

# MINUTES

## PLANNING AND ZONING COMMISSION WORK SESSION MEETING CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS OCTOBER 28, 2025 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

### I. CALL TO ORDER

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

### II. APPOINTMENTS

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

18 Senior Planner Henry Lee advised staff would provide ARB recommendations when staff presents the case.

### III. OPEN FORUM

22 *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  
23 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  
24 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  
25 Act.*

27 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  
28 being no one indicating such Chairman Dr. Conway closed the open forum.

### IV. CONSENT AGENDA

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

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

#### **3. P2025-036 (RYAN MILLER)**

38 Consider a request by the City of Rockwall for the approval of a Final Plat for Lots 1-5, Block A, Houston-Rose Addition being a 1.956-acre tract of land identified  
39 as Lots 1-4, Block T; Lots 1-4, Block U; Lots 1-3, Block V; and Lots 1-3, Block W, Rockwall OT Addition and Lots A & D, Block 8, Griffith Addition, City of  
40 Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 301 & 303 Denison Street, 203-305 Fannin Street, and 306 & 308 E.  
41 Washington Street, and take any action necessary.

#### **4. P2025-037 (HENRY LEE)**

44 Consider a request by David Stanglin of Ruffin Custom Buildings for the approval of a Replat for Lot 2, Block A, Pott Shrigley Addition being a 2.00-acre parcel  
45 of land identified as Lot 1, Block 1, Pott Shrigley Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 992  
46 Sids Road, and take any action necessary.

48 Commissioner Hustings made a motion to approve the Consent Agenda. Commissioner Brock seconded the motion which passed by a vote of 7-0.

### V. ACTION ITEMS

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

#### **5. MIS2025-018 (HENRY LEE)**

56 Discuss and consider a request by Noah Dawit for a Special Request for an Exception to the Exterior Material requirements of Planned Development District 75  
57 (PD-75) for a 0.688-acre tract of land identified as a portion of Lot 776A and all of Lots 774A & 775A of the Lake Rockwall Estates #2 Addition, City of Rockwall,  
58 Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 370 Eva Place, and take  
59 any action necessary

61 Senior Planner Henry Lee provided a brief summary regarding the applicant's request. The applicant is seeking an exception to the exterior material  
62 requirements for the subject property. By way of background, on October 9th, the applicant was approved by the Board of Adjustments (BOA) to  
63 elevate the existing manufactured home on stilts on the subject property. This approval was considered an expansion of a legally non-conforming  
64 structure. According to the Unified Development Code (UDC), when a legally non-conforming structure is expanded, it becomes subject to the other

65 requirements of that zoning district. In this case, the property falls under two different categories. First, within Planned Development 75 (PD-75), new  
66 structures are required to have a minimum of 60% Hardie board siding. Second, the replacement of a manufactured home requires 90% masonry  
67 materials and a 3:12 roof pitch. The applicant's request pertains to keeping the existing materials on the home, which appear to be a composite  
68 board or OSB panel rather than Hardie board or a similar approved product. Staff also noted that the applicant initially approached the BOA for  
69 approval to elevate the home due to the property being entirely within the floodplain. Additionally, several unpermitted improvements have been  
70 made on the property, including a fire pit, a bridge, and a fence all located within the floodplain. These items have not been removed, and citations  
71 have been issued in relation to these violations.  
72

73 Commissioner Hagaman asked if this case was for the exterior materials and not the fence or bridge.  
74

75 Commissioner Schoen asked if the two requirements that need to be met are the mobile home replacement as well as the non-conforming structure.  
76

77 Senior Planner Henry Lee explained that when the BOA approves an expansion to a non-conforming structure it is then subject to the requirements  
78 of that district.  
79

80 Commissioner Brock asked if recently we had approved a case similar to this in regards to materials for hardie board.  
81

82 Chairman Dr. Conway asked about the stilts and what material they would be using.  
83

84 Senior Planner Henry Lee explained they would be cedar stilts.  
85

86 Commissioner Bentley asked if there would be any requirements on the stilts themselves.  
87

88 Commissioner Roth asked if they're just approving the materials.  
89

90 Director of Planning and Zoning Ryan Miller explained that it can structurally support the weight.  
91

92 Juan Fuentes  
93 370 Eva Place  
94 Rockwall, TX 75032  
95

96 Mr. Fuentes came forward and provided additional details regarding his request.  
97

98 Commissioner Brock asked if the request was for financial decision.  
99

100 Commissioner Hagaman made a motion to deny MIS2025-018. Chairman Dr. Conway seconded the motion which was denied by a vote of 4-3 with  
101 Commissioner Brock, Roth and Husting dissenting.  
102

