

# MINUTES



PLANNING AND ZONING COMMISSION PUBLIC HEARING MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
OCTOBER 14, 2025 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

## I. CALL TO ORDER

Chairman. Dr. Jean Conway called the meeting to order at 6:00PM. Commissioners present were Ross Husting, 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 Coordinator Melanie Zavala, City Engineer Amy Williams. Staff absent were Planning Technician Angelica Guevara, Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn Price.

## II. OPEN FORUM

*This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.*

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

## III. CONSENT AGENDA

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

1. Approval of Minutes for the September 30, 2025 Planning and Zoning Commission meeting.

### 2. P2025-032 (HENRY LEE)

Consider a request by Dean & Tina Sweat for the approval of a Final Plat for Lots 1 & 2, Block A, Sweat Addition for an 8.67-acre tract of land identified as Tract 23-2 of the S. McFaddin Survey, Abstract No. 142, City of Rockwall, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 200 Sabine Creek Road, and take any action necessary.

Commissioner Hustings made a motion to approve the Consent Agenda. Commissioner Roth seconded the motion which passed by a vote of 7-0.

## IV. PUBLIC HEARING ITEMS

*This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff). The Planning and Zoning Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*

### 3. Z2025-062 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Sairong Cheng of Joyful Claw, LLC on behalf of Jeff Carter of PA Harbor Retail, LLC for the approval of a Specific Use Permit (SUP) for Indoor Commercial Amusement/Recreation on a portion of a 12.89-acre parcel of land identified as Lot 8, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, Suite R103, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. The subject property is located within the Harbor District, and zoned PD-7 for General Retail District land uses. The applicant is requesting a Specific Use Permit for indoor Commercial Amusement and Recreation. Specifically, the applicant is requesting an arcade within the 4,800 SF suite. The harbor is characterized by its live work play environment offering a wide array of shopping dining, entertainment and recreational uses. This may look familiar as on August 12, the Planning and Zoning Commission ultimately recommended denial of the SUP because the Commission did not feel the amount of information provided by the applicant was sufficient to make a positive recommendation. Based on this action, the applicant sent an email to staff, on August 14, requesting to withdraw the case. A subsequent Application was made on September 12 with additional information to better articulate the request. The applicant provided updated renderings, a letter, floor plan, a Dallas morning news article about the growing popularity of this type of facility, and videos of the inside of similar arcade locations. In this case, the arcade use appears to meet all the conditional land use standards and generally conform with the intent of the existing development and the overall district. With all that being said, the approval of a SUP is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. On September 19, 2025, staff mailed 69 notices to property owners and occupants within 500-feet of the subject property. At this time, staff has not received any notices in favor or in opposition of the applicants request.

Hunter Hayes  
10517 Takala Drive

Fort Worth, TX 76179

Soni Cheng  
5315 Isidore Lane  
Missouri City, TX 77459

Jeff Carter  
8222 Douglas Avenue  
Dallas, TX 75225

Mr. Hayes came forward and provided additional details in regards to the applicant's request.

Commissioner Hagaman asked how they plan on evolving the business.

Mr. Hayes explained they would add new prizes in regards to items that are popular.

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 such Chairman Dr. Conway closed the Public Hearing and brought the item back for discussion or action.

Commissioner Roth explained this would be another good business for the area it is located in.

Commissioner Hustings made a motion to approve Z2025-062. Commissioner Brock seconded the motion which passed by a vote of 6-1 with Commissioner Hagaman dissenting.

#### 4. Z2025-063 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by T. J. Mutcherson for the approval 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 0.16-acre tract of land identified as a Tract 36 of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 902 Aluminum Plant Road, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit for Residential infill adjacent to Park Place Phase 2. The proposed home meets all of the density and dimensional requirements for a single-family home in a Single Family 7 District. That being said, the approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. On September 19, 2025, staff mailed 72 notices to property owners and occupants within 500-feet of the subject property. At this time, staff has received one (1) email notice.

TJ Mutcherson  
1549 Wyler Drive  
Forney TX75126

Mr. Mutcherson came forward and explained he is building the house to sell it in the future.

