AGENDA

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***JUNE 24, 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, 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 *June 10, 2025* Planning and Zoning Commission meeting.

(3) **SP2025-020 (BETHANY ROSS)**
Discuss and consider a request by Cameron Slown of Teague, Nall, and Perkins, Inc. on behalf of Elias Pope for the approval of an *Amended Site Plan* for a *Restaurant Without a Drive-Through* on a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southeast corner of the intersection of the IH-30 Frontage Road and Sunset Ridge Drive, 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.

(4) **SP2025-011 (HENRY LEE) [*THE APPLICANT HAS WITHDRAWN THE REQUEST*]**
Discuss and consider a request by Drew Donosky of Claymoore Engineering for the approval of a *Site Plan* for the expansion of an existing *Mini-Warehouse Facility* on a 5.00-acre tract of land identified as Tract 2-6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2301 SH-276, and take any action necessary.

(5) **SP2025-021 (HENRY LEE) [*TABLED TO THE JULY 15, 2025 PLANNING AND ZONING COMMISSION MEETING*]**
Discuss and consider a request by Jared Earney of Kimley-Horn on behalf of Joseph Bickham of Fuel City for a *Site Plan* for a *Retail Store with Gasoline Sales* on a 4.34-acre tract of land identified as a portion of Tract 3 and all of Tract 4-06 of the N. Butler Survey, Abstract 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard, and take any action necessary.

(VI) DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come 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 are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is July 15, 2025.

(6) **Z2025-029 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Johnathan Brown, AIA of JHP Architecture/Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of a *Zoning Change* from Single-Family 7 (SF-7) District to a Planned Development District for Single-Family 7 (SF-7) District land uses for a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston 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 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary.

(7) **Z2025-030 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Dyron Durham, Caroline Harklau, Sheli Hudson, and Mike Crawford for the approval of a *Zoning Change* amending Planned Development District 50 (PD-50) [*Ordinance No. 25-19*] to incorporate an additional 2.57-acre tract of land within the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned: [*1*] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, and [*2*] Single-Family 7 (SF-7) District, and [*3*] Single-Family 10 (SF-10) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N. Goliad Street [*SH-205*], north of Olive Street and south of Live Oak Street, and take any action necessary.

(8) **Z2025-031 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Tom and Patti Muggeo for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* that exceeds the maximum size for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook Lane, and take any action necessary.

(9) **Z2025-032 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a *Zoning Change* amending Planned Development District 11 (PD-11) [*Ordinance No.'s 73-52, 80-13, 93-11, 94.28, 01-08 & 04-37*] for the purpose of consolidating the regulating ordinances for a 118.53-acre tract of land situated within the A. Hanna Survey, Abstract No. 98 and the N. Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11), generally located west of N. Lakeshore Drive, north of North Hills Drive, south of Shores Boulevard, and take any action necessary.

(10) **Z2025-033 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and take any action necessary.

(11) **Z2025-034 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Himmat Chauhan of Homestay Rentals, LP for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.2250-acre tract of land identified as a portion of Lot 609 and all of Lot 610, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 3985 Horizon Road, and take any action necessary.

(12) **Z2025-035 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a *Specific Use Permit (SUP)* for a *Daycare Facility* on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and take any action necessary.

(13) **Z2025-036 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 803 Sam Houston Street, and take any action necessary.

(14) **Z2025-037 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a

~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 805 Sam Houston Street, and take any action necessary.

(15) **Z2025-038 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and take any action necessary.

(16) **Z2025-040 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a *Zoning Change* from Agricultural (AG) District to Light Industrial (LI) District for an 80.50-acre tract of land identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary.

(17) **Z2025-041 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Paul Arce on behalf of Shirley Soto for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 340 Evans Road, and take any action necessary.

(18) **Z2025-042 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Bill Bricker of Rockwall Property Corporation the approval of a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* in conjunction with a proposed *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 Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 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 Boulevard, and take any action necessary.

(19) **Z2025-043 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Pene Sherman of P. Sherman Construction on behalf of Adam Mitchell the approval of a *Specific Use Permit (SUP)* for *Outside Storage* 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, situated within the IH-30 Overlay (IH-30 OV) District, zoned Light Industrial (LI) District, addressed as 3920 IH-30, and take any action necessary.

(20) **P2025-021 (HENRY LEE)**
Discuss and consider a request by James Martin of Gardner Construction on behalf Khalid Motorwala of Tachtical Investment Group, LLC for the approval of a *Preliminary Plat* for Lot 1, Block A, Goliad Street Addition being a 4.998-acre tract of land identified as Tract 25-7 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 4156 N. Goliad Street [*SH-205*], and take any action necessary.

(21) **SP2025-023 (HENRY LEE)**
Discuss and consider a request by Frank A. Polma, PE of R-Delta Engineers, Inc. on behalf of David Naylor of Rayburn Electric Cooperative for the approval of a *Site Plan* for a *Soccer Complex* and *Parking Lot Expansion* for an existing *Corporate Campus* (*i.e. Rayburn Electric Cooperative*) being an 18.00-acre tract of land identified as a portion of Lot 1, 2 & 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 Overlay (SH-205 OV) District, zoned Planned Development District 44 (PD-44) for Heavy Commercial (HC) District and Commercial (C) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [*SH-205*] and Mims Road, and take any action necessary.

(22) **SP2025-024 (HENRY LEE)**
Discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of a *Site Plan* for seven (7) *Townhomes* on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* and the *Residential Subdistrict*, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [*FM-740*], and take any action necessary.

