

# MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
JUNE 10, 2025 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.

## I. CALL TO ORDER

8 Chairman Dr. Conway called the meeting to order at 6:00PM. Commissioners present were Ross Hustings, Kyle Thompson, John Hagaman and  
9 Carin Brock. Commissioners absent were Vice-Chairman John Womble. Staff members present were Director of Planning and Zoning Ryan Miller,  
10 Senior Planner Henry Lee, Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City engineer Amy  
11 Williams. Staff absent were Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn Price.

## II. APPOINTMENTS

15 1. Appointment with Jerret Smith to consider a request to submit a new zoning application for a Specific Use Permit (SUP) in accordance with Section  
16 02.05(C), *Reapplication*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), and take any  
17 action necessary.

19 Commissioner Hustings made a motion to approve the request to resubmit for a Specific Use Permit (SUP). Commissioner Brock seconded the  
20 motion which passed by a vote of 5-0.

## III. OPEN FORUM

24 *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*  
25 *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*  
26 *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*  
27 *Act.*

29 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  
30 being no one indicating such Chairman Dr. Conway closed the open forum.

## IV. CONSENT AGENDA

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

37 2. Approval of Minutes for the May 27, 2025 Planning and Zoning Commission meeting.

### 3. P2025-016 (BETHANY ROSS)

40 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 *Preliminary*  
41 *Plat* for Erwin Farms Subdivision consisting of 122 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey,  
42 Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) [*Ordinance No. 25-15*] for Single-Family 10  
43 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take  
44 any action necessary.

### 4. P2025-018 (BETHANY ROSS)

47 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 *Master Plat*  
48 for Erwin Farms Subdivision consisting of 122 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract  
49 No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) [*Ordinance No. 25-15*] for Single-Family 10 (SF-10)  
50 District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action  
51 necessary.

53 Commissioner Hustings made a motion to approve the Consent Agenda. Commissioner Thompson seconded the motion which passed by a vote of  
54 5-0.

## V. PUBLIC HEARING ITEMS

58 *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*  
59 *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*  
60 *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*  
61 *to three (3) minutes out of respect for the time of other citizens.*

### 5. Z2025-023 (HENRY LEE)

64 Hold a public hearing to discuss and consider a request by Kyle Peterson on behalf of Dean and Cathy Barrett for the approval of a Specific Use Permit (SUP)  
65 for two (2) Detached Covered Porches on a 0.1653-acre parcel of land identified as Lot 9, Block A, Breezy Hill, Phase IX Addition, City of Rockwall, Rockwall  
66 County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, addressed as 3326 Royal Ridge Drive, and  
67 take any action necessary.  
68

69 **Senior Planner Henry Lee provided a brief summary in regard to the applicant's request. The applicant is requesting a Specific Use Permit (SUP) for**  
70 **two (2) detached covered patios. They're utilizing a 3:12 roof pitch and will incorporate a composite shingle roof. It meets the requirements for**  
71 **Planned Development District 70 (PD-70). Staff mailed out notices to property owner and occupants within 500 feet of the subject property. Staff**  
72 **received two (2) notices in favor of the applicants request.**  
73

74 **Dean Barret**  
75 **3326 Royal Ridge Drive**  
76 **Rockwall, TX 75087**  
77

78 **Kyle Peterson**  
79 **3445 Ridgecross Drive**  
80 **Rockwall TX 75087**  
81

82 **Mr. Peterson came forward and provided additional details in regards to his request.**  
83

84 **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**  
85 **closed the Public hearing and brought the item back for discussion or action.**  
86

87 **Commissioner Hagaman explained he liked that they changed the roof material.**  
88

89 **Commissioner Hustings asked what prompted this case to be a Specific Use Permit (SUP)**  
90

91 **Senior Planner Henry Lee explained there can only be one detached covered patio per property.**  
92

93 **Commissioner Brock asked what the SF had to be.**  
94

95 **Commissioner Thompson made a motion to approve Z2025-023. Commissioner Hustings seconded the motion which passed by a vote of 5-0.**  
96

97 **6. Z2025-024 (HENRY LEE)**

98 Hold a public hearing to discuss and consider a request by Anthony Winkler of Texas Wedge on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land,  
99 LLC for the approval of a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation and a Structure Exceeding 60-Feet in Height in a  
100 Commercial (C) District for a Golf Driving Range on an 7.847-acre parcel of land identified as Lot 11, Block B, Fit Sport Life Addition, Rockwall County, Texas,  
101 zoned Commercial (C) District, generally located at the terminus of Fit Sport Life Boulevard, and take any action necessary.  
102