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 such Chairman Dr. Conway closed the Public Hearing and brought the item back for discussion or action.

Commissioner Bentley asked why it would require a SUP.

Commissioner Hustings asked if it is consistent to other houses in the area.

Commissioner Brock made a motion to approve Z2025-063. Commissioner Hustings seconded the motion which passed by a vote of 7-0.

#### 5. Z2025-064 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Phillip Craddock of Craddock Architecture, PLLC on behalf of Clay Shipman of Shipman Fire Protection for the approval of a *Specific Use Permit (SUP)* to exceed the *Maximum Permissible Height in a Commercial (C) District* on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1020 La Jolla Pointe Drive.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. The property is located at 1020 La Jolla Pointe Drive and is currently home to the corporate offices of Shipman Fire and is zoned Commercial (C) District. The applicant is requesting a Specific use permit to exceed the maximum height within the Commercial (C) District which is 60 feet. The applicant is requesting 91 feet, or to exceed the limit by 31 feet. For context, there have been two examples of SUPs approved that were similar in nature to this request. In 2017, a SUP was approved for the Hyatt Hotel southwest of the subject property and in 2024, a SUP was approved for the REDC property northeast of the subject property. The Hotel was approved to exceed the Scenic Overlay District height requirement by 24 feet at a total of 60-feet. The REDC was approved to exceed the Scenic Overlay District Height requirement by 84-feet at a total height of 120-feet. With that being said, a request for a Specific Use Permit (SUP) remains a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. On September 19, 2025 staff mailed 58 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lakeside Village HOA and the Turtle Cove HOA. At this time, staff has not received any notifications in regard to the request.

Commissioner Roth asked how tall there building is today.

Phillip Craddock  
551 Embargo Drive  
Fate, TX 75189

Mr. Craddock explained the building was currently 36 foot.

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 such Chairman Dr. Conway closed the Public Hearing and brought the item back for discussion or action.

Commissioner Brock made a motion to approve Z2025-064. Commissioner Schoen seconded the motion which passed by a vote of 7-0.

#### 6. Z2025-065 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bost of JBR2, LLC for the approval of an Specific Use Permit (SUP) for a Retail Store with Gasoline Sales that has more than Two (2) Dispensers on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the south corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. On October 3<sup>rd</sup> of 2016 City Council approved a Specific Use Permit (SUP) to allow the construction of a retail store with gasoline sales. However, that facility was never constructed since the property still remains vacant till this day. Moving forward today since that SUP did expire the applicant is bringing it forward again asking again for a retail store with gasoline sales. They have now moved all parking in front of the two buildings. In this case, given that it is in a general retail district and not within the overlay district parking is not supposed to be situated between the building and the road way. Given this is a corner lot the parking does not meet the requirement. If concept plan gets approved tonight they will be approving the parking variance and it will not be able to be considered later in the site plan process. Staff did mail out notices to property owners and occupants. There was one (1) notice in opposition of the applicants request. Staff did include operational conditions that the building be required to meet the overlay district standards given this property is not within an overlay district and if approved in the SE property would be required to install a three-tiered landscaping screening with a wrought iron fence.

Commissioner Hagaman asked how the lot would be designed.

Commissioner Bentley asked if they would drop below the parking requirements.

Chairman Dr Conway asked if tis was caddy corner of the other gas station.

Commissioner Roth asked about the building orientation and if it would fit the other gas stations.

Jimmy Strohmeyer  
2701 Sunset Ridge  
Suite 601  
Rockwall, TX 75032

Mr. Strohmeyer came forward and explained they will be abiding overlay district building requirements then they should be able to obtain the parking.

Daniel Bobst  
2701 Sunset Ridge Drive  
Suite 610  
Rockwall, TX 75032

Mr. Bobst came forward and provided additional details in regards to the applicants request.

Commissioner Roth asked if it would be individual.

Commissioner Brock asked where parking would go.

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 such Chairman Dr. Conway closed the Public Hearing and brought the item back for discussion or action.

Commissioner Hagaman made a motion to approve Z2025-065. Commissioner Hustings seconded the motion which passed by the vote of 7-0.

