

AGENDA



PLANNING AND ZONING COMMISSION PUBLIC HEARING MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
OCTOBER 13, 2026 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

(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.

(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.

(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 September 29, 2026 Planning and Zoning Commission meeting.

(3) **P2026-036 (ANGELICA GUEVARA)**

Discuss and consider a request by Robert Wheeler of R. W. Premium Properties, LLC for the approval of a Final Plat for Lots 1 & 2, Block D, Lake Rockwall Estates East Addition being a 0.2548-acre tract of land identified as Lots 747A & 748A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 176 & 184 Diana Drive, and take any action necessary.

(4) **P2026-037 (HENRY LEE)**

Discuss and consider a request by Brian Berry of One Firm Commercial Group on behalf of RAND Properties, LP for the approval of a Preliminary Plat for Lots 1-6, Block A, Creekside Commons South Addition being a 16.279-acre tract of land identified Lots 1-9, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the southeast corner of the intersection of FM-549 and S. Goliad Street [SH-205], and take any action necessary.

(V) 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.

(5) **Z2026-052 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Michael Ablon of Rockwall RE Holdings, LLC on behalf of Dong Greenholz of IKEA Property, Inc. for the approval of a PD Development Plan from a Commercial/Retail Development in Subdistrict 'B' of Planned Development District 102 (PD-102) being a 33.249-acre parcel of land identified as Lot 4, Block B, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road [FM-549] and the IH-30 Frontage Road, and take any action necessary.

(6) **Z2026-055 (HENRY LEE) [APPLICANT HAS REQUESTED TO WITHDRAW THIS CASE]**

Hold a public hearing to discuss and consider a request by Brad Helmer of Heritage Christian Academy for the approval of a Zoning Change from Multi-Family 14 (MF-14) District, General Retail (GR) District, and Planned Development District 27 (PD-27) to a Planned Development District for General Retail (GR) District land uses on 13.967-acre tract of land identified as Lots 2 & 3, Block

A, Heritage Christian Academy Addition and Lots 2 & 3 of the Heritage Christian Academy, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 27 (PD-27), General Retail (GR) District, and Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street [SH-205], and take any action necessary.

- (7) **Z2026-056 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Nathan Thomas for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit or Accessory Structure on a one (1) acre parcel of land identified as Lot 10, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2337 Saddlebrook Lane, and take any action necessary.
- (8) **Z2026-057 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Caleb Cathey of Cathey Family Holdings, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant with Less Than 2,000 SF without Drive-Through or Drive-In on a 0.511-acre tract of land identified as a portion of Lot C and all of Lot D, Block 123, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 504 N. Goliad Street [SH-205], and take any action necessary.
- (9) **Z2026-058 (ANGELICA GUEVARA) [THE APPLICANT HAS REQUESTED TO TABLE TO THE OCTOBER 27, 2026 MEETING]**
Hold a public hearing to discuss and consider a request by Hugo Cardenas of CARES Home Builders for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 1262 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 412 Evans Road, and take any action necessary.
- (10) **Z2026-059 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Hugo Cardenas of CARES Home Builders for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home and guest quarters on a 0.1650-acre parcel of land identified as Lot 1411 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 418 Evans Road, and take any action necessary.
- (11) **Z2026-060 (ANGELICA GUEVARA) [THE APPLICANT HAS REQUESTED TO TABLE TO THE OCTOBER 27, 2026 MEETING]**
Hold a public hearing to discuss and consider a request by Hugo Cardenas of CARES Home Builders for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 1143 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 132 Wayne Drive, and take any action necessary.
- (12) **Z2026-061 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Hugo Cardenas of CARES Home Builders for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 1360 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 273 Nicole Drive, and take any action necessary.
- (13) **Z2026-062 (BETHANY ROSS) [THE APPLICANT HAS REQUESTED TO TABLE TO THE OCTOBER 27, 2026 MEETING]**
Hold a public hearing to discuss and consider a request by Steven Tyson of Hunnington Properties on behalf of Chris Grohman of CZLA, LLC; Tina Temunovic Cox of Temunovic Partnership, LTD; and Sherif Sharawi for the approval of a Zoning Change from Light Industrial (LI) District and Commercial (C) District to a Planned Development District for limited Commercial (C) District land uses on a 69.9087-acre tract of land identified as Lot 4, Block A, Industrial Boulevard Addition; Lots 1 & 2, Block A, Eastplex Industrial Park Addition; and, Tracts 3, 3-01, 3-2, 3-3, & 3-4 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District and Commercial (C) District, situated within the SH-205 By-Pass 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 John King Boulevard and take any action necessary.
- (14) **Z2026-063 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Beau Wimpee for the approval of a Specific Use Permit (SUP) for an Accessory Structure on a 0.23-acre tract of land identified as Block 42 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 602 E. Rusk Street, and take any action necessary.