(23) **SP2025-025 (ANGELICA GUEVARA)**
Discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a *Site Plan* for the expansion of an existing *Church/House of Worship* (*i.e. Ridgeview Church*) on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

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

- P2025-016: Preliminary Plat for Erwin Farms Subdivision **(APPROVED)**
- P2025-018: Master Plat for the Erwin Farms Subdivision **(APPROVED)**
- Z2025-023: Specific Use Permit (SUP) for *Detached Covered Porches* at 3326 Royal Ridge Drive **(1st READING; APPROVED)**
- Z2025-024: Specific Use Permit (SUP) for a *Golf Driving Range* **(1ST READING; APPROVED)**
- Z2025-025: Specific Use Permit (SUP) for a *Wholesale Showroom Facility* at 263 Ranch Trail **(1ST READING; APPROVED)**
- Z2025-026: Specific Use Permit (SUP) for a *Detached Garage* at 2743 Stoney Hollow Lane **(1ST READING; APPROVED)**
- Z2025-027: Specific Use Permit (SUP) for a *Church/House of Worship* at 1362 FM-552 **(1ST READING; APPROVED)**
- Z2025-022: Amendment to Planned Development District 37 (PD-37) **(1ST 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 *June 20, 2025* at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***JUNE 10, 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, 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. Conway called the meeting to order at 6:00PM. Commissioners present were Ross Hustings, Kyle Thompson, John Hagaman and Carin Brock. Commissioners absent were Vice-Chairman John Womble. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City engineer Amy Williams. Staff absent were Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn Price.

II.APPOINTMENTS

1. **Appointment with Jerret Smith to consider a request to submit a new zoning application for a Specific Use Permit (SUP) in accordance with Section 02.05(C), *Reapplication*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), and take any action necessary.**

Commissioner Hustings made a motion to approve the request to resubmit for a Specific Use Permit (SUP). Commissioner Brock seconded the motion which passed by a vote of 5-0.

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.

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.

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 *May 27, 2025* Planning and Zoning Commission meeting.

3. **P2025-016 (BETHANY ROSS)**
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a *Preliminary Plat* for Erwin Farms Subdivision consisting of 122 residential lots on a 98.198-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) [*Ordinance No. 25-15*] 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.

4. **P2025-018 (BETHANY ROSS)**
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a *Master Plat* for Erwin Farms Subdivision consisting of 122 residential lots on a 98.198-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) [*Ordinance No. 25-15*] 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.

Commissioner Hustings made a motion to approve the Consent Agenda. Commissioner Thompson seconded the motion which passed by a vote of 5-0.

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. **Z2025-023 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Kyle Peterson on behalf of Dean and Cathy Barrett for the approval of a *Specific Use Permit (SUP)* for two (2) *Detached Covered Porches* on a 0.1653-acre parcel of land identified as Lot 9, Block A, Breezy Hill, Phase IX Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, addressed as 3326 Royal Ridge Drive, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicant's request. The applicant is requesting a Specific Use Permit (SUP) for two (2) detached covered patios. They're utilizing a 3:12 roof pitch and will incorporate a composite shingle roof. It meets the requirements for Planned Development District 70 (PD-70). Staff mailed out notices to property owner and occupants within 500 feet of the subject property. Staff received two (2) notices in favor of the applicants request.

Dean Barret
3326 Royal Ridge Drive
Rockwall, TX 75087

Kyle Peterson
3445 Ridgecross Drive
Rockwall TX 75087

Mr. Peterson came forward and provided additional details in regards to his request.

Chairman Dr. Conway 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 explained he liked that they changed the roof material.

Commissioner Hustings asked what prompted this case to be a Specific Use Permit (SUP)

Senior Planner Henry Lee explained there can only be one detached covered patio per property.

Commissioner Brock asked what the SF had to be.

Commissioner Thompson made a motion to approve Z2025-023. Commissioner Hustings seconded the motion which passed by a vote of 5-0.

6. **Z2025-024 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Anthony Winkler of Texas Wedge on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC 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 an 7.847-acre parcel of land identified as Lot 11, Block B, Fit Sport Life Addition, Rockwall County, Texas, zoned Commercial (C) District, generally located at the terminus of Fit Sport Life Boulevard, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit (SUP) for Outdoor Commercial Amusement/ Recreation and then a structure exceeding 60-feet in height in a Commercial (C) District for a Golf Driving Range. The applicant has come forward before for a SUP to the property on the north. It has been approved through there development of this property. They are requesting 175 feet of netting and they has requested previously. The uses will be the same of what was approved previously, the only thing that was mentioned in the previous meeting would be the parking requirements. The applicant did provide a floor plan and based on what they're showing they will be required 268 parking spaces and they're incorporating 345 parking spaces. Staff mailed out notices to property owners and occupants within 500 feet of the subject property. No notices were received at that time.

Anthony Winkler
637 Cabin Drive
Heath, TX 75032

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

Chairman Dr. Conway 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 Z2025-024. Commissioner Hustings seconded the motion which passed by a vote of 5-0.

7. **Z2025-025 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Felipe Zanotti on behalf of Ryan Moorman of R. D. Morman, Inc. for the approval of a *Specific Use Permit (SUP)* for a *Wholesale Showroom Facility* on a 1.2220-acre parcel of land identified as Lot 26 of the Rainbow Acres Addition, Rockwall County, Texas, zoned Commercial (C) District, addressed as 263 Ranch Trail, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicant's request. The applicant is requesting a Specific Use Permit (SUP) for a wholesale showroom facility. In this case, when looking at the Unified Development Code (UDC) the main thing it talks about with the conditional land use standard is that the warehouse portion can not exceed 50% of the total floor area. Previously , they provided a floor plan that exceeds this. However, they have supplied a new concept plan showing they will not use more than 50% of the floor for that warehousing portion. Staff mailed out notices to property owner and occupants within 500 feet of the subject property. No notices were received at that time.

Commissioner Hustings asked if this was a similar request to the Electrical Supply Company.

Justin Holland
3125 Ridge Road
Rockwall, TX 75032

Felipe Zanotti
263 Ranch Trail
Rockwall, TX 75087

Mr. Holland came forward and explained they addressed the comments and will only be using 50% of the showroom.

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

Chairman Dr. Conway 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 Thompson made a motion to approve Z2025-025. Commissioner Brock seconded the motion which passed by a vote of 5-0.

8. **Z2025-026 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Elijah Tekurio for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a 0.7702-acre parcel of land identified as Lot 23, Block A, Stoney Hollow Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2743 Stoney Hollow Lane, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting approval of a Specific Use Permit (SUP) for the purpose of constructing a detached garage that exceeds the permissible size on the subject property. The site plan submitted indicates that the structure will be 35' x 24' or 840SF, exceeding the maximum allowable size by 215 SF. Staff examined other accessory buildings located on properties along Stoney Hallow Lane, and found that the majority of these accessory buildings were for storage purposes, making the proposed detached garage the largest of the accessory building in this portion of Stoney Hollow subdivision. Staff should note, that given the placement of the proposed structure, it appears that it will have limited visibility from the street and does not appear to have a negative impact on adjacent properties. Staff mailed out notices to property owners and occupants within 500 feet of the subject property. Staff had received (1) one notice in favor of the applicants request.

