

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
MARCH 31, 2026 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

5 6 I. CALL TO ORDER

7
8 **Chairman Dr. Jean Conway called the meeting to order at 6:00PM. Commissioners present were Vice-Chairman John Hagaman, Carin Brock, Ellis Bentley, Douglas Roth and David Schoen. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee. Senior Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala. City Engineer Amy Williams and Civil Engineer Madelyn Price. Staff absent were Assistant City Engineer Jonathan Browning.**

12 13 II. APPOINTMENTS

14
15 **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.**

16
17
18 **A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural Review Board meeting.**

19 20 21 III. OPEN FORUM

22
23 *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.*

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27
28 **Chairman Dr. Conway explained how 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.**

29 30 31 IV. CONSENT AGENDA

32
33 *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.*

34
35
36 **2. Approval of the Minutes for the March 10, 2026 Planning and Zoning Commission meeting.**

37 38 **3. P2026-007 (ANGELICA GUEVARA)**

39 Consider a request by Dub Doupbrate of Doupbrate & Associates, Inc. on behalf of Kevin Lloyd of 1800 Dalrock, LLC for the approval of a Replat for Lot 9, Block A, Maverick Ranch Addition being a 1.55-acre tract of land identified as Lot 7, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 194-224 Ranch Trail, and take any action necessary.

40 41 42 43 **4. P2026-010 (BETHANY ROSS)**

44 Consider a request by Chet Leugers of Westwood Professional Services on behalf of Brian LaMont of STAG Rockwall, LP for the approval of a Replat for Lot 3, Block A, Rockwall Technology Park, Phase IV Addition being a 41.018-acre tract of land identified as Lot 1, Block A, Rockwall Technology Park, Phase IV Addition and Tract 1 of the J. H. B. Jones Survey, Abstract 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 3400 Discovery Boulevard, and take any action necessary.

45
46
47
48
49 **Commissioner Schoen made a motion to approve the Consent Agenda. Commissioner Roth seconded the motion which passed by a vote of 7-0.**

50 51 V. ACTION ITEMS

52
53 *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.*

54 55 56 **5. MIS2026-004 (BETHANY ROSS)**

57 Discuss and consider a request by Will Karbaum for the approval of a Miscellaneous Case for an Exception for a Front Yard Fence on a 0.119-acre parcel of land identified as Lot 11-B of Lakeside Village #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for single-family attached, addressed as 3510 Lakeside Drive, and take any action necessary.

58 **Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a 42-inch wrought iron fence in their front yard fence about 8-feet in front of the front façade of their home. The Unified Development Code (UDC) states that no fence shall be constructed within the front yard of the residential property without being granted an exception from the Planning and Zoning commission. When staff reviews these exceptions, the commission should look at the criteria of the fence being 50% transparent . The fence does not exceed 42 inches**

64 in height and opaque fences shall be prohibited. In this case the proposed front yard fence meets all the requirements. Staff has also reviewed fences
65 within the subdivision and it seems as there are two front yard fences within this subdivision.
66

67 Will Karbaum
68 3510 Lakeside Drive
69 Rockwall, TX 75087
70

71 Mr. Karbaum came forward and provided details in regard to his request.
72

73 Commissioner Roth asked if the picture provided is that if the fence is existing or an example.
74

75 Commissioner Schoen asked if there were already front yard fences in the area.
76

77 Vice-Chairman Hagaman made a motion to approve MIS2026-004. Commissioner Brock seconded the motion which passed by a vote of 7-0.
78

79 **6. SP2026-005 (ANGELICA GUEVARA)**

80 Discuss and consider a request by Holly Marshall for the approval of a Site Plan for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on a
81 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated
82 within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [SH-205], and take any action necessary.
83

