

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JUNE 24, 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. Conway called the meeting to order at 6:00PM. Commissioners present were Kyle Thompson, John Hagaman and Ellis Bentley. Commissioners absent were Vice-Chairman John Womble, Ross Hastings and Carin Brock. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City engineer Amy Williams and Civil Engineer Madelyn Price. Staff absent were Assistant City Engineer Jonathan Browning.

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.

Director of Planning and Zoning Ryan Miller advised staff would provide ARB recommendations when staff presents the case.

III. OPEN FORUM

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

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

IV. CONSENT AGENDA

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

2. Approval of Minutes for the June 10, 2025 Planning and Zoning Commission meeting.

3. SP2025-020 (BETHANY ROSS)

Discuss and consider a request by Cameron Slown of Teague, Nall, and Perkins, Inc. on behalf of Elias Pope for the approval of an Amended Site Plan for a Restaurant Without a Drive-Through on a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [Ordinance No. 17-22], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southeast corner of the intersection of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

Chairman Dr. Conway made a motion to approve the Consent Agenda. Commissioner Thompson seconded the motion which passed by a vote of 4-0.

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.

4. SP2025-011 (HENRY LEE) [THE APPLICANT HAS WITHDRAWN THE REQUEST]

Discuss and consider a request by Drew Donosky of Claymore Engineering for the approval of a Site Plan for the expansion of an existing Mini-Warehouse Facility on a 5.00-acre tract of land identified as Tract 2-6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) [Ordinance No. 25-12] for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2301 SH-276, and take any action necessary.

5. SP2025-021 (HENRY LEE) [TABLED TO THE JULY 15, 2025 PLANNING AND ZONING COMMISSION MEETING]

Discuss and consider a request by Jared Earney of Kimley-Horn on behalf of Joseph Bickham of Fuel City for a Site Plan for a Retail Store with Gasoline Sales on a 4.34-acre tract of land identified as a portion of Tract 3 and all of Tract 4-06 of the N. Butler Survey, Abstract 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard, and take any action necessary.

VI. DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is July 15, 2025.

6. Z2025-029 (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.

Director of Planning and Zoning Ryan Miller explained this is required to go through the Historic Preservation Advisory Board (HPAB) before it comes through the Planning and Zoning Commission. The HPAB had multiple comments and ultimately tabled the case. This will be coming back at the next meeting but will currently be requesting it be tabled for at least one meeting in order to allow the HPAB to make a recommendation.

7. Z2025-030 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Dyron Durham, Caroline Harklau, Sheli Hudson, and Mike Crawford for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 25-19] to incorporate an additional 2.57-acre tract of land within the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned: [1] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, and [2] Single-Family 7 (SF-7) District, and [3] Single-Family 10 (SF-10) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N. Goliad Street [SH-205], north of Olive Street and south of Live Oak Street, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. Explained that the four properties will be incorporated into PD-50 if this gets approved and the future land use is currently medium density residential. Through this PD it will need to be revised.

Caroline Harklau
924 N Alamo Road
Rockwall, TX 75087

Mrs. Harklau came forward and explained she wants to have the opportunity to have it possibly be incorporated into Planned Development District 50 (PD-50).

Dyron Durham
975 N Alamo Road
Rockwall, TX 75087

Mr. Durham explained he would like the option to expand into PD-50.

Mike Crawford
925 N Alamo Road
Rockwall, TX 75087

Mr. Crawford explained he would like the opportunity to go Commercial/ Residential later on.

Director of Planning and Zoning Ryan Miller explained that PD-50 is a unique district in which there are multiple single-family homes facing onto Goliad Street and it has grown in the past few years.

Commissioner Hagaman asked if in the other times the homeowners also came forward to ask to be in PD-50.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.

8. Z2025-031 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Tom and Patti Muggeo for the approval of a Specific Use Permit (SUP) for an Accessory Building that exceeds the maximum size for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook Lane, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a SUP for an accessory structure. Its 48 SF over the maximum allowable and are requesting it as part of SUP. They also have three (3) accessory structures this would be the fourth accessory structure.

Patti Muggeo & Tom Muggeo
2317 Saddlebrook Lane
Rockwall, TX 75087

Mrs. Muggeo came forward and explained this would be a garden shed to keep them safe during the winter season.