Commissioner Thompson asked what size the lots are.

Director of Planning and Zoning Ryan Miller answered and said Single-Family 16 (Sf-16) is a minimum of 16,000 SF.

Commissioner Brock asked if they were going to remove the existing detached garage.

Chairman Dr. Conway 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 Hustings made a motion to approve Z2025-026. Commissioner Thompson seconded the motion which passed by a vote of 5-0.

9. **Z2025-027 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for a *Specific Use Permit (SUP)* for a *Church/House of Worship* (*i.e. Ridgeview Church*) for the expansion of an existing *Church* on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting approval of a Specific Use Permit (SUP) to allow for an expansion of an existing Church/House of worship and a building that will exceed 25,00SF in a General Retail (GR) District. Specifically, the expansion will consist of 35,653 SF of internal space and parking areas. When reviewing the applicants request, staff should point out that the existing building was constructed prior to the property being annexed into the City of Rockwall, and much of the existing structure is considered to be legally non-conforming. This includes existing parking that is situated between the front facade of the existing building and FM-552. In addition, the existing church was constructed away from the corner of the FM-552 and Breezy Hill Lane. This aspect of the existing design makes it difficult for the church/house of worship to be expanded and be in conformance with parking requirements; however, staff should note that the parking being added with the proposed expansion will meet the required number of parking spaces. As a compensatory measure for allowing deviation for the parking lot locations, the applicant has proposed increasing the amount of landscaping adjacent to both Breezy Hill road ad FM-552. The applicant has also proposed to provide residential adjacency buffer for the properties north of the subject property. The final compensatory measure being offered by the applicant is the removal of the two (2) portable classrooms, which will bring the property closer into conformances with the Unified development Code (UDC). Staff mailed out notices to property owners and occupants within 500 feet of the subject property.

Grayson Hughes
6420 Meadowcreek Drive
Dallas, TX 75254

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

Chairman Dr. Conway 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 asked if they were doubling the size.

Commissioner Thompson made a motion to approve Z2025-027. Commissioner Brock seconded the motion which passed by a vote of 5-0.

10. **Z2025-028 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Hailee Handy on behalf of John Liu for the approval of a *Zoning Change* to amend Planned Development District 37 (PD-37) being a ~7.10-acre tract of land identified as Lots 1 & 2 of the Dirkwood Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 37 (PD-37) [*Ordinance No.'s 92-44 & 99-44*] for Single-Family 16 (SF-16) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3077 N. Goliad Street [*SH-205*], and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting approval of a Zoning Change to amend Planned Development District 37 (PD-37). In April the Neighborhood Improvement Services (NIS) contacted the applicant and informing them that a medical office was not permitted to be operated on that property. No submittal being made to the Planning and Zoning Department the Neighborhood Improvement Services followed up in mid-May which then prompted the applicant to submit this time for this amendment. When looking at the letter and the service the applicant provides they operate as a medical office where they provide some medical procedures and they do them by appointment only. Staff mailed out notices to property owners and occupants within 500 feet of the subject property. No notices were returned at that time.

Commissioner Hagaman asked what services would be included now in the amendment.

Senior Planner Henry Lee explained that it would be categorized as medical office but it falls more under to the general personal services.

Hailee Handy
3077 N Goliad Street
Rockwall, TX 75087

Mrs. Handy came forward and provided additional details in regard to her request.

Commissioner Hagaman asked if she lived on the property.

Chairman Dr. Conway 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 Z2025-028. Commissioner Hagaman seconded the motion which passed by a vote of 5-0.

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.

11. **SP2025-018 (HENRY LEE)**
Discuss and Consider a request by Mamta Bojjam on behalf of Grey Stogner of Metroplex Acquisition Fund, L.P. for the approval of a *Site Plan* for *Incidental Display* for an *ATM* on a portion of a 5.16-acre vacant parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 District (PD-70) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed generally located in between 3066 & 3068 N. Goliad Street [*SH-205*], and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a Site Plan for Incidental Display that is not adjacent to a business, given that the vast majority of the requirements related are not met in this case. Mainly mean they are not a covered sidewalk, they're not incorporating any landscape standards. It does not meet any of the requirements for incidental display.

Director of Planning and Zoning Ryan Miller explained since the applicant is not present to explain their case staff would respectfully request that the Planning and Zoning Commission deny this case.

Chairman Dr. Conway made a motion to deny SP2025-018. Commissioner Thompson seconded the motion which was denied by a vote of 5-0.

12. **SP2025-020 (BETHANY ROSS) [*TABLED TO THE JUNE 24, 2025 PLANNING AND ZONING COMMISSION MEETING*]**
Discuss and consider a request by Cameron Slown of Teague, Nall, and Perkins, Inc. on behalf of Elias Pope for the approval of an *Amended Site Plan* for a *Restaurant Without a Drive-Through* on a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southeast corner of the intersection of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

13. **SP2025-021 (HENRY LEE) [*TABLED TO THE JUNE 24, 2025 PLANNING AND ZONING COMMISSION MEETING*]**

Discuss and consider a request by Jared Earney of Kimley-Horn on behalf of Joseph Bickham of Fuel City for a *Site Plan* for a *Retail Store with Gasoline Sales* on a 4.34-acre tract of land identified as a portion of Tract 3 and all of Tract 4-06 of the N. Butler Survey, Abstract 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard, and take any action necessary.

VII. DISCUSSION ITEMS

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

- P2025-009: Replat for Lot 24, Block A, La Jolla Pointe, Phase 2 Addition **(APPROVED)**
- P2025-017: Replat for Lot 7, Block A, Harbor District Addition **(APPROVED)**
- Z2025-017: Specific Use Permit (SUP) for a *Church/House of Worship* at 670 N. Stodghill Road **(2ND READING; APPROVED)**
- Z2025-018: Zoning Change (AG to SF-1) for 379 N. Country Lane **(2ND READING; APPROVED)**
- Z2025-020: Specific Use Permit (SUP) for an *Accessory Structure* for 1214 East Fork Road **(2ND READING; APPROVED)**
- Z2025-021: Zoning Change (AG to C) for Fuel City **(2ND 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.

