

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
SEPTEMBER 30, 2025 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

I. CALL TO ORDER

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

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 the Minutes for the September 9, 2025 Planning and Zoning Commission meeting.

3. **P2025-031 (HENRY LEE)**

Consider a request by John McKinney of M & J Ranch Trail Holdings, LLC for the approval of a Final Plat for Lots 23 & 24, Block A, Rainbo Acres Addition being a 9.76-acre parcel of land identified as a portion of Lot 18 of the Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 365 Ranch Trail, and take any action necessary.

4. **P2025-033 (BETHANY ROSS)**

Consider a request by Alejandro Perales on behalf of Ariel Palacios for the approval of a Final Plat for Lot 2, Block G, Lake Rockwall Estates East Addition being an 0.17-acre parcel of land identified as Lot 910-A0 of the 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 land uses, addressed as 178 Lynne Drive, and take any action necessary.

5. **P2025-034 (BETHANY ROSS)**

Consider a request by Jake Hodges of Kimley-Horn & Associated on behalf of Jeff Brockette of Vue Realty Group, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Rockwall Medical Building Addition being an 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276, and take any action necessary.

6. **P2025-035 (BETHANY ROSS)**

Consider a request by Ankit Parmar of Adat Construction LLC for the approval of a Replat for Lot 9, Block A, Ellis Centre Phase 2 Addition being a 0.70-acre parcel of land being identified as Lot 6, Block A, Ellis Centre Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1940 Alpha Drive, and take any action necessary.

60
61 Commissioner Hustings made a motion to approve the Consent Agenda. Commissioner Schoen seconded the motion which passed by a vote of 7-
62 0.

63
64 V. PUBLIC HEARING ITEMS
65

66 *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*
67 *section, please submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff).*
68 *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*
69 *like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*
70

71 **7. Z2025-053 (BETHANY ROSS)**

72 Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC
73 for the approval of a Specific Use Permit (SUP) for a Carwash on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods
74 at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV)
75 District, addressed as 2215 Ridge Road [FM-740], and take any action necessary.
76

77 Senior Planner Bethany Ross provided a brief summary in regard to the applicant's request. At the September 15 City Council meeting, the City
78 Council voted unanimously (7-0) to remand this case back to the Planning and Zoning Commission. The purpose of the remand was to revise the
79 building elevations to comply with the General Overlay District Standards and to provide an exhibit showing the locations of the detention areas and
80 the trees that will be preserved following development. These exhibits have been included in your packets. Additionally, language has been
81 incorporated to ensure conformance with the updated elevations. According to the Unified Development Code (UDC), any changes made to a case
82 require that it be remanded to the Planning and Zoning Commission for further review. As a reminder, the Planning and Zoning Commission
83 recommended approval of this case on September 9, by a vote of 6-1, with Commissioner Conway dissenting.
84

85 Commissioner Hagaman asked the Director of Planning and Zoning Ryan Miller why the previous elevations did not meet.
86

87 The Director of Planning and Zoning Ryan Miller explained the previous elevations did not meet the general overlay district standards, articulation,
88 materials and building design did not conform or meet.
89

90 Commissioner Hagaman asked if the buildings across from this development if they're also in the Overlay District.
91

92 The Director of Planning and Zoning explained they were in the Overlay District.
93

94 Chairman Dr. Conway asked if the bays were still at the end.
95

96 Chairman Dr. Conway opened the public hearing and asked if anyone wished to speak to come forward at this time.
97

98 **Laura Carr**
99 **667 Stafford Circle**
100 **Rockwall, TX 75087**
101

102 Mrs. Carr came forward and explained that the population of Rockwall has grown tremendously over the years.
103

104 Director of Planning and Zoning Ryan Miller explained the official population for the City of Rockwall is around 52, 000 and County would be 137,000.
105

106 Chairman Dr. Conway asked if anyone else who wished to speak to come forward at this time, there being no one indicating such; Chairman Dr.
107 Conway closed the public hearing and brought the item back for discussion or action.
108

109 **Dub Douphrate**
110 **2235 Ridge Road**
111 **Rockwall, TX 75087**
112

113 Mr. Douphrate came forward and asked if there were any questions.
114

115 Commissioner Hagaman asked what could they build that would not require a Specific Use Permit.
116

117 Director of Planning and Zoning Ryan Miller explained that the property currently allows anything in a Commercial (C) District.
118

119 Commissioner Hagaman expressed he did not like the use of a carwash being there.
120

121 Commissioner Schoen explained he liked what was provided before.
122

123 Commissioner Brock expressed the same Specific Use Permit (SUP) has passed in the past, and now the Commission will change direction because
124 they don't like the choice of business.