## 103 VI.DISCussion ITEMS 104

105 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come  
106 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  
107 are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the  
108 following cases is November 11, 2025.*  
109

### 110 6. Z2025-066 (RYAN MILLER) 111

112 Hold a public hearing to discuss and consider a request by Alyson DiBlasi of Discovery Lakes, LLC and Discovery Lakes, Phase 1, LLC for the approval of a  
113 *Zoning Change* amending Planned Development District 78 (PD-78) [Ordinance No. 20-27] to change the *Garage Orientation* requirements for a 316.315-acre  
114 tract of land identified as: [1] Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, [2] Tract 2 of the R. K. Brisco Survey, Abstract No. 16, and [3] Lots 1-9,  
115 Block A; Lots 1-5, Block B; Lots 1-11, Block C; Lots 1-10, Block D; and Lot 1, Block E, Discovery Lakes, Phase 1, City of Rockwall, Rockwall County, Texas,  
116 zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District land uses, situated within the SH-276 Overlay (SH-276 OV) District,  
117 generally located at the northeast corner of SH-276 and Rochell Road, and take any action necessary.  
118

119 Director of Planning and Zoning Ryan Miller provided a summary regarding the applicant's request. The original Planned Development District has  
120 been approved, and the lots within this subdivision have already been platted. The applicant is proposing a minor amendment to the PD ordinance  
121 specifically, a change to permit the inclusion of side-entry garages. While side-entry garages are generally discouraged on smaller lots due to limited  
122 maneuvering space, in this case, each lot is a minimum of three-quarters of an acre. Therefore, the proposed change may enhance architectural  
123 variety and improve the visual character of the subdivision.  
124

125 Alyson DiBlasi  
126 15400 Knoll Trail Drive  
127 Suite 230  
128 Dallas, TX 75248  
129

130 Mrs. DiBlasi came forward and explained her dad was the one in charge of the project and explained he didn't realize side entry garage was left out.  
131

132 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on November 11, 2025.  
133

133

134 7. **Z2025-067 (BETHANY ROSS)**

135 Hold a public hearing to discuss and consider a request by Lisa Brooks and Renee Holland of Makeway, LLC for the approval of a Specific Use Permit (SUP)  
136 for a *Daycare Facility Exceeding the Maximum Building Size* in a Neighborhood Services (NS) District on a 2.751-acre tract of land identified as Tract 1-04 of  
137 the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services (NS) District, situated within the SH-205  
138 By-Pass Overlay (SH-205 BY-0V) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action  
139 necessary.

140

141 Director of Planning and Zoning Ryan Miller provided a summary regarding the applicant's request. He noted that this matter previously came before  
142 the Commission as a zoning case. At that time, the applicant had requested a General Retail District designation to accommodate a proposed building  
143 exceeding 5,000 square feet. However, both the Planning and Zoning Commission and the City Council determined that a Neighborhood Services  
144 designation would be more appropriate. Although the applicant's proposed use as a daycare facility appeared acceptable, it was concluded that the  
145 building size could be addressed through the Specific Use Permit process. The applicant is now requesting approval for a building exceeding 5,000  
146 square feet for the proposed daycare facility. The design includes a pitched roof and residential-style architecture intended to complement the  
147 character of the surrounding area.

148

149 **Craig Brooks**  
150 1215 Ridge Road West  
151 Rockwall, TX 75087

152

153 Mr. Brooks came forward and explained they are requesting to exceed the SF amount.

154

155 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on November 11, 2025.

156

157 8. **Z2025-068 (HENRY LEE)**

158 Hold a public hearing to discuss and consider a request by Randy Lee Aragon on behalf of Kevin Lefere for the approval of a Specific Use Permit (SUP) to allow  
159 a *Recording Studio* on a 0.92-acre parcel of land identified as a portion of Lots 2 & 3, Block S, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas,  
160 zoned Downtown (DT) District, addressed as 206 E. Washington Street, and take any action necessary.

161

162 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a recording studio on the subject  
163 property.

164

165 **Randy Lee Aragon**  
166 206 E. Washington Street  
167 Rockwall, TX 75032

168

169 Mr. Aragon came forward and explained the School of Rock and are wanting to add a recording studio since there is a back room that is already sound  
170 proofed.

