

# MINUTES

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

## 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  
16 for items on the agenda requiring architectural review.

## 17 18 III. OPEN FORUM

19  
20 *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*  
21 *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*  
22 *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*  
23 *Act.*

24  
25 Chairman Dr. Conway explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time; there  
26 being no one indicating such Chairman Dr. Conway closed the open forum.

## 27 28 IV. CONSENT AGENDA

29  
30 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)*  
31 *and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

- 32  
33 2. Approval of Minutes for the February 24, 2026 Planning and Zoning Commission meeting.

34  
35 Commissioner Roth made a motion to approve the Consent Agenda. Vice-Chairman Hagaman seconded the motion which passed by a vote of 5-0.

## 36 37 V. PUBLIC HEARING ITEMS

38  
39 *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*  
40 *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*  
41 *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*  
42 *to three (3) minutes out of respect for the time of other citizens.*

### 43 44 3. Z2026-004 (BETHANY ROSS)

45 Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a Specific Use Permit (SUP) for a Detached Garage on a 1.4969-  
46 acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5)  
47 District, addressed as 1982 Sterling Court, and take any action necessary.

48  
49 Senior Planner Bethany Ross provided a brief summary in regard to the applicant's request. The applicant is requesting a Specific Use Permit (SUP)  
50 to allow construction of a detached garage that exceeds the maximum permissible size. The Unified Development Code (UDC) allows a detached  
51 garage with a maximum square footage of 625SF. In this case the proposed detached garage exceeds the maximum permissible SF by 575 SF. Staff  
52 has reviewed accessory structures located within the Sterling Farms subdivision and majority have existing detached garages along with several  
53 accessory buildings primarily used for storage. Based on this review the proposed detached garage would not be the largest accessory structure  
54 within this portion of the subdivision and due to the proposed placement of the structure on the property there is limited visibility. Staff did add a  
55 condition of approval that the applicant remove accessory structures except for the pool equipment shed that will stay but the rest of the accessory  
56 structures on the lot will be removed before receiving a building permit. Staff mailed out notices to property owners and occupants within 500 feet  
57 of the subject property. Staff has received (3) three notices in favor of the applicants request.

58  
59 Peter Drake  
60 1982 Sterling Court  
61 Rockwall, TX 75087

62  
63 Mr. Drake came forward and expressed that he took down the carport and has complied with what he was requested to do.  
64

65 Commissioner Schoen explained if this would be behind their fence.

66  
67 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  
68 such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.  
69

70 Commissioner Roth made a motion to approve Z2026-004. Commissioner Hilliard seconded the motion which passed by a vote of 5-0.  
71

72 4. Z2026-005 (HENRY LEE) **[THE APPLICANT IS REQUESTING TO WITHDRAW THIS CASE]**

73 Hold a public hearing to discuss and consider a request by Louis Clark of KinoD, LLC on behalf of Michael Guerrero of Atticus Summer Lee Townhomes, LLC  
74 for the approval of a *PD Development Plan* for 31 single-family residential lots on a 4.08-acre parcel of land identified as Lot 4, Block A, Harbor Village Addition,  
75 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Residential Subdistrict*, generally located on the  
76 east side of Glen Hill Way, north of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary.  
77

78 Senior Planner Henry Lee explained the applicant had requested to withdraw since they missed the previous work session they would like to request  
79 to withdraw.  
80

81 Chairman Dr. Conway made a motion to withdraw Z2026-005. Commissioner Schoen seconded the motion which was withdrawn by a vote of 5-0.  
82

83 5. Z2026-006 (BETHANY ROSS)

84 Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a *Specific Use Permit (SUP)*, superseding *Ordinance No. 25-80 [S-*  
85 *389]*, allowing *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified  
86 as Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592  
87 FM-549, and take any action necessary.  
88

89 Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit 9SUP)  
90 for the purpose of constructing a single-family home on the subject property. The proposed home does meet all the requirements of the Unified  
91 Development Code (UDC). Staff has mailed out notices to property owners and occupants within 500 feet of the subject property. At this time, staff  
92 has not received any notices back regarding the applicants request.  
93

