

MINUTES



PLANNING AND ZONING COMMISSION PUBLIC HEARING MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
APRIL 14, 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 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
9 Bentley, Douglas Roth and David Schoen. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee,
10 Planning Coordinator Melanie Zavala. City Engineer Amy Williams and Assistant City Engineer Jonathan Browning. Staff absent were Civil
11 Engineer Madelyn Price, Senior Planner Bethany Ross and Planning Technician Angelica Guevara.

12 II. APPOINTMENTS

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14
15 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments
16 for items on the agenda requiring architectural review.

17
18 Director of Planning and Zoning Ryan Miller advised staff would provide ARB recommendations when staff presents the case.

19 III. OPEN FORUM

20
21
22 *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*
23 *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*
24 *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*
25 *Act.*

26
27 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
28 no one indicating such Chairman Dr. Conway closed the open forum.

29 IV. CONSENT AGENDA

30
31
32 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)*
33 *and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

34
35 2. Approval of Minutes for the March 31, 2026 Planning and Zoning Commission meeting.

36 3. P2026-008 (HENRY LEE)

37
38 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 Saddle Star
39 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, Abstract No.
40 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205
41 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and take any action
42 necessary.

43 4. P2026-011 (ANGELICA GUEVARA)

44
45 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 identified
46 as Lot 3 of the Davenport Acres Addition, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as
47 211 Howell Road, and take any action necessary.

48 5. P2026-012 (BETHANY ROSS)

49
50 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 for Erwin Farms
51 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. 88, City of
52 Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the
53 southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

54 6. SP2026-009 (ANGELICA GUEVARA)

55
56 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
57 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
58 Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District and Commercial (C) District, situated within the IH-30
59 Corridor Overlay (IH-30 OV) District, addressed as 1114 E. IH-30, and take any action necessary.

60
61 Chairman Dr. Conway pulled item #6 (SP2026-009) and Commissioner Brock made a motion to approve the Consent Agenda excluding item #6
62 (SP2026-009). Commissioner Schoen seconded the motion which passed by a vote of 7-0.

64 Director of Planning and Zoning Ryan Miller explained that the Architectural Review Board ARB) had a recommendation that the supports for the
65 two canopies be wrapped in stone and the applicant indicated earlier that they are willing to meet that, but they don't have the elevations revised to
66 show that. Therefore, staff request that the Commission conditionally approve it with ARB recommendation to wrap the supports in stone. Vice-
67 Chairman Hagman made a motion to approve SP2026-009 with ARB recommendations. Commissioner Roth seconded the motion which passed by
68 a vote of 7-0.
69

70 V. PUBLIC HEARING ITEMS

71
72 *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*
73 *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*
74 *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*
75 *to three (3) minutes out of respect for the time of other citizens.*
76

77 7. **Z2026-011 (HENRY LEE)**

78 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
79 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-
80 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-
81 30 OV) District, addressed as 2260 E. IH-30, and take any action necessary.
82

83 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. Senior Planner Henry Lee provided a bit of history in regards
84 to the subject property. In 2008 they were originally issued a Specific Use Permit (SUP) for a recreational vehicle sales and service facility. At that
85 time, it was granted for a three (3) year period given that their 549 overpass had not been constructed yet, and that development in the area had not
86 been happening at this time, and so they granted a three- year period to see the bridge finished and see if activity increased in the area in terms of
87 development to see if the use would be appropriate at that time. In 2009 they issued a new CO for the current use that is there today. As part of the
88 expiration process in 2011, 2014 and 2017 they issued extensions to the SUP request each for a three-year period and in 2017, however they did
89 make an amendment to the SUP in order to have it concurrent with the user that is there today. This was again extended in 2019 and 2020 and 2022.
90 As part of this case there are requirements to that SUP that delayed the construction of the concrete for the outside storage and drive isles, landscape
91 screening as well as the extension of the 12-inch water line from FM-549. Those were all included as operational conditions within the original
92 ordinance. The applicant is requesting an extension for there SUP for a 10-year period. However, they are proposing to provide those improvements
93 that were given a waiver for construction previously. That being the concrete for the outside storage and they are including the landscape that is
94 required the berms and landscaping along Interstate 30, the detention landscaping and then they're providing there three-tiered screening around
95 the outside storage. In addition, to this staff wanted to point out that as part of the construction along 30 at some point between July 2018 and March
96 2021 the fence was moved and the landscaping had been removed at that time and the fence had been done without a permit. Tonight, they're
97 proposing to put in the required improvements that were initially delayed. This can also be treated as a new SUP request, and determining whether
98 this use is appropriate on the property. Staff mailed out notices to property owners and occupants within 500 feet of the subject property. Staff has
99 not received any notices at this time.
100

