

AGENDA



PLANNING AND ZONING COMMISSION WORK SESSION 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

(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.

(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. McFadgin 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.

(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.

(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.

(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.

(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.

(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.

(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.

(9) **SP2025-029 (HENRY LEE)**

Discuss and consider a request by Pene Sherman of P. Sherman Construction on behalf of Adam Mitchell for the approval of a Site Plan for an existing *Office/Warehouse* building on a two (2) acre tract of land identified as Tract 23-01 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-30 OV) District, addressed as 3920 IH-30, and take any action necessary.

(10) **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.

(VI) DISCUSSION ITEMS

(11) 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 **(2ND READING; APPROVED)**
- Z2025-051: Text Amendment to Article 12, *Enforcement*, of the UDC for the Expiration of Building Permits **(2ND READING; APPROVED)**
- Z2025-052: Text Amendment to Article 05, *District Development Standards*, of the UDC for the Southside Residential Neighborhood Overlay (SRO) District **(2ND 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 **(2ND READING; APPROVED)**
- Z2025-055: PD Development Plan for a *Medical Office Building* at 1301 S. Goliad Street **(2ND READING; APPROVED)**
- Z2025-056: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 308 Harborview Drive **(2ND 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 **(2ND READING; APPROVED)**
- Z2025-059: Zoning Change from Agricultural (AG) District to Planned Development District for Single-Family 1 (SF-1) District land uses **(1ST READING; APPROVED)**
- Z2025-060: Specific Use Permit (SUP) for an *Accessory Structure* at 710 Hartman Street **(2ND READING; APPROVED)**

- Z2025-061: Zoning Change (MF-14 to SF-7) in the Southside Residential Neighborhood Overlay (SRO) District (**2nd READING; APPROVED**)

(VII) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on October 8, 2025 at 5:00 PM, and remained so posted for at least three (3) business days preceding the scheduled time of said meeting.