94 Mike Lewis  
95 25922 FM-549  
96 Rockwall, TX 75032  
97

98 Megan Green  
99 2592 FM-549  
100 Rockwall, TX 75032  
101

102 Mr. Lewis came forward and expressed that they had gone through this process before, but they changed builders and plans, dropped the guest  
103 quarters, and are now requesting a single-family home.  
104

105 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  
106 such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.  
107

108 Vice-Chairman Hagman made a motion to approve Z2026-006. Commissioner Schoen seconded the motion which passed by a vote of 5-0.  
109

110 6. Z2026-007 (HENRY LEE)

111 Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties,  
112 Inc. for the approval of a *Zoning Change* from Agricultural (AG) District and Light Industrial (LI) District to a Planned Development (PD) District for limited  
113 Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 2-5, 2-8, 2-9, & 20 of the D. Harr  
114 Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass  
115 Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin  
116 Road in between John King Boulevard and FM-3549, and take any action necessary.  
117

118 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. He explained this was brought forward last year around  
119 June. The applicant had submitted a zoning change to change the entire property to Light Industrial (LI) District. Ultimately on July 21<sup>st</sup> the City  
120 Council made a motion deny the request on the bases that they believed that a Planned Development Plan (PD) would be better to facilitate the  
121 applicants request and in light of that the applicant since then has returned to request a Planned Development Plan (PD) and a Zoning Change.  
122 Making it (3) three district with A and B district being a limited Light Industrial (LI) land use and C would be a limited commercial district. The property  
123 will be split into three different sections. Subdistrict intent would be having a light industrial district with the intent to construct a sheet metal facility,  
124 which they did provide a concept plan and conceptual building elevations demonstrating how they intend to develop that property. Subdistrict B  
125 would be a Light Industrial District with straight based zoning with the intent of constructing a corporate head quarter with office and light industrial  
126 land uses. Subdistrict C their intent is not to use it for light industrial but rather for commercial zoning and in order to blend this subdistrict  
127 development to the south which would also be commercial they are keeping that zoning and also utilizing the same development standards to make  
128 it a cohesive commercial area. When looking at subdistrict A and that process if this case were to get approved subdistrict A could move into the  
129 site plan process where it would be evaluated by the Planning and Zoning Commission and the Architectural Review Board (ARB) to look into their  
130 conformance. When looking at the future land use plan the property is showing that it is technology for future land use which would be for light  
131 industrial land uses but it also has that cross-hatch pattern, which is identified as the special commercial corridor also showing it has the ability to  
132 entertain commercial uses that would play along with the interstate 30 frontage. The applicant is both proposing the light industrial and commercial

133 land uses on different portions of the property and could be seen as generally conforming to this requirement given that it is meeting both of the  
134 future land uses. Staff mailed out notices to property owners and occupants within 500 feet of the subject property. At this time staff has received  
135 (2) two notices in opposition to the applicants request.  
136

137 Clay Collier  
138 3333 Miller Park S  
139 Garland, TX 75042  
140

141 Matt Wavering  
142 2610 Observation Trail  
143 Rockwall, TX 75032  
144

145 Mr. Wavering came forward and provided additional details in regards to the applicants request. Explained this was a project they had been working  
146 on with Mr. Collier for about eight years.  
147

148 Vice-Chairman Hagaman asked if they did the building for A would they take their items to garland, and would they have an estimate for subdistrict  
149 B.  
150

151 Commissioner Schoen asked if there was a process to have the Industrial the cutting of the steel closer to John King where it is already established  
152 Industrial processes and manufacturing.  
153

154 Commissioner Schoen asked if they are leaving the tree line.  
155

156 Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time.  
157

158 Patty Griffin  
159 2140 Airport Road  
160 Rockwall, TX 75087  
161

162 Mrs. Griffin came forward and expressed her concerns ion regards to the project. Mrs. Griffin explained she is 5<sup>th</sup> generation Rockwall. Explained  
163 she is not opposed to economic development, what she is requesting this commission to consider is if the zoning change is appropriate and  
164 compatible for the land use already in existence.  
165