(15) **Z2026-064 (HENRY LEE) [THE APPLICANT HAS REQUESTED TO TABLE TO THE OCTOBER 27, 2026 MEETING]**

Hold a public hearing to discuss and consider a request by Jim Dewey, Jr. of JDJR Engineers & Consultants, Inc. on behalf of Fred Gans of Garages of America @ Rockwall LLC for the approval of a Zoning Change amending Planned Development District 96 (PD-96) [Ordinance No. 22-32] being a 13.54-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for limited Commercial (C) District land uses, addressed as 5879, 5917 & 5981 FM-3097 [Horizon Road], and take any action necessary.

(16) **Z2026-065 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Tara Kirk of High School Homeschool Community on behalf of Julie Meyer of Redeemer Church Rockwall for the approval of a Specific Use Permit (SUP) for a Private Secondary School on a 0.46-acre parcel of land identified as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 306 E. Rusk Street, and take any action necessary.

(17) **Z2026-066 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Melvin W. Reed III of Reeds & Co. Custom Builds, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1104-acre parcel of land identified as 15, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5421 Ranger Drive, and take any action necessary.

(VI) **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.

(18) **MIS2026-017 (BETHANY ROSS)**

Discuss and consider a request by Karla Gallegos on behalf of Elias Pope for the approval of a Miscellaneous Case for a Variance to the landscape requirements for a Restaurant (i.e. HG Supply) on a 0.90-acre parcel of land identified as Lot 7, Block A, 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 2651 Sunset Ridge Drive, and take any action necessary.

(19) **MIS2026-019 (BETHANY ROSS)**

Discuss and consider a request by Tyler Adams of Greenlight Studios, LLC on behalf of Mike and Jennifer Wurster of Subtle Grounds, LLC for the approval of a Miscellaneous Case for an Alternative Tree Mitigation Settlement Agreement in conjunction with an approved site plan for a Restaurant Greater than 2,000 SF with Drive-Through or Drive-In on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.

(20) **MIS2026-020 (BETHANY ROSS)**

Discuss and consider a request by Logan Lindsley, PE of Kimely-Horn & Associates, Inc. on behalf of Kelly Cannell of JWS Land, LTD for the approval of a Miscellaneous Case for a Variance to the Utility Placement Requirements to allow overhead utilities in conjunction with a Medical Office Building on a 5.1527-acre tract of land identified as Tract 4-26 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, generally located at the southeast corner of the intersection of Medical Drive and Horizon Road [FM-3097], and take any action necessary.

(21) **SP2026-031 (BETHANY ROSS)**

Discuss and consider a request by Tariq Khan on behalf of Elizabeth Weiner of CTO Rockwall LLC for the approval of a Site Plan for a Commercial/Retail Building on an 11.125-acre parcel of land identified as Lot 11, Block A, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1041 E. IH-30, and take any action necessary.

