

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING MEETING CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS NOVEMBER 11, 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 John Hagaman, Carin Brock, Ellis Bentley,
9 Douglas Roth and David Schoen. Commissioners absent were Ross Hustings. Staff members present were Director of Planning and Zoning Ryan
10 Miller, Senior Planner Henry Lee, City Engineer Amy Williams and Civil Engineer Madelyn Price. Staff absent were Senior Planner Bethany Ross,
11 Planning Technician Angelica Guevara, Planning and Zoning Coordinator Melanie Zavala and Assistant City Engineer Jonathan Browning.

II. OPEN FORUM

15 *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
16 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
17 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
18 Act.*

20 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
21 being no one indicating such Chairman Dr. Conway closed the open forum.

III. CONSENT AGENDA

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

28 1. Approval of Minutes for the October 28, 2025 Planning and Zoning Commission meeting.

30 2. P2025-038 (BETHANY ROSS)

31 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
32 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
33 County, Texas, generally located southeast of the intersection of SH-276 and Rochell Road, and take any action necessary.

35 3. P2025-039 (BETHANY ROSS)

36 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
37 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,
38 generally located northeast of the intersection of S. Munson Road and Laci Lane, and take any action necessary.

40 Vice-Chairman Hagaman made a motion to approve the Consent Agenda. Commissioner Roth seconded the motion which passed by a vote of 6-0.

IV. PUBLIC HEARING ITEMS

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

49 4. Z2025-066 (RYAN MILLER)

50 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
51 Zoning Change amending Planned Development District 78 (PD-78) [Ordinance No. 20-27] to change the Garage Orientation requirements for a 316.315-acre
52 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,
53 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,
54 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,
55 generally located at the northeast corner of SH-276 and Rochell Road, and take any action necessary.

56 Director of Planning and Zoning Ryan Miller provided a summary regarding the applicant's request. In 2015, the City Council adopted Ordinance No.
57 15-24, which established the subject property for the development of 507 single-family residential lots across approximately 305 acres, with an
58 additional nine (9) acres designated for General Retail (GR) district land uses. The ordinance also established three (3) lot types A, B, and C with lot
59 sizes ranging from 60 feet by 110 feet (6,600 square feet) to 80 feet by 120 feet (9,600 square feet). In August 2020, the City Council adopted an
60 amendment to Planned Development District No. 78, approving a concept plan that reduced the total number of lots to 428. This amendment increased
61 the size of Type A lots from 80 feet by 120 feet to 80 feet by 200 feet, establishing a minimum lot size of three-quarters of an acre (32,670 square feet).
62 The ordinance also limited garage orientations to flat front-entry, J-swing, traditional swing, and swing garages, while expressly allowing side-entry
63

64 garages. Subsequent to this approval, the City adopted Ordinance No. 25-55, which updated the Unified Development Code (UDC) to clearly define
65 various garage orientation types, including side-entry garages. With these updates in place, the applicant is requesting an amendment to Planned
66 Development District No. 78 to specifically allow side-entry garages on Type A lots only, which are lots measuring three-quarters of an acre or larger.
67 The applicant has indicated that custom home builders working in Phase One comprised exclusively of Type A lots prefer side-entry garage
68 orientations to better accommodate lot widths and to promote greater architectural diversity along street frontages. The proposed amendments to
69 the existing ordinance are limited in scope and consist primarily of adding the term "side-entry" to the garage orientation requirements and to Table
70 2, which addresses lot dimensional standards. Staff reviewed the proposed amendment and evaluated several home elevations that would
71 incorporate side-entry garages. Based on this review, staff determined that the proposed changes would not create an adverse impact on
72 surrounding properties within the subdivision. Public notices were mailed to property owners and applicants within 500 feet of the subject property,
73 and at the time of reporting, staff had received one response in support of the applicant's request.
74

75 Alyson DiBlasi
76 15400 Knoll Trail Drive
77 Suite 230
78 Dallas, TX 75248

80 Mrs. DiBlasi came forward and explained her father had a vision for this subdivision.
81

82 Commissioner Bentley asked staff if there was a reason it is only for Phase one.
83

84 Director of Planning and Zoning Ryan Miller explained that the problem with smaller lots the garage becomes the focal point, and the way the side
85 entry garage has to be done reduces the building pad in order to allow somebody to make that swing into the side. In talking to the applicant, she
86 was comfortable allowing it just to be on the type A lots and when you get down into the 70s and 60s it constrains the building pad and makes the
87 house actually have to be smaller.
88

89 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
90 such Chairman Dr. Conway closed the Public Hearing and brought the item back for discussion or action.
91