103 **Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit (SUP) for**  
104 **Outdoor Commercial Amusement/ Recreation and then a structure exceeding 60-feet in height in a Commercial (C) District for a Golf Driving Range.**  
105 **The applicant has come forward before for a SUP to the property on the north. It has been approved through there development of this property.**  
106 **They are requesting 175 feet of netting and they has requested previously. The uses will be the same of what was approved previously, the only**  
107 **thing that was mentioned in the previous meeting would be the parking requirements. The applicant did provide a floor plan and based on what**  
108 **they're showing they will be required 268 parking spaces and they're incorporating 345 parking spaces. Staff mailed out notices to property owners**  
109 **and occupants within 500 feet of the subject property. No notices were received at that time.**  
110

111 **Anthony Winkler**  
112 **637 Cabin Drive**  
113 **Heath, TX 75032**  
114

115 **Mr. Winkler came forward and provided additional details in regard to his request.**  
116

117 **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**  
118 **closed the Public hearing and brought the item back for discussion or action.**  
119

120 **Commissioner Hagaman made a motion to approve Z2025-024. Commissioner Hustings seconded the motion which passed by a vote of 5-0.**  
121

122 **7. Z2025-025 (HENRY LEE)**

123 Hold a public hearing to discuss and consider a request by Felipe Zanotti on behalf of Ryan Moorman of R. D. Morman, Inc. for the approval of a Specific Use  
124 Permit (SUP) for a Wholesale Showroom Facility on a 1.2220-acre parcel of land identified as Lot 26 of the Rainbow Acres Addition, Rockwall County, Texas,  
125 zoned Commercial (C) District, addressed as 263 Ranch Trail, and take any action necessary.  
126

127 **Senior Planner Henry Lee provided a brief summary in regard to the applicant's request. The applicant is requesting a Specific Use Permit (SUP) for**  
128 **a wholesale showroom facility. In this case, when looking at the Unified Development Code (UDC) the main thing it talks about with the conditional**  
129 **land use standard is that the warehouse portion can not exceed 50% of the total floor area. Previously , they provided a floor plan that exceeds this.**  
130 **However, they have supplied a new concept plan showing they will not use more than 50% of the floor for that warehousing portion. Staff mailed out**  
131 **notices to property owner and occupants within 500 feet of the subject property. No notices were received at that time.**

132  
133 Commissioner Hustings asked if this was a similar request to the Electrical Supply Company.

134  
135 Justin Holland  
136 3125 Ridge Road  
137 Rockwall, TX 75032

138  
139 Felipe Zanotti  
140 263 Ranch Trail  
141 Rockwall, TX 75087

142  
143 Mr. Holland came forward and explained they addressed the comments and will only be using 50% of the showroom.

144  
145 Mr. Zanotti came forward and provided additional details in regard to his request.

146  
147 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  
148 closed the Public hearing and brought the item back for discussion or action.

149  
150 Commissioner Thompson made a motion to approve Z2025-025. Commissioner Brock seconded the motion which passed by a vote of 5-0.

151  
152 8. Z2025-026 (ANGELICA GUEVARA)

153 Hold a public hearing to discuss and consider a request by Elijah Tekurio for the approval of a Specific Use Permit (SUP) for a *Detached Garage* on a 0.7702-  
154 acre parcel of land identified as Lot 23, Block A, Stoney Hollow Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District,  
155 addressed as 2743 Stoney Hollow Lane, and take any action necessary.

156  
157 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting approval of a  
158 Specific Use Permit (SUP) for the purpose of constructing a detached garage that exceeds the permissible size on the subject property. The site plan  
159 submitted indicates that the structure will be 35' x 24' or 840SF, exceeding the maximum allowable size by 215 SF. Staff examined other accessory  
160 buildings located on properties along Stoney Hollow Lane, and found that the majority of these accessory buildings were for storage purposes,  
161 making the proposed detached garage the largest of the accessory building in this portion of Stoney Hollow subdivision. Staff should note, that  
162 given the placement of the proposed structure, it appears that it will have limited visibility from the street and does not appear to have a negative  
163 impact on adjacent properties. Staff mailed out notices to property owners and occupants within 500 feet of the subject property. Staff had received  
164 (1) one notice in favor of the applicants request.

165  
166 Commissioner Thompson asked what size the lots are.