133 Commissioner Thompson asked if this would be for commercial use.
134
135 Commissioner Hagaman asked if this would be there fourth building.
136
137 Director of Planning and Zoning Ryan Miller explained there are multiple accessory structures on bigger lots.
138
139 Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.
140
141 9. Z2025-032 (HENRY LEE)
142 Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District
143 11 (PD-11) [Ordinance No.'s 73-52, 80-13, 93-11, 94.28, 01-08 & 04-37] for the purpose of consolidating the regulating ordinances for a 118.53-acre tract of
144 land situated within the A. Hanna Survey, Abstract No. 98 and the N. Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, zoned Planned
145 Development District 11 (PD-11), generally located west of N. Lakeshore Drive, north of North Hills Drive, south of Shores Boulevard, and take any action
146 necessary.
147
148 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. In June 2023 City Council directed staff to look at older
149 districts and consolidating them. This was done previously with Chandlers Landing, The shores, Windmill Ridge Subdivision, Lakeside Village and
150 Turtle Cove. In this case it is currently split into seven (7) different ordinances and approximately 30 pages. Staff is just consolidating this ordinance
151 nothing will be changing in the zoning requirements and it is not changing the uses allowed.
152
153 Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.
154
155 10. Z2025-033 (ANGELICA GUEVARA)
156 Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living
157 Unit on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7)
158 District, addressed as 802 Jackson Street, and take any action necessary.
159
160 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The proposed guest quarters/ secondary living
161 unit will have a building footprint of 800 SF exceeding the maximum allowable size of 498SF by 302 SF. It is slightly less than 50% of the primary
162 structure which is 1660 SF. Additionally, the floor plan provided by the applicant indicates that the proposed structure will have two (2) bedrooms,
163 two (2) baths, kitchen, living room and laundry room. Staff should note that the only one (1) dwelling unit is allowed per lot in a Single Family 7 (SF-
164 7) District.
165
166 Commissioner Hagaman explained he was not in favor of this request.
167
168 Commissioner Hagaman asked if there was a regulation of who would be able to live there.
169
170 Director of Planning and Zoning Ryan Miller explained they could not regulate who lived there or who they rented it out too.
171
172 Commissioner Thompson asked if there were any properties nearby that have been approved.
173
174 Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.
175
176 11. Z2025-034 (BETHANY ROSS)
177 Hold a public hearing to discuss and consider a request by Himmat Chauhan of Homestay Rentals, LP for the approval of a Specific Use Permit (SUP) for a
178 Non-Owner Occupied Short-Term Rental on a 0.2250-acre tract of land identified as a portion of Lot 609 and all of Lot 610, Rockwall Lake Estates #1 Addition,
179 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 3985
180 Horizon Road, and take any action necessary.
181
182 Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Sue Permit (SUP)
183 for a Short-Term Rental and is within 1,000 feet of another STR. Specifically the subject property is 815 feet away from an existing STR.
184
185 Himmat Chauhan
186 996 E. I-30
187 Rockwall, TX 75087
188
189 Mr. Chauhan came forward and provided additional details in regards to his request.
190
191 Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.
192
193 12. Z2025-035 (BETHANY ROSS)
194 Hold a public hearing to discuss and consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a
195 Specific Use Permit (SUP) for a Daycare Facility on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT
196 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and take any action necessary.
197
198 Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. A Church/ House of Worship and Daycare are all required
199 to have a SUP. They currently have a SUP for the Church/ House of Worship and are now asking for a SUP for the Daycare facility.
200

201 Gunnar Ledermann
202 2434 Hankinson Lane
203 Fate, TX 75189
204

205 Mr. Ledermann came forward and provided additional details in regard to his request.
206

207 Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.
208

209 13. **Z2025-036 (ANGELICA GUEVARA)**

210 Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for
211 *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot
212 W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential
213 Neighborhood Overlay (SRO) District, addressed as 803 Sam Houston Street, and take any action necessary.
214

215 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The proposed home meets all the requirements
216 for a home in SF-7 district with the exception of the garage orientation and building coverage requirements. The proposed garage will be
217 approximately 4-feet , 8 inches in front of the front façade of the home as opposed to the required 20-feet behind the front façade of the home.
218 Additionally, the proposed home is a total of 2,564 SF, exceeding the maximum coverage by 564 SF.
219

220 Austin
221 58 Windsor Drive
222 Rockwall, TX 75032
223

224 Mr. Austin came forward and provided additional details in regard to the applicants request.
225

226 Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.
227

228 14. **Z2025-037 (ANGELICA GUEVARA)**

229 Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for
230 *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot
231 W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential
232 Neighborhood Overlay (SRO) District, addressed as 805 Sam Houston Street, and take any action necessary.
233

