses**
134 **408 Munson Street**
135 **Rockwall, TX 75087**

136
137 **Mr. Moses came forward and provided additional details in regards to the applicants request.**

138
139 **Commissioner Bentley asked if these are usually supposed to be see through but this one would be solid.**

140
141 **Commissioner Hilliard asked if HPAB supported this.**

142
143 **Commissioner Roth asked if this makes it difficult because of the way the lot is located.**

144
145 **Commissioner Schoen made a motion to approve MIS2026-001. Commissioner Roth seconded the motion which passed by a vote of 5-0.**

146
147 **9. SP2025-043 (BETHANY ROSS)**

148 Discuss and consider a request by Jonathan Hake of Cross Engineering Consultants, Inc. on behalf of Clay Shipman of Shipman Fire Protection for the
149 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,
150 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)
151 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
152 necessary.

153
154 **Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. This item is returning from the previous**
155 **meeting, so staff will not revisit the entire case, as it was previously presented. The subject property is located along La Jolla, south of Ridge Road,**
156 **and the applicant is proposing to add a two-story coffee building of approximately 3,500 square feet and a four-story office building totaling**
157 **approximately 19,087 square feet to an existing campus that currently includes a three-story, 7,530-square-foot office building. The request has**
158 **already received approval for a Specific Use Permit to exceed the commercial height limit from 60 feet to 90 feet, and the applicant is in compliance**
159 **with that approval. The proposed development meets all Unified Development Code requirements except for the 20 percent stone façade**
160 **requirement, which the applicant is requesting to vary in order to match the existing building that previously received the same variance. In support**
161 **of the request, the applicant has provided compensatory measures including 100 percent masonry construction, approximately 62 percent site**
162 **landscaping, additional parking spaces, and an outdoor patio area, exceeding the required number of compensatory measures.**

163
164 **Commissioner Schoen asked if this coffee portion the 4 inlay portions that are darker gray weren't there and it looked like a flat wall.**

165
166 **Director of Planning and Zoning Ryan Miller explained the Architecture Review Board tabled this case to allow additional review of the building**
167 **elevations. The Board requested a more uniform border around the windows, the addition of four faux windows along the central façade of the**
168 **coffee shop, and the removal of the arched tops on the stairwells of the existing building in favor of a flatter design. The applicant made the**
169 **requested revisions, and the Architecture Review Board reviewed the updated elevations this evening and recommended approval.**

170
171 **Phillip Craddock**
172 **551 Embargo Drive**
173 **Fate, TX 75087**

174
175 **Mr. Craddock came forward and provided additional details in regard to his request and explained the coffee shop would be open to the public.**

176
177 **Commissioner Roth made a motion to approve SP2025-043. Commissioner Schoen seconded the motion which passed by a vote of 5-0.**

178
179 **VII. DISCUSSION ITEMS**

180
181 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
182 *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*
183 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*
184 *following cases is February 10, 2026.*

185
186 **10. Z2026-001 (RYAN MILLER)**

187 Hold a public hearing to discuss and consider a Text Amendment to Article 04, Permissible Uses, of the Unified Development Code (UDC) for the purpose of
188 allowing the Banquet Facility/Event Hall land use by Specific Use Permit (SUP) in a Light Industrial (LI) District, and take any action necessary.

189
190 **Director of Planning and Zoning Ryan Miller provided a brief summary of the applicant's request, which proposes a minor amendment to the Unified**
191 **Development Code by changing one letter in the use charts to allow banquet facilities or event halls in the Light Industrial District through a Specific**
192 **Use Permit. While this use was originally excluded as inconsistent with light industrial zoning, evolving development patterns have shown more**
193 **commercial-type uses in these areas, often raising parking and operational considerations. Allowing the use through a Specific Use Permit provides**
194 **discretionary oversight by the Planning and Zoning Commission and City Council to evaluate each case individually and establish appropriate**
195 **conditions. This request was directed by City Council to be brought forward on January 5th following a request from Ron Hawkins of Land Art, who**
196 **operates an event hall on a property along SH 276 that is agriculturally zoned with legally nonconforming uses and designated as Light Industrial**
197 **on the future land use map. Staff identified other areas where this approach could be appropriate on a case-by-case basis, which is why the**
198 **amendment is being proposed. The item will return at the next meeting for a public hearing, and staff is available to answer any questions.**