(22) **SP2026-034 (HENRY LEE) [THE APPLICANT HAS REQUESTED TO TABLE TO THE OCTOBER 27, 2026 MEETING]**

Discuss and consider a request by Wenqiang Bu for the approval of a Site Plan for a Trucking Company on a 1.5835-acre tract of land identified as Tract 2-14 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 449 National Drive, and take any action necessary.

(23) **SP2026-035 (BETHANY ROSS) [THE APPLICANT HAS REQUESTED TO TABLE TO THE OCTOBER 27, 2026 MEETING]**

Discuss and consider a request by Logan Lindsley, PE of Kimely-Horn & Associates, Inc. on behalf of Kelly Cannell of JWS Land, LTD for the approval of a Site Plan for a Medical Office Building on a 5.1527-acre tract of land identified as Tract 4-26 of the E. Teal

Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, generally located at the southeast corner of the intersection of Medical Drive and Horizon Road [FM-3097], and take any action necessary.

(24) **SP2026-036 (HENRY LEE)**

Discuss and consider a request by Shea Kirkman of Langan Engineering and Environmental Services on behalf of Greg Flores of Pine Health Management for the approval of a Site Plan for a *Medical Office Building* on a 1.148-acre tract of land identified as Lot 1, Block A, Bernice Addition and a portion of Lakeside Batting Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (HC) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 801 E. IH-30, and take any action necessary.

(25) **SP2026-037 (HENRY LEE)**

Discuss and consider a request by David Morales of Pross Design Group, Inc. on behalf of Jaymie Bullard of USEF Rockwall Owner, LLC for the approval of an Amended Site Plan for an existing *Industrial/Office Building* on a 22.275-acre tract of land identified as Lots 4 & 5, Block A, Rockwall Park 30 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1220 & 1280 E. IH-30, and take any action necessary.

(VII) DISCUSSION ITEMS

(26) **Z2026-062 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Steven Tyson of Hunnington Properties on behalf of Chris Grohman of CZLA, LLC; Tina Temunovic Cox of Temunovic Partnership, LTD; and Sherif Sharawi for the approval of a Zoning Change from Light Industrial (LI) District and Commercial (C) District to a Planned Development District for limited Commercial (C) District land uses on a 69.9087-acre tract of land identified as Lot 4, Block A, Industrial Boulevard Addition; Lots 1 & 2, Block A, Eastplex Industrial Park Addition; and, Tracts 3, 3-01, 3-2, 3-3, & 3-4 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District and Commercial (C) District, situated within the SH-205 By-Pass 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 John King Boulevard and take any action necessary.

(27) **Z2026-064 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Jim Dewey, Jr. of JDJR Engineers & Consultants, Inc. on behalf of Fred Gans of Garages of America @ Rockwall LLC for the approval of a Zoning Change amending Planned Development District 96 (PD-96) [Ordinance No. 22-32] being a 13.54-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for limited Commercial (C) District land uses, addressed as 5879, 5917 & 5981 FM-3097 [*Horizon Road*], and take any action necessary.

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

- P2026-034: Final Plat for Lots 1 & 2, Block A, Waite Addition **(APPROVED)**
- Z2026-040: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 401 N. Alamo Street **(2ND READING; APPROVED)**
- Z2026-043: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 1204 Marilyn Jane **(2ND READING; APPROVED)**
- Z2026-048: Specific Use Permit (SUP) for a *Car Wash* at John King Boulevard and SH-276 **(1ST READING; APPROVED)**
- Z2026-049: Zoning Change (AG to SF-1) for 706 Davis Drive and 1800 Williams Street **(TABLED TO OCTOBER 19, 2026)**
- Z2026-052: PD Development Plan for a *Commercial/Retail Development* at FM-549 and IH-30 **(TABLED TO OCTOBER 19, 2026)**
- Z2026-053: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 709 Hartman Street **(2ND READING; APPROVED)**
- Z2026-054: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 711 Hartman Street **(2ND READING; APPROVED)**

(VIII) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on October 7, 2026, at 5:00 PM, and remained so posted for at least three (3) business days preceding the scheduled time of said meeting.