125 Commissioner Brock made a motion to approve case Z2025-053. The motion was seconded by Commissioner Hustings but failed. A subsequent
126 motion was made to deny the case with prejudice.
127

128 **8. Z2025-057 (BETHANY ROSS)**

129 Hold a public hearing to discuss and consider a request by Kiew Kam of Triangle Engineering, LLC on behalf of Conor Keilty, AIA of Structured
130 REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a *Residence Hotel* on a 2.819-acre portion of a larger 4.767-acre
131 parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District,
132 situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and
133 take any action necessary.
134

135 Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. At the September 15 City Council meeting, the City
136 Council voted 7-0 to remand this case back to the Planning and Zoning Commission for the purpose of including language in the draft ordinance
137 that requires the building elevations to meet the General Overlay District Standards and, per the applicants request, a list of affiliation names that
138 the limited service/residential hotel could be changed to in the future if the brand changes per most recent STR Chain scale. In addition, the applicant
139 provided a room matrix that shows that there will be 60 limited service hotel rooms and 36 residence hotel rooms. Staff has included these items
140 within the draft ordinance and within your packets. Our UDC states that if any changes are made, the City Council must remand the case back to
141 Planning and Zoning As a reminder, the Planning and Zoning recommended approval of this case on September 9th by a vote of 7-0.
142

143 Kash Patel
144 221 Tanner Creeks Circle
145 Sunnyvale, TX 75182
146

147 Mr. Patel came forward and expressed this area of Rockwall is growing and they can capture more business travelers.
148

149 Commissioner Hagaman asked if
150

151 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
152 closed the public hearing and brought the item back for discussion or action.
153

154 Commissioner Hustings made a motion to approve Z2025-057. Commissioner Brock seconded the motion which passed by a vote of 4-3 with
155 Chairman Dr. Conway, Commissioner Hagaman and Commissioner schoen dissenting.
156

157 **9. Z2025-059 (HENRY LEE)**

158 Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a Zoning Change from
159 an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land
160 identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District,
161 situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and
162 E. FM-550, and take any action necessary.
163

164 Senior Planner Henry Lee provided a brief summary in regard to the applicant's request. At the September 15 City Council meeting, the City Council
165 voted 7-0 to remand this case back to the Planning and Zoning Commission. City Council had a few additional items that are requested from the
166 applicant and given that they decided to comeback for review. They provided an amenity package, increase anti-monotony standards and more
167 substantial entry monumentation and the inclusion of side entry garage. The applicant has returned to meet those standards and the first for the
168 amenity center package and will be providing two covered pickleball courts. In addition, to increase anti-monotony standards they have that for
169 every 25 homes constructed there shall not be more then one matching building elevation. With a subdivision this size there should be potentially
170 at least two (2) of the same home. In regard to the side entry garages they have included that as their garage orientation configuration.
171

172 Commissioner Schoen asked if everting is still staying the same other than the pickleball courts.
173

174 William Solomon
175 4512 Legacy Drive
176 Plano, Texas 75024
177

178 Mr. Solomon came forward and expressed that City Council had asked for an amenity and they had no issues with providing one.
179

180 Commissioner Brock asked how they are able to accept the changes without any analysis and asked if they had any builders.
181

182 Mr. Solomon provided details and explained the process.
183

184 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
185 such; Chairman Dr. Conway closed the public hearing and brought the item back for discussion or action.
186

187 Commissioner Schoen made a motion to approve Z2025-056. Commissioner Roth seconded the motion which passed by a vote of 7-0.
188

189 Commissioner Brock asked if this land does not get developed would the next person who purchases the land would the zoning stay in place.

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

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192 VI. ACTION ITEMS

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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.