167  
168 Director of Planning and Zoning Ryan Miller answered and said Single-Family 16 (Sf-16) is a minimum of 16,000 SF.

169  
170 Commissioner Brock asked if they were going to remove the existing detached garage.

171  
172 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  
173 closed the Public hearing and brought the item back for discussion or action.

174  
175 Commissioner Hustings made a motion to approve Z2025-026. Commissioner Thompson seconded the motion which passed by a vote of 5-0.

176  
177 9. Z2025-027 (ANGELICA GUEVARA)

178 Hold a public hearing to discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for  
179 a Specific Use Permit (SUP) for a *Church/House of Worship (i.e. Ridgeview Church)* for the expansion of an existing *Church* on a 7.052-acre parcel of land  
180 identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as  
181 1362 FM-552, and take any action necessary.

182  
183 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting approval of a  
184 Specific Use Permit (SUP) to allow for an expansion of an existing Church/House of worship and a building that will exceed 25,00SF in a General  
185 Retail (GR) District. Specifically, the expansion will consist of 35,653 SF of internal space and parking areas. When reviewing the applicants request,  
186 staff should point out that the existing building was constructed prior to the property being annexed into the City of Rockwall, and much of the  
187 existing structure is considered to be legally non-conforming. This includes existing parking that is situated between the front facade of the existing  
188 building and FM-552. In addition, the existing church was constructed away from the corner of the FM-552 and Breezy Hill Lane. This aspect of the  
189 existing design makes it difficult for the church/house of worship to be expanded and be in conformance with parking requirements; however, staff  
190 should note that the parking being added with the proposed expansion will meet the required number of parking spaces. As a compensatory measure  
191 for allowing deviation for the parking lot locations, the applicant has proposed increasing the amount of landscaping adjacent to both Breezy Hill  
192 road and FM-552. The applicant has also proposed to provide residential adjacency buffer for the properties north of the subject property. The final  
193 compensatory measure being offered by the applicant is the removal of the two (2) portable classrooms, which will bring the property closer into  
194 conformance with the Unified development Code (UDC). Staff mailed out notices to property owners and occupants within 500 feet of the subject  
195 property.