92 Commissioner Roth made a motion to approve Z2025-066. Commissioner Schoen seconded the motion which passed by a vote of 6-0.
93

94 5. Z2025-067 (BETHANY ROSS)
95 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)
96 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
97 the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services (NS) District, situated within the SH-205
98 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action
99 necessary.
100

101 Director of Planning and Zoning Ryan Miller provided a brief summary regarding the applicant's request. The subject property was originally annexed
102 into the City in 1998 and zoned Agricultural (AG) District. In April of this year, the City Council approved a zoning change from Agricultural (AG)
103 District to Neighborhood Services (NS) District. Prior to this approval, the applicant had requested General Retail (GR) zoning for a daycare facility
104 using the same concept plan currently under consideration. While the City Council did not express concerns with the proposed daycare use, it
105 determined that the Neighborhood Services (NS) District was a more appropriate zoning designation due to the property's proximity to residential
106 uses. Following approval of the NS zoning, the applicant has returned with a request for a Specific Use Permit (SUP) to allow construction of a
107 building exceeding 5,000 square feet, specifically an 11,114 square foot daycare facility. Under the Unified Development Code (UDC), any structure
108 within the Neighborhood Services District that exceeds 5,000 square feet requires a SUP, recognizing the district's typical adjacency to residential
109 properties. The subject property is a triangular-shaped tract bounded by Quail Run Road to the north, Old East Quail Run Road to the east, and John
110 King Boulevard to the west. The Gideon Grove subdivision lies north of Quail Run Road, while several larger residential properties are located along
111 Old East Quail Run Road. The proposed concept plan generally complies with UDC requirements, with the exception of driveway spacing. Due to the
112 irregular shape of the property, full compliance with driveway spacing standards would be difficult without access from Old East Quail Run Road,
113 which staff has requested be avoided as it serves as the sole access for adjacent residential properties. Approval of the request would include
114 approval of the driveway spacing variance the applicant has submitted building elevations for the proposed daycare facility. While the elevations do
115 not fully meet the general overlay district requirements, the applicant has indicated they are revising the design to better align with the adjacent
116 Gideon Grove neighborhood. Staff mailed notices to property owners and applicants within 500 feet of the subject property and received three (3)
117 notices in opposition to the applicant's request.
118

119 Commissioner Hagaman asked the driveway that does not match would it be driveway or parking spaces.
120

121 Director of Planning and Zoning Ryan Miller explained it would be the driveway location.
122

123 Commissioner Brock asked if the reason they need the SUP is because of the size restriction, but it was also a suggestion that they used this as
124 neighborhood services instead of the general retail that they originally proposed.
125

126 Director of Planning and Zoning Ryan Miller explained that was correct.
127

128 Craig Brooks
129 1215 Ridge Road
130 Rockwall, TX 75087
131

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

133

134 Chairman Dr. Conway opened the Public Hearing and asked if anyone who wished to speak to come forward at this time.

135

136 Alidor Lefere

137 1691 E. Quail Run Road

138 Rockwall, TX 75087

139

140 Mr. Lefere came forward and asked if they can keep the tree line.

141

142 Director of Planning and Zoning Ryan Miller explained in the operational ordinance, they're being required to plant three-tiered screening along the back.

143

144 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. Conway closed the Public Hearing and brought the item back for discussion or action.

145

146 Commissioner Schoen asked if the site plan is the reason they have a 30-foot landscape buffer along Old East Quail Run Road.

147

148 Director of Planning and Zoning Ryan Miller explained they're required to have a 20-foot landscape buffer with the existing tree line and the three-tiered screening in it.

149

150 Commissioner Brock made a motion to approve Z2025-67. Vice-Chairman Hagaman seconded the motion which passed by a vote of 6-0.

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6. Z2025-068 (HENRY LEE)

155 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 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, zoned Downtown (DT) District, addressed as 206 E. Washington Street, and take any action necessary.

156 Senior Planner Henry Lee provided a brief summary regarding the applicant's request. The applicant is proposing to establish a new business on 157 the subject property that will include a music studio with an associated recording studio component. In accordance with the Unified Development 158 Code (UDC) and the Land Use Schedule, a recording studio within the Downtown District requires approval of a Specific Use Permit (SUP). Staff 159 mailed notices to property owners and occupants within 500 feet of the subject property, and no responses were received.

160

161 Randy Aragon

162 206 E. Washington Street

163 Rockwall, TX 75087

164

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

166

167 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 168 such Chairman Dr. Conway closed the Public Hearing and brought the item back for discussion or action.