101 Dub Douphrate
102 2235 Ridge Road
103 Rockwall, TX 75087
104

105 Mr. Douphrate explained the first step would be to obtain easements from adjacent properties.
106

107 Raymond Jowers
108 3290 Anna Cade Circle
109 Rockwall, TX 75032
110

111 Mr. Jowers came forward and provided additional details in regard to his request.
112

113 Commissioner Schoen asked if the proposed chain fence would be allowed.
114

115 Senior Planner Henry Lee explained they included a condition of approval for an operational condition that it be replaced with wrought iron.
116

117 Vice-Chairman Hagaman explained he did not have an issue the land use, however it is coming up on five years for the improvements that they have
118 been postponing to get there. In order for him to support it he would like the deadline to be December 31st.
119

120 Commissioner Brock asked if the SUP is 10 years? and what tis the timeline they have to make those improvements ?
121

122 Senior Planner Henry Lee explained that, as currently written in the operational conditions and draft ordinance, Item 3 states that if the proposed
123 improvements depicted in the exhibits are not completed by January 1, 2027, the SUP shall expire.
124

125 Chairman Dr. Conway explained she was concerned with the timeline for the SUP being 10 years.
126

127 Commissioner Bentley asked where they were in the easement process.
128

129 Commissioner Roth asked what the probability was that they could complete this by December 31st.
130

131 Commissioner Hilliard explained he would want to table this request until there's a consensus.

132 Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time.

133
134 **Bob Wacker**
135 309 Featherstone Drive
136 Rockwall, TX 75087
137

138 Mr. Wacker came forward and asked if he doesn't add the waterline would that make it more difficult for him to obtain easements.

139
140 Chairman Dr. Conway asked if anyone who wished to speak to come forward at this time. There being no one indicating such, Chairman Dr. Conway
141 closed the public hearing and brought the item back to Commission for discussion or action.
142

143 Commissioner Brock made a motion to table Z2026-011 to the April 28, 2026 meeting. Commissioner Roth seconded the motion which passed by a
144 vote of 7-0.
145

146 **8. Z2026-013 (HENRY LEE)**

147 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
148 Change amending the Development Standards contained in Planned Development District 76 (PD-76) [Ordinance No. 14-50] for the Emerson Farms Subdivision
149 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
150 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
151 Dowell Road, and take any action necessary.
152

153 Senior Planner Henry Lee provided a brief summary regarding the applicant's request, stating that the applicant is requesting to amend the Planned
154 Development District to modify entry features, garage orientation, and other minor standards; specifically, the applicant is requesting to allow side-
155 entry garages as a permitted orientation, which is not currently allowed within the district and is similar to Discovery Lakes where only J-swing and
156 traditional swing garages are permitted; as part of the request, the applicant has agreed to increase anti-monotony standards to meet current
157 requirements, which were previously lower; the applicant is also requesting to remove the requirement for crown molding in all living rooms and
158 bedrooms, noting that the standard is outdated; additionally, the applicant proposes to simplify fencing requirements by requiring wrought iron as
159 the only permitted fence type rather than allowing both wood and wrought iron; staff has proposed increasing the minimum home size from 2,600
160 square feet to 3,000 square feet, requiring a minimum two-car garage, and requiring driveways for side-entry garages to be set back at least five feet
161 from the side property line, and the applicant has indicated agreement with these changes; staff mailed notices to property owners and occupants
162 within 500 feet of the subject property, and no responses have been received at this time.
163

