

# MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
MAY 26, 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

5  
6  
7  
8 **Chairman Dr. Conway** called the meeting to order at 6:00PM. Commissioners present were Carin Brock, Ellis Bentley, David Schoen and Galen  
9 Hilliard. Commissioners absent were Douglas Roth. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry  
10 Lee, Senior Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams and  
11 Civil Engineer Madelyn Price, Staff absent were Assistant City Engineer Jonathan Browning,

## II. APPOINTMENTS

12  
13  
14  
15 1. **Appointment with the Architectural Review Board (ARB) Chairman** to receive the Architectural Review Board's recommendations and comments  
16 for items on the agenda requiring architectural review.

17  
18 **The Architectural Review Board** reviewed several building elevations and provided design recommendations related to parapets, pony walls,  
19 articulation, massing, and rooftop screening to enhance the residential character and better conceal rooftop mechanical units. The Board also  
20 recommended revisions to façade materials, including additional stone elements and adjustments to brick and stone combinations for greater  
21 consistency and visual appeal. One building was found to not meet several overlay district requirements related to articulation, materials, and four-  
22 sided architecture, and the applicant was directed to further review and revise the design to comply with the overlay standards. The Board expressed  
23 general support for the remaining buildings, pending verification that rooftop mechanical equipment would be adequately screened from public view.

## III. OPEN FORUM

24  
25  
26  
27 *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*  
28 *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*  
29 *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*  
30 *Act.*

31  
32 **Chairman Dr. Conway** explained how open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being  
33 no one indicating such **Chairman Dr. Conway** closed the open forum.

## IV. CONSENT AGENDA

34  
35  
36  
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.*

39  
40 2. Approval of the Minutes for the April 16, 2026 Planning and Zoning Commission meeting.

### 3. P2026-019 (ANGELICA GUEVARA)

41  
42 Consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of Sixfold Ventures, LLC for the approval of a *Final Plat* for Lot  
43 1, Block A, Sixfold Addition being a 0.15-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas,  
44 zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

### 4. SP2026-016 (HENRY LEE)

45  
46  
47 Discuss and consider a request by Valarie Williamson of Johnson Volk Consulting on behalf of Brian Cramer of Corson Cramer Development for the approval  
48 of a *Site Plan* for an *Amenity Center* for the Southside Hills Subdivision situated on a 1.099-acre portion of a larger 262.94-acre tract of land identified as  
49 Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development  
50 District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. *Goliad Street*] south  
51 of the intersection of SH-205 and FM-549, and take any action necessary.

52  
53  
54 **Commissioner Bentley** made a motion to approve the Consent Agenda. **Commissioner Schoen** seconded the motion which passed by a vote of 5-0  
55 with **Commissioner Roth** absent and one vacant seat.

## V. ACTION ITEMS

56  
57  
58  
59 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*  
60 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*

61  
62 5. MIS2026-009 (BETHANY ROSS)

63 Discuss and consider a request by Erin Neill for the approval of a *Miscellaneous Case* for a *Minor Waiver* to the Downtown (DT) District requirements on a  
64 0.115-acre tract of land identified as Lot 6B and a portion of Lot 7A, Block J, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown  
65 (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 107 N. Goliad Street, and take any action necessary.

66  
67 **Senior Planner Bethany Ross explained that the request was for an approval of a Minor Waiver to the Downtown District requirements for 107 North**  
68 **Goliad Street, located within the Downtown District and the SH 66 Overlay District. Mrs. Ross stated that the applicant was proposing updates to the**  
69 **existing front façade of Hanby Insurance, including replacement of the existing doors and windows, installation of a black sign insert, and painting**  
70 **the doors, window trim, accent areas, and canopy black. Mrs. Ross noted that the applicant indicated the existing wood doors and windows had**  
71 **deteriorated and that the proposed improvements were intended to address maintenance and security concerns while retaining the existing brick**  
72 **façade. Mrs. Ross explained that the waiver was required because the Downtown District regulations limit black to an accent color comprising less**  
73 **than one percent of the building façade, whereas the proposed black elements would exceed that limitation. Mrs. Ross further noted that the request**  
74 **was a discretionary decision of the Planning and Zoning Commission.**

75  
76 **Commissioner Bentley why it would be considered a minor waiver instead of a major waiver.**