84 **Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting approval of a site**
85 **plan for a restaurant with less than 2,000 SF with drive-through or drive-in. The proposed development is permitted within the commercial district**
86 **with a Specific Use Permit (SUP) which was previously approved by City Council on February 2nd. Overall the submitted plans generally comply with**
87 **the requirements of the Unified Development Code (UDC). The project is also consistent with the future land use plan outlined in the comprehensive**
88 **plan, which at the site located within the downtown district and designated for commercial retail uses where restaurants are considered a primary**
89 **and appropriate land use. While the project generally makes no standards, the following variances and exceptions are associated with the request.**
90 **Articulation, Cementitious material, lighting standards and light at non-residential property line. The code requires that the applicant provide two**
91 **compensatory measures for each variants or exceptions that is requested and based on the submitted materials, the applicants request would**
92 **require eight compensatory measures . The applicant has not yet proposed compensatory measures. It is important to note that the replacement**
93 **elevations have already been approved by both the ARB and through the SUP ordinance. If this were to get approved staff would propose the**
94 **following conditions of approval, the subject property will be re-plated and additional screening should be required along the northern property line**
95 **adjacent to the proposed drive-through and an updated landscape plan will be required.**
96

97 Caleb Cathey
98 10820 CR 2452
99 Terrell, TX 75160
100

101 Mr. Cathey came forward and explained he had been working with staff to address comments.
102

103 Commissioner Brock asked why they need a variance for their lighting standards.
104

105 Director of Planning and Zoning Ryan Miller explained to the applicant that they currently have a 25 feet pole but if they change it to 20 feet pole they
106 will meet that since it will decrease the variances.
107

108 Vice-Chairman Hagaman made a motion to approve SP2026-005 if they lower the light pole to 20-feet. Commissioner Bentley seconded the motion
109 which passed by a vote of 7-0.
110

111 **7. SP2026-007 (BETHANY ROSS)**

112 Discuss and consider a request by Patrick Espinoza of JCK Commercial, Inc. on behalf of Vache Ourfalian for the approval of a Site Plan to convert a single-
113 family home into an office building on a 0.88-acre tract of land identified as Lot 4 of the Greenvalley Addition and a portion of Tract 22 of the H. B. Jones Survey,
114 Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within
115 the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1209 N. Goliad Street [SH-205], and take any action necessary.
116

117 **Senior Planner Bethany Ross provided a brief summary in regard to the applicant's request. A bit of background, a couple years ago a site plan was**
118 **approved on May 9th, 2023. It is the same request they're proposing at this time. It did expire within the last year and subsequently the building**
119 **permit expired as well. The applicant is bringing back the same site plan to get it re-approved. There will also be conditions of approval from the last**
120 **time and the exceptions that were granted in 2023. One of the conditions of approval is that the applicant remove the accessory structures on the**
121 **property and remove the circle drive as well.**
122

123 Patrick Espinoza
124 6824 S FM 549
125 Rockwall, TX 75032
126

127 Mr. Espinoza came forward and provided additional details in regards to his request.
128

129 Vice-Chairman Hagaman asked if the circle drive was being removed.
130

131 Commissioner Schoen asked if there is an easement in the back of the property.

132 Commissioner Schoen made a motion to approve SP2026-007. Commissioner Bentley seconded the motion which passed by a vote of 7-0.

133
134 VI. DISCUSSION ITEMS

135 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
136 *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*
137 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*
138 *following cases is April 14, 2026.*

139
140
141
142 **8. Z2026-011 (HENRY LEE)**

143 Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of a
144 Specific Use Permit (SUP) amending Ordinance No. 20-01 and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-
145 01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-
146 30 OV) District, addressed as 2260 E. IH-30, and take any action necessary.

147
148 **Dub Douphrate**
149 **2235 Ridge Road**
150 **Suite 200**
151 **Rockwall, TX 75087**

152
153 Mr. Douphrate came forward and provided additional details in regards to his request.