10. **SP2025-029 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO OCTOBER 14, 2025]**

Discuss and consider a request by Pene Sherman of P. Sherman Construction on behalf of Adam Mitchell for the approval of a Site Plan for an existing Office/Warehouse building on a two (2) acre tract of land identified as Tract 23-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 3920 IH-30, and take any action necessary.

11. **SP2025-032 (HENRY LEE)**

Discuss and consider a request by Hooman Sedaghat of Buildeng, LLC on behalf of 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.

Senior Planner Henry Lee provided a brief summary regarding the applicant's request for approval of a Site Plan for an office warehouse building. The request was initially denied by the Planning and Zoning Commission on November 14, 2023. The applicant resubmitted the case on March 15, 2024, but subsequently withdrew the application. A third submission was made on June 14, 2024, which was again denied, primarily due to an exception request related to off-street loading dock screening requirements. The main changes from the previous submissions include modifications to the building elevations. However, issues remained, particularly the placement of one loading dock facing Whitmore Road and another on the left side of the building, which did not meet screening requirements. Additionally, the applicant increased the parapet height, impacting the articulation requirements, and did not provide any compensatory measures to address this deficiency. The Architectural Review Board (ARB) also recommended denial of the request.

Hooman Sedaghat
2202 Pebblebrook Ct
Grande Prairie TX 75050

Mr. Sedaghat came forward and asked if there were any questions.

Commissioner Hagaman explained that it is the same drawing from the first time they submitted, asked why the changes have not been made.

Commissioner Schoen asked why the doors would face the street.

Commissioner Roth made a motion to deny SP2025-032. commissioner Schoen seconded the motion which was denied by a vote of 7-0.

12. **SP2025-033 (BETHANY ROSS)**

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

Senior Planner Bethany Ross provided a brief summary regarding the applicant's request for Site Plan approval for the construction of an office building within the General Commercial District. The proposed development meets all applicable standards of the district, with the exception of the building articulation requirements. To address this exception, the applicant is offering two compensatory measures: a landscape coverage of 55 percent, which exceeds the required 20 percent, and the use of 100 percent masonry materials for the building exterior. As a condition of approval, the applicant will be required to submit a landscape plan that includes structured three-tiered screening, as well as a photometric plan that complies with the requirements of the Unified Development Code.

Dub Douphrate
2235 ridge Road
Rockwall, TX 75087

Commissioner Hagaman asked if Hardie board was masonry.

Commissioner Hustings made a motion to approve SP2025-033. Commissioner Schoen seconded the motion which passed by a vote of 7-0.

13. **MIS2025-013 (HENRY LEE)**

Discuss and consider a request by Brad Helmer of Heritage Christian Academy (HCA) for the approval of a Miscellaneous Case for an Exception to the Fence Requirements for a 6.626-acre parcel of land identified as Lot 2, Block A, Heritage Christian Academy, Phase 2 Addition, City of

254 Rockwall, Rockwall County, Texas, zoned Planned Development District 27 (PD-27) for Multi-Family 15 (MF-15) District land uses, situated
255 within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street, and take any action necessary.

256
257 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting an exception to the fence material
258 requirements. This Planned Development District is within a base zoning of multi-family district. In that Multi-family district, you are permitted either
259 a wrought iron or a masonry wall. In lieu of doing either a wrought iron fence or a masonry wall they're requesting to do a black vinyl coding chain
260 link fence which is not inconsistent with other athletic fields that have been seen in the City.

261
262 **Brad Helmer**
263 **2917 Chuck Wagon Drive**
264 **Rockwall, TX 75032**

265
266 **Mr. Helmer came forward and expressed they needed something for their football players to practice.**

267
268 **Commissioner Hustings made a motion to approve MIS2025-013. Commissioner Hagaman seconded the motion which passed by a vote of 7-0.**

269
270 **14. MIS2025-014 (BETHANY ROSS)**

271 Discuss and consider a request by Kristin & Joshua Whitaker for the approval of a *Miscellaneous Case* for a *Front Yard Fence* on a 0.3880-acre
272 parcel of land identified as Lot 7, Block M, The Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District
273 3 (PD-3) for Single Family 10 (SF-10) District land uses, addressed as 1000 Ridge Road Court, and take any action necessary.