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170 Commissioner Brock took a moment to thank Mr. Aragon for his thoughtful letter regarding music and his work, and expressed her appreciation for 171 his remarks.

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Commissioner Schoen made a motion to approve Z2025-068. Commissioner Roth seconded the motion which passed by a vote of 6-0.

7. Z2025-069 (HENRY LEE)

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-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 (PD-9) for Single Family 10 (SF-10) District land uses, addressed as 24 Shadydale Lane, and take any action necessary.

Senior Planner Henry Lee provided a brief summary regarding the applicant's request. On September 4, 2025, Neighborhood Improvement Services (NIS) issued a violation for an accessory structure constructed without a building permit. Following the September 12th Planning and Zoning submittal deadline, the applicant did not submit an application, which resulted in NIS issuing two additional citations for the property. This prompted the applicant to apply on October 17th for the current development cycle. As the structure was constructed without a permit, the applicant was required to pay the standard application fee in addition to a \$1,000 non-compliant structure fee. The existing structure is a 240 square-foot (10-foot by 12-foot) accessory building currently placed on concrete center blocks. At the work session, the applicant provided a survey and photographs depicting the structure's appearance and general location; however, the structure height was not provided, and staff believes the location shown may not be fully accurate. Accessory structures are permitted a maximum height of 15 feet. Based on available information, staff believes the structure is below this height limitation. If approved, the Building Department will verify compliance with all height and placement requirements during the permitting process. Additionally, approval would include a condition requiring the applicant to place the structure on a concrete foundation in accordance with the Unified Development Code (UDC), which the applicant has agreed to. Staff mailed notices to property owners and applicants within 500 feet of the subject property and received ten (10) notices in opposition and two (2) notices in support of the applicant's request.

Kevin Sayles

24 Shady Dale Lane

Rockwall, TX 75032

200
201 Mr. Sayles came forward and provided additional details in regards to his request.
202
203 Chairman Dr. Conway opened the Public Hearing and asked if anyone who wished to speak to come forward at this time.
204
205 Margie Kirk
206 4566 Steeple Chase Lane
207 Rockwall, TX 75032
208
209 Mrs. Kirk came forward and explained her concerns in regards to the applicants request.
210
211 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.
212 Conway closed the Public Hearing and brought the item back for discussion or action.
213
214 Commissioner Brock asked if there is an HOA where they need to ask for permission.
215
216 Director of Planning and Zoning Ryan Miller explained we cannot consider CC&Rs.
217
218 Commissioner Roth asked if this would be allowed if it was 144 SF.
219
220 Chairman Dr. Conway made a motion to deny Z2025-069 without prejudice. Commissioner Brock seconded the motion which was denied by a vote
221 of 6-0.
222
223 8. Z2025-070 (BETHANY ROSS) **[THE APPLICANT IS REQUESTING TO WITHDRAW THIS CASE]**
224 Hold a public hearing to discuss and consider a request by Gage Raba of Huntington Properties, LTD on behalf of Tina Cox of Temunovic Partnership LTD for
225 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
226 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
227 Addition; and, Lot 2, Block A, Eastplex Industrial Park No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Light
228 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
229 northwest corner of the intersection of the IH-30 Frontage Road and S. John King Boulevard, and take any action necessary.
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231 Vice-Chairman Hagaman made a motion to Withdraw Z2025-070. Commissioner Roth seconded the motion which was withdrawn by a vote of 6-0.
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233 9. Z2025-071 (BETHANY ROSS)
234 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
235 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 identified
236 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, addressed as
237 2592 FM-549, and take any action necessary.
238
239 Director of Planning and Zoning Ryan Miller provided a brief summary regarding the applicant's request. The applicant is requesting a Specific Use
240 Permit (SUP) for a residential infill development adjacent to an established subdivision, as well as for a guest quarters or secondary living unit, in
241 order to construct a 3,287 square foot single-family residence and a 1,267 square foot secondary living unit. Under the Unified Development Code
242 (UDC), all new single-family homes constructed within an established subdivision, or within 500 feet of an established subdivision, require approval
243 of a SUP. The UDC defines an established subdivision as a subdivision consisting of five or more lots that have been in existence for more than ten
244 (10) years and is at least ninety percent (90%) developed. In reviewing the residential infill request, the Planning and Zoning Commission and City
245 Council are asked to consider the size, location, and architectural compatibility of the proposed single-family home in relation to the surrounding
246 homes within the existing subdivision. Staff mailed notices to property owners and occupants within 500 feet of the subject property, and as of this
247 time, no responses have been received.
248
249 Commissioner Roth asked if everything complies the only issue would be that it exceeds a couple hundred feet.
250
251 Director of Planning and Zoning explained that was one of the reasons. They're proposing to build a new single-family home and then the guest
252 quarter because it exceeds 280 feet.
253
254 Michael Lewis
255 2592 FM-549
256 Rockwall, TX 75032
257
258 Mr. Lewis came forward and provided additional details in regards to his request.
259
260 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
261 such Chairman Dr. Conway closed the Public Hearing and brought the item back for discussion or action.
262
263 Commissioner Roth asked if it would be separate addresses.
264
265 Vice-Chairman Hagaman made a motion to approve Z2025-071. Commissioner Schoen seconded the motion which passed by a vote of 6-0.
266
267 10. Z2025-072 (HENRY LEE)