VIII. ADJOURNMENT

Chairman Dr. Conway adjourned the meeting at 6:49PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2025.

_____
Dr. Jean Conway, Chairman

Attest:

_____
Melanie Zavala, Planning Coordinator

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Bethany Ross, *Senior Planner*
DATE:	June 24, 2025
SUBJECT:	SP2025-020; *Amended Site Plan for HG Supply*

The applicant, -- *Cameron Slown of Teague, Nall and Perkins* --, is requesting the approval of an *Amended Site Plan* for a *Restaurant with 2,000 SF or more without Drive-Through or Drive-In*. On March 6, 2017, the City Council approved a replat [*Case No. P2017-011*] establishing the subject property as Lot 5, Block A, Harbor District Addition. On April 19, 2021, the Planning and Zoning Commission approved a site plan [*Case No. SP2021-005*] for a *Restaurant with 2,000 SF or more without Drive-Through or Drive-In* on the subject property. On February 25, 2025, the Planning and Zoning Commission approved a resubmittal of the same site plan [*Case No. SP2025-005*] because the expiration of the site plan approved in 2021. In addition to the site plan, the Planning and Zoning Commission approved the previously requested variances to the [*1*] materials and masonry composition requirements and *[2*] joint use parking within the Trend Tower of 18 parking spaces within Trend Tower which are leased by the City of Rockwall.

On May 16, 2025, the applicant submitted an amended site plan for the purpose of updating the building elevations. In conjunction with this request was a replat [*Case No. P2025-017*] for the purpose of establishing new easements associated with the development. In regards to the amended site plan; specifically, the applicant has enclosed the original outdoor patios and added a pitched roof to the west elevation. By enclosing the patios, the total square footage of the building from 6,800 SF to 11,625 SF, which requires the applicant to provide an additional 34 parking spaces. The applicant determined that the additional 34 parking spaces cannot be accommodated on the subject property. To address this issue, the applicant agreed to construct a public parking lot on a city owned property (*i.e. Tract 41-8, of the E. Teal Survey, Abstract No. 207*) located just east of the subject property. As a condition of approval, the applicant shall be required to construct the parking lot in accordance with the agreement before the issuance of a Certificate of Occupancy (CO). In addition, staff took the proposed building elevations back to the Architectural Review Board (ARB) on May 27, 2025; the Architecture Review Board (ARB) recommended approval of the *Site Plan* by a vote of 4-0, with Board Members Mase, Miller, and McAngus absent. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the *June 24, 2025* Planning and Zoning Commission meeting.

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW

DIRECTOR OF PLANNING:
CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX)

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE)[1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE)[1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE)[1]
- ☐ REPLAT ($300.00 + $20.00 ACRE)[1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE)[1]
- ☒ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE)[1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE)[1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE)[1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00)[2]

NOTES:
[1] IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2] A $1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2651 Sunset Ridge Drive, Rockwall, TX 75032				
SUBDIVISION	Harbor District	LOT	7	BLOCK	A
GENERAL LOCATION	Interstate 30 and Sunset Ridge Drive				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32		CURRENT USE	N/A	
PROPOSED ZONING	PD-32		PROPOSED USE	Restaurant	
ACREAGE	0.9	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

☐ *SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER		☒ APPLICANT	Teague, Nall and Perkins, Inc.
CONTACT PERSON	Elias Pope	CONTACT PERSON	Cameron Slown
ADDRESS	2010 Greenville Ave Suite D	ADDRESS	825 Watters Creek Blvd. Suite M300
CITY, STATE & ZIP	Dallas, TX 75206	CITY, STATE & ZIP	Allen, TX 75013
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Elias Pope [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQ[illegible]"

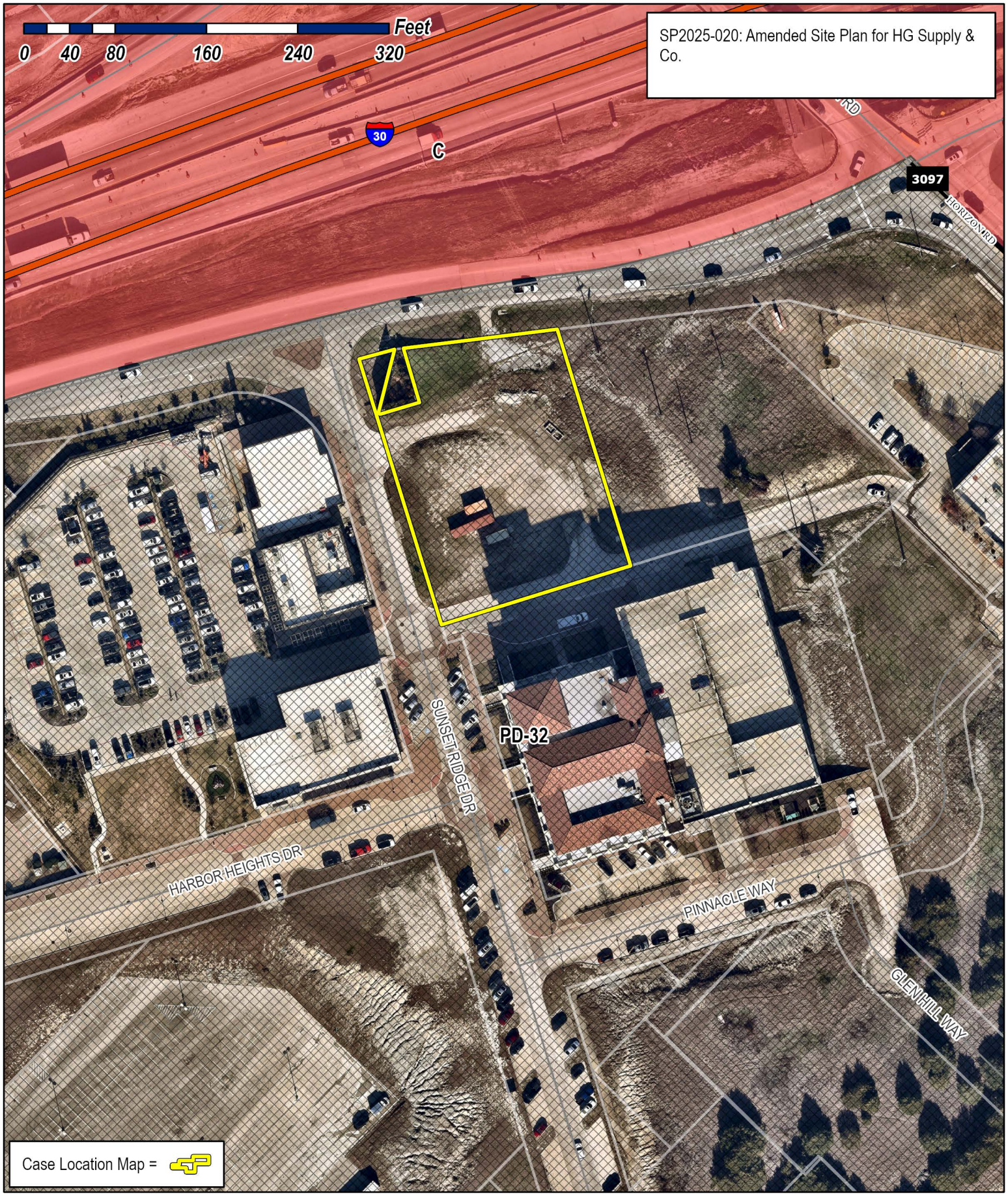
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF 05, 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jacob Wentworth