#### V. ACTION ITEMS

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

#### 7. MIS2025-016 (HENRY LEE)

Discuss and consider a request by Gary and Carol Byrd for the approval of a Miscellaneous Case for an Exception for [1] a Front Yard Fence and [2] to the Fence Standards for a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 403 E. Kaufman Street, and take any action necessary.

Senior planner Henry Lee provided a brief summary in regard to the applicants request. The applicant did go through the Historic Preservation Advisory Board (HPAB) and they did recommend approval for this case. The applicant is asking for a front yard fence requirement and along the fence to the rear of the property line. In this case they are doing a wood picket fence that is 42 inches that would fall under the materials and height requirements. This does meet all the standards for a front yard fence. The second part of the request is for approval of the rear property line. This property lines up against Lofland park and there are no other wood fences that are adjacent to Lofland park for the houses that face on to Kaufman street.

Gary Byrd  
707 Cullins Road  
Rockwall, TX 75032

Mr. Byrd came forward and asked if he could go lower in regards to his fence.

Commissioner Husting made a motion to approve MIS2025-016. Commissioner Schoen seconded the motion which passed by a vote of 7-0.

#### 8. MIS2025-017 (BETHANY ROSS)

Discuss and consider a request by John Arnold of Skorburg Company for the approval of a *Miscellaneous Case* for an *Alternative Tree Mitigation Settlement Agreement* for a residential subdivision on a 98.40-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract 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 located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. It is zone PD-104 for SF-10 District land uses. The applicant is requesting An Alternative Tree Mitigation Settlement Agreement for the Erwin Farms Subdivision which was approved earlier this year and consists of 123 residential lots. In this case, the applicant has completed a preliminary tree survey that estimated 4,188 caliper inches would be removed with the development of the subject property. Included with the applicant's submittal is a landscape plan that delineates all of the proposed canopy tree plantings within the development. This includes all of the landscape buffers, open space lots, and the lot trees. Based on the provided landscape plan, 269 canopy trees will be planted by the developer, and 278 canopy trees will be planted on the residential lots, typically by the builder. This equates to a total of 547 canopy trees or 2,188 caliper inches. This brings the total mitigation balance from 4,188 to 2,000 caliper inches planted on-site. At an all cash consideration, the applicant's remaining mitigation balance would be \$200,000.00. In lieu of paying the remaining balance, the applicant is requesting to provide the full amount of \$200,000.00 to fund amenities and park improvements for the adjacent Alma Williams Park. Staff should note that the applicant is making this request in addition to the park fees required by the Municipal Code of Ordinances and the improvements they are already required to be provided per the Planned Development District. According to the Planned Development District, the applicant is required to amenities the subdivision with [1] an eight (8) foot concrete hike & bike trail, [2] a pavilion, [3] two (2) multi-use courts, [4] two (2) retention ponds each with a fountain, [5] two benches, and [7] landscape features. In reviewing the applicant's request, it does appear that it may warrant consideration and may provide benefit to both the City and the applicant; however, all requests for an Alternative Tree Mitigation Settlement Agreement are discretionary decisions for the Planning and Zoning Commission and City Council.

Commissioner Hagaman asked that they want to take the 200 grand and invest it in the park.

Commissioner Brock asked if the 200 thousand reflected the cost of the trees.

Commissioner Schoen asked where the park is located.

Ty Young  
8214 Westchester Drive  
Dallas, TX 75225

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

Commissioner Hagaman made a motion to approve Z2025-017. Commissioner Schoen seconded the motion which passed by a vote of 7-0.

#### 9. SP2025-039 (HENRY LEE)

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 a *Site Plan* for a *Restaurant with 2,000 SF or More with Drive-Through* on a 0.936-acre parcel of land identified as a portion of Lot 18, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located east of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

Senior Planner Henry Lee provided a brief summary regarding the applicant's request. The applicant is seeking approval of a Site Plan for a restaurant with a 2,000-square-foot drive-through component. The proposed site generally conforms with the applicable density and dimensional requirements; however, the applicant is requesting certain exceptions to the code. In terms of parking, the building and patio areas are subject to specific parking requirements. The applicant is proposing to provide 27 parking spaces and they are shy 2 parking spaces. The second item concerns the articulation standards. They do not meet the horizontal articulation requirements for the Unified Development Code (UDC) for a property not located within an Overlay district. No changes are proposed to the building elevations, staff determined that this may be acceptable. The applicant will incorporate materials consistent with the existing design scheme, providing 48% stone façade and masonry elements, as well as vertical objections greater than the required. They also provided a 25-foot landscape buffer in lieu of a 10-foot landscape buffer.

