

# MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
MAY 27, 2025 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

## I. CALL TO ORDER

Chairman Dr. Conway called the meeting to order at 6:00PM. Commissioners present were Vice-Chairman John Womble, Commissioners Kyle Thompson, John Hagaman and Carin Brock. Commissioners absent were Ross Hustings. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams, Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn Price.

## II. APPOINTMENTS

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

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

## III. OPEN FORUM

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

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

## IV. CONSENT AGENDA

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

2. Approval of Minutes for the May 13, 2025 Planning and Zoning Commission meeting.

### 3. **P2025-009 (ANGELICA GUEVARA)**

Consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lot 24, Block A, La Jolla Pointe, Phase 2 Addition being a 9.9406-acre tract of land identified as Lots 22 & 23, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, zoned Commercial (C) District, generally located at the northwest corner of the intersection of Ridge Road (FM-740) and La Jolla Pointe Drive, and take any action necessary.

### 4. **P2025-017 (BETHANY ROSS)**

Consider a request by Cameron Slown of Teague, Nall, and Perkins, Inc. on behalf of Elias Pope for the approval of a Replat for Lot 7, Block A, Harbor District Addition being a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [Ordinance No. 17-22], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southeast corner of the intersection of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

Vice-Chairman Womble made a motion to approve the Consent Agenda. Commissioner Thompson seconded the motion which passed by a vote of 5-0.

## V. ACTION ITEMS

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

### 5. **SP2025-011 (HENRY LEE) [TABLED BY THE APPLICANT TO THE JUNE 24, 2025 MEETING]**

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

### 6. **SP2025-014 (BETHANY ROSS)**

Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf Dan Bobst of HH Retail Center, LP for the approval of a Site Plan for a Retail/Office Building on a 2.893-acre parcel of land identified as Lot 2, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2351 Harbor Heights Drive, and take any action necessary.

Planner Bethany Ross provided a brief summary in regard to the applicant's request. The applicant is requesting approval of a site plan for a 4,500 SF restaurant on the subject property. The applicants request conforms to the majority of the City's codes with variances to the primary building facades, roof design standards, and the parking requirements of the UDC. To relieve these variances, the applicant is providing a stairway down to the City of Rockwall parking lot, curb ramps along the parking lot, and additional landscaping. These compensatory measures should alleviate any parking issues for this restaurant and help with neighboring businesses parking. This restaurant is of similar design to the other developments within this subdistrict of the Harbor. ARB did recommend approval tonight with the previous presented brick color that was a grey color.

Vice-Chairman Womble asked how deficient the parking was.

Planner Bethany Ross explained it was 25 parking spaces deficient.

Jimmy Strohmeyer  
2701 Sunset Ridge  
Suite 601  
Rockwall, TX 75087

Mr. Strohmeyer came forward and explained he is trying to enhance the City of Rockwall lot.

Commissioner Brock explained that since there will be a stairway there will be a benefit for several businesses.

Commissioner Thompson made a motion to approve SP2025-014. Vice-Chairman Womble seconded the motion which passed by a vote of 5-0.

#### 7. SP2025-016 (BETHANY ROSS)

Discuss and consider a request by Todd Martin, PE of Kimley-Horn on behalf of Tracy Tuttle of Lakepointe Church for the approval of an Amended Site Plan for an existing Church/House of Worship (i.e. Lakepointe Church) being a 34.4904-acre parcel of land identified as Lot 3, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 701 E. IH-30, and take any action necessary.

Planner Bethany Ross provided a brief summary in regard to the applicant's request. During the previous meeting the applicant originally wanted to allow a food truck/trailer to remain on the property; however, this request would have violated the conditional land use standards for the Food Truck/Trailer land use. Based on this, staff recommended to the applicant that they make the proposed food truck/trailer a permanent structure. The applicant did so by removing the wheels and wrapping the trailer. By virtue, this request would need the following variances: materials and masonry composition, 20% stone, primary building facades, roof design standards and mechanical equipment screening. The applicant is also requesting an exception for the use of artificial turf. The proposed artificial turf will mostly be used as a fall zone for the playground as well as high-trafficked areas designated for children's activities, fellowship gatherings, and general recreation. The applicant has indicated that the proposed additions are integral to the operations of the church and will be located within the site, not visible from any right-of-way.

Todd Martin  
203 W. Nash Street  
Terrell, TX 75160

Mr. Martin came forward and provided additional details in regards to the applicant's request.

Commissioner Hagaman made a motion to approve SP2025-016. Commissioner Thompson seconded the motion which passed by a vote of 5-0.

