

MINUTES



PLANNING AND ZONING COMMISSION PUBLIC HEARING MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
MAY 12, 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.

I. CALL TO ORDER

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8 Chairman Dr. Jean Conway called the meeting to order at 6:00PM. Commissioners present were Vice-Chairman John Hagaman, Ellis Bentley,
9 Douglas Roth, David Schoen and Galen Hilliard. Commissioners absent were Carin Brock 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 and Assistant City Engineer Jonathan Browning. Staff absent were Civil Engineer Madelyn Price.

II. OPEN FORUM

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15 *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*
16 *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*
17 *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*
18 *Act.*

19 Chairman Dr. Conway explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time

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22 **Kathy Johnson**
23 **605 Winding Ridge Lane**
24 **Rockwall, TX 75032**

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26 Mrs. Johnson came forward and expressed concern regarding the rapid growth of Rockwall and its impact on traffic, infrastructure, and the overall
27 character of the community. She stated that residents are frustrated with continued approvals of subdivisions, apartments, retail, and commercial
28 developments despite prior public opposition. Mrs. Johnson urged City officials and the Planning and Zoning Commission to pause additional
29 development until roadway and infrastructure improvements are completed and asked officials to consider their long-term vision for the future of
30 the community.

31 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.
32 Conway closed the open forum.

III. CONSENT AGENDA

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

1. Approval of Minutes for the April 28, 2026 Planning and Zoning Commission meeting.

2. P2026-015 (HENRY LEE)

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42 Discuss and consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a Final Plat for Phase 3 of the Saddle
43 Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract
44 No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-
45 205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and take any
46 action necessary.

3. SP2026-011 (HENRY LEE)

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49 Discuss and consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a Site Plan for Phase 3 of the Saddle
50 Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract
51 No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-
52 205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and take any
53 action necessary.

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56 Vice-Chairman John Hagaman announced that, following his election to the Rockwall City Council as Council Member Place 4, and upon the advice
57 of the City Attorney, he would recuse himself from participation, deliberation, and voting on matters before the Planning and Zoning Commission
58 that may later come before the City Council during the transition period. The Commissioner expressed appreciation to City staff and fellow
59 commissioners for their professionalism, support, and service. He also thanked the citizens of Rockwall for their participation in the public process
60 and encouraged continued involvement in local government and civic engagement.

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62 Commissioner Roth made a motion to approve the Consent Agenda. Commissioner Bentley seconded the motion which passed by a vote of 5-0.

IV. PUBLIC HEARING ITEMS

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6. Z2026-016 (RYAN MILLER) [THE APPLICANT HAS REQUESTED TO TABLED THIS CASE TO JUNE 9, 2026]

Hold a public hearing to discuss and consider a request by Bilal Mashhood on behalf of Abdul Khan of Center for Peace and Mercy for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 2.681-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the north side of Turtle Cove Boulevard, north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740], and take any action necessary.

Chairman Dr. Conway moved to table Z2026-016 to the June 9, 2026 meeting. Commissioner Schoen seconded the motion. The motion to table carried unanimously 5-0.

7. Z2026-017 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205], and take any action necessary.

Senior planner Henry Lee provided a brief summary in regard to the applicants request. Staff noted that the project may appear familiar to the Commission, as similar proposals had previously been reviewed on parcels closer to Interstate 30 near Fit Sport Life Boulevard. The applicant is requesting a Specific Use Permit for outdoor commercial amusement and to exceed the maximum height requirement of 60 feet within a commercial district. Specifically, the request is for the poles supporting the driving range netting, which are proposed at a maximum height of 200 feet. Staff noted that the maximum height permitted through a Specific Use Permit within the commercial district is 240 feet. In addition to the driving range, the applicant is proposing miniature golf, indoor commercial amusement in the form of an arcade and bowling alley, restaurants, and a banquet event facility. Staff reviewed the preliminary parking calculations and noted that, based on the approximate square footage provided, the development would require approximately 248 parking spaces, while the applicant is currently showing 193 spaces. Staff clarified that approval of the Specific Use Permit would not constitute approval of a parking variance, and parking compliance would be addressed during the site plan review process. Staff further noted that the size of the property provides opportunities for additional parking to be added if necessary. Staff stated that notices were mailed on April 26, 2026, to 94 property owners and occupants within 500 feet of the subject property. At the time of the report, staff had received 11 notices in opposition and three in favor. Staff also provided distance exhibits in response to concerns regarding proximity to neighboring residential properties. The nearest neighborhood to the northwest is approximately 900 to 1,000 feet from the proposed use area, while properties to the east are approximately 230 to 300 feet away across a future six-lane highway. Staff noted that the Comprehensive Plan designates the area for future commercial retail development and encourages unique destination-type developments within the City of Rockwall, which the proposal appears to support. Staff concluded by stating that the request is a discretionary decision for the City Council and that the item is before the Planning and Zoning Commission for recommendation.

Commissioner Hilliard asked if this was already approved for I-30.