171

172 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on November 11, 2025.

173

174 9. **Z2025-069 (HENRY LEE)**

175 Hold a public hearing to discuss and consider a request by Kevin Sayles for the approval of a Specific Use Permit (SUP) for an *Accessory Structure* on a 0.417-  
176 acre parcel of land identified as Lot 21, Block A, Foxchase Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9  
177 (PD-9) for Single Family 10 (SF-10) District land uses, addressed as 24 Shadydale Lane, and take any action necessary.

178

179 Senior Planner Henry Lee provided a brief summary in regard to the applicant's request. This structure was built without a permit and was required  
180 with the standard fee of the SUP application and was require to pay the non-compliance structure fee. The current building is not on the required  
181 concrete foundation.

182

183 **Kevin Sayles**  
184 24 Shady Dale Lane  
185 Rockwall, TX 75032

186

187 Mr. Sayles came forward and expressed he purchased the home back in July and didn't realize a permit was going to be required.

188

189 Commissioner Brock asked how big is the lot.

190

191 Director of Planning and Zoning Ryan Miller said it was .417

192

193 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on November 11, 2025.

194

195 10. **Z2025-070 (BETHANY ROSS)**

196 Hold a public hearing to discuss and consider a request by Gage Raba of Hunington Properties, LTD on behalf of Tina Cox of Temunovic Partnership LTD for  
197 the approval of a Zoning Change from a Light Industrial (LI) and a Commercial (C) District to a Planned Development District for Commercial (C) District land  
198 uses for a 32.79-acre tract of land identified as Tracts 3, 3-01, 3-2, 3-3, and 3-4 of the J. Lockhart Survey, Abstract No. 134; Lot 1 of the Eastplex Industrial Park  
199 Addition; and, Lot 2, Block A, Eastplex Industrial Park No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Light

200 Industrial (LI) District, situated within the SH-205 Bypass Overlay (SH-205 BY OV) District and the IH-30 Overlay (IH-30 OV) District, generally located at the  
201 northwest corner of the intersection of the IH-30 Frontage Road and S. John King Boulevard, and take any action necessary.  
202

203 **Mike Feathers**  
204 203 W. Nash Street  
205 Suite 100  
206 Terrell, TX 75160  
207

208 Mr. Feathers explained that he has been in communication with City staff regarding compliance with the City of Rockwall's requirements related to  
209 zoning, overlay standards, landscaping, and similar development criteria. He stated that they have been working collaboratively with the City to  
210 address these matters and to prepare the property for future commercial development.  
211

212 The Director of Planning and Zoning Ryan Miller provided an overview of the applicant's request. The I-30 Corridor Plan identifies this site as a  
213 strategically located property within a designated "transitional zone." However, the Director observed that the property more closely aligns with  
214 what could be considered an "opportunity zone," as it is among the last remaining vacant tracts of land along the I-30 corridor within the city limits.  
215 The plan had originally earmarked this property as suitable for mixed-use or town center-style development. The current concept plan, based on its  
216 layout, aligns more closely with a traditional strip-style commercial development, which is also referenced in the I-30 Corridor Plan but not as one  
217 of the preferred models for this specific site. The applicant's concept depicts multiple pad sites divided by two public rights-of-way—one running  
218 north-south and another east-west. The proposed uses include several quick-service restaurants (QSRs), small retail strip centers, a fitness center,  
219 a car wash, a retail store with gasoline sales, and several undefined pad sites. The design shows numerous drive-throughs. Because the applicant  
220 is requesting a commercial base zoning designation consistent with the Special Commercial Corridor, many of the proposed uses are permitted by  
221 right. However, the applicant has modified the use list to include two uses not typically allowed by right in the commercial district: (1) a full-service  
222 hotel, and (2) a craft brewery, distillery, or winery. These uses generally require a Specific Use Permit (SUP) in the commercial district. In addition,  
223 the applicant has proposed prohibiting several uses that are otherwise permitted in the base district, and this list is included within the proposed  
224 Planned Development (PD) ordinance provided in the packet. The property falls within two overlay districts, and the development has been subjected  
225 to the standards of both. At present, the proposed building elevations do not fully meet several key design requirements. Staff has detailed these  
226 deficiencies and will continue to work with the applicant to address them. Additional staff comments relate to the objectives outlined in the I-30  
227 Corridor Plan, including the incorporation of a central green space or community gathering area, and the establishment of a trail plan connecting all  
228 on-site uses. The current concept is more auto-oriented than pedestrian-friendly. Staff emphasized the City's goal for developments in the corridor  
229 to accommodate both vehicular and pedestrian activity encouraging interaction between uses without requiring vehicle movement between them.  
230 The applicant has also submitted a comprehensive signage plan, which is typical for large shopping centers along I-30. Similar to other developments  
231 in the area, this plan will require City Council approval. The proposed signage plan and associated elevations have been included in the PD submittal  
232 package, with two versions currently under consideration. Because this site spans multiple planning documents, staff has incorporated language  
233 from both the I-30 Corridor Plan and the John King Boulevard Overlay District Plan. This includes provisions for trail connections and gateway  
234 features at prominent corner locations.  
235