77  
78 **Erin Neil**  
79 **3410 Ridgexcross Drive**  
80 **Rockwall, TX 75087**

81  
82 **Mrs. Neill came forward and expressed the rendering on the left is the actual picture of what it looks like today and what they are requesting.**

83  
84 **Commissioner Brock asked if they're only approving the accent colors.**

85  
86 **Commissioner Bentley asked if they had looked at other colors.**

87  
88 **Commissioner Brock made a motion to approve MIS2026-009. Commissioner Hilliard seconded the motion which passed by a vote of 5-0.**

89  
90 **6. MIS2026-010 (ANGELICA GUEVARA)**

91 Discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a *Miscellaneous Case* for an *Exception* to the *Fence Standards*  
92 on a 0.42-acre parcel of land identified as Lot 1, Block 1, Shaw Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District,  
93 addressed as 403-B S. Clark Street, and take any action necessary.

94  
95 **Planning Technician Angelica Guevara explained that the subject property contains a 3,137-square-foot single-family residence and a 650-square-**  
96 **foot guest quarters, both constructed in 2025. Ms. Guevara stated that the applicant was requesting an exception to the fence standards of the**  
97 **Unified Development Code (UDC). Mrs. Guevara noted that a fence permit was issued on March 3, 2026, for the construction of a new residential**  
98 **fence. During the inspection process, staff found that the fence had been installed incorrectly, as the metal posts were oriented outward toward**  
99 **neighboring properties rather than facing the private side of the property as required by the UDC. Mrs. Guevara explained that the UDC requires**  
100 **residential fences to be constructed of cedar board-on-board materials, maintain a height between six and eight feet, and place all posts and framing**  
101 **on the interior, or private, side of the fence. Mrs. Guevara further stated that the applicant had constructed a seven-foot cedar fence with metal posts**  
102 **and, as a mitigating measure, wrapped the exposed posts with cedar materials. Mrs. Guevara noted that while the fence orientation does not comply**  
103 **with UDC standards, the posts have limited visibility from the public street, as reflected in the photographs provided to the Commission, and the**  
104 **installation does not appear to negatively affect adjacent properties. Mrs. Guevara concluded by stating that approval of the exception is a**  
105 **discretionary decision of the Planning and Zoning Commission and requires a supermajority vote, meaning four affirmative votes are necessary for**  
106 **approval.**

107  
108 **Javier Silva**  
109 **58 Windsor Drive**  
110 **Rockwall, TX 75032**

111  
112 **Mr. Silva came forward and provided details in regard to the applicants request.**

113  
114 **Commissioner Schoen made a motion to approve MIS2026-010. Commissioner Bentley seconded the motion which passed by a vote of 5-0.**

115  
116 **7. Hold an election to elect a *Vice-Chairman* for the Planning and Zoning Commission in accordance with Subsection 03.03(B) of Article 02, *Development Review***  
117 ***Authority*, of the Unified Development Code (UDC), and take any action necessary.**

118  
119 **Commissioner Hilliard made a motion to nominate David Schoen. Commissioner Bentley seconded the motion which passed by a vote of 5-0.**

120  
121 **VI. DISCUSSION ITEMS**

122  
123 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*  
124 *forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items*  
125 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*  
126 *following cases is June 9, 2026.*

127  
128 **8. Z2026-027 (HENRY LEE)**

129 Hold a public hearing to discuss and consider a request by James Roland of JR Hilltop Homes on behalf of Leon and Gracie Walker for the approval of a Zoning  
130 Change from Agricultural (AG) District to Single-Family 16 (SF-16) District for a 0.651-acre parcel of land identified as Lot 17 of the Maytona Ranch Estates  
131 Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1204 Marilyn Jayne Lane, and take any action necessary.