JACOB WENTWORTH
Notary ID #134836953
My Commission Expires
April 5, 2026

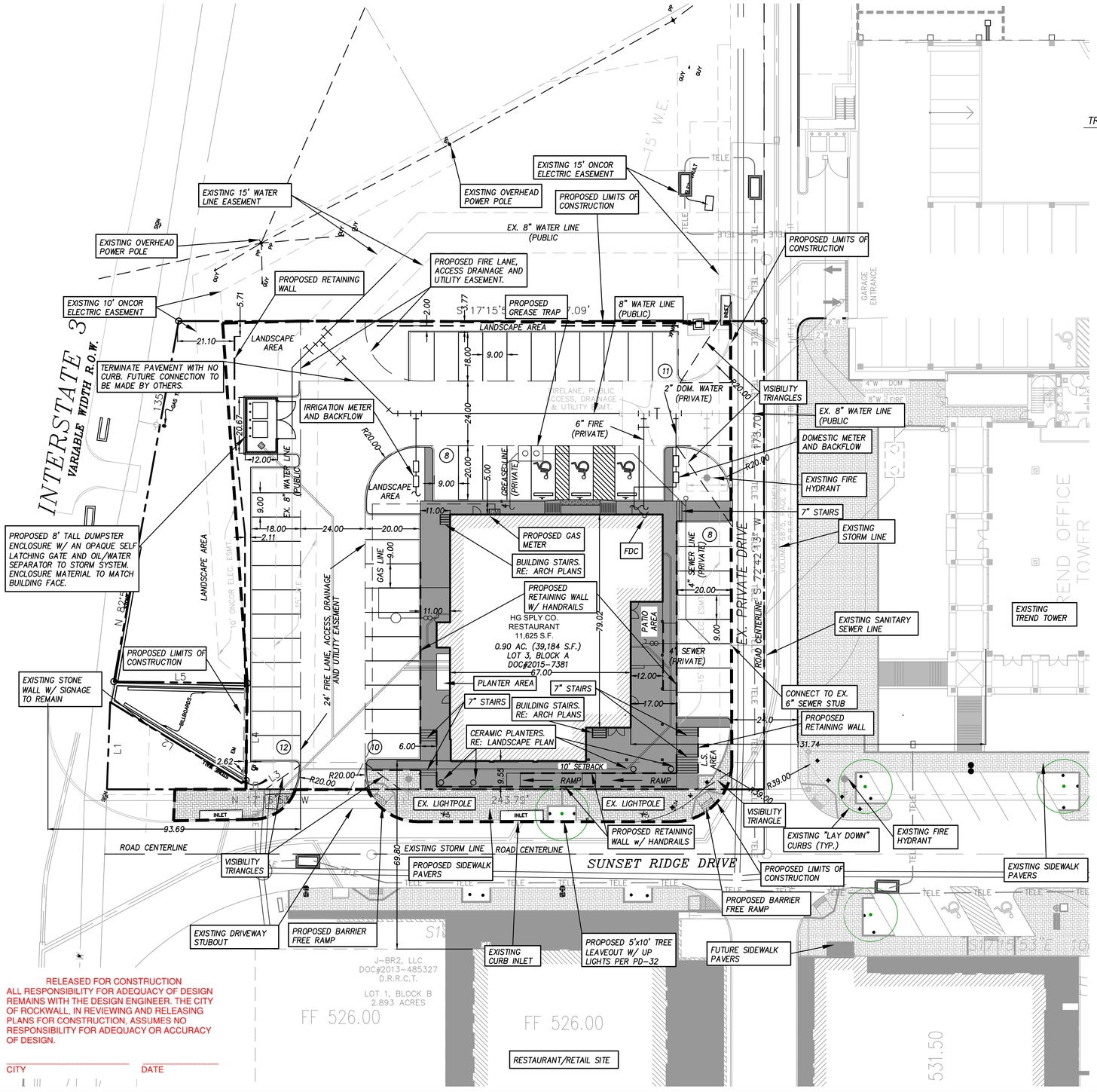
MY COMMISSION EXPIRES 04/05/2026

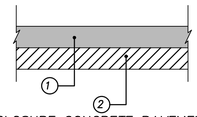


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

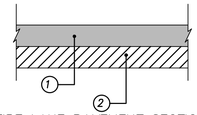
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





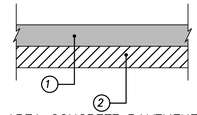
TRASH ENCLOSURE CONCRETE PAVEMENT SECTION
NTS

1. 8"-4,000 PSI CONCRETE PAVEMENT WITH NO. 4 BARS 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 8" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



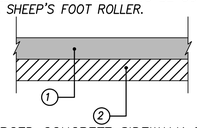
FIRE LANE PAVEMENT SECTION
NTS

1. 6"-4,000 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 8" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