268 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,
269 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 (GR)
270 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 Rockwall,
271 Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located
272 at the northwest corner of S. Goliad Street [SH-205] and Lofland Circle, and take any action necessary.
273

274 Senior Planner Henry Lee provided a summary regarding the applicant's request. The applicant is requesting to rezone the subject property from
275 Agricultural (AG) District and Commercial (C) District to a Planned Development (PD) District to allow for General Retail and Commercial district land
276 uses. The proposed Planned Development is divided into two subdistricts. Subdistrict A is proposed for General Retail-based zoning along the
277 South Goliad Street frontage, with the rear portion transitioning to Commercial (C) district land uses. For Subdistrict A and the overall Planned
278 Development, the applicant has agreed to comply with the General Overlay District standards. Although building elevations were included with the
279 original submittal, questions arose regarding compliance with overlay standards; therefore, the applicant elected to remove the elevations from the
280 request and include ordinance language requiring full compliance with the General Overlay District standards at the time of site plan submittal.
281 Subdistrict A is intended to allow limited General Retail land uses, and staff has prepared a draft ordinance that includes a list of prohibited uses
282 that are typically incompatible with adjacent residential properties. The applicant requested to allow restaurants of 2,000 square feet or greater with
283 drive-through or drive-in service, as well as restaurants under 2,000 square feet with drive-in service; however, staff removed the request for smaller
284 drive-in restaurants, citing concerns that these uses often have greater impacts on adjacent properties and should continue to require special
285 consideration by the Planning and Zoning Commission and City Council. Subdistrict B is proposed for limited Commercial district land uses and
286 includes a list of prohibited uses in the draft ordinance; however, the applicant is requesting several uses to be permitted by right, including
287 wholesale showroom facilities, light assembly and fabrication, light manufacturing, machine shops, and outdoor storage or display. These uses are
288 typically associated with Light Industrial zoning or require a Specific Use Permit (SUP) in a Commercial district. Outdoor storage is proposed
289 primarily for Buildings A through D located toward the rear of the site. The applicant has indicated that building design will mitigate visibility from
290 adjacent properties and has agreed to provide three-tier landscaping where outdoor storage is visible. Outdoor storage along the southern portion
291 of the site is limited to the storage of cars and light trucks only, with no materials storage permitted. The site includes residential adjacency along
292 the southern property line, where two agricultural properties contain existing residences and accessory agricultural structures. The applicant has
293 agreed to provide the required 20-foot residential adjacency buffer with three-tier landscaping. As part of the amenity package, the applicant is
294 proposing a dog park within an Atmos Energy gas easement, subject to Atmos approval; if approval is not granted, the draft ordinance requires the
295 dog park to be provided elsewhere within the Planned Development. The applicant is also proposing a trail through the Atmos easement to provide
296 site connectivity, along with open space areas intended to create linkages throughout the development. Staff mailed notices to property owners and
297 occupants within 500 feet of the subject property, and at this time, no responses have been received.
298

299 Vice-Chairman Hagaman asked if the dog park is being provided since it is a Planned Development District.
300

301 Senior Planner Henry Lee explained that as part of there request they're providing a dog park to try to meet the comprehensive plan.
302

303 Commissioner Brock asked if this plan includes retail, pedestrian, shopping and community activities.
304

305 Commissioner Schoen asked if there will be vehicles left there overnight.
306

307 Bart Gardner
308 1066 Candace Circle
309 Heath, TX 75032
310

311 James Martin
312 7034 Coronado Avenue
313 Dallas, TX 75214
314

315 Mr. Gardner and Mr. Martin came forward and provided additional details in regards to their request.
316

317 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
318 such Chairman Dr. Conway closed the Public Hearing and brought the item back for discussion or action.
319

320 Commissioner Brock asked if they had any committed tenants.
321

322 Commissioner Roth explained he did not see the vision of what the applicant is requesting.
323

324 Mr. Gardner explained if he could receive some guidance in regards to what the Commission is envisioning.
325

326 Mr. Gardner requested to withdraw his case.
327

328 Commissioner Brock made a motion to withdraw Z2025-072. Commissioner Bentley seconded the motion to withdraw which was withdrawn by a
329 vote of 5-0 with Chairman Dr. Conway and Commissioner Hustings absent.
330

3311. Z2025-073 (HENRY LEE)

332 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
333 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,
334 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
335 located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary.