#### 8. SP2025-017 (BETHANY ROSS)

Discuss and consider a request by Jake Hodges of Kimley-Horn on behalf of Jeff Brockette of Vue Real Estate for the approval of a Site Plan for a Medical Office Building on a portion of a 8.969-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at south of the intersection of S. Goliad Street [SH-205] and SH-276, and take any action necessary.

Planner Bethany Ross provided a brief summary in regard to the applicant's request. This property and site plan may look familiar as the applicant already received approval for a medical office building very similar to this on the north side of this property. The applicant is requesting the same variances as previously approved for the stone, primary articulation, and residential adjacency screening. The applicant has provided compensatory measures in the form of increased landscaping, additional architectural features, and pedestrian areas. ARB did recommend approval.

Jake Hodges  
203 W. Nash Street  
Terrell, TX 75160

Mr. Hodges came forward and provided additional details in regard to the applicants request.

Commissioner Thompson made a motion to approve SP2025-017. Vice-Chairman Womble seconded the motion which passed by a vote of 5-0.

VI. DISCUSSION ITEMS

*These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is June 10, 2025.*

9. Z2025-023 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Kyle Peterson on behalf of Dean and Cathy Barrett for the approval of a Specific Use Permit (SUP) for two (2) Detached Covered Porches on a 0.1653-acre parcel of land identified as Lot 9, Block A, Breezy Hill, Phase IX Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, addressed as 3326 Royal Ridge Drive, and take any action necessary.

**Kyle Peterson**  
3445 Ridge Cross Drive  
Rockwall, TX 75087

**Dean Barrett**  
3326 Royal Ridge  
Rockwall, TX 75087

Mr. Peterson & Mr. Barrett came forward and explained he needs this as a medical necessity since he needs to limit his sun time.

Senior Planner Henry Lee provided a brief summary in regard to the applicant's request. This process was originally started through a code enforcement with Neighborhood Improvement Services (NIS). Before they were able to come and submit they had to make sure the structures were removed and that portion was brought into compliance. There was also artificial turf and that would have to be permitted as well.

Vice-Chairman Womble asked if this will be towards the house.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on June 10, 2025.

10. Z2025-024 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Anthony Winkler of Texas Wedge on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation and a Structure Exceeding 60-Feet in Height in a Commercial (C) District for a Golf Driving Range on an 7.847-acre parcel of land identified as Lot 11, Block B, Fit Sport Life Addition, Rockwall County, Texas, zoned Commercial (C) District, generally located at the terminus of Fit Sport Life Boulevard, and take any action necessary.

**Anthony Winkler**  
637 Calvin Drive  
Heath, TX 75032

Mr. Winkler came forward and provided additional details in regard to the applicant's request. Explained he wants to build an entertainment center that would have more variety.

Commissioner Hagaman asked how they would calculate parking.

Director of Planning and Zoning Ryan Miller explained that they take each use calculate the SF that the code requires and that would be the amount of parking that staff would need to see. Therefore, they teak everywhere SF and break it down and that will equate to the parking requirement.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on June 10, 2025.

11. Z2025-025 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Felipe Zanotti on behalf of Ryan Moorman of R. D. Morman, Inc. for the approval of a Specific Use Permit (SUP) for a Wholesale Showroom Facility on a 1.2220-acre parcel of land identified as Lot 26 of the Rainbow Acres Addition, Rockwall County, Texas, zoned Commercial (C) District, addressed as 263 Ranch Trail, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicant's request. The applicant is requesting to lease the space and they would like to do a wholesale/ showroom facility where they would sell tile and stone. They would like to have that displayed along with doing sales and office space. The comment staff had for this was regarding there storage/ warehouse portion they can not have more then 50% of the floor plan be for that.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on June 10, 2025.

12. Z2025-026 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Elijah Tekurio for the approval of a Specific Use Permit (SUP) for a Detached Garage on a 0.7702-acre parcel of land identified as Lot 23, Block A, Stoney Hollow Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2743 Stoney Hollow Lane, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicant's request. The applicant is looking at building a detached garage. They currently have two (2) accessory structures on the property and one of them will be removed once this detached garage is complete. In order to move the items that are being currently stored in that building to the new building. There will be a condition of approval that once the detached garage is built the accessory structure will have to be removed.

Vice-Chairman Womble asked how big the detached garage would be.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on June 10, 2025.

