

AGENDA



PLANNING AND ZONING COMMISSION PUBLIC HEARING MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
FEBRUARY 10, 2026 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) APPOINTMENTS

- (1) Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

(III) 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.

(IV) 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.

- (2) Approval of Minutes for the January 27, 2026 Planning and Zoning Commission meeting.

(3) **P2025-045 (HENRY LEE)**

Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development (US), Inc. for the approval of a Final Plat for Phase 1 of the Juniper Subdivision, being a 143.431-acre tract of land identified as Tract 7 of the W. H. Baird Survey, Abstract No. 25 and Tract 3 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single Family 10 (SF10) District land uses, generally located west of the intersection of FM-549 and Wimberley Lane, and take any action necessary.

(4) **SP2025-048 (HENRY LEE)**

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development (US), Inc. for the approval of a Site Plan for Phase 1 of the Juniper Subdivision on a 143.431-acre parcel of land identified as Tract 7 of the W. H. Baird Survey, Abstract No. 25 and Tract 3 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single Family 10 (SF10) District land uses, generally located west of the intersection of FM-549 and Wimberley Lane, and take any action necessary.

(V) 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.

(5) **Z2026-001 (RYAN MILLER)**

Hold a public hearing to discuss and consider a Text Amendment to Article 04, Permissible Uses, of the Unified Development Code (UDC) for the purpose of allowing the Banquet Facility/Event Hall land use by Specific Use Permit (SUP) in a Light Industrial (LI) District, and take any action necessary.

(6) **Z2026-002 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 846-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 214 Blanche Drive, and take any action necessary.

(7) **Z2026-004 (BETHANY ROSS) [STAFF IS REQUESTING THAT THIS APPLICATION BE WITHDRAWN]**

Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a Specific Use Permit (SUP) for an Accessory Building on a 1.4969-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) District, addressed as 1982 Sterling Court, and take any action necessary.

(VI) **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.

(8) **SP2025-042 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO THE FEBRUARY 24, 2026 MEETING]**

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 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 Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2200 Ridge Road [FM-740], and take any action necessary.

(9) **SP2025-045 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO THE FEBRUARY 24, 2026 MEETING]**

Discuss and consider a request by Cliff Lewis of Cliff Lewis Builders on behalf of Natalee Davenport of Davenport Rental Properties, LLC for the approval of a Site Plan for an Office Building on a 0.43-acre parcel of land identified as Lot 1, Block A, West Street Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 202 Interurban Street, and take any action necessary.

(10) **SP2026-001 (BETHANY ROSS)**

Discuss and consider a request by Jason Cluth of SC Architecture on behalf of Jawad Rawra of Rawra Group for the approval of an Amended Site Plan for an existing Restaurant, 2,000 SF or Greater, with a Drive-Through or Drive-In on a 1.154-acre parcel of land identified as Lot 1, Block 1, HJG Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1801 S. Goliad Street [SH-205], and take any action necessary.

(11) **SP2026-002 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO THE FEBRUARY 24, 2026 MEETING]**

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 Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

(VII) **DISCUSSION ITEMS**

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

- P2026-001: Replat for Lots 4 & 5, Block A, The Shores Club House Phase Addition (**APPROVED**)
- P2026-002: Replat for Lot 29 of the Skyview Country Estate No. 3 Addition (**APPROVED**)
- P2026-003: Final Plat for Lot 1, Block A, National Addition (**APPROVED**)
- P2026-004: Lots 19-21, Block A, Creekside Commons Addition (**APPROVED**)
- Z2025-074: Specific Use Permit (SUP) for a Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In at 1011 S. Goliad Street (**2ND READING; APPROVED**)
- Z2025-078: Zoning Change from Single-Family 7 (SF-7) District to a Planned Development District for the Rockwall Community Playhouse (**2ND READING; APPROVED**)
- Z2025-075: Zoning Change (SF-7, SF-10, & GR to PD for GR) for First Baptist Church of Rockwall (**1ST READING; APPROVED**)

(VIII) **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 February 4, 2026 at 5:00 PM, and remained so posted for at least three (3) business days preceding the scheduled time of said meeting.