AGENDA

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***OCTOBER 27, 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, 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 the Minutes for the *October 13, 2026* Planning and Zoning Commission meeting.

(3) **P2026-038 (ANGELICA GUEVARA)**
Consider a request by Johnathan and Kay-Lee Ogle for the approval of a *Replat* for Lot 19, Block A, Turtle Cove, Phase 3 Addition being a 0.287-acre tract of land identified as Lots 1 & 2, Block A, Turtle Cove, Phase 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for Single-Family Detached land uses, addressed as 931 & 935 Lexington Drive, and take any action necessary.

(4) **P2026-039 (ANGELICA GUEVARA)**
Consider a request by Brierre Cathey for the approval of a *Final Plat* for Lot 1, Block A, 5013 Coffee Addition being a 0.35-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [SH-205], and take any action necessary.

(5) **P2026-040 (ANGELICA GUEVARA)**
Consider a request by Seth and Lacy Blanck for the approval of a *Final Plat* for Lot 1, Block A, Blanck Addition being a 0.133-acre tract of land identified as Block 16 of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 401 N. Alamo Street, and take any action necessary.

(6) **P2026-041 (ANGELICA GUEVARA)**
Consider a request by Kelly L. Webb of David G. and Carol L. Barker Family Living Trust for the approval of a *Replat* for Lot 29, Block C, Wade Addition being a 0.331-acre tract of land identified as Lots 1 & 2 and a portion of Lot 3, Block C, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 202 Joe White Street, and take any action necessary.

(7) **SP2026-045 (BETHANY ROSS)**
Discuss and consider a request by Shane Connon, PE of Cannon Consulting Engineers, LLC on behalf of Matthew Johnson and Howard Barrett for the approval of an *Amended Site Plan* for two (2) *Medical Office Buildings* on a 1.61-acre parcel of land identified as Lots 1 & 2, Block A, Barrett Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1203 & 1205 N. 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.

(8) **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.

(9) **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.

(10) **Z2026-058 (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 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.

(11) **Z2026-060 (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 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) **Z2026-062 (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.

(13) **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.

(14) **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.

(15) **Z2026-065 (HENRY LEE)** **[*THE APPLICANT HAS REQUESTED TO TABLE TO THE NOVEMBER 10, 2026 MEETING*]**
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.

(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.

(16) **SP2026-034 (HENRY LEE) [*STAFF HAS TABLED THIS ITEM TO THE NOVEMBER 10, 2026 MEETING*]**
Discuss and consider a request by Wenqkiang 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.

(17) **SP2026-035 (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 *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.

(18) **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.

(19) **SP2026-042 (HENRY LEE)**
Discuss and consider a request by Joanne Vuckovic on behalf of the Pregnancy Resource Center for the approval of an *Amended Site Plan* for an existing *Medical Office Building* on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road, and take any action necessary.

(VII) 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 November 10, 2026.

(20) **Z2026-067 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Jeff and Jennifer Cassar for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District for a 1.46-acre tract of land identified as Tracts 6 & 7-03 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 193 Elvis Presley Lane, and take any action necessary.

(21) **Z2026-068 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Brody Vega of Vega Cycles, LLC on behalf of Deepak Bhavi of Flex space Business Parks, LLC for the approval of a *Specific Use Permit (SUP)* for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on a portion of a 6.17-acre parcel of land identified as Lot 1, Block 1, Flexspace Center Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, , addressed as 1760 Airport Road, Suite E, and take any action necessary.

(22) **Z2026-069 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Mitchell Manuel on behalf of Kelly Scroggins for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* on 0.3581-acre parcel of land identified as Lot 18, Block E, Stoney Hollow Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2809 Cobblestone Drive, and take any action necessary.

(23) **P2026-042 (BETHANY ROSS)**
Consider a request by Steven Tyson of Hunington Properties on behalf of Vinod Miranda for the approval of a *Preliminary Plat* for Lots 1-8, Block A, Rockwall Market Addition being a 22.89-acre tract of land identified as Tracts 10 & 10-3 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-

30 OV) District, generally located at the northeast corner of the intersection of Stodghill Road and the IH-30 Frontage Road, and take any action necessary.

(24) **SP2026-038 (ANGELICA GUEVARA)**
Discuss and consider a request by Linda Petrin of CPH Consulting, LLC on behalf of Waymon Levell of Casa Steger, LLC for the approval of a *Site Plan* for a *Restaurant with Drive-Through or Drive-In* on a 1.92-acre tract of land identified as Lots 7 & 8, Block A, Steger Towne Crossing, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2825-2835 Ridge Road, and take any action necessary.

(25) **SP2026-039 (HENRY LEE)**
Discuss and consider a request by Michael Jones for the approval of a *Site Plan* for an existing *Heavy Commercial Building* on a 1.5286-acre tract of land identified as Tract 2-10 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 311 National Drive, and take any action necessary.

