

# 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

**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 John Hagaman, Carin Brock, Ellis Bentley, Douglas Roth and David Schoen. Commissioners absent were Ross Hustings. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, City Engineer Amy Williams and Civil Engineer Madelyn Price. Staff absent were Senior Planner Bethany Ross, Planning Technician Angelica Guevara, Planning and Zoning Coordinator Melanie Zavala and Assistant City Engineer Jonathan Browning.

## II. OPEN FORUM

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

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

## III. 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.*

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

### 2. P2025-038 (BETHANY ROSS)

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

### 3. P2025-039 (BETHANY ROSS)

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

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

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

### 4. Z2025-066 (RYAN MILLER)

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

Director of Planning and Zoning Ryan Miller provided a summary regarding the applicant's request. In 2015, the City Council adopted Ordinance No. 15-24, which established the subject property for the development of 507 single-family residential lots across approximately 305 acres, with an 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 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 amendment to Planned Development District No. 78, approving a concept plan that reduced the total number of lots to 428. This amendment increased 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). The ordinance also limited garage orientations to flat front-entry, J-swing, traditional swing, and swing garages, while expressly allowing side-entry

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

Alyson DiBlasi  
15400 Knoll Trail Drive  
Suite 230  
Dallas, TX 75248

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

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

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 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 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 house actually have to be smaller.

Chairman Dr. Conway opened the Public Hearing and asked if anyone who wished to speak to come forward at this time, there being no one indicating such Chairman Dr. Conway closed the Public Hearing and brought the item back for discussion or action.

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

#### 5. Z2025-067 (BETHANY ROSS)

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) 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 the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services (NS) District, situated within the SH-205 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 necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary regarding the applicant's request. The subject property was originally annexed 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) District to Neighborhood Services (NS) District. Prior to this approval, the applicant had requested General Retail (GR) zoning for a daycare facility using the same concept plan currently under consideration. While the City Council did not express concerns with the proposed daycare use, it determined that the Neighborhood Services (NS) District was a more appropriate zoning designation due to the property's proximity to residential 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 building exceeding 5,000 square feet, specifically an 11,114 square foot daycare facility. Under the Unified Development Code (UDC), any structure within the Neighborhood Services District that exceeds 5,000 square feet requires a SUP, recognizing the district's typical adjacency to residential 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 King Boulevard to the west. The Gideon Grove subdivision lies north of Quail Run Road, while several larger residential properties are located along Old East Quail Run Road. The proposed concept plan generally complies with UDC requirements, with the exception of driveway spacing. Due to the irregular shape of the property, full compliance with driveway spacing standards would be difficult without access from Old East Quail Run Road, which staff has requested be avoided as it serves as the sole access for adjacent residential properties. Approval of the request would include approval of the driveway spacing variance the applicant has submitted building elevations for the proposed daycare facility. While the elevations do not fully meet the general overlay district requirements, the applicant has indicated they are revising the design to better align with the adjacent Gideon Grove neighborhood. Staff mailed notices to property owners and applicants within 500 feet of the subject property and received three (3) notices in opposition to the applicant's request.

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

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

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 neighborhood services instead of the general retail that they originally proposed.

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

Craig Brooks  
1215 Ridge Road  
Rockwall, TX 75087

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

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

Alidor Lefere  
1691 E. Quail Run Road  
Rockwall, TX 751087

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

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

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.

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

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.

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

#### 6. Z2025-068 (HENRY LEE)

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.

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

Randy Aragon  
206 E. Washington Street  
Rockwall, TX 75087

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

Chairman Dr. Conway opened the Public Hearing and asked if anyone who wished to speak to come forward at this time, there being no one indicating such Chairman Dr. Conway closed the Public Hearing and brought the item back for discussion or action.

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

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 12<sup>th</sup> 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 17<sup>th</sup> 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

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

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

Margie Kirk  
4566 Steeple Chase Lane  
Rockwall, TX 75032

Mrs. Kirk came forward and explained her concerns in regards to the applicants request.

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.

Commissioner Brock asked if there is an HOA where they need to ask for permission.

Director of Planning and Zoning Ryan Miller explained we cannot consider CC&Rs.

Commissioner Roth asked if this would be allowed if it was 144 SF.

Chairman Dr. Conway made a motion to deny Z2025-069 without prejudice. Commissioner Brock seconded the motion which was denied by a vote of 6-0.

8. Z2025-070 (BETHANY ROSS) *[THE APPLICANT IS REQUESTING TO WITHDRAW THIS CASE]*

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 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 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 Addition; and, Lot 2, Block A, Eastplex Industrial Park No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Light 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 northwest corner of the intersection of the IH-30 Frontage Road and S. John King Boulevard, and take any action necessary.