132  
133 **Senior Planner Henry Lee stated the previous house and structures on the property were destroyed by fire and that the intent is to rebuild a single-**  
134 **family residence on the site. Mr. Lee noted that the property is currently zoned Agricultural District, which does not permit the proposed residential**  
135 **use by right. Therefore, the applicant is requesting the zoning change to allow the redevelopment of the property. Mr. Lee further explained that, if**  
136 **the zoning request is approved, the applicant would still be required to obtain a Specific Use Permit before moving forward with development of the**  
137 **single-family residence.**

138  
139 **James Roland**  
140 **429 Columbia Drive**  
141 **Rockwall, TX 75032**

142  
143 **Mr. Roland came forward and explained the house burned down and they have to build a new single-family home.**

144  
145 **Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on June 9, 2026.**

146  
147 **9. Z2026-028 (HENRY LEE)**

148 Hold a public hearing to discuss and consider a request by Elliott Huff for the approval of a Zoning Change from Agricultural (AG) District to Single-Family 1  
149 (SF-1) District for a four (4) acre tract of land identified as Tract 22-07 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas,  
150 zoned Agricultural (AG) District, addressed as 520 Cornelius Road, and take any action necessary.

151  
152 **Elliot Huff**  
153 **312 Nakoma Drive**  
154 **Rockwall, TX 75032**

155  
156 **Mr. Huff addressed the Commission and explained that he intends to construct a single-family residence on the property; however, a rezoning**  
157 **request is necessary to permit the proposed use.**

158  
159 **Commissioner Brock asked if they are planning to subdivide the property.**

160  
161 **Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on June 9, 2026.**

162  
163 **10. Z2026-029 (ANGELICA GUEVARA)**

164 Hold a public hearing to discuss and consider a request by Ariel Palacios for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established  
165 Subdivision for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 2, Block G, Lake Rockwall Estates East  
166 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed  
167 as 178 Lynne Drive, and take any action necessary.

168  
169 **Planning Technician Angelica Guevara explained that the request was for an approval of a Specific Use Permit amendment to allow modifications to**  
170 **a previously approved single-family residence. Mrs. Guevara stated that City Council had approved a Specific Use Permit in February 2025 permitting**  
171 **the construction of the home. As part of that approval, the building elevations reflected a combination of Hardie board siding and brick exterior**  
172 **materials. Mrs. Guevara noted that the applicant was requesting approval to modify the exterior building materials to an all-Hardie board façade,**  
173 **which requires consideration and approval by City Council as a special request. Mrs. Guevara further explained that the proposed garage does not**  
174 **meet the standard setback requirement, as it extends approximately 11 feet in front of the primary façade of the home rather than being located 20**  
175 **feet behind it. However, she noted that the garage configuration and associated setback waiver were previously approved as part of the original**  
176 **Specific Use Permit and are not proposed to be modified with this request.**

177  
178 **Vice-Chairman Schoen asked what was approved prior.**

179  
180 **Commissioner Bentley asked if they explained why they had switched to Hardie board.**

181  
182 **Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on June 9, 2026.**

183  
184 **11. SP2026-013 (BETHANY ROSS)**

185 Discuss and consider a request by Kevin Patel of Triangle Engineering on behalf of Mohib Masani of MACA Development, LLC for the approval of a Site Plan  
186 for Office/Warehouse Building on a 4.07-acre tract of land identified as a portion of Lot 9, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County,  
187 Texas, zoned Light Industrial (LI) District, generally located west of the intersection of Capital Boulevard and Data Drive, and take any action necessary.

188  
189 **Senior Planner Bethany Ross explained that the request was for approval of a site plan. Mrs. Ross stated that the proposed development included**  
190 **two requested exceptions: one related to the Light Industrial District building articulation requirements and the second concerning the required**  
191 **secondary building materials. Mrs. Ross further noted that staff needed additional clarification regarding the parking layout, as the parking spaces**  
192 **located within the gated area of the site do not count toward the minimum required parking. She stated that staff would be seeking updated**  
193 **information from the applicant regarding the parking calculations and compliance with the parking requirements.**

194  
195 **Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on June 9, 2026.**

197 12. **SP2026-014 (BETHANY ROSS)**

198 Discuss and consider a request by Mathew Smith of Strohmeyer Architects, Inc. on behalf of Dan Bobst for the approval of a *Site Plan* for *Office Building* on a  
199 4.6540-acre parcel of land identified as Lot 1, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed  
200 as 5133 S. FM-549, and take any action necessary.

201  
202 **Mathew Smith**  
203 **2701 Sunset Ridge**  
204 **Rockwall, TX 75032**  
205

206 **Mr. Smith addressed the Commission and explained that the proposal consists of the construction of a 20,000-square-foot office building on the**  
207 **subject property. He stated that the existing house currently located on the site would be demolished as part of the development. Mr. Smith noted**  
208 **that the property is located near the intersection of State Highway 205 and FM 549, on the corner across from the 7-Eleven convenience store and**  
209 **the recently constructed McDonald's restaurant.**

210  
211 **Commissioner Schoen asked if they would add more parking.**

212  
213 **Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on June 9, 2026.**  
214

215 13. **SP2026-015 (HENRY LEE)**

216 Discuss and consider a request by Thong Thai of B + A Architecture, LLC on behalf of Kim Lien Thi Nguyen of Beauty Legacy, LLC for the approval of a *Site*  
217 *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  
218 Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2200 Ridge Road [FM-740], and take any action necessary.

219  
220 **Senior Planner Henry Lee explained that the project had previously been considered by the Commission and was denied without prejudice to allow**  
221 **the applicant an opportunity to revise the proposal. Mr. Lee stated that the Commission had expressed concerns regarding the number of variances**  
222 **requested and encouraged the applicant to reduce them before resubmittal. He noted that the applicant had since revised the plans and resubmitted**  
223 **the project with fewer variances. Mr. Lee further explained that the only additional comment from the Architectural Review Board (ARB) was a request**  
224 **for the building elevations to depict the parapets behind the primary façade elements so that the design of the parapets could be fully evaluated. He**  
225 **added that the ARB also requested a roof plan demonstrating how the parapets would function and confirming that all rooftop mechanical units**  
226 **(RTUs) would be fully screened from view.**

227  
228 **Henry Nguyen**  
229 **1330 Glenfield Avenue**  
230 **Dallas, TX 75224**  
231

232 **Mr. Nguyen came forward and explained he has been working with Mr. Lee on his comments.**

233  
234 **Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on June 9, 2026.**  
235

236 14. **SP2026-017 (HENRY LEE)**

237 Discuss and consider a request by Mitchell Mulholland of Cross Engineering Consultants, Inc. on behalf of Kris Ramji of Providence Village Neighborhood Shops  
238 on 380 by Slate, LLC and SV Rockwall, LLC for the approval of a *Site Plan* for two (2) *Commercial/Retail Buildings* on a 3.854-acre portion of a larger 11.836-  
239 acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development  
240 District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay  
241 (SH-276 OV) District, located at the southeast corner of the intersection of John King Boulevard and SH-276, and take any action necessary.

242  
243 **Senior Planner Henry Lee stated that he wanted to reiterate the comments made by the Architectural Review Board Chairman regarding the proposed**  
244 **building elevations. Mr. Lee explained that the Board requested the applicant take another look at the General Overlay District architectural standards**  
245 **and consider revisions to the elevations that would better meet the intent and requirements of those standards.**

246  
247 **Mitchell Mulholland**  
248 **1720 W. Virginia Street**  
249 **McKinney, TX 75069**  
250

251 **The applicant addressed the Commission and explained that the proposal consists of two multi-tenant retail buildings intended to accommodate a**  
252 **mix of retail and restaurant uses. The applicant noted that one of the proposed tenants may include a drive-through use and acknowledged that a**  
253 **Specific Use Permit (SUP) would likely be required for that component at a later date. When asked about the recommendations from the Architectural**  
254 **Review Board (ARB), the applicant stated that he was not directly involved in the architectural review process, as he was serving as the civil engineer**  
255 **for the project. He explained that the project architect was aware of the ARB comments and had already begun coordinating with City staff to discuss**  
256 **the recommendations and address any outstanding concerns.**

257  
258 **Commissioner Bentley asked what were the few items that were not conforming.**

259  
260 **Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on June 9, 2026.**  
261

262 15. **SP2026-018 (BETHANY ROSS)**

263 Discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Mike Wurster of Subtle Grounds, LLC for the approval of a *Site Plan* for a  
264 *Restaurant with Drive-Through or Drive-In* on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development

265 Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District  
266 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King  
267 Boulevard, and take any action necessary.  
268

269 **Tyler Adams**  
270 **100 N. Cottonwood Drive**  
271 **Richardson, TX 75080**  
272

273 **Mr. Adams addressed the Commission and explained that the proposal consists of a two-building mixed-use development located at the corner of**  
274 **North John King Boulevard and Park Hills Drive. The applicant stated that the southern building is intended to be occupied by a coffee shop, while**  
275 **the second building is being designed as a speculative retail building. However, the site has been planned under the assumption that restaurant**  
276 **uses would generate the highest parking demand, and the parking calculations were developed accordingly. The applicant noted that several of the**  
277 **comments identified by staff stemmed from differing interpretations of certain site design requirements and stated that the applicant intends to**  
278 **continue working with staff to address those concerns. He indicated that no architectural variances would be pursued and expressed confidence**  
279 **that a solution could be reached that complies with City standards. The applicant further explained that significant utility coordination has occurred**  
280 **along North John King Boulevard, including efforts to extend electrical service to an adjacent development. As part of those improvements, a 16-**  
281 **inch water line was relocated within the fire lane to create additional space on the site. He stated that the original design approach was intended to**  
282 **mirror the setbacks and layout of the neighboring development; however, utility and infrastructure constraints required modifications to that**  
283 **approach. The applicant also discussed landscape and easement constraints along North John King Boulevard, noting that the required landscape**  
284 **buffer is impacted by existing utility easements, limiting the available area for berms and other landscaping features. He stated that the applicant**  
285 **would continue coordinating with staff and engineering personnel to address those challenges. Regarding the building elevations, the applicant**  
286 **acknowledged comments received during the Architectural Review Board process concerning the roof design and screening of rooftop mechanical**  
287 **equipment. He stated that the design team is actively working with staff to refine the sloped roof design while accommodating modern building**  
288 **requirements. The applicant emphasized that rooftop units would be fully screened from public view and noted that screening is particularly**  
289 **important because the site sits at a lower elevation than both North John King Boulevard and Park Hills Drive, making rooftop equipment more**  
290 **visible from surrounding roadways. He assured the Commission that careful attention would be given to ensure all rooftop mechanical equipment**  
291 **is properly screened.**  
292

293 **Commissioner Bentley asked if it would be a generic coffee shop**  
294

295 **Vice- Chairman Schoen explained he would need to work with staff in regards to the berms and easements on the property.**  
296

297 **Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on June 9, 2026.**  
298

299 16. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).  
300

- 301 • P2026-015: Final Plat for Phase 3 of the Saddle Star Subdivision (APPROVED)
- 302 • Z2026-011: Specific Use Permit (SUP) for Big-Tex Trailers (1<sup>ST</sup> READING; APPROVED)
- 303 • Z2026-015: Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 451 Cornelius Road (1<sup>ST</sup> READING; APPROVED)
- 304 • Z2026-016: Specific Use Permit (SUP) for a Church/House of Worship (TABLED TO THE JUNE 15, 2026 MEETING)
- 305 • Z2026-017: Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation and a Structure Exceeding 60-Feet in Height for a Golf Driving Range
- 306 (1<sup>ST</sup> READING; APPROVED)
- 307 • Z2026-018: Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 804 Kernodle Street (TABLED TO THE JUNE 1, 2026
- 308 MEETING)
- 309 • Z2026-019: Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 806 Kernodle Street (TABLED TO THE JUNE 1, 2026
- 310 MEETING)
- 311 • Z2026-020: Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 508 Munson Street (TABLED TO THE JUNE 1, 2026
- 312 MEETING)
- 313 • Z2026-021: Zoning Change (AG to LI) for 4571 SH-276 (1<sup>ST</sup> READING; APPROVED)
- 314 • Z2026-022: Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 401 Cornelius Road (1<sup>ST</sup> READING; APPROVED)
- 315 • Z2026-023: Specific Use Permit (SUP) for an Accessory Structure for 304 E. Bourn Street (DENIED)
- 316 • Z2026-024: Zoning Change (C to HC) for 960 Sids Road (1<sup>ST</sup> READING; APPROVED)
- 317 • Z2026-025: Specific Use Permit (SUP) for a Freestanding Commercial Antenna of Public Land for the NTMWD (1<sup>ST</sup> READING; APPROVED)
- 318

319 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.**  
320

321 VII. ADJOURNMENT

322 **Chairman Dr. Conway adjourned the meeting at 7:00PM**  
323

324 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 9<sup>th</sup> day of June  
325 \_\_\_\_\_, 2026.

326  
327   
328 \_\_\_\_\_  
329 David Schoen, Vice-Chairman

329 Attest:   
330 \_\_\_\_\_  
331 Melanie Zavala, Planning Coordinator