164 **Keaton Creekmore**
165 2404 Texas Drive
166 Irving, TX 75062
167

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

169
170 Commissioner Hilliard asked if 6ft is atypical for a fence.
171

172 Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating
173 such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.
174

175 Commissioner Schoen made a motion to approve Z2026-013 with wrought iron to be 5 foot. Commissioner Bentley seconded the motion which
176 passed by a vote of 6-1 with Vice-Chairman Hagaman dissenting.
177

178 **9. Z2026-014 (HENRY LEE)**

179 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
180 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
181 Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay
182 (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.
183

184 Senior Planner Henry Lee provided a brief summary regarding the applicant's request. The subject property was originally annexed and zoned as
185 Planned Development District 46, with an underlying Commercial District designation, and was divided into multiple tracts based on established
186 land uses at the time of annexation, with each tract assigned permitted uses consistent with those established uses. On August 2, 2021, the City
187 Council approved an amendment to Planned Development District 46 to allow warehouse distribution as a by-right land use on the subject property.
188 On August 10, the original applicant was approved for a 22,000 square foot office/warehouse building on Tract 12, and on January 1, 2023, following
189 site plan approval, a building permit was issued for construction. During construction, a wrought iron fence was installed in the front yard, and the
190 applicant later requested to allow the fence to remain, which was approved on March 26, 2024. The subject property had been operating without a
191 final building permit and without a Certificate of Occupancy (CO), and Neighborhood Improvement Services followed up in June 2025 due to outside
192 storage on the property. Afterward, the applicant obtained the CO and building permit but continued the outside storage, resulting in citations for
193 non-compliance and leading to the current request to amend the Planned Development District. At present, all required parking on the site is being
194 used for outside storage, and the storage has begun to encroach into the fire lane, which would not be permitted even if the request is approved,
195 leaving the site with effectively no available parking. Additionally, the applicant failed to attend the previous meeting, where Commissioners
196 expressed concerns regarding screening and requested a plan showing the location of the storage and proposed screening as noted in staff
197 comments; however, staff has not received any information regarding location details or landscape screening. Staff mailed notices to property
198 owners and occupants within 500 feet of the subject property and has not received any responses at this time.
199

200 Commissioner Bentley asked if staff had received what they had requested from the applicant?
201
202 Commissioner Roth asked what the next step would be?
203
204 Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating
205 such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.
206
207 Commissioner Bentley made a motion to deny Z2026-014. Commissioner Hilliard seconded the motion which was denied by a vote of 7-0.
208

209 10. Z2026-012 (RYAN MILLER)
210 Hold a public hearing to discuss and consider a *Text Amendment* to Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*,
211 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
212 action necessary.
213
214 Director of Planning and Zoning Ryan Miller provided a brief summary regarding the applicant's request. The fee schedule has not been updated
215 since 2005, and the purpose of these fees is solely to recover administrative costs associated with processing applications, advertising zoning
216 cases, and conducting public hearings, rather than generating revenue beyond cost recovery. At this time, staff believes the City is no longer fully
217 recovering its costs and is therefore proposing updates to the fee schedule. For example, the cost of postage has increased from 37 cents in 2005
218 to approximately 78 cents today. As discussed at the previous meeting, staff is also working to normalize fees across the schedule and is proposing
219 increases to plat and site plan fees. While the proposed fees are not among the highest, the City's current fees are among the lowest. Proposed
220 changes include increasing zoning change application fees from \$200 to \$1,000 plus \$20 per acre, adjusting another zoning change fee to \$1,500,
221 adding a third landscape inspection fee, and increasing the non-compliance fee to \$2,500.
222
223 Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating
224 such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.
225
226 Commissioner Bentley made a motion to approve Z2026-012. Commissioner Schoen seconded the motion which passed by a vote of 7-0.
227