154
155 Senior Planner Henry Lee provided a summary in regards to the applicants request. Explained this has been an ongoing Specific Use Permit (SUP)
156 case. It was originally approved in 2008 and it was to allow RV sales and service facility. At that time the condition of approval for the SUP said it
157 would be valid for three years, commencing the date of certificate of occupancy. That the owner can petition to extend this SUP request. Since then
158 it has been extended five times. In addition, part of the SUP ordinance had some operational conditions, being that the outside storage and semi
159 tractors and trailers were prohibited. They essentially could store without having to do the necessary improvements. In addition, the temporary
160 waiver to the engineering and fire development standards particularly related to a water line from 549.

161
162 Chairman Dr. Conway asked about their landscape.

163
164 Commissioner Schoen asked if this gets granted it will remove this having to comeback for a SUP.

165
166 Vice-Chairman Hagaman asked if there could be a timeline.

167
168 Commissioner Roth asked if this is the best use long-term.

169
170 Commissioner Brock asked what they can do to get it enforced.

171
172 Commissioner Schoen asked he would like the applicant to comeback, but it be sooner then they're proposing.

173
174 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on April 14, 2026.

175
176 **9. Z2026-012 (RYAN MILLER)**

177 Hold a public hearing to discuss and consider a Text Amendment to Section 10, Fee Schedule, of Article 11, Development Applications and Review Procedures,
178 of the Unified Development Code (UDC) for the purpose of amending the Fee Schedule to update the City's development related application fees, and take any
179 action necessary.

180
181 Director of Planning and Zoning Ryan Miller provided a summary of the applicant's request, explaining that the city last amended its fee schedule in
182 2005, when postage cost \$0.37 compared to \$0.78 today, and current fees no longer cover mailing costs or staff time, which application fees are
183 intended to recoup; the proposed update adjusts fees across the board and introduces a few new ones, based on comparisons with several peer
184 cities our fees are significantly lower, with the goal not to be the most expensive but to establish reasonable rates that recover review costs; examples
185 were provided, including a 10-acre residential development with 20 lots, to show how other cities calculate complex, scaled fees and to demonstrate
186 that the proposed fees fall near the middle range while offering a clearer, more uniform structure; platting fees would be standardized at \$500 plus
187 \$20 per acre for all plat types since the review process is largely consistent, site plan fees would increase to \$1,000 due to their complexity and
188 increased staff time, amended site plans would be \$500, and zoning requests would rise to \$1,000 plus \$20 per acre; specific use permits would be
189 split, maintaining a \$200 base fee for residential applications with an increase to \$20 per acre to cover higher mailing costs, while commercial permits
190 would increase to \$1,000 due to greater review demands; planned development district fees would increase from \$200 to \$1,500 plus \$20 per acre to
191 reflect the intensive work required to draft zoning ordinances, though still remaining lower than many comparison cities; variance, special exception,
192 and special request fees would remain \$200 for residential cases but increase to \$1,000 for commercial cases to reflect staff time and discourage
193 after-the-fact requests; zoning verification letters would increase from \$25 to \$100 to better recover staff costs; a new \$500 landscape inspection fee
194 would apply starting with the third inspection attempt to address repeated site visits; Board of Adjustment fees would remain unchanged as they
195 are mostly residential and primarily cover mailing costs; and the unpermitted structure fee would increase significantly from \$1,000 to \$2,500 to
196 better serve as a deterrent rather than being treated as a routine cost of doing business.

197
198 Commissioner Bentley asked if this would affect a building permit.

200 Commissioner Roth asked which was the fee that took the longest to agree on.

201
202 Vice-Chairman Hagaman asked if they could set a flat fee for mailing.

203
204 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on April 14, 2026.

205
206 **10. Z2026-013 (HENRY LEE)**

207 Hold a public hearing to discuss and consider a request by Kenton Creekmore of Sumeer Homes on behalf of Suresh Shridharani for the approval of a Zoning
208 Change amending the *Development Standards* contained in Planned Development District 76 (PD-76) [Ordinance No. 14-50] for the Emerson Farms Subdivision
209 being a 138.79-acre tract of land situated within the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development
210 District 76 (PD-76) for Single-Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and
211 Dowell Road, and take any action necessary.