PARKING AREA CONCRETE PAVEMENT SECTION
NTS

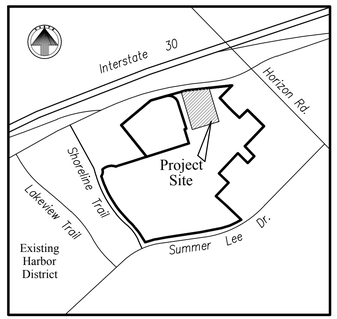
1. 5"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 8" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



REINFORCED CONCRETE SIDEWALK SECTION
NTS

1. 4"-3,000 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. EXPANSION JOINTS TO BE PROVIDED EVERY 40'. 1" DEEP SAW JOINTS TO BE CUT INTO SIDEWALK EVERY 5'. (5.5 SACK MIX MIN.)
2. 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 8" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

GRAPHIC SCALE
20 0 10 20 40



LOCATION MAP

NOTE:

– DUMPSTER ENCLOSURE MATERIAL AND FINISH TO MATCH THAT OF THE RESTAURANT EXTERIOR.

SITE INFORMATION

LAND AREA:	0.90 ACRES (39,184 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	UNUSED
PROPOSED USE:	RESTAURANT
BUILDING AREA:	6,800 S.F
BUILDING TO LOT COVERAGE:	6,800/39,184=.174 –> 17.4%
RESTAURANT SPACE:	11,625 S.F.
BUILDING HEIGHT:	38 FEET
BUILDING REQUIRED PARKING:	86 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	83 TOTAL (*34 OFFSITE PARKING LOT, 49 ONSITE PARKING LOT) (INCLUDES 3 HANDICAP SPACES)
IMPERVIOUS AREA:	30,505 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	8,679 S.F.

PARKING REQUIREMENT BREAKDOWN:

RESTAURANT SPACE AT 1 SPACE/100 S.F. –> 8,600/100 = 86 SPACES

* OFFSITE PARKING NOTE:
OFFSITE PARKING WILL BE PROVIDED ON THE 0.432 ACRE CITY OF ROCKWALL PROPERTY ADJACENT TO THE EAST OF THE TREND TOWER SITE.

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the _____ day of _____, 2025.

Witness our hands this _____ day of _____, 2025.

Planning & Zoning Commission, Chairman — *Director of Planning & Zoning*

CASE NUMBER: SP2025-020

FOR CONSTRUCTION

no.	revision	by	date

teague nall and perkins, inc
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpinc.com
TBPE: F-230; TBPLS: 10011600, 10011601, 10194381

STATE OF TEXAS
CAMERON A. SLOWN
106317
LICENSED PROFESSIONAL ENGINEER
06/17/2025

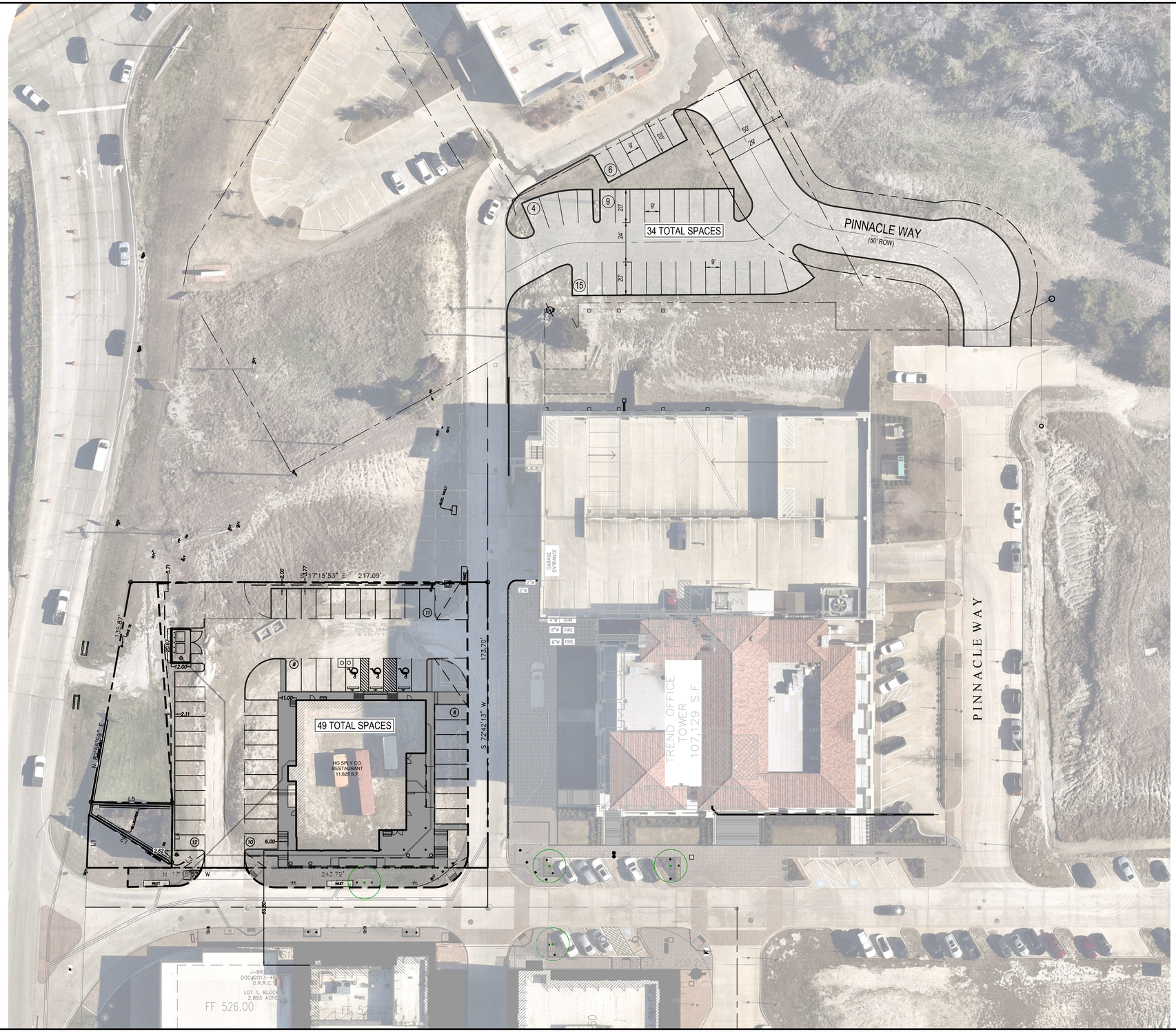
scale
when bar is 1 inch long
horiz 1"=20'
vert N/A
June 2025