236 Commissioner Brock mentioned that they're looking for high quality development.  
237

238 Commissioner Hagaman mentioned if the way they have it drawn do they only envision small shops.  
239

240 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on November 11, 2025.  
241

242 11. **Z2025-071 (BETHANY ROSS)**  
243 Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a *Specific Use Permit (SUP)* for Residential Infill Adjacent to an  
244 Established Subdivision and a Guest Quarters/Secondary Living Unit for the purpose of constructing a single-family home on a 5.05-acre parcel of land  
245 identified as a Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District,  
246 addressed as 2592 FM-549, and take any action necessary.  
247

248 Director of Planning and Zoning Ryan Miller explained they are requesting a Specific Use Permit (SUP) for a Residential Infill. They will also be  
249 having a guest quarters/secondary living unit. The guest quarters will also require a SUP. Staff is still working with the applicant to go over logistical  
250 issues.  
251 Michael Lewis  
252 2592 FM 549  
253 Rockwall, TX 75032  
254

255 Mr. Lewis came forward and provided additional details in regards to the applicants request.  
256

257 Commissioner Hagaman asked if two homes would be allowed on the same lot.  
258

259 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on November 11, 2025.  
260

261 12. **Z2025-072 (HENRY LEE)**  
262 Hold a public hearing to discuss and consider a request by James Martin of Gardner Land Holdings LLC on behalf of Bart Gardner of Gardner Land Holdings,  
263 LLC for the approval of a *Zoning Change* from an Agricultural (AG) District and Commercial (C) District to a Planned Development District for General Retail  
264 (GR) District and Commercial (C) District land uses on a 15.601-acre tract of land identified as Tract 2 of the J. R. Johnson Survey, Abstract No. 128, City of  
265 Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District,  
266 generally located at the northwest corner of S. Goliad Street [SH-205] and Lofland Circle, and take any action necessary.  
267