212
213 Keaton Creekmore
214 2404 Texas Drive
215 Suite 103
216 Irving, TX 75062

217
218 Mr. Creekmore came forward and expressed they are trying to configure the garage orientations.

219
220 Senior Planner Henry Lee explained that staff's proposed changes differ slightly from the applicant's request and are intended to better align with
221 current planned development standards; staff clarified that parking requirements must include a minimum two-car garage plus two off-street spaces
222 in the driveway, and added a five-foot setback from the side property line for side-entry garages to prevent adjacent driveways from directly abutting
223 each other.

224
225 Mr. Bentley asked how big lot sizes were and if they were septic.

226
227 Commissioner Schoen mentioned what the price point was.

228
229 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on April 14, 2026.

230
231 **11. Z2026-014 (HENRY LEE)**

232 Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned
233 Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of
234 Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay
235 (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

236
237 Senior Planner Henry Lee provided a summary of the applicant's request, explaining that Planned Development District 46, located between Springer
238 and 276 near Corporate and Data, is zoned commercial but includes previously approved nonconforming uses from the time of annexation, including
239 warehousing on tract 12; the applicant originally received site plan approval in 2022 for an office warehouse building, but has since changed
240 operations and is now requesting to allow outdoor storage on the property, which has already been installed without proper approvals; the property
241 has a history with the Board, as the applicant previously constructed a fence without a permit and later obtained a variance after being cited by a
242 building inspector; additionally, construction activity stalled in September 2024, delaying final inspection and issuance of a certificate of occupancy,
243 though the applicant completed permitting in early February and received final approval and a CO for the office warehouse use; the current request
244 is to formally allow the existing outdoor storage, and if approved, the applicant would still be required to submit a site plan showing the storage
245 area, provide appropriate screening, and maintain all required parking, meaning any storage located in required parking areas would need to be
246 removed.

247
248 Commissioner Schoen explained there is no parking because of their outside storage.

249
250 Commissioner Brock wanted to understand the business needs and how it would conform to the parking requirements. Also, would want to know
251 why it has also been a fight and why it has been the process that it has been.

252
253 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on April 14, 2026.

254
255 **12. P2026-008 (HENRY LEE)**

256 Discuss and consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a Preliminary Plat for Phase 3 of the
257 Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey,
258 Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated
259 within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and
260 take any action necessary.

261
262 Senior Planner Henry Lee explained this is on the agenda since it will need to go to parks board and will comeback on April 14, 2026, on the Consent
263 Agenda.

264
265
266 Pat Atkins
267 614 Summer Oaks

268 Rockwall, TX 75032

269
270
271

Mr. Atkins came forward and explained he had been working with staff on comments.

272 13. P2026-009 (HENRY LEE)

273 Discuss and consider a request by Mitchell Mulholland of Cross Engineering Consultants, Inc. on behalf of Kris Ramji of Providence Village Neighborhood Shops
274 on 380 by Slate, LLC and SV Rockwall, LLC for the approval of a Preliminary Plat for Lots 1-5, Block A, Rockwall Neighborhood Shops Addition being an 11.836-
275 acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development
276 District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay
277 (SH-276 OV) District, located at the southeast corner of the intersection of John King Boulevard and SH-276, and take any action necessary.

278
279 **Senior Planner Henry Lee explained they have changed their lot configuration over time. They did provide a concept plan, landscape plan and utility
280 plan. Staff did provide preliminary comments. Staff had several issues with overhead power and their location of parking spaces and their drive-
281 through being to close to the residential and the landscaping not being at the rear of the property. Will be on the Consent Agenda on April 14, 2026.**

282

283 14. P2026-011 (ANGELICA GUEVARA)

284 Discuss and consider a request by Cristian Federiciuc for the approval of a Replat for Lot 7 & 8 of the Davenport Acres Addition being a 6.00-acre parcel of land
285 identified as Lot 3 of the Davenport Acres Addition, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall,
286 addressed as 211 Howell Road, and take any action necessary.