Vice-Chairman Hagaman made a motion to Withdraw Z2025-070. Commissioner Roth seconded the motion which was withdrawn by a vote of 6-0.

9. Z2025-071 (BETHANY ROSS)

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 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 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 2592 FM-549, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary regarding the applicant's request. The applicant is requesting a Specific Use Permit (SUP) for a residential infill development adjacent to an established subdivision, as well as for a guest quarters or secondary living unit, in 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 (UDC), all new single-family homes constructed within an established subdivision, or within 500 feet of an established subdivision, require approval 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 (10) years and is at least ninety percent (90%) developed. In reviewing the residential infill request, the Planning and Zoning Commission and City Council are asked to consider the size, location, and architectural compatibility of the proposed single-family home in relation to the surrounding homes within the existing subdivision. Staff mailed notices to property owners and occupants within 500 feet of the subject property, and as of this time, no responses have been received.

Commissioner Roth asked if everything complies the only issue would be that it exceeds a couple hundred feet.

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 quarter because it exceeds 280 feet.

Michael Lewis  
2592 FM-549  
Rockwall, TX 75032

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

Chairman Dr. Conway opened the Public Hearing and asked if anyone who wished to speak to come forward at this time, there being no one indicating such Chairman Dr. Conway closed the Public Hearing and brought the item back for discussion or action.

Commissioner Roth asked if it would be separate addresses.

Vice-Chairman Hagaman made a motion to approve Z2025-071. Commissioner Schoen seconded the motion which passed by a vote of 6-0.

10. Z2025-072 (HENRY LEE)

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

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

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

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

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

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

Bart Gardner  
1066 Candace Circle  
Heath, TX 75032

James Martin  
7034 Coronado Avenue  
Dallas, TX 75214

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

Chairman Dr. Conway opened the Public Hearing and asked if anyone who wished to speak to come forward at this time, there being no one indicating such Chairman Dr. Conway closed the Public Hearing and brought the item back for discussion or action.

Commissioner Brock asked if they had any committed tenants.

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

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

Mr. Gardner requested to withdraw his case.

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

#### 33111. Z2025-073 (HENRY LEE)

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



Senior Planner Henry Lee provided a brief summary regarding the applicant's request. The applicant is seeking approval of a Specific Use Permit (SUP) to establish a major automotive repair garage within a Light Industrial District. The submitted concept plan shows 14 proposed parking spaces, 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 area. One outdoor storage parking space is also proposed, and the applicant has indicated that after-hours vehicle pickup will occur. The plan includes landscaping and screening for the service bay doors to limit visibility from Old SH 276, including a berm and additional landscaping. Staff noted a required variance for the height of the proposed light structure; however, the Planning and Zoning Commission previously expressed no concerns, and the applicant has maintained the proposed lighting. Conditions have been included stating that any architectural variances related to building articulation will be reviewed at the site plan stage by both the Architectural Review Board and the Planning and Zoning Commission. Staff 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.

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

Commissioner Roth explained it did not seem like enough parking.

Commissioner Schoen asked why there is a parking variance.

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

Tyler Adams  
100 N. Cotton Wood Drive  
Richardson, TX 75080

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

Commissioner Bentley asked if he can have dual parking uses.

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

Mr. Adams requested to withdraw his application.

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

#### V. ACTION ITEMS

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

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

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

#### VI. DISCUSSION ITEMS

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

- P2025-036: Final Plat for Lots 1-5, Block A, Houston-Rose Addition (**APPROVED**)
- P2025-037: Replat for Lot 2, Block A, Pott Shingley Addition (**APPROVED**)
- MIS2025-018: Miscellaneous Case for a *Special Exception* for 307 Eva Place (**DENIED**)
- Z2025-057: Specific Use Permit (SUP) for a *Limited Service Hotel/Residence Hotel* along Fit Sport Boulevard (**DENIED**)
- Z2025-062: Specific Use Permit (SUP) for *Indoor Commercial Amusement* at 2071 Summer Lee Drive, Suite R103 (**2<sup>ND</sup> READING; APPROVED**)
- Z2025-063: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Establish Subdivision* at 902 Aluminum Plant Road (**2<sup>ND</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 (**2<sup>ND</sup> READING; APPROVED**)
- Z2025-065: Specific Use Permit (SUP) for a *Retail Store with Gasoline Sales* (**2<sup>ND</sup> READING; APPROVED**)

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

#### VII. ADJOURNMENT

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

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 13<sup>th</sup> day of January, 2026.

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Attest:



Melanie Zavala, Planning Coordinator

  
Dr. Jean Conway, Chairman