274
275 Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a front yard fence exception
276 within the Single-Family 10 (SF-10) District for a four-foot-high wrought iron fence. Staff notes the presence of mature screening trees adjacent to
277 the proposed fence on the subject property, which help mitigate visual impact. Additionally, the property directly east, owned by the Shores
278 Homeowner's Association (HOA), includes a four-foot wrought iron fence that extends into the front yard of the subject property. The applicant has
279 stated that the proposed fence will connect to the existing HOA fence, maintaining design consistency. The fence does not appear to enclose or
280 obstruct the view of the primary structure, and therefore is not expected to negatively affect adjacent properties. However, it should be noted that
281 any request for a front yard fence exception is subject to the discretionary approval of the Planning and Zoning Commission.

282
283 **Kristin Whitaker**
284 **1001 Ridge Road Ct**
285 **Rockwall, TX 75087**

286
287 **Mrs. Whitaker came forward and provided additional details in regards to the applicant's request.**

288
289 **Commissioner Hagaman made a motion to approve MIS2025-014. Commissioner Hustings seconded the motion which passed by a vote of 7-0.**

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291 **VII. DISCUSSION ITEMS**

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293 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases*
294 *that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can*
295 *take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning*
296 *Commission public hearing and/or action date for the following cases is October 14, 2025.*

297
298 **15. Z2025-062 (BETHANY ROSS)**

299 Hold a public hearing to discuss and consider a request by Sairong Cheng of Joyful Claw, LLC on behalf of Jeff Carter of PA Harbor Retail, LLC
300 for the approval of a *Specific Use Permit (SUP)* for *Indoor Commercial Amusement/Recreation* on a portion of a 12.89-acre parcel of land
301 identified as Lot 8, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7
302 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, Suite R103, and take any action necessary.

303
304 **Hunter Hayes**
305 **10517 Takala Drive**
306 **Fort Worth, TX 76179**

307
308 **Andrew Shall**
309 **1415 Dominion Street**
310 **Dallas, TX 75208**

311
312 **Soni Cheng**
313 **5315 Isidore Lane**
314 **Missouri City, TX 77459**

315
316 **Chau Guo**
317 **5315 Isidore Lane**
318 **Missouri City, TX 77459**

319 Mr. Hayes came forward and explained this would benefit the Harbor.

320
321 Commissioner Roth asked if they had stores elsewhere.

322
323 Mr. Cheng explained they did have other locations.

324
325 Commissioner Schoen asked if this was a concept that has been in the DFW.

326
327 Commissioner Roth explained he is in favor of the request.

328
329 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on October 14, 2025.

330

331 16. Z2025-063 (BETHANY ROSS)

332 Hold a public hearing to discuss and consider a request by T. J. Mutcherson for the approval of a Specific Use Permit (SUP) for Residential
333 Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.16-acre tract of land identified as a
334 Tract 36 of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as
335 902 Aluminum Plant Road, and take any action necessary.

336

337 Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. This is a Specific Use Permit for Residential infill adjacent
338 to Park Place Phase 2. The proposed home meets all of the density and dimensional requirements for a single-family home in a Single Family 7
339 District

340

341 T.J. Mutcherson
342 1549 Wyler Drive
343 Forney TX75126

344

345 Mr. Mutcherson came forward and provided additional details.

346

347 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on October 14, 2025.

348

349 17. Z2025-064 (BETHANY ROSS)

350 Hold a public hearing to discuss and consider a request by Phillip Craddock of Craddock Architecture, PLLC on behalf of Clay Shipman of
351 Shipman Fire Protection for the approval of a Specific Use Permit (SUP) to exceed the Maximum Permissible Height in a Commercial (C)
352 District on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2
353 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay
354 (IH-30 OV) District, addressed as 1020 La Jolla Pointe Drive.

355

356 Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. This is a Specific use permit to exceed the maximum
357 height within the Commercial (C) District. The maximum height is 60 feet within a commercial district and the applicant is requesting 91 feet.

358

359 Phillip Craddock
360 551 Embargo Drive
361 Fate, TX 75189

362

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

364

365 Commissioner Hagaman asked how tall the current building is.

366

367 Commissioner Brock asked where the EDC building would be built.

368

369 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on October 14, 2025.