268 James Martin  
269 7034 Coronado Avenue  
270 Dallas, TX 75214  
271  
272 Bart Gardner  
273 1066 Candice Circle  
274 Rockwall, TX 75032  
275  
276 Mr. Martin came forward and explained there is a bunch of business coming into town therefore they decided to make an offer on the property. It  
277 would all be under a Planned Development District (PD). He mentioned the plan was to develop in phases.  
278  
279 Mr. Gardner came forward and explained that the vision of this project is to build a retail space with more food options.  
280  
281 Commissioner Hagaman asked if this was the property in front of the RISE building.  
282  
283 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. With the General Retail at the front they had asked to have  
284 restaurants that are greater or less than 2,000 SF with a drive-through be permitted by right. Staff removed the drive through less than 2,000 SF to  
285 be permitted by right that would still need a SUP but staff did leave the restaurant greater than 2,000SF with a drive-through.  
286  
287 Director of Planning and Zoning Ryan Miller followed up with General Retail district does not allow any drive through restaurants without a Specific  
288 Use Permit (SUP) the reason for that is since it is typical closer to residential areas. In this case it is not close to a residential area and what they're  
289 trying to achieve is they're adding the stricter requirements closer to the road.  
290  
291 Mr. Gardner mentioned they would not have outside storage.  
292  
293 Director of Planning and Zoning Ryan Miller mentioned that sewer is dependent on the Juniper subdivision as it phases out.  
294  
295 Commissioner Brock mentioned she needs to see all the comments made incorporated into the plan.  
296  
297 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on November 11, 2025.  
298  
299 13. Z2025-073 (HENRY LEE)  
300 Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for  
301 the approval of a Specific Use Permit (SUP) for a Major Auto Repair Garage on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey,  
302 Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally  
303 located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary.  
304  
305 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a SUP for a Major Auto Repair  
306 Garage. Explained the Architectural Review Board (ARB) will still have to look at the articulation.  
307  
308 Tyler Adams  
309 100 N Cottonwood Drive  
310 Suite 104  
311 Richardson, TX 75080  
312  
313 Mr. Adams came forward and explained they had been looking for a site for this project. Explained he got Comments from Staff and has been working  
314 with them.  
315 Commissioner Hagaman asked about outside storage.  
316  
317 Commissioner Brock mentioned this was close to residential and explained this would need more screening.  
318  
319 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on November 11, 2025.  
320  
321 14. P2025-038 (BETHANY ROSS)  
322 Discuss and consider a request by Alejandro Rubio for the approval of a Preliminary Plat for Lots 1 & 2, Block A, Rubio Addition being a 4.71-acre tract of land  
323 identified as Tracts 7 & 7-1 of the H. K. Newell Survey, Abstract No. 167, and a portion of Tract 2-1 of the J. H. Robnett Survey, Abstract No. 182, Rockwall  
324 County, Texas, generally located southeast of the intersection of SH-276 and Rochell Road, and take any action necessary.  
325  
326 Director of Planning and Zoning Ryan Miller explained staff had to send this to Rockwall County for review and will come back November 11<sup>th</sup> on the  
327 Consent Agenda.  
328  
329 15. P2025-039 (BETHANY ROSS)  
330 Discuss and consider a request by Sam Carroll of Carroll Consulting Group, Inc. on behalf of Jim Bell of Harlan Properties, Inc. for the approval of a Preliminary  
331 Plat for The Landon Phase 2 Subdivision being a 93.357-acre parcel of land identified as Lot 20, Block A, The Landon Addition, Rockwall County, Texas,  
332 generally located northeast of the intersection of S. Munson Road and Laci Lane, and take any action necessary.  
333  
334 Director of Planning and Zoning Ryan Miller explained staff had to send this to Rockwall County for review and will come back November 11<sup>th</sup> on the  
335 Consent Agenda.

336

337 16. **SP2025-041 (HENRY LEE)**

338 Discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a *Site Plan*  
339 for a *Medical Office Building* on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County,  
340 Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District,  
341 addressed as 1301 S. Goliad Street [SH-205], and take any action necessary.

342

343 Senior Planner Henry Lee provided a brief summary in regard to the applicant's request. This case might seem familiar since they came in for a PD  
344 Development Plan. Staff mentioned that ARB did provide comments related to building materials and articulation requirements.

345

346 Lisa Deaton  
347 23134 Hwy 22  
348 Yuma, TN 38390

349

350 Mrs. Deaton came forward and provided additional details in regards to her request.

351

352 Commissioner Schoen asked if this will return on November 11<sup>th</sup>

353

354 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on November 11, 2025.

355

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

357

- P2025-032: Final Plat for Lot 1 & 2, Block A, Sweat Addition (**APPROVED**)
- Z2025-059: Zoning Change from Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District Land Uses for a Single-Family Subdivision (**2<sup>ND</sup> READING; APPROVED**)
- Z2025-062: Specific Use Permit (SUP) for *Indoor Commercial Amusement* at 2071 Summer Lee Drive, Suite R103 (**1<sup>ST</sup> READING; APPROVED**)
- Z2025-063: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Establish Subdivision* at 902 Aluminum Plant Road (**1<sup>ST</sup> READING; APPROVED**)
- Z2025-064: Specific Use Permit (SUP) to *Exceed the Maximum Height in a Commercial (C) District* for 1020 La Jolla Pointe Drive (**1<sup>ST</sup> READING; APPROVED**)
- Z2025-065: Specific Use Permit (SUP) for a *Retail Store with Gasoline Sales* (**1<sup>ST</sup> READING; APPROVED**)
- MIS2025-017: Miscellaneous Case for an *Alternative Tree Mitigation Settlement Agreement* for the Erwin Farms Subdivision (**APPROVED**)

367

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

369

370 VII. ADJOURNMENT

371

372 Chairman Dr. Conway adjourned the meeting at 7:38 PM

373

374 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 11 day of November, 2025.

375

  
Dr. Jean Conway, Chairman

376

377

378

379 Attest: 

380

381 Melanie Zavala, Planning Coordinator

382