Anthony Winkler
637 Calvin Drive
Heath, TX 75032

The applicant stated that the proposal is intended to be an entertainment center featuring dining and an event hall, which he believes is needed within the city. He explained that the development would be a family-oriented establishment rather than a franchise and would include several dining options, including a sports bar, a higher-end restaurant, and an eatery. The applicant also noted that the project would include an event hall with seating for approximately 350 people to accommodate weddings, business meetings, training sessions, and seminars. Additional amenities would include duck pin bowling, which the applicant stated is not currently available within approximately an hour of the area, as well as an arcade, driving range, and miniature golf.

Commissioner Roth asked how long the driving range would be.

Commissioner Schoen asked if there would be light pollution and sound pollution.

David Naylor
950 Sids Road
Rockwall, TX 75087

Mr. Naylor came forward and explained they are not planning on moving the tress since they're in the floodplain

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

Justin Hoffel
760 Pebble Creek Lane
Rockwall, TX 75032

Mr. Hoffel expressed concerns about both the visual impact of the proposed development and the increase in traffic it could generate along Ralph Hall Parkway. He stated that traffic in the area has already become significantly worse over the past several years, with many drivers using nearby residential streets as alternate routes. The speaker explained that traffic delays at the intersection of Ralph Hall Parkway and SH 205 are already lengthy, often requiring several light cycles to get through the intersection, and believed the proposed entertainment development would further

268 conditions as already difficult due to delays at traffic signals. Mrs. Wacker concluded by stating opposition to the proposal and reiterated the belief
269 that the development would be better suited along Interstate 30 or in a less residential area.

270
271 **Brian Schwartz**
272 2735 Capstone Way
273 Rockwall, TX 75087

274
275 Mr. Schwartz stated that their property is located along Mims Road and expressed concerns about the increasing traffic in the area. He explained
276 that Mims Road has become a major thoroughfare in recent years and is significantly busier than when they originally purchased their property. He
277 believed the proposed development would add even more traffic to the surrounding roadways, particularly from vehicles traveling along Sids Road
278 and using Mims Road to access northbound routes. He further stated that traffic conditions worsened after the connection between Highway 276
279 and Sids Road was completed, describing Mims Road as having become a "racetrack" on Friday and Saturday nights due to speeding vehicles. He
280 also expressed concerns regarding the noise associated with traffic activity in the area and concluded by stating opposition to the proposed
281 development.

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283 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.
284 Conway closed the public hearing and brought the item back to Commission for discussion or action.

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286 Mr. Bentley asked what the time frame was.

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288 Mr. Winkler explained they are hoping to start by the fourth quarter and open by the fourth quarter of 27.

289
290 Commissioner Roth asked they were needing a SUP.

291
292 Commissioner Schoen asked if the intent for traffic to enter the site directly from SH 205, or will access to the property be provided through Sids
293 Road.

294
295 Commissioner Schoen made a motion to approve Z2026-017. Commissioner Bentley seconded the motion which passed by a vote of 3-2 with
296 Commissioner Roth and Conway dissenting

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298 **8. Z2026-018 (ANGELICA GUEVARA)**

299 Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for Residential
300 Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 3, Block A,
301 Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action
302 necessary.

303
304 Planning Technician Angelica Guevara stated that the proposed single-family home meets all density and dimensional requirements for property
305 zoned Single-Family 7 District, with the exception of the garage setback requirement. Staff explained that the applicant is proposing a front-entry
306 garage that extends approximately 4 1/4 inches in front of the front façade of the home rather than meeting the required setback of 20 feet behind
307 the front façade. Staff further noted that this type of garage orientation is not uncommon among newer homes in the surrounding area. Staff stated
308 that on April 21, 2026, notices were mailed to 95 property owners and occupants within 500 feet of the subject property and that, at the time of the
309 report, two notices in opposition had been received. Staff also noted that a housing analysis and draft ordinance were included in the meeting packet.

310
311 **Javier Silva**
312 58 Windsor Drive
313 Rockwall, TX 75032

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315 Mr. Silva came forward and provided additional details in regard to his request.

316
317 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
318 such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.

319
320 Commissioner Bentley made a motion to approve Z2026-018. Commissioner Hilliard seconded the motion which passed by a vote of 5-0.

321
322 **9. Z2026-019 (ANGELICA GUEVARA)**

323 Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for Residential
324 Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 2, Block A,
325 Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and take any action
326 necessary.

327
328 Planning Technician Angelica Guevara stated that the applicant is again requesting approval of a Specific Use Permit for the construction of a single-
329 family home on the subject property. Staff explained that, similar to the previous request, the proposed home meets all density and dimensional
330 requirements of the Unified Development Code, with the exception of the garage setback requirement. Staff noted that the proposed garage is
331 oriented approximately 6 feet, 3 1/2 inches in front of the front façade of the home, rather than meeting the required setback of 20 feet behind the
332 front façade. Staff further stated that this type of garage orientation is not atypical for the surrounding area. Staff also noted that notices were mailed
333 to property owners and occupants within 500 feet of the subject property and that one notice in favor and three notices in opposition to the request
334 were received.