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371 18. Z2025-065 (HENRY LEE)

372 Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bost of JBR2, LLC
373 for the approval of an Specific Use Permit (SUP) for a Retail Store with Gasoline Sales that has more than Two (2) Dispensers on a 2.59-acre
374 parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District,
375 generally located at the south corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

376

377 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a retail store with gasoline sales
378 and previously they had a SUP approved and since then they have expired.

379

380 Phillip Craddock
381 551 Embargo Drive
382 Fate, TX 75189

383

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

385

386 Commissioner Hagaman asked if this would match the other buildings.

387

388 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on October 14, 2025.

389

390 19. **P2025-032 (HENRY LEE)**

391

392 Discuss and consider a request by Dean & Tina Sweat for the approval of a *Final Plat* for Lots 1 & 2, Block A, Sweat Addition for an 8.67-acre tract of land identified as Tract 23-2 of the S. McFadgin Survey, Abstract No. 142, City of Rockwall, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 200 Sabine Creek Road, and take any action necessary.

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20. **SP2025-039 (HENRY LEE)**

Discuss and consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing LP for the approval of a *Site Plan* for a *Restaurant with 2,000 SF or More with Drive-Through* on a 0.936-acre parcel of land identified as a portion of Lot 18, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located east of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a Site Plan for a Restaurant with 2,000SF. ARB did make a recommendation for approval as long as they do not make any changes to the building.

Mike Stansberry
101 E Cherokee Street
Jacksonville, TX 75766

Keaton Mai
10755 Sanden Drive
Dallas, TX 75238

Commissioner Hagaman asked if brick would match the other restaurant around it.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on October 14, 2025.

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

- P2025-028: Final Plat for Phase 1 of the Southside Hills Subdivision (**APPROVED**)
- P2025-029: Replat for Lots 7 & 8, Block J, Sanger Addition (**APPROVED**)
- P2025-030: Replat for Lots 3 & 4, Block A, Industrial Boulevard Addition (**APPROVED**)
- Z2025-049: Text Amendment to Article 06, *Parking and Loading*, of the UDC for Garage Orientations (**2ND READING; APPROVED**)
- Z2025-050: Text Amendment to Article 11, *Development Applications and Review Procedures*, of the UDC for Failure to Appear (**1ST READING; APPROVED**)
- Z2025-051: Text Amendment to Article 12, *Enforcement*, of the UDC for the Expiration of Building Permits (**1ST READING; APPROVED**)
- Z2025-052: Text Amendment to Article 05, *District Development Standards*, of the UDC for the Southside Residential Neighborhood Overlay (SRO) District (**1ST READING; APPROVED**)
- Z2025-053: Specific Use Permit (SUP) for a *Carwash* (**REMANDED BACK TO THE PLANNING AND ZONING COMMISSION**)
- Z2025-054: Specific Use Permit (SUP) for a *Carport and Accessory Structure* at 2389 Saddlebrook Lane (**1ST READING; APPROVED**)
- Z2025-055: PD Development Plan for a *Medical Office Building* at 1301 S. Goliad Street (**1ST READING; APPROVED**)
- Z2025-056: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 308 Harborview Drive (**1ST READING; APPROVED**)
- Z2025-057: Specific Use Permit (SUP) for a *Residence Hotel* (**REMANDED BACK TO THE PLANNING AND ZONING COMMISSION**)
- Z2025-058: Specific Use Permit (SUP) for an *Accessory Structure* at 2310 Sarah Drive (**1ST READING; APPROVED**)
- Z2025-059: Zoning Change (AG to PD for SF-1) for a Residential Subdivision (**REMANDED BACK TO THE PLANNING AND ZONING COMMISSION**)
- Z2025-060: Specific Use Permit (SUP) for an *Accessory Structure* at 710 Hartman Street (**1ST READING; APPROVED**)
- Z2025-061: Zoning Change (MF-14 to SF-7) in the Southside Residential Neighborhood Overlay (SRO) District (**1ST READING; APPROVED**)

VIII. ADJOURNMENT

Chairman Dr. Conway adjourned the meeting at 7:45PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 14th day of October, 2025.

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Attest: 

Melanie Zavala, Planning Coordinator



Dr. Jean Conway, Chairman