166 Chairman Dr. Conway asked if anyone else who wished to speak to come forward at this time. There being no one indicating such, Chairman Dr.  
167 Conway closed the public hearing and brought the item back to Commission for discussion or action.  
168

169 Vice-Chairman Hagaman asked if two pieces of the property are already zoned Light Industrial ,the comprehensive plan states that the area should  
170 be Light Industrial (LI).  
171

172 Director of Planning and Zoning, Ryan Miller, explained that the proposed site for the sheet metal facility is currently zoned Light Industrial (LI). He  
173 noted that the key difference is that the Planned Development (PD) district imposes additional restrictions, with each subdistrict includes two pages  
174 of prohibited uses. As a result, the existing PD zoning for this area is significantly more restrictive than the current base zoning. He further explained  
175 that the Comprehensive Plan designates the area for "Technology and Employment" uses. When the Comprehensive Plan Committee evaluated the  
176 site, they identified two primary development possibilities. First, the property's adjacency to the railroad makes it highly desirable for industrial use,  
177 which is why the Economic Development Corporation (EDC) has shown interest in the area due to its rail access. Second, from a planning  
178 perspective, the committee considered the potential for retail development along Justin Road. Ultimately, the committee recommended maintaining  
179 flexibility within the Comprehensive Plan so that City Council can determine the most appropriate use when a development proposal is presented.  
180

181 Director of Planning and Zoning explained that City Council denied without prejudice since they talked to the applicant and explained they had denied  
182 it since they wanted to see more reassurance in a Planned Development District that will explain what they're going to develop. Will give discretionary  
183 authority over things that are not developed.  
184

185 Commissioner Hilliard wanted a bit more of clarification and wanted to understand their usage.  
186

187 Director of Planning and Zoning Ryan Miller explained there are (3) three subdistricts and A and B have an underlining zoning of Light Industrial  
188 district, but within the requirements for A and B what they have done is further remove uses that are incompatible with the property.  
189

190 Commissioner Schoen asked if it was already zoned AG and Residential already built then why did the comprehensive plan have it shown as live-  
191 work.  
192

193 Director of Planning and Zoning explained when they looked at it in 2018 they had existing single-family homes and the adjacency that was planned  
194 was not the most attracted to keep single-family homes in the far future. They wanted to provide the residents the flexibility and ability to look at  
195 potentially changing those to small offices in the future, but that would be something that City Council would ultimately have to look and determine  
196 if it is appropriate when the request is made.  
197

198 Commissioner Roth made a motion to approve Z2026-007. Commissioner Hilliard seconded the motion which passed by a vote of 4-1 and  
199 Commissioner Schoen dissenting.  
200

7. Z2026-008 (ANGELICA GUEVARA)

201 Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes on behalf of Ruben Fragoso of SixFold Ventures for the approval  
202 of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.150-acre  
203 tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed  
204 as 213 S. Clark Street, and take any action necessary.  
205

206 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request . The applicant is requesting approval of a  
207 Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property. Overall the proposed single-family home  
208 generally meets all the density and dimensional requirements of the single-family 7 (SF-7) district that is stipulated with the Unified Development  
209 Code (UDC). Approval of this request is discretionary decision for City Council pending the recommendation from the Planning and Zoning  
210 Commission. On February 18, 2026 staff mailed out notices to property owners and occupants within 500 feet of the subject property. At this time  
211 staff had received (1) one notice in opposition of the applicants request. Staff should note that the notice indicated that the residential property is  
212 located within the Historic District but that designation is incorrect.  
213

214 Ruben Fragosa  
215 1321 Crescent Cove Drive  
216 Rockwall, TX 75087  
217

218 Mr. Fragosa came forward and explained he did not have anything else to add but would be happy to answer some questions.  
219

220 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  
221 such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.  
222