404 810 Aroco Bend
405 Princeton, TX 75407
406

407 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
408 such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.
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410 Commissioner Schoen made a motion to approve Z2026-022. Commissioner Hilliard seconded the motion which passed by a vote of 5-0.
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412 13. Z2026-023 (ANGELICA GUEVARA)

413 Hold a public hearing to discuss and consider a request by Samuel Angel Hernandez Ramirez for the approval of a Specific Use Permit (SUP) for an existing
414 Accessory Structure on a 0.344-acre parcel of land identified as Lot 48 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family
415 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 304 E. Bourn Street, and take any action
416 necessary.
417

418 Planning Technician Angelica Guevara stated that the applicant is requesting approval of a Specific Use Permit for an existing accessory structure
419 located on the subject property. Staff explained that the Building Inspections Department initially notified staff that an unpermitted structure was
420 under construction and exceeded the maximum allowable size requirements, prompting the applicant to submit a Specific Use Permit application to
421 bring the structure into compliance. During the review process, staff also became aware of an additional unpermitted structure on the property;
422 however, the applicant has since submitted a building permit application for that structure. Based on the submitted site plan and building elevations,
423 staff noted that the existing accessory structure measures approximately 24 feet by 10 feet, is located within the rear yard, has an overall height of
424 10 feet, and is currently supported on concrete blocks. Staff further explained that the structure does not meet the required separation distance
425 between structures. To address this issue, the applicant revised the site plan to reduce the structure size by 4 feet, resulting in a revised total size
426 of 200 square feet in order to achieve compliance with the minimum separation requirement. Staff also noted that if the request is approved, no
427 additional accessory structures would be permitted on the property. On April 21, 2026, staff mailed 123 notices to property owners and occupants
428 within 500 feet of the subject property and, at the time of the report, had received one notice in opposition to the request.
429

430 Sam Hernandez
431 304 E Borun Street
432 Rockwall TX 75087
433

434 Mr. Hernandez explained that the accessory structure was constructed to serve as a private gym space for his son to practice boxing. The applicant
435 stated that his son no longer wanted to train at a public gym, so boxing equipment was initially placed in the garage. However, after concerns about
436 damage to vehicles stored in the garage, the applicant decided to construct a separate structure in the backyard for boxing practice and training
437 purposes. The applicant acknowledged that the structure was built prior to obtaining approval and stated that he would like the opportunity to bring
438 the structure into compliance and continue using it if the request is approved.
439

440 Commissioner Bentley asked if the building is originally supposed to be on concrete slab.
441

442 Commissioner Schoen asked whether the applicant was also requesting a variance to allow the structure to remain without a concrete foundation.
443

444 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
445 such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.
446

447 Commissioner Bentley asked if it has electricity.
448

449 Commissioner Schoen denied Z2026-023 without prejudice. Commissioner Bentley seconded the motion which was denied without prejudice by a
450 vote of 5-0.
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452 14. Z2026-024 (HENRY LEE)

453 Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of a Zoning Change from a Commercial (C) District to a Heavy
454 Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County,
455 Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary.
456

457 Senior Planner Henry Lee stated that the subject property is located southwest of the Specific Use Permit request for outdoor recreation that had
458 been presented earlier in the meeting. The applicant is requesting approval of a zoning change from Commercial District to Heavy Commercial
459 District. Staff explained that the Comprehensive Plan recommends preserving existing development patterns in the area and discouraging the
460 encroachment of incompatible land uses. In this case, staff noted that the proposed zoning request appears to align with the intent of the
461 Comprehensive Plan because it would bring the property into greater conformity with the surrounding zoning classifications. Staff also noted that if
462 the property is developed in the future, the applicant would be required to construct all necessary infrastructure improvements associated with the
463 development. Staff further stated that notices were mailed on April 21, 2026, to 14 property owners and occupants within the notification area and
464 that one notice in favor of the request had been received.
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466 Commissioner Schoen asked if the property was next to the Rockwall ISD bus barn.
467

468 David Naylor
469 950 Sids Road
470 Rockwall, TX 75032
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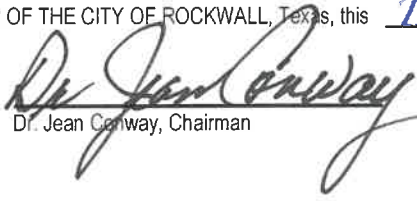
- 539 • Z2026-012: Text Amendment to Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) (2ND READING;
540 APPROVED)
541 • Z2026-013: Zoning Change Amending Planned Development District 76 (PD-76) (2ND READING; APPROVED)
542 • Z2026-014: Zoning Change Amending Planned Development District 46 (PD-46) (DENIED)
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544 Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.
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546 VII.ADJOURNMENT
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548 Chairman Dr. Conway adjourned the meeting at 8:10PM
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550 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 26th day of May
551 _____, 2026.


Dr. Jean Conway, Chairman

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554 Attest: 
555 _____
556 Melanie Zavala, Planning Coordinator
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558