**13. Z2025-027 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for a *Specific Use Permit (SUP)* for a *Church/House of Worship (i.e. Ridgeview Church)* for the expansion of an existing *Church* on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

Mark S.  
2175 E Stone Rd  
Wylie, TX 75098

Mr. Mark S. came forward and provided additional details in regards to his request. He discussed the increased landscape and wants to do a compensatory measure.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on June 10, 2025.

**14. Z2025-028 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Hailee Handy on behalf of John Liu for the approval of a *Zoning Change* to amend Planned Development District 37 (PD-37) being a ~7.10-acre tract of land identified as Lots 1 & 2 of the Dirkwood Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 37 (PD-37) [*Ordinance No.'s 92-44 & 99-44*] for Single-Family 16 (SF-16) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3077 N. Goliad Street [*SH-205*], and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicant's request. The applicant is requesting approval of a zoning change to amend PD-37. They're requesting to amend the PD in order to have a medical office that provides services as in messages or an esthetician that would be a general personal service. Where they would have up to three employees. The current Planned Development is set up that whoever lives there runs the business.

Commissioner Brock asked how big the lots were.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on June 10, 2025.

**15. P2025-016 (BETHANY ROSS)**

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the for the approval of a *Preliminary Plat* for Erwin Farms Subdivision consisting of 122 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) [*Ordinance No. 25-15*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

The Preliminary plat will be reviewed at the June 3<sup>rd</sup> Parks Board meeting.

**16. P2025-018 (BETHANY ROSS)**

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the for the approval of a *Master Plat* for Erwin Farms Subdivision consisting of 122 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) [*Ordinance No. 25-15*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

The Master plat will be reviewed at the June 3<sup>rd</sup> Parks Board meeting.

**17. SP2025-018 (HENRY LEE)**

Discuss and Consider a request by Mamta Bojjam on behalf of Grey Stogner of Metroplex Acquisition Fund, L.P. for the approval of a *Site Plan* for *Incidental Display* for an *ATM* on a portion of a 5.16-acre vacant parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 District (PD-70) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed generally located in between 3066 & 3068 N. Goliad Street [*SH-205*], and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicant's request. They are requesting approval of a site plan for incidental display and it does not meet the requirements. In addition, the Planned Development itself explains tying in development to the surrounding areas as well as non-incorporating any screening walls into the development. In this case they are proposing a 13-foot metal wall and it would not meet the guidelines of the Planned Development District that it is within.

Director of Planning and Zoning Ryan Miller explained there has to be a drive through and when they approached staff they were informed and they ultimately wanted to turn in the application.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on June 10, 2025.

18. SP2025-020 (BETHANY ROSS)

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

Planner Bethany Ross provided a brief summary in regard to the applicant's request. The applicant is working with an adjacent property owner to determine a shared parking agreement to help alleviate the parking deficiency. ARB did recommend approval.

Cameron Slown  
825 Watters Creek Blvd  
Allen, TX 75013

Mr. Slown came forward and provided additional details in regard to the applicant's request.

Commissioner Hagaman explained if it was enclosed or if it would roll up.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on June 10, 2025.

19. SP2025-021 (HENRY LEE)

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

Jeff Carroll  
750 E. Interstate 30  
Rockwall, TX 75087

Mr. Carroll came forward and explained there is some issues with residential adjacency and will be working with staff in regards to materials.

Vice-Chairman Womble asked that he would need to meet more of the requirements.

Director of Planning and Zoning Ryan Miller explained if this is the boundary since it has been rezoned.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on June 10, 2025.

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

- P2025-012: Final Plat for the Quail Hollow Subdivision (APPROVED)
- P2025-014: Final Plat for the Peachtree Meadows Subdivision (APPROVED)
- Z2025-012: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 614 E. Boydston Avenue (2<sup>ND</sup> READING; APPROVED)
- Z2025-017: Specific Use Permit (SUP) for a *Church/House of Worship* at 670 N. Stodghill Road (1<sup>ST</sup> READING; APPROVED)
- Z2025-018: Zoning Change (AG to SF-1) for 379 N. Country Lane (1<sup>ST</sup> READING; APPROVED)
- Z2025-020: Specific Use Permit (SUP) for an *Accessory Structure* for 1214 East Fork Road (1<sup>ST</sup> READING; APPROVED)
- Z2025-021: Zoning Change (AG to C) for Fuel City (1<sup>ST</sup> READING; APPROVED)
- Z2025-022: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 704 S. Alamo Road (DENIED)

Director of Planning 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 7:20PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 10<sup>th</sup> day of June, 2025.

Attest: MB  
Melanie Zavala, Planning Coordinator

Jean Conway  
Dr. Jean Conway, Chairman