Keaton Mai  
10755 Sandhill Road  
Dallas, TX 75238  
  
Mike Stansberry  
101 E. Cherokee St  
Jacksonville, TX 75766

Mr. Stansberry came forward and explained elevations did not change but are showing articulation and will have new layout of the building.

Commissioner Roth asked how many seats were at the patio.

Commissioner Hagaman made a motion to approve SP2025-039. Commissioner Hustings seconded the motion which passed by a vote of 7-0.

#### VI. DISCUSSION ITEMS

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

- P2025-031: Final Plat for Lots 23 & 24, Block A, Rainbo Acres (APPROVED)
- P2025-033: Final Plat for Lot 2, Block G, Lake Rockwall Estates East Addition (APPROVED)
- P2025-034: Final Plat for Lots 1 & 2, Block A, Rockwall Medical Office Building Addition (APPROVED)
- P2025-035: Replat for Lot 9, Block A, Ellis Centre Phase 2 Addition (APPROVED)
- Z2025-050: Text Amendment to Article 11, *Development Applications and Review Procedures*, of the UDC for Failure to Appear (2<sup>ND</sup> READING; APPROVED)
- Z2025-051: Text Amendment to Article 12, *Enforcement*, of the UDC for the Expiration of Building Permits (2<sup>ND</sup> READING; APPROVED)
- Z2025-052: Text Amendment to Article 05, *District Development Standards*, of the UDC for the Southside Residential Neighborhood Overlay (SRO) District (2<sup>ND</sup> READING; APPROVED)
- Z2025-053: Specific Use Permit (SUP) for a Carwash (WITHDRAWN)
- Z2025-054: Specific Use Permit (SUP) for a *Carport and Accessory Structure* at 2389 Saddlebrook Lane (2<sup>ND</sup> READING; APPROVED)
- Z2025-055: PD Development Plan for a *Medical Office Building* at 1301 S. Goliad Street (2<sup>ND</sup> READING; APPROVED)
- Z2025-056: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 308 Harborview Drive (2<sup>ND</sup> READING; APPROVED)
- Z2025-057: Specific Use Permit (SUP) for a Residence Hotel (TABLED TO THE NOVEMBER 3, 2025 CITY COUNCIL MEETING)
- Z2025-058: Specific Use Permit (SUP) for an *Accessory Structure* at 2310 Sarah Drive (2<sup>ND</sup> READING; APPROVED)
- Z2025-059: Zoning Change from Agricultural (AG) District to Planned Development District for Single-Family 1 (SF-1) District land uses (1<sup>ST</sup> READING; APPROVED)
- Z2025-060: Specific Use Permit (SUP) for an *Accessory Structure* at 710 Hartman Street (2<sup>ND</sup> READING; APPROVED)
- Z2025-061: Zoning Change (MF-14 to SF-7) in the Southside Residential Neighborhood Overlay (SRO) District (2<sup>ND</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.

City Engineer Amy Williams explained that TX Dot from 276 and 205 will be let in February of 26 and that will be a four-lane divided highway. It will be relined and they won't have an offset from 549 anymore.

#### VII. ADJOURNMENT.

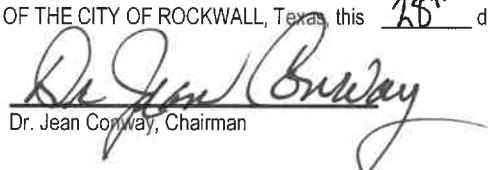
Chairman Dr. Conway adjourned the meeting at 7:14PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 28<sup>th</sup> day of October, 2025.

Attest:



Melanie Zavala, Planning Coordinator



Dr. Jean Conway, Chairman