234 Planning Technician Angelica Guevara provided additional details in regard to the applicants request. The proposed home meets all of the
235 requirements for a SF-7 District with the exception of the garage orientation . The proposed garage will be approximately 16-feet, 3-inches in front of
236 the front façade of the home opposed to the required 20-feet behind the front façade of the home.
237

238 Commissioner Hagaman asked if this meets the lot coverage.
239

240 Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.
241

242 15. **Z2025-038 (ANGELICA GUEVARA)**

243 Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established*
244 *Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10
245 (SF-10) District, addressed as 704 S. Alamo Road, and take any action necessary.
246

247 Planning Technician Angelica Guevara provided a brief summary in regard to the applicant's request. The proposed home meets all the density and
248 dimensional requirements for a single-family 10 (SF-10) district.
249

250 Jerret Smith
251 704 S. Alamo Road
252 Rockwall, TX 75087
253

254 Mr. Smith came forward and explained he is trying to build his personal home.
255

256 Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.
257

258 16. **Z2025-040 (HENRY LEE)**

259 Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties,
260 Inc. for the approval of a Zoning Change from Agricultural (AG) District to Light Industrial (LI) District for an 80.50-acre tract of land identified as Tract 2-2, 2-5,
261 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated
262 within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located
263 on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary.
264

265 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. This is a rezoning case they are requesting to change from
266 Agricultural (AG) District to a Light Industrial (LI) District. In the future land use map, it is already marked for technology employment to meet that
267 light industrial district.
268

Dylan Adame
2600N Central expressway
Richardson TX 75080

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

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.

17. **Z2025-041 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Paul Arce on behalf of Shirley Soto for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 340 Evans Road, and take any action necessary.

Planning Technician Angelica Guevara provide a brief summary in regard to the applicants request. The proposed guest quarters/secondary living unit will be two (2) stories for a total of 1,561 SF which is also slightly less than 50% of the primary home exceeds the maximum allowable size 982.8 SF and it exceeds the height requirements and it does not meet the material requirements.

Paul Arce
5807 Ranger Drive
Rockwall, TX 75087

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

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.

18. **Z2025-042 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Bill Bricker of Rockwall Property Corporation the approval of a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation in conjunction with a proposed Restaurant with Drive-Through or Drive-In on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a SUP or a private pickleball court in conjunction with a restaurant with a drive-through. The applicant is required to provide a 20-foot landscape buffer for residential adjacency.

Tyler Adams
100 N. Cottonwood Drive
Suite 104
Richardson, TX 75080

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

Commissioner Thompson asked what the distance was from the back of the pickleball court to the neighborhood behind.

Commissioner Hagaman asked if there was adequate parking outside of the restaurant area.

Commissioner Hagaman asked if they will have two restaurants on the building.

Bill Bricker
505 West Way
Drive Rockwall, TX 75087

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

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.

19. **Z2025-043 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Pene Sherman of P. Sherman Construction on behalf of Adam Mitchell the approval of a Specific Use Permit (SUP) for Outside Storage 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, situated within the IH-30 Overlay (IH-30 OV) District, zoned Light Industrial (LI) District, addressed as 3920 IH-30, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. Typically, within the IH-30 overlay district outside storage is not permitted, however, it does say the properties that are zoned Light Industrial (LI) District may seek a specific use permit (SUP) for outside storage. In January of this year Building Inspections and Neighborhood Improvement Services informed that the business owner that outside storage was not permitted on the property and in addition they would need a Certificate of Occupancy (CO) to operate. The business owner continued to operate without a CO and in addition they stored equipment on the property and complete work without permits.