196  
197 Grayson Hughes  
198 6420 Meadowcreek Drive  
199 Dallas, TX 75254

200  
201 Mr. Hughes came forward and provided additional details in regards to the applicants request.  
202  
203 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  
204 closed the Public hearing and brought the item back for discussion or action.  
205  
206 Commissioner Hagaman asked if they were doubling the size.  
207  
208 Commissioner Thompson made a motion to approve Z2025-027. Commissioner Brock seconded the motion which passed by a vote of 5-0.  
209  
210 10. Z2025-028 (HENRY LEE)  
211 Hold a public hearing to discuss and consider a request by Hailee Handy on behalf of John Liu for the approval of a Zoning Change to amend Planned  
212 Development District 37 (PD-37) being a ~7.10-acre tract of land identified as Lots 1 & 2 of the Dirkwood Estates Addition, City of Rockwall, Rockwall County,  
213 Texas, zoned Planned Development District 37 (PD-37) [Ordinance No.'s 92-44 & 99-44] for Single-Family 16 (SF-16) District land uses, situated within the  
214 North SH-205 Overlay (N. SH-205 OV) District, addressed as 3077 N. Goliad Street [SH-205], and take any action necessary.  
215  
216 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting approval of a Zoning Change to  
217 amend Planned Development District 37 (PD-37). In April the Neighborhood Improvement Services (NIS) contacted the applicant and informing them  
218 that a medical office was not permitted to be operated on that property. No submittal being made to the Planning and Zoning Department the  
219 Neighborhood Improvement Services followed up in mid-May which then prompted the applicant to submit this time for this amendment. When  
220 looking at the letter and the service the applicant provides they operate as a medical office where they provide some medical procedures and they  
221 do them by appointment only. Staff mailed out notices to property owners and occupants within 500 feet of the subject property. No notices were  
222 returned at that time.  
223  
224 Commissioner Hagaman asked what services would be included now in the amendment.  
225  
226 Senior Planner Henry Lee explained that it would be categorized as medical office but it falls more under to the general personal services.  
227  
228 Hailee Handy  
229 3077 N Goliad Street  
230 Rockwall, TX 75087  
231  
232 Mrs. Handy came forward and provided additional details in regard to her request.  
233  
234 Commissioner Hagaman asked if she lived on the property.  
235  
236 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  
237 closed the Public hearing and brought the item back for discussion or action.  
238  
239 Commissioner Brock made a motion to approve Z2025-028. Commissioner Hagaman seconded the motion which passed by a vote of 5-0.  
240  
241 VI. ACTION ITEMS  
242  
243 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*  
244 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*  
245  
246 11. SP2025-018 (HENRY LEE)  
247 Discuss and Consider a request by Mamta Bojjam on behalf of Grey Stogner of Metroplex Acquisition Fund, L.P. for the approval of a Site Plan for Incidental  
248 Display for an ATM on a portion of a 5.16-acre vacant parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall  
249 County, Texas, zoned Planned Development District 70 District (PD-70) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay  
250 (SH-205 BY OV) District, addressed generally located in between 3066 & 3068 N. Goliad Street [SH-205], and take any action necessary.  
251  
252 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a Site Plan for Incidental Display  
253 that is not adjacent to a business, given that the vast majority of the requirements related are not met in this case. Mainly mean they are not a covered  
254 sidewalk, they're not incorporating any landscape standards. It does not meet any of the requirements for incidental display.  
255  
256 Director of Planning and Zoning Ryan Miller explained since the applicant is not present to explain their case staff would respectfully request that  
257 the Planning and Zoning Commission deny this case.  
258  
259 Chairman Dr. Conway made a motion to deny SP2025-018. Commissioner Thompson seconded the motion which was denied by a vote of 5-0.  
260  
261 12. SP2025-020 (BETHANY ROSS) [TABLED TO THE JUNE 24, 2025 PLANNING AND ZONING COMMISSION MEETING]  
262 Discuss and consider a request by Cameron Slown of Teague, Nall, and Perkins, Inc. on behalf of Elias Pope for the approval of an Amended Site Plan for a  
263 Restaurant Without a Drive-Through on a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County,  
264 Texas, zoned Planned Development District 32 (PD-32) [Ordinance No. 17-22], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the  
265 southeast corner of the intersection of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.  
266  
267 13. SP2025-021 (HENRY LEE) [TABLED TO THE JUNE 24, 2025 PLANNING AND ZONING COMMISSION MEETING]

268 Discuss and consider a request by Jared Earney of Kimley-Horn on behalf of Joseph Bickham of Fuel City for a Site Plan for a Retail Store with Gasoline Sales  
269 on a 4.34-acre tract of land identified as a portion of Tract 3 and all of Tract 4-06 of the N. Butler Survey, Abstract 20, City of Rockwall, Rockwall County, Texas,  
270 zoned Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the northwest corner of the intersection  
271 of Airport Road and John King Boulevard, and take any action necessary.  
272

273 VII. DISCUSSION ITEMS

274

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

276

- 277 • P2025-009: Replat for Lot 24, Block A, La Jolla Pointe, Phase 2 Addition (APPROVED)
- 278 • P2025-017: Replat for Lot 7, Block A, Harbor District Addition (APPROVED)
- 279 • Z2025-017: Specific Use Permit (SUP) for a Church/House of Worship at 670 N. Stodghill Road (2<sup>ND</sup> READING; APPROVED)
- 280 • Z2025-018: Zoning Change (AG to SF-1) for 379 N. Country Lane (2<sup>ND</sup> READING; APPROVED)
- 281 • Z2025-020: Specific Use Permit (SUP) for an Accessory Structure for 1214 East Fork Road (2<sup>ND</sup> READING; APPROVED)
- 282 • Z2025-021: Zoning Change (AG to C) for Fuel City (2<sup>ND</sup> READING; APPROVED)

283

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

285

286 VIII. ADJOURNMENT

287

288 **Chairman Dr. Conway adjourned the meeting at 6:49PM**

289

290 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 24<sup>th</sup> day of June  
291 \_\_\_\_\_, 2025.

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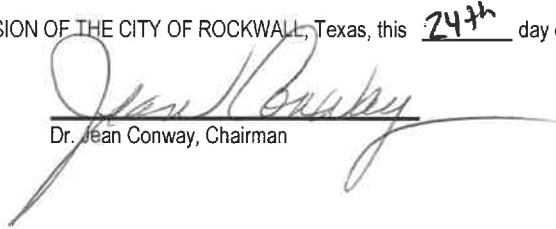
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298

Attest:



Melanie Zavala, Planning Coordinator



Dr. Jean Conway, Chairman