223 Vice-Chairman Hagman made a motion to approve Z2026-008. Commissioner Roth seconded the motion which passed by a vote of 4-1 with  
224 Commissioner Schoen dissenting.  
225

226 8. Z2026-009 (HENRY LEE)

227 Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for  
228 the approval of a Specific Use Permit (SUP) for a Major Auto Repair Garage on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey,  
229 Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally  
230 located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary.  
231

232 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. On October 17, 2025 the applicant submitted a Specific Use  
233 Permit (SUP) making the same request for major automotive repair garage, however, after holding the public hearing on November 11<sup>th</sup> the Planning  
234 and Zoning commission approved a motion to allow the applicant to withdraw. This motion came after the Planning and Zoning discussion to discuss  
235 some potential concerns they had related to the outside storage related to the land use and the parking deficiency at that time. The applicant has  
236 returned with the Specific Use Permit (SUP) request again making the same request for the major automotive repair garage, looking at the concept  
237 plan and the conceptual building elevations they generally comply with the requirements, however, in order to meet the parking requirements for  
238 this land use they did add parking in front of the building. If approved this would require a variance at the time of site plan. In addition, when looking  
239 at the building elevations there are variances to the four-sided architecture and articulation to the lighting standards that would have to be reviewed  
240 and approved at the time of site plan if this case were to get approved. Staff mailed out notices to property owners and occupants within 500 feet of  
241 the subject property. At this time, staff has received (8) notices from (7) property owners in opposition of the applicants request. There was also a  
242 petition included from Galaxy Ranch to the south of the property which was included as well.  
243

244 Vice-Chairman Hagman asked if the petition was for the residents around Galaxy Ranch or the Parents.  
245

246 Chairman Dr. Jean Conway asked what would happen if the property were to sell to someone else what the restrictions would be.  
247

248 Senior Planner Henry Lee explained if this was approved the land use would run with the property and not with the owner. Therefore, if it were to get  
249 sold the next property owner could build a major automotive repair garage and not have to comeback.  
250

251 Tyler Adams  
252 100 N Cottonwood Drive  
253 Richardson, TX 75080  
254

255 Mr. Adams came forward and provided additional details in regards to his request.  
256

257 Commissioner Schoen asked that there was a bit of back and forth during the work session that we needed an answer for the right away because it  
258 would affect the applicant's buffer, asked if it was answered already.  
259

260 Director of Planning and Zoning Ryan Miller explained they had talked to the applicant and it did not affect his buffer.  
261