287
288 **Planning Technician Angelica Guevara explained this is on the agenda since it is in the ETJ it needs to be reviewed by Rockwall County. Will come
289 back on April 14, 2026, on the Consent Agenda.**

290

291 15. P2026-012 (BETHANY ROSS)

292 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a Final Plat
293 for Erwin Farms Subdivision consisting of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract
294 No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally
295 located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

296
297 **Senior Planner Bethany Ross explained this is on the agenda since it will need to go to parks board and will come back on April 14, 2026, on the
298 Consent Agenda.**

299

300 16. SP2026-008 (BETHANY ROSS)

301 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a Site Plan for
302 Erwin Farms Subdivision consisting of 123 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.
303 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally
304 located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

305
306 **Senior Planner Bethany Ross provided a summary regarding the applicant's request. The applicant will need to go to parks board and wanted to get
307 on the record that the provided monument signage that the applicant has provided does not match with the exhibit they had provided with their
308 zoning and staff did talk to the applicant and they are addressing their monument sign to meet the zoning ordinance.**

309

310 **Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on April 14, 2026.**

311

312 17. SP2026-009 (ANGELICA GUEVARA)

313 Discuss and consider a request by Aaron C. Hawkins of Quiddity Engineering on behalf of Matt McCulloch of Raising Cane's for the for the approval of a Site
314 Plan for an existing *Restaurant, Greater Than 2,000 SF, with Drive-Through or Drive-In* on a 2.951-acre parcel of land identified as Lot 3, Block 1, Rockwall
315 Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District and Commercial (C) District, situated within the IH-30
316 Corridor Overlay (IH-30 OV) District, addressed as 1114 E. IH-30, and take any action necessary.

317

318 **Billy Plumber**
319 **6943 Clayton Avenue**
320 **Dallas, TX 75214**

321
322 **Mr. Plumber came forward and expressed their adding a second drive through lane.**

323

324 **Commissioner Schoen asked how this would alleviate traffic.**

325

326 **Commissioner Hilliard asked what expectations should be in regards to the traffic.**

327

328 **Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on April 14, 2026.**

329

330 18. SP2026-010 (HENRY LEE)

331 Discuss and consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of
332 a Site Plan for a *General Retail Building* on a 1.412-acre tract of land identified as Lots 15 & 16, Block A, Creekside Commons Addition, City of Rockwall,
333 Rockwall County, Texas, zoned Commercial (C) District, situated within the Sh-205 Corridor Overlay (SH-205 OV) District, addressed as 4853 S. Goliad Street
334 [SH-205], and take any action necessary.

335

336 Michael Hampton
337 10755 Sandhill Road
338 Dallas, TX 75238
339

340 Mr. Hampton came forward and expressed they have been working with staff to address comments.
341

342 Commissioner Roth asked how close they were to closing it out.
343

344 Vice-Chairman Hagaman asked if the materials would match with the surrounding structures.
345

346 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on April 14, 2026.
347

348 19. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
349

- 350 • Z2026-002: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 214 Blanche Drive (2ND READING; APPROVED)
- 351 • Z2026-004: Specific Use Permit (SUP) for a Detached Garage at 1982 Sterling Court (1ST READING; APPROVED)
- 352 • Z2026-006: Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 2592 FM-549 (1ST READING; APPROVED)
- 353 • Z2026-007: Zoning Change from Agricultural (AG) and Light Industrial (LI) District to a Planned Development District for Limited Commercial (C) and Light
354 Industrial (LI) District Land Uses (1ST READING; APPROVED)
- 355 • Z2026-008: Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 213 S. Clark Street (1ST READING; TABLED TO
356 APRIL 6, 2026)
- 357 • Z2026-010: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 709 Forest Trace (DENIED)
358

359 VII. ADJOURNMENT
360

361 Chairman Dr. Conway adjourned the meeting at 7:45PM
362

363 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 14 day of April
364 _____, 2026.

365 
366 _____
367 Dr. Jean Conway, Chairman

368 Attest: 
369 _____
370 Melanie Zavala, Planning Coordinator
371