336
337 Senior Planner Henry Lee provided a brief summary regarding the applicant's request. The applicant is seeking approval of a Specific Use Permit
338 (SUP) to establish a major automotive repair garage within a Light Industrial District. The submitted concept plan shows 14 proposed parking spaces,
339 which results in a deficiency of five spaces based on UDC requirements of two spaces per service bay and one space per 300 square feet of office
340 area. One outdoor storage parking space is also proposed, and the applicant has indicated that after-hours vehicle pickup will occur. The plan
341 includes landscaping and screening for the service bay doors to limit visibility from Old SH 276, including a berm and additional landscaping. Staff
342 noted a required variance for the height of the proposed light structure; however, the Planning and Zoning Commission previously expressed no
343 concerns, and the applicant has maintained the proposed lighting. Conditions have been included stating that any architectural variances related to
344 building articulation will be reviewed at the site plan stage by both the Architectural Review Board and the Planning and Zoning Commission. Staff
345 mailed notices to property owners and occupants within 500 feet of the subject property and at this time staff had not received any notices in return.
346

347 Commissioner Bentley asked if they would only leave on car out.
348

349 Commissioner Roth explained it did not seem like enough parking.
350

351 Commissioner Schoen asked why there is a parking variance.
352

353 Senior Planner Henry Lee explained the issue would be where they had added parking it would not be allowed causing the parking deficiency.
354

355 Tyler Adams
356 100 N. Cotton Wood Drive
357 Richardson, TX 75080
358

359 Mr. Adams came forward and explained his project. Explained that this would be more of a dealership alternative.
360

361 Commissioner Bentley asked if he can have dual parking uses.
362

363 Vice-Chairman Hagaman explained that there needs to be more parking spaces.
364

365 Mr. Adams requested to withdraw his application.
366

367 Commissioner Bentley made a motion to accept the applicant's motion to withdraw Z2025-073. Commissioner Roth seconded the motion which was
368 withdrawn by a vote of 5-0 with Chairman Dr. Conway and Commissioner Hustings absent.
369

370 V. ACTION ITEMS
371

372 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special
373 exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*
374

375 12. **SP2025-041 (HENRY LEE) [THE APPLICANT IS REQUESTING TO TABLE THIS CASE TO JANUARY 13, 2026]**

376 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
377 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,
378 Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District,
379 addressed as 1301 S. Goliad Street [SH-205], and take any action necessary.
380

381 VI. DISCUSSION ITEMS
382

383 13. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
384

385 • P2025-036: Final Plat for Lots 1-5, Block A, Houston-Rose Addition (**APPROVED**)
386 • P2025-037: Replat for Lot 2, Block A, Pott Shrigley Addition (**APPROVED**)
387 • MIS2025-018: Miscellaneous Case for a Special Exception for 307 Eva Place (**DENIED**)
388 • Z2025-057: Specific Use Permit (SUP) for a Limited Service Hotel/Residence Hotel along Fit Sport Boulevard (**DENIED**)
389 • Z2025-062: Specific Use Permit (SUP) for Indoor Commercial Amusement at 2071 Summer Lee Drive, Suite R103 (**2ND READING; APPROVED**)
390 • Z2025-063: Specific Use Permit (SUP) for Residential Infill Adjacent to an Establish Subdivision at 902 Aluminum Plant Road (**2ND READING; APPROVED**)
391 • Z2025-064: Specific Use Permit (SUP) to Exceed the Maximum Height in a Commercial (C) District for 1020 La Jolla Pointe Drive (**2ND READING; APPROVED**)
392 • Z2025-065: Specific Use Permit (SUP) for a Retail Store with Gasoline Sales (**2ND READING; APPROVED**)
393

394 Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.
395

396 VII. ADJOURNMENT
397

398 Chairman Dr. Conway adjourned the meeting at 7:38 PM
399

400 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 13th day of January,
401 2026.
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Attest: MPZ

Melanie Zavala, Planning Coordinator

Dr. Jean Conway
Dr. Jean Conway, Chairman