337
338 **Pene Sherman**
339 **5707 Yacht Club Drive**
340 **Rockwall, TX 75087**
341
342 **Mrs. Sherman came forward and provided additional details in regard to the applicants request....**
343
344 **Director of Planning and Zoning Ryan Miller explained since they're requesting the request they would need to submit the materials they would like**
345 **to use. It would also be beneficial to bring the operator in since they didn't apply for the CO's and Building Permits.**
346
347 **Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.**
348
349 **20. P2025-021 (HENRY LEE)**
350 Discuss and consider a request by James Martin of Gardner Construction on behalf Khalid Motorwala of Tachtical Investment Group, LLC for the approval of a
351 *Preliminary Plat* for Lot 1, Block A, Goliad Street Addition being a 4.998-acre tract of land identified as Tract 25-7 of the J. Strickland Survey, Abstract No. 187,
352 Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 4156 N. Goliad Street [SH-205], and take any
353 action necessary.
354
355 **Senior Planner Henry Lee came forward and provided additional details in regard to the applicants request. This is being reviewed by our staff and**
356 **Rockwall County Staff to make sure it is in conformance.**
357
358 **Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.**
359
360 **21. SP2025-023 (HENRY LEE)**
361 Discuss and consider a request by Frank A. Polma, PE of R-Delta Engineers, Inc. on behalf of David Naylor of Rayburn Electric Cooperative for the approval of
362 a *Site Plan* for a *Soccer Complex* and *Parking Lot Expansion* for an existing *Corporate Campus* (i.e. *Rayburn Electric Cooperative*) being an 18.00-acre tract of
363 land identified as a portion of Lot 1, 2 & 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 Overlay (SH-
364 205 OV) District, zoned Planned Development District 44 (PD-44) for Heavy Commercial (HC) District and Commercial (C) District land uses, generally located
365 at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.
366
367 **Senior Planner Henry Lee provided a brief summary in regard to the applicants request. Architectural Review Board reviewed the elevations for the**
368 **concession building and approved them. They do have variances associated with them. They are requesting a Tree Mitigation Agreement.**
369
370 **Frank Polma**
371 **150 Peninsula Drive**
372 **Rowlett, TX 75087**
373
374 **Mr. Polma came forward and explained they are proposing to construct an athletic facility consisting of ten soccer fields of various sizes, a small**
375 **playground and a building with concessions, storage and restroom. The facility will be available to use by Rockwall youth soccer, Rockwall Schools**
376 **and other local organizations. There will be no air conditioning in the concession/ restroom. The proposed building does not conform to roof pitch ,**
377 **four-sided architecture requirements.**
378
379 **Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.**
380
381 **22. SP2025-024 (HENRY LEE)**
382 Discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of a *Site Plan* for seven
383 (7) *Townhomes* on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned
384 Development District 32 (PD-32), situated within the *Interior Subdistrict* and the *Residential Subdistrict*, generally located on the northeast side of Glen Hill Way,
385 northwest of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary.
386
387 **Senior Planner Henry Lee provided a brief summary in regard to the request. Based off the comments staff did not see any variances associated**
388 **with this request. Staff is working through comments with the applicant. ARB did review this and made a recommendation of approval.**
389
390 **Tyler Adams**
391 **100 N. Cottonwood Drive**
392 **Suite 104**
393 **Richardson, TX 75080**
394
395 **Mr. Adams came forward and provided additional details in regard to his request.**
396
397 **Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.**
398
399 **23. SP2025-025 (ANGELICA GUEVARA)**
400 Discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a *Site*
401 *Plan* for the expansion of an existing *Church/House of Worship* (i.e. *Ridgeview Church*) on a 7.052-acre parcel of land identified as Lot 28 of the Skyview
402 Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action
403 necessary.
404

Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting approval of a site plan for the expansion of existing Church/House of Worship. The Commission and City Council previously approved a SUP for the expansion. Staff had questions in regard to the building elevations, based on what was submitted they do not match what was approved through the SUP ordinance. ARB did review the elevations and made a recommendation for the applicant to match what was originally presented and approved by the City Council. They also asked for a different material sample board.

Greyson Hughes
6430 Meadowcreek Drive
Dallas, TX 75254

Mr. Hughes came forward and explained his intent is to meet the ordinance.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.

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

- P2025-016: Preliminary Plat for Erwin Farms Subdivision (APPROVED)
- P2025-018: Master Plat for the Erwin Farms Subdivision (APPROVED)
- Z2025-023: Specific Use Permit (SUP) for *Detached Covered Porches* at 3326 Royal Ridge Drive (1ST READING; APPROVED)
- Z2025-024: Specific Use Permit (SUP) for a *Golf Driving Range* (1ST READING; APPROVED)
- Z2025-025: Specific Use Permit (SUP) for a *Wholesale Showroom Facility* at 263 Ranch Trail (1ST READING; APPROVED)
- Z2025-026: Specific Use Permit (SUP) for a *Detached Garage* at 2743 Stoney Hollow Lane (1ST READING; APPROVED)
- Z2025-027: Specific Use Permit (SUP) for a *Church/House of Worship* at 1362 FM-552 (1ST READING; APPROVED)
- Z2025-022: Amendment to Planned Development District 37 (PD-37) (1ST READING; APPROVED)


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

VII. ADJOURNMENT

Chairman Dr. Conway adjourned the meeting at 7:18PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 15th day of July, 2025.

Attest:



Melanie Zavala, Planning Coordinator



Dr. Jean Conway, Chairman