262 Chairman Dr. Conway asked if the interior area will be air conditioned.  
263

264 Commissioner Roth explained that the rest of their shops there all in commercial district.  
265

266 Chairman Dr. Conway explained this was not a good location for it.  
267

268 Commissioner Schoen explained he is struggling with the location for the major automotive.

269  
270 Director of Planning and Zoning Ryan Miller explained he would recommend to withdraw this case and submit for minor automotive and only be able  
271 to do the things in minor automotive.  
272  
273 Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time.  
274  
275 Alicia Larsen  
276 1835 T. L Townsend  
277 Rockwall, TX 75032  
278  
279 Mrs. Larsen came forward and expressed her concerns in regards to the project. Primary concern is health and secureness of children.  
280  
281 Stan Pechal  
282 11 Signature Court  
283 Heath, TX 75032  
284  
285 Mr. Pechal came forward and asked what the 500 buffer means and why does it stop at 500.  
286  
287 Senior Planner Henry Lee explained that is the buffer they send out notices to property owners and occupants.  
288  
289 Director of Planning and Zoning Ryan Miller explained the state requires a 200 feet buffer for notifications for zoning cases, but the City of Rockwall  
290 expands it to 500 feet to make sure more people know about the zoning cases and cases happening at the city so they can participate.  
291  
292 Constance Paris  
293 1675 Westbury Drive  
294 Rockwall, TX 75032  
295  
296 Mrs. Paris came forward and explained her concerns in regards to property and air pollution and Nosie.  
297  
298 Chairman Dr. Conway asked if anyone else who wished to speak to come forward at this time. There being no one indicating such, Chairman Dr.  
299 Conway closed the public hearing and brought the item back to Commission for discussion or action.  
300  
301 Vice-Chairman Hagman made a motion to withdraw Z2026-009. Commissioner Schoen seconded the motion which was withdrawn by a vote of 5-0.  
302  
303 9. Z2026-010 (ANGELICA GUEVARA)  
304 Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina for the approval of a Specific Use Permit (SUP) for  
305 Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.248-acre parcel of land identified as Lot 13, Block A,  
306 Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any  
307 action necessary.  
308  
309 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting approval of a  
310 Specific Use Permit (SUP) for the purpose of constructing a home on the property. In august of 2023 City Council approved a SUP to allow the  
311 applicant to begin construction of a single-family home. Following this, in October 2024 the building inspections department issued a permit  
312 authorizing the construction. However, after the permit was issued the applicant made little progress towards the completion of the project and fell  
313 to have an inspection within the 180 days. Based on this the building inspection department expired the building permit , which expired the SUP and  
314 issued a stop work order on the property on January 16, 2026. Staff is obligated to note that despite the stop work order being posted and the building  
315 permit be expired the applicant did recreate the property after these actions were taken. The applicant has submitted a new development application  
316 for residential infill and nothing has really changed from the previous roofed plan, and the proposed home meets all the density and dimensional  
317 requirements for a home in a single-family 10 district. Staff mailed out notices to property owners an occupant within 500 feet of the subject property.  
318 At this time staff has received (2 notices in opposition of the applicants request.  
319  
320 Otilio Posades  
321 41 Anna Leigh Drive  
322 Waxahachie, TX 75167  
323 Mr. Posades came forward and expressed he received a certified letter that explained they had six weeks to return the property to its original grade.  
324  
325 Vice-Chairman Hagman asked if he is requesting the SUP since it was expired.  
326  
327 Vice-Chairman Hagman asked when the building permit was issued.  
328  
329 Director of Planning and Zoning Ryan Miller explained it was issued in 2024.  
330  
331 Vice-Chairman Hagaman asked if there are any stipulations so that this does not happen again.  
332  
333 Director of Planning and Zoning Ryan Miller explained that timeline can be established within the SUP ordinance that would require check ins.  
334  
335 Commissioner Schoen explained he was struggling with the timeline since there engineering had not been moving forward.  
336

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

338  
339 Mary Smith  
340 711 Forrest Trace  
341 Rockwall, TX 75087  
342

343 Mrs. Smith came forward and stated that no activity has been observed at the site since late September, construction along the retaining wall had  
344 begun but was subsequently halted and has not resumed.  
345

346 Chairman Dr. Conway asked if anyone else who wished to speak to come forward at this time. There being no one indicating such, Chairman Dr.  
347 Conway closed the public hearing and brought the item back to Commission for discussion or action.  
348

349 Commissioner Schoen made a motion to deny Z2026-010 with prejudice since there is a City ordinance in place that allowed a SUP a permit to expire  
350 and he does not have a great sense of confidence that if this gets granted that it would be completed without expiring again. Chairman Dr. Conway  
351 seconded the motion which was denied by a vote of 5-0.  
352

353 VI. ACTION ITEMS

354  
355 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*  
356 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*  
357

358 10. SP2025-042 (HENRY LEE)

359 Discuss and consider a request by Henry Nguyen of Henry Nguyen Consulting, LLC on behalf of Lien Nguyen of Beauty Legacy, LLC for the approval of a Site  
360 Plan for a Strip Retail Center on a 0.976-acre parcel of land identified as Lot 8, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned  
361 Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2200 Ridge Road [FM-740], and take any action necessary.  
362