228 VI. ACTION ITEMS
229
230 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
231 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*
232

233 11. SP2026-010 (HENRY LEE)
234 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
235 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,
236 Rockwall County, Texas, zoned Commercial (C) District, situated within the Sh-205 Corridor Overlay (SH-205 OV) District, addressed as 4853 S. Goliad Street
237 [SH-205], and take any action necessary.
238
239 Senior Planner Henry Lee provided a brief summary regarding the applicant's request. The applicant is requesting to construct an approximately
240 8,580 square foot multi-tenant restaurant/retail building on the subject property. The proposal generally meets the applicable requirements; however,
241 at the time the report was drafted, staff noted that the minimum landscaping percentage did not meet the dimensional requirements shown in the
242 table. Staff coordinated with the applicant, who agreed to make the necessary revisions rather than request a variance, and a condition of approval
243 was included requiring submission of an updated plan prior to civil plan approval. The applicant has since made the revisions and provided the
244 updated plan to staff, and the project now appears to be in conformance. The Architectural Review Board (ARB) reviewed the request and
245 recommended approval. The applicant is requesting variances related to building articulation standards, four-sided architecture requirements, and
246 building material standards, including secondary and cementitious materials.
247
248 Michael Hampton and Keaton Mai
249 10755 Sandhill Road
250 Dallas, TX 75238
251
252 Mr. Hampton and Mr. Mai came forward and provided additional details in regards to there request.
253
254 Vice-Chairman Hagman made a motion to approve SP2026-010. Commissioner Bentley seconded the motion which passed by a vote of 7-0.
255

256 12. SP2026-008 (BETHANY ROSS) *[THE APPLICANT HAS TABLED THIS CASE TO APRIL 28, 2026]*
257 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
258 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.
259 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally
260 located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.
261

262 13. P2026-009 (HENRY LEE) *[THE APPLICANT HAS TABLED THIS CASE TO APRIL 28, 2026]*
263 Discuss and consider a request by Mitchell Mulholland of Cross Engineering Consultants, Inc. on behalf of Kris Ramji of Providence Village Neighborhood Shops
264 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-
265 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
266 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
267 (SH-276 OV) District, located at the southeast corner of the intersection of John King Boulevard and SH-276, and take any action necessary.

268
269 VII. DISCUSSION ITEMS

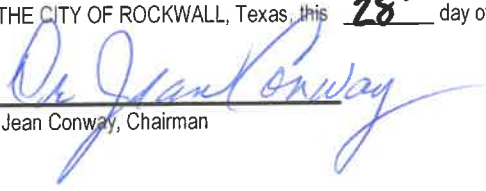
- 270
271 14. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
272
273 • P2026-007: Replat for Lot 9, Block A, Maverick Ranch Addition (**APPROVED**)
274 • P2026-010: Replat for Lot 3, Block A, Rockwall Technology Park, Phase IV Addition (**APPROVED**)
275 • Z2026-004: Specific Use Permit (SUP) for a *Detached Garage* at 1982 Sterling Court (**2ND READING; APPROVED**)
276 • Z2026-006: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 2592 FM-549 (**2ND READING; APPROVED**)
277 • Z2026-007: Zoning Change from Agricultural (AG) and Light Industrial (LI) District to a Planned Development District for Limited Commercial (C) and Light
278 Industrial (LI) District Land Uses (**2ND READING; APPROVED**)
279 • Z2026-008: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 213 S. Clark Street (**1ST READING; APPROVED**)
280

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

282
283 VIII. ADJOURNMENT

284
285 **Chairman Dr. Conway adjourned the meeting at 7:19PM**

286
287 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 28th day of April
288 _____, 2026.

289
290
291 
292 _____
293 Dr. Jean Conway, Chairman

294
295 Attest: 

Melanie Zavala, Planning Coordinator