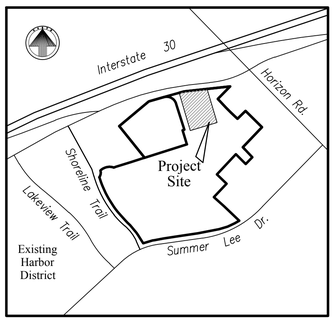
8020 HOSPITALITY, LLC.
2008 GREENVILLE AVE.
DALLAS, TX 75206

City of RockWall, Texas
Improvements for
HG SPLY, CO. RESTAURANT
SITE PLAN

tnp project HSP21134
sheet C1.04

Drawing: P:\00_FCDuny\Projects\6-Commercial\Harbor District – HG Supply\1-DRAWINGS\VF-DESIGN-CURRENT\04 – HG SUPPLY – SITE PLAN.dwg at Jun 17, 2025-2:45pm by cslown
Layout: C1.04 SITE PLAN Xrefs: HG SUPPLY-BASE.dwg – XREF-BORDER.dwg





LOCATION MAP

GRAPHIC SCALE

20 0 10 20 40

no.	revision	by	date

tnp

teague nall and perkins, inc
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpinc.com
TBPE: F-230; TBPLS: 10011600, 10011601, 10194381

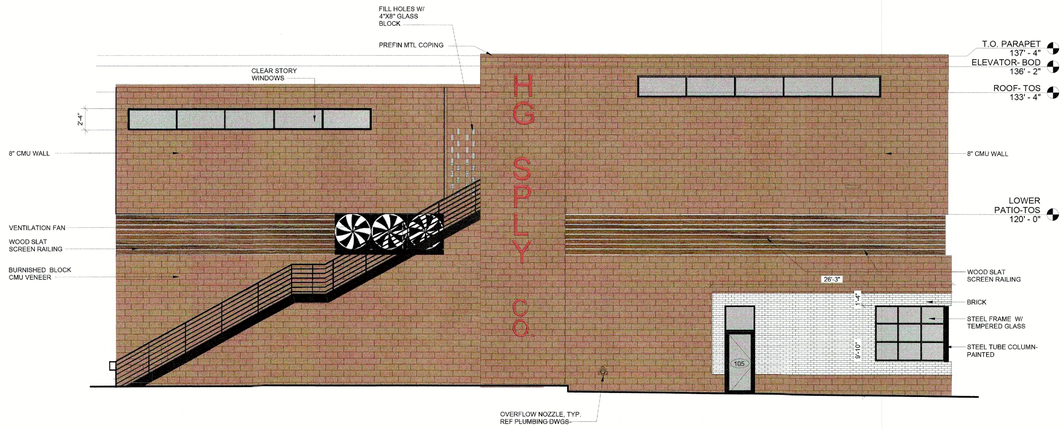
scale
when bar is 1 inch long
horiz 1"=20'
vert N/A
June 2025

8020 HOSPITALITY, LLC.
2008 GREENVILLE AVE.
DALLAS, TX 75206

City of RockWall, Texas
Improvements for
HG SPLY, CO. RESTAURANT
SITE PLAN

tnp project HSP21134
sheet C1.04

Drawing: P:\00_FCCurry\Projects\6-Commercial\Harbor District - HG Supply\1-DRAWINGS\10-PRESENTATION EXHIBITS\OVERALL PARKING EXHIBIT.dwg at Jun 09, 2025-2:14pm by cslown
Layout: C1.04 SITE PLAN Xrefs: HG SUPPLY-BASE.dwg - XREF-BORDER.dwg



NORTH ELEVATION 1

1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE= 2,371 SF
TOTAL BURNISHED BLOCK = 1395 SF=58.8%
TOTAL GLAZED TILE = 539 SF= 22.8%
TOTAL WOOD SCREEN = 335 SF= 14.1%
TOTAL METAL PANELS = NA
TOTAL PTD WALLS = 102 SF= 4.3%

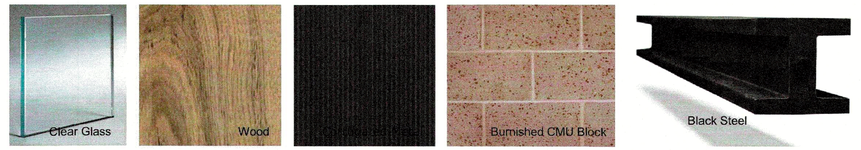


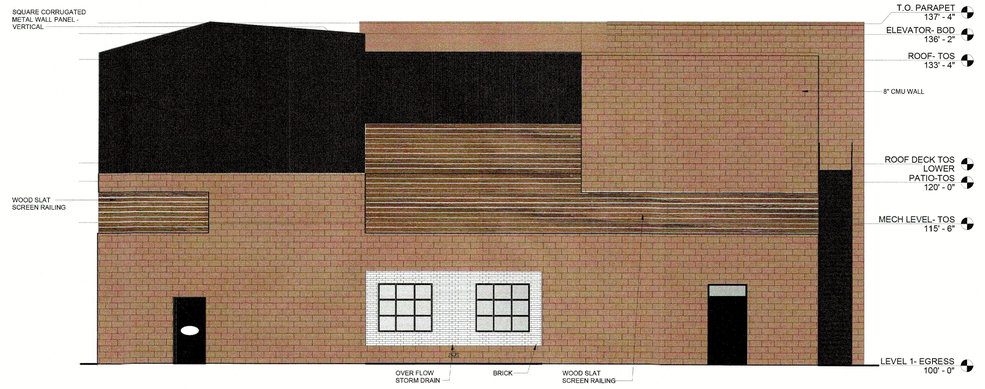
WEST ELEVATION 3

1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE: 1557 SF
TOTAL BURNISHED BLOCK: 890 SF 57.2%
TOTAL GLAZED TILE: 231 SF 14.8%
TOTAL WOOD SCREEN: 388 SF 25%
TOTAL METAL PANELS: 48 SF 3%
TOTAL PTD WALLS: – SF