363 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. This request was submitted on December 12, 2025 and the  
364 applicant had submitted their application for a site plan request following the applicant's original submittal they had a work session, however, they  
365 requested to table. In addition to that tabling the applicant had tabled two additional times. On February 3<sup>rd</sup> and February 16<sup>th</sup>. Now the applicant is  
366 returning to go for action. As indicated the applicant is requesting approval of a site plan for a roughly 873 SF multi-tenant retail on the subject  
367 property. The plans do generally meet the unified development code (UDC). That being said there are a number of variances that have been identified  
368 with this request. There required a row of trees to be planted on the rear of the property. However, the applicant has not provided that. In addition,  
369 when looking at the building elevations they do have two variances associated with the building one being the articulation standards that required  
370 to provide primary articulation on all sides of the building, given that its on an overlay district and they fail to meet the requirements. ARB did review  
371 these elevations and due to the variances, they did make a recommendation to deny the elevations. The applicant did not provide a variance letter.  
372 Staff had minor comments ins several of the plans particularly to the site plan, landscape plan, photometric and building elevations.  
373

374 Commissioner Schoen asked if there were any changes then what has been presented before.  
375

376 Henry Nguyen  
377 1330 Glenfield Ave  
378 Dallas, TX 75224  
379

380 Mr. Nguyen came forward and explained he thought they had addressed everything and explained they would try there best to be in compliance and  
381 would like some additional time to work on the plans.  
382

383 Director of Planning and Zoning Ryan Miller explained this has been tabled three times.  
384

385 Chairman Dr. Conway made a motion to deny SP2025-042 without prejudice. Commissioner Schoen seconded the motion which was denied by a  
386 vote of 5-0.  
387

388 11. SP2026-002 (HENRY LEE)

389 Discuss and consider a request by Salvador Salcedo for the approval of a Site Plan for an Office/Warehouse Building on a 0.45-acre parcel of land identified as  
390 Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855  
391 Whitmore Drive, and take any action necessary.  
392

393 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a site plan to address concerns  
394 that they had during there previous submittal. They did request one extension to address the comments and now they are returning and are asking  
395 for approval on there site plan request. The only change since the last meeting where the fire lane was established to get the parking in front of that  
396 fire lane between the road and the building. They did provide a variance letter indicating they had added extra shrubs and tress along the east side  
397 of the property.  
398

399 Commissioner Hilliard asked if they did what ARB had recommended.  
400

401 Salvador Salcedo  
402 & Eduardo Salcedo  
403 210 Cedar Tree Ln  
404 Heath, TX 75032

405  
406  
407  
408  
409  
410  
411  
412  
413  
414  
415  
416  
417  
418  
419  
420  
421  
422  
423  
424  
425  
426  
427  
428  
429  
430  
431  
432  
433  
434  
435  
436  
437  
438

Mr. Salcedo came forward and provided additional details in regards to his request.

Commissioner Shcoen made a motion to approve SP2026-002. Commissioner Roth seconded the motion which passed by a vote of 5-0.

12. SP2026-005 (ANGELICA GUEVARA) **[THE APPLICANT HAS REQUESTED TO TABLE TO MARCH 31, 2026]**

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 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 within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [SH-205], and take any action necessary.

VII. DISCUSSION ITEMS

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

- P2026-006: Final Plat for Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition (APPROVED)
- MIS2026-003: Special Request for 606 E. Ross Street (APPROVED)
- Z2026-001: Text Amendment to Article 04, *Permissible Uses*, of the UDC (2<sup>ND</sup> READING; APPROVED)
- Z2026-002: Specific Use Permit (SUP) for a *Residential Infill in an Established Subdivision* at 214 Blanche Drive (1<sup>ST</sup> READING; APPROVED)

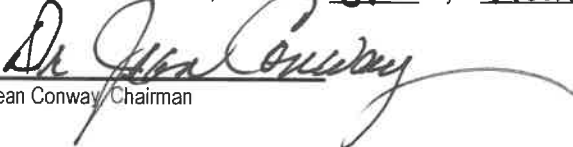
Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.

VIII. ADJOURNMENT

Chairman Dr. Conway adjourned the meeting at 8:03PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 31<sup>st</sup> day of March, 2026.

Attest:   
Melanie Zavala, Planning Coordinator

  
Dr. Jean Conway, Chairman