(26) **SP2026-040 (BETHANY ROSS)**
Discuss and consider a request by Gabby Villalovos of Pape-Dawson on behalf of J. C. Starkenberg of Enserch Corporation C/O Atmos Energy for the approval of a *Site Plan* for a the expansion of an existing *Utility Facility* on an approximately one (1) acre tract of land identified as a portion of Tract 1-02 and all of Tract 3-3 of the J. E. Sherwood Survey, Abstract No. 193, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 656 N. Country Lane, and take any action necessary.

(27) **SP2026-041 (BETHANY ROSS)**
Discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Rosalba and Glen Cox for the approval of a *Site Plan* for an *Office/Warehouse Facility* on a 3.47-acre tract of land identified as Tract 14 & 24 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 801 & 803 T. L. Townsend Drive, and take any action necessary.

(28) **SP2026-043 (BETHANY ROSS)**
Discuss and consider a request by Mathew Smith of Strohmeyer Architects, Inc. on behalf of Dan Bobst for the approval of a *Site Plan* for a *Retail Store with Gasoline Sales* and *General Retail Building* on a 2.562-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the southwest corner of the intersection of S. FM-549 and S. Goliad Street [*SH-205*], and take any action necessary.

(29) **SP2026-044 (HENRY LEE)**
Discuss and consider a request by Donald F. Sopranzi on behalf of Chad Dubose of JCDB Goliad Holdings, LLC for the approval of a *Site Plan* for a *General Retail Building* on a 0.7621-acre portion of a larger 2.542-acre parcel of land identified as Lot 1, Block A, Pecan Valley Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3003 N. Goliad Street [*SH-205*], and take any action necessary.

(30) **SP2026-046 (HENRY LEE)**
Discuss and consider a request by Mike Feather of Kimley-Horn on behalf of Rod Cadenhead of Lakepoint Church for the approval of a *Site Plan* for an *Office* and *General Retail Building* on a 2.09-acre portion of a larger 35.6102-acre tract of land identified as Lots 1 & 2, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 500W. Ralph Hall Parkway, and take any action necessary.

(31) **SP2026-047 (ANGELICA GUEVARA)**
Discuss and consider a request by Caleb Cathey of Cathey Family Holdings for the approval of a *Site Plan* to convert an existing structure into a *Restaurant* and *Retail Building* on a 0.51-acre tract of land identified as a portion of Lot C and all of Lot D, Block 123 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Overlay (NGC OV) District, addressed as 504 N. Goliad Street [*SH-205*], and take any action necessary.

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

- P2026-036: Final Plat for Lots 1 & 2, Block D, Lake Rockwall Estates East Addition **(APPROVED)**
- P2026-037: Preliminary Plat for Lots 1-6, Block A, Creekside Commons South Addition **(APPROVED)**
- MIS2026-019: Alternative Tree Mitigation Settlement Agreement in Planned Development District 71 (PD-71) **(APPROVED)**
- MIS2026-020: Variance to the *Utility Placement Requirements* for a *Medical Office Building* **(WITHDRAWN BY APPLICANT)**
- Z2026-048: Specific Use Permit (SUP) for a *Car Wash* **(2ND READING; APPROVED)**
- Z2026-049: Zoning Change (AG to SF-1) for 706 Davis Drive and 1800 Williams Street **(1ST READING; APPROVED)**
- Z2026-050: Specific Use Permit (SUP) for a *Commercial Drone Delivery Hob* for 909 & 927 E. IH-30 **(TABLED TO NOVEMBER 2, 2026)**

- Z2026-052: PD Development Plan for a *Commercial/Retail Development* **(TABLED TO NOVEMBER 2, 2026)**
- Z2026-056: Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* at 2337 Saddlebrook Lane **(TABLED TO NOVEMBER 2, 2026)**
- Z2026-057: Specific Use Permit (SUP) for *Restaurant with Less Than 2,000 SF without Drive-Through or Drive-In* for 504 N. Goliad Street **(1ST READING; APPROVED)**
- Z2026-058: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 412 Evans Road **(TABLED TO NOVEMBER 2, 2026)**
- Z2026-059: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 418 Evans Road **(1ST READING; APPROVED)**
- Z2026-060: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 132 Wayne Drive **(TABLED TO NOVEMBER 2, 2026)**
- Z2026-058: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 273 Nicole Drive **(1ST READING; APPROVED)**
- Z2026-062: Zoning Change (LI & C to PD) for *Commercial/Retail Development* **(TABLED TO NOVEMBER 2, 2026)**
- Z2026-063: Specific Use Permit (SUP) for an *Accessory Structure* at 602 E. Rusk Street **(TABLED TO NOVEMBER 2, 2026)**
- Z2026-064: Zoning Change amending Planned Development District 96 (PD-96) **(TABLED TO NOVEMBER 2, 2026)**
- Z2026-065: Specific Use Permit (SUP) for *Private Secondary School* at 306 E. Rusk Street **(REMANDED BACK TO P&Z)**
- Z2026-066: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 5421 Ranger Drive **(1ST 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 21, 2026* at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.