EAST ELEVATION 2

1/8" = 1'-0"

TOTAL ELEVATION WALL HARD SURFACE: 2,292 SF
TOTAL BURNISHED BLOCK: 1,172 SF 51.1%
TOTAL GLAZED TILE: 531.5 SF 23.2%
TOTAL WOOD SCREEN: 465.5 SF 20.3%
TOTAL PTD WALLS: 123 SF 5.4%



SOUTH ELEVATION 4

1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE: 1,971 SF
TOTAL BURNISHED BLOCK: 955 SF 48.5%
TOTAL GLAZED TILE: 376 SF 19.1%
TOTAL WOOD SCREEN: 459 SF 23.3%
TOTAL METAL PANELS: 129 SF 6.5%
TOTAL PTD WALLS: 52 SF 2.6%

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the ____ day of _____, 2025.

Witness our hands this ____ day of _____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NUMBER: SP2025–005

JONESBAKER
INTERIORS + ARCHITECTU
1923 S AKARD ST
DALLAS, TX 75215
(214)426-5600
www.jonesbaker.com

PROJECT NO. : 2121
DATE : 4/22/2025
DRAWN BY : Author
SCALE : AS NOTED

REVISIONS :

ELEVATIONS

HG SPLY
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75032

P101

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/20/2025

PROJECT NUMBER: Z2025-029
PROJECT NAME: Single-Family 7 (SF-7) to PD
SITE ADDRESS/LOCATIONS: 609 E RUSK ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Johnathan Brown, AIA of JHP Architecture/Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of a Zoning Change from Single-Family 7 (SF-7) District to a Planned Development District for Single-Family 7 (SF-7) District land uses for a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston 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 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	06/20/2025	Approved w/ Comments

06/20/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Zoning Change to Single-Family 7 (SF-7) District to a Planned Development District for Single-Family 7 (SF-7) District land uses for a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston 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 609 E. Rusk Street and 606, 610, & 612 Kaufman Street.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (Z2025-029) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property is currently zoned Single-Family 7 (SF-7) District. According to the Land Use Schedule within the Unified Development Code (UDC), the Theater land use is not permitted. Given this, the applicant is requesting to change the zoning from Single-Family 7 (SF-7) District to a Planned Development District for Single Family 7 (SF-7) District land uses, where a Theater is permitted by-right.

I.5 In addition to adding the Theater land use as a permitted by-right¬ land use, the applicant is requesting the following variations from the Unified Development Code (UDC): (1) to allow a ten (10) foot residential adjacency buffer with a wood fence and canopy trees in lieu of a 20-foot adjacency buffer with three (3) tiered landscaping and a wrought iron fence, and (2) reduced landscape buffer requirements along E. Kaufman Street, N. Clark Street, and E. Rusk Street. Also, the applicant is proposing the following variations to the Single Family 7 (SF-7) District density and dimensional requirements.

Ordinance Provisions	Zoning District Standards	Proposed Conformance to the Standards
Minimum Lot Area	7,000 SF	X=35,066 SF; In Conformance
Minimum Lot frontage	60-Feet	X>60-feet; In Conformance
Minimum Lot Depth	100-Feet	X=100-feet; In Conformance
Minimum Front Yard Setback	20-Feet	X=20-feet E. Kaufman Street; In Conformance X=15-feet N. Clark Street; Non-Conforming X=20-feet E. Rusk Street; In Conformance

Minimum Rear Yard Setback	10-Feet	X>10-feet; In Conformance
Minimum Side Yard Setback	10-Feet	X>10-feet; In Conformance
Side Yard Adjacent to Residential	20-Feet	X=10-feet; Non-Conforming
Maximum Building Height	32-Feet	X=55-feet; Non-Conforming
Max Building/Lot Coverage	45%	X=33.13%; In Conformance
Minimum Number of Parking Spaces	1/3 Seats = 54 spaces	X=51; Non-Conforming

M.6 Please review the attached draft ordinance prior to the June 24, 2025 Planning & Zoning Commission Work Session Meeting, and provide staff with your markups by July 1, 2025. Please carefully read through this document as staff has incorporated changes from what was originally submitted.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 1, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 15, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.8 The projected City Council meeting dates for this case will be July 21, 2025 (1st Reading) and August 4, 2025 (2nd Reading).

I.9 Please note that the applicant, owner, or a representative of these parties will be required to be at all scheduled meetings. Failure to come to a meeting could lead to the case being tabled or denied.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/17/2025	Approved w/ Comments

06/17/2025: 1. 5' sidewalk and barrier free ramp to property line
2. Sidewalk to be 2' from roadway/back of curb
3. Needs a variance for driveway spacing.
4. 10' Utility easement along all roadways
5. Sidewalk to be 2' from curb
6. 5' sidewalk and barrier free ramp to property line

General Comments:
General Items:
- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer & Roadway) if increasing meter size and increasing building size respectively.
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- Additional comments may be provided at time of Engineering.

Drainage Items:
- Detention is required. Detention is based on zoning, not specific land area use. The lot that currently has a structure on it will need to be detained for increased impervious area. The other lots will need to be detained for a current C-value of .5, and proposed for .9 for the increased impervious area.
- The site currently drains to the northeast of the property to the existing wye inlet. Existing site flow patterns must be maintained.
- Detention pond will require a drainage easement located at the free board elevation.
- 100-year WSEL must be called out for detention ponds.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes.
- No public water or sanitary sewer allowed in detention easement.

- FFE for all buildings must be called out when adjacent to a detention pond. FEE must be a minimum 2' above the 100-year WSEL for the detention pond.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:
- There is an existing 8" water main along E. Rusk St, E. Kaufman St and N. Clark St available for use.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is an existing 8" sewer main along E. Rusk St, E. Kaufman St and N. Clark St available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in easement.

Roadway Paving Items:
- All City driveway spacing requirements must be met.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum. - Fire lane (if needed) to be in a platted easement.
- East Rusk is planned to become the new State Highway 66 in the future by TxDOT.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved

