

# MINUTES



PLANNING AND ZONING COMMISSION PUBLIC HEARING MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
**FEBRUARY 10, 2026** IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

## I. CALL TO ORDER

Chairman Dr. Jean Conway called the meeting to order at 6:00PM. Commissioners present were Vice-Chairman 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 Technician Angelica Guevara, Planning Coordinator Melanie Zavala. City Engineer Amy Williams and Assistant City Engineer Jonathan Browning. Staff absent were Civil Engineer Madelyn Price.

## II. APPOINTMENTS

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

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

## III. OPEN FORUM

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

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

## IV. CONSENT AGENDA

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

2. Approval of Minutes for the January 27, 2026 Planning and Zoning Commission meeting.

### 3. P2025-045 (HENRY LEE)

Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development (US), Inc. for the approval of a Final Plat for Phase 1 of the Juniper Subdivision, being a 143.431-acre tract of land identified as Tract 7 of the W. H. Baird Survey, Abstract No. 25 and Tract 3 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single Family 10 (SF10) District land uses, generally located west of the intersection of FM-549 and Wimberley Lane, and take any action necessary.

### 4. SP2025-048 (HENRY LEE)

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development (US), Inc. for the approval of a Site Plan for Phase 1 of the Juniper Subdivision on a 143.431-acre parcel of land identified as Tract 7 of the W. H. Baird Survey, Abstract No. 25 and Tract 3 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single Family 10 (SF10) District land uses, generally located west of the intersection of FM-549 and Wimberley Lane, and take any action necessary.

Commissioner Schoen made a motion to approve Item 2. Approval of Minutes for the January 27<sup>th</sup> meeting but pull Items three (3) and four (4) for further discussion. Commissioner Hagaman seconded the motion to approve Item two (2) which passed by a vote of 7-0.

Commissioner Schoen asked if both of the items presented were conforming.

Director of Planning and Zoning Ryan Miller explained that these were not discretionary approvals they're considered technical approvals and meet all of the requirements of the Unified Development Code (UDC) and Municipal Code of Ordinance and the Planned Development District. Staff is obligated to recommend approval and, in this case, both the items do meet all the technical requirements of the City's codes.

Commissioner Brock made a motion to approve P2025-045 and SP2025-048. Chairman Dr. Conway seconded the motion which passed by a vote of 6-1 with Commissioner Roth dissenting.

## 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.

5. Z2026-001 (RYAN MILLER)

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 allowing the Banquet Facility/Event Hall land use by Specific Use Permit (SUP) in a Light Industrial (LI) District, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. In January the City Council directed staff to bring forward the Text Amendment and it is a one letter change in the permissible use chart. The one letter change would allow applicants to request a banquet facility in a light Industrial (LI) District through a Specific Use Permit (SUP). As you know a SUP is a discretionary case that allows certain uses in certain districts on a case by case bases and allows city staff to have operational conditions. One of the reasons this case is coming forward and it does consider to have merit is staff has seen more industrial use have started to adopt commercial type users with a banquet's facility being one of the uses being seen.

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 to Commission for discussion or action.

Commissioner Schoen made a motion to approve Z2026-001. Commissioner Bentley seconded the motion which passed by a vote of 7-0.

6. Z2026-002 (ANGELICA GUEVARA)

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 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 Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 214 Blanche Drive, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision to allow for the construction of a single-family residence. The proposed development generally complies with the density and dimensional standards of Planned Development District 75 (PD-75), as outlined in the Unified Development Code (UDC), with the exception of two deviations. First, the UDC requires that front-entry garages in single-family districts be set back a minimum of 20 feet from the front façade of the residence. The applicant proposes a garage setback of approximately five (5) feet and one-half inch behind the front façade. Second, the UDC requires a minimum two-car garage within the Single-Family 7 (SF-7) District; however, the proposed development includes only a one-car garage. Staff notes that the majority of newer development within the subdivision includes two-car garages, making the proposed request inconsistent with the prevailing development pattern in the area. Approval of the SUP is a discretionary decision of the City Council, subject to a recommendation from the Planning and Zoning Commission. On January 23, 2026, staff mailed 163 public notices to property owners and occupants within 500 feet of the subject property. To date, no responses have been received regarding the applicant's request.

Joseph Flores  
466 Renee Drive  
Rockwall, TX 75032

Mr. Flores came forward and explained he has a budget issue for a two-car garage.

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 to Commission for discussion or action.

Vice-Chairman Hagaman explained he would not support unless there was a two-car garage.

Commissioner Schoen explained there is ordinances for a reason.

Commissioner Brock asked Director of Planning and Zoning Ryan Miller if they had approved a one car garage before.

Director of planning and Zoning explained he can only remember one home approved of the newer development that had only one car garage.

Commissioner Schoen made a motion to deny without prejudice Z2026-002 because of the ordinance since it does not have a second car garage. Commissioner Bentley seconded the motion which was denied without prejudice 6-1 with commissioner Brock dissenting.

7. Z2026-004 (BETHANY ROSS) **[STAFF IS REQUESTING THAT THIS APPLICATION BE WITHDRAWN]**

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-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary.

Commissioner Hilliard made a motion to withdraw Z2026-004. Commissioner Roth seconded the motion which was withdrawn by a vote of 7-0.

VI. 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.

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8. **SP2025-042 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO THE FEBRUARY 24, 2026 MEETING]**

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 Plan for a Strip Retail Center on a 0.976-acre parcel of land identified as Lot 8, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2200 Ridge Road [FM-740], and take any action necessary.

9. **SP2025-045 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO THE FEBRUARY 24, 2026 MEETING]**

Discuss and consider a request by Cliff Lewis of Cliff Lewis Builders on behalf of Natalee Davenport of Davenport Rental Properties, LLC for the approval of a Site Plan for an Office Building on a 0.43-acre parcel of land identified as Lot 1, Block A, West Street Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 202 Interurban Street, and take any action necessary.

10. **SP2026-001 (BETHANY ROSS)**

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 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 of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1801 S. Goliad Street [SH-205], and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. In 2014 the City Council approved a site plan for the development of the Dairy Queen. Multiple variances were approved to the general overlay district standards including stucco, exceeding the secondary materials and relocation of the required landscape and to allow a flat roof design. Recently the applicant has submitted an amended site plan proposing to remove the natural stone from the existing restaurant and replace it with a blonde brick. The applicant is requesting to get rid of the stone therefore they're requesting a variance to the 20% stone requirement in the overlay district standards. The applicant is providing two compensatory measures and providing some additional landscaping including shrubs, and an additional tree. They're also replacing the dumpster enclosure materials. ARB did recommend approval with the condition that the applicant add the metal awnings instead of the canvas awnings. Staff did add a condition of approval that the applicant provide an updated photometric plan that conforms to the UDC. However, they did this before the meeting and it has been provided.

Jason Cluth  
2931 Elkton Trail  
Tyler, TX 75703

Mr. Cluth came forward and provided additional details in regard to his request.

Commissioner Schoen asked what the current orientation for the dumpsters were.

Commissioner Bentley asked what the colors were.

Commissioner Brock made a motion to approve SP2026-001 subject to the requirements ARB recommended, and subject to the applicant adding shrub through drive through lane. commissioner Hilliard seconded the motion which passed by a vote of 7-0.

11. **SP2026-002 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO THE FEBRUARY 24, 2026 MEETING]**

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 as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

VII. DISCUSSION ITEMS

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

- P2026-001: Replat for Lots 4 & 5, Block A, The Shores Club House Phase Addition (APPROVED)
- P2026-002: Replat for Lot 29 of the Skyview Country Estate No. 3 Addition (APPROVED)
- P2026-003: Final Plat for Lot 1, Block A, National Addition (APPROVED)
- P2026-004: Lots 19-21, Block A, Creekside Commons Addition (APPROVED)
- 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 (2<sup>ND</sup> READING; APPROVED)
- Z2025-078: Zoning Change from Single-Family 7 (SF-7) District to a Planned Development District for the Rockwall Community Playhouse (2<sup>ND</sup> READING; APPROVED)
- Z2025-075: Zoning Change (SF-7, SF-10, & GR to PD for GR) for First Baptist Church of Rockwall (1<sup>ST</sup> READING; APPROVED)

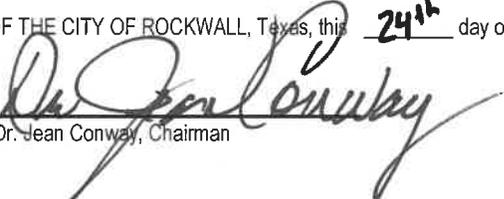
Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.

VIII. ADJOURNMENT

Chairman Dr. Conway adjourned the meeting at 6:40PM

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PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 24<sup>th</sup> day of February, 2026.

  
Dr. Jean Conway, Chairman

Attest:   
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Melanie Zavala, Planning Coordinator