199
200 **Commissioner Schoen asked about spot zoning.**

201
202 Commissioner Hilliard asked about the parking.
203
204 Vice-Chairman Hagaman advised that this item will come back before the commission for discussion or action on February 10, 2026.
205
206 11. Z2026-002 (ANGELICA GUEVARA)
207 Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established
208 Subdivision on a 0.1650-acre parcel of land identified as Lot 846-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned
209 Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 214 Blanche Drive, and take any action necessary.
210
211 Alex Flores
212 466 Renee Drive
213 Rockwall, TX 75087
214
215 Mr. Flores came forward and explained he was wanting to build a single-family residential on the subject property.
216
217 Director of Planning and Zoning Ryan Miller explained staff is working through comments with the applicant . The code requires two (2) space
218 parking garage. Currently the plans the applicant submitted does not provide a garage. The applicant has indicated that he would be willing to put
219 a one (1) car parking garage on there, but that won't meet the intent of the code therefore that would need a variance through this specific use
220 permit process.
221
222 Commissioner Schoen asked if was wide enough to support two car garage.
223
224 Commissioner Hilliard explained if there are any car garages.
225
226 Vice-Chairman Hagaman advised that this item will come back before the commission for discussion or action on February 10, 2026.
227
228 12. Z2026-004 (BETHANY ROSS)
229 Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a Specific Use Permit (SUP) for an Accessory Building on a 1.4969-
230 acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas,
231 zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary.
232
233 Applicant requested to withdraw this case.
234
235 13. SP2026-001 (BETHANY ROSS)
236 Discuss and consider a request by Jason Cluth of SC Architecture on behalf of Jawad Rawra of Rawra Group for the approval of an Amended Site Plan for an
237 existing Restaurant, 2,000 SF or Greater, with a Drive-Through or Drive-In on a 1.154-acre parcel of land identified as Lot 1, Block 1, HJG Plaza Addition, City
238 of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1801 S. Goliad
239 Street [SH-205], and take any action necessary.
240
241 Jason Cluth
242 2931 Elkton Trail
243 Tyler , TX 75703
244
245 Mr. Cluth came forward and provided additional details in regards to his request.
246
247 Director of Planning and Zoning Ryan Miller provided a brief summary regarding the applicant's request. The Architecture Review Board expressed
248 openness to the removal of the existing cultured stone on the building, noting that the original Dairy Queen had been approved with cultured stone
249 through a variance. The Board supported replacing the cultured stone with thin brick and introducing additional variation in that portion of the
250 façade. Staff and the applicant are continuing to work through remaining review comments, including the need to address certain compensatory
251 measures. The applicant indicated a willingness to reinstall window canopies, which would reduce the number of variances requested, as those
252 elements are required architectural features within the overlay district.
253
254 Mr. Cluth explained that he had discussed several potential variances with the property owner. These included bringing the dumpster enclosure
255 into compliance by replacing the existing nonconforming wood gate with a metal gate that meets current standards, increasing the overall landscape
256 percentage beyond what was previously approved, and upgrading the site lighting by replacing existing light fixtures and enhancing the overall
257 lighting package.
258
259 Vice-Chairman Hagaman advised that this item will come back before the commission for discussion or action on February 10, 2026.
260
261 14. SP2026-002 (HENRY LEE)
262 Discuss and consider a request by Salvador Salcedo for the approval of a Site Plan for an Office/Warehouse Building on a 0.45-acre parcel of land identified
263 as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855
264 Whitmore Drive, and take any action necessary.
265
266 Senior Planner Henry Lee provided a brief summary of the applicant's request, noting that at the previous meeting the Commission approved
267 allowing the applicant to resubmit within the one-year period following a prior denial. This was permitted because the applicant revised the proposal
268 to remove the building-related variances. As a result, the item has returned for consideration this evening.

269 Salvador Salcedo
270 210 Cedar Creek
271 Heath, TX 75032

272
273 Mr. Salcedo came forward and explained they will be enhancing their landscaping and has tried to accomplish everything that has been required.
274

275 Senior Planner Henry Lee explained that the applicant is proposing improvements to address the fire lane at the front of the property, while also
276 matching the existing design scheme and adding additional parking. Currently, the distance between the edge of the parking spaces and the
277 property line is approximately 11 feet. The standard requirement includes a 10-foot utility easement and a 10-foot landscape buffer, totaling 20 feet;
278 however, due to site constraints, staff is working with the applicant to provide a reduced 5-foot utility easement and a 5-foot landscape buffer.
279 Although the applicant will still incorporate landscaping in this area, the reduction would require a variance.
280

281 Vice-Chairman Hagaman advised that this item will come back before the commission for discussion or action on February 10, 2026.
282

283 15. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
284

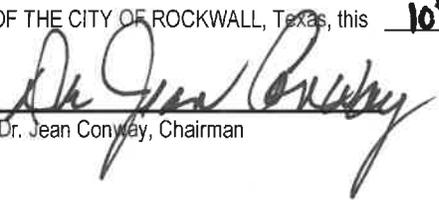
- 285 • P2025-040: Final Plat for Lot 1, Block A, Valk Addition (**APPROVED**)
- 286 • P2025-041: Replat for Lots 2-4, Block A, Piercy Place Addition (**APPROVED**)
- 287 • P2025-042: Preliminary Plat for Lots 1 & 2, Block A, Casey's Blackland Addition (**APPROVED**)
- 288 • P2025-043: Final Plat for Lot 1, Block A, REC Pickleball Addition (**APPROVED**)
- 289 • Z2025-074: Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* at 1011 S. Goliad Street (**1ST READING;**
290 **APPROVED**)
- 291 • Z2025-076: Specific Use Permit (SUP) to *Exceed the Maximum Permissible Height in a Light Industrial (LI) District* for 1540 E. IH-30 (**DENIED**)
- 292 • Z2025-077: Zoning Change from Light Industrial (LI) & Commercial (C) District to a Planned Development District for Commercial (C) District Land Uses
293 (**WITHDRAWN**)
- 294 • Z2025-078: Zoning Change from Single-Family 7 (SF-7) District to a Planned Development District for the Rockwall Community Playhouse (**1ST READING;**
295 **APPROVED**)
- 296 • Z2025-079: Zoning Change from Agricultural (AG) & Commercial (C) District to a Planned Development District for General Retail (GR) District and
297 Commercial (C) District Land Uses (**WITHDRAWN**)
298

299 Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.
300

301 VIII. ADJOURNMENT
302

303 Vice-Chairman Hagaman adjourned the meeting at 6:49PM
304

305 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 10th day of February
306 _____, 2026.

307
308 
309 Dr. Jean Conway, Chairman

310 Attest: 
311 _____

312 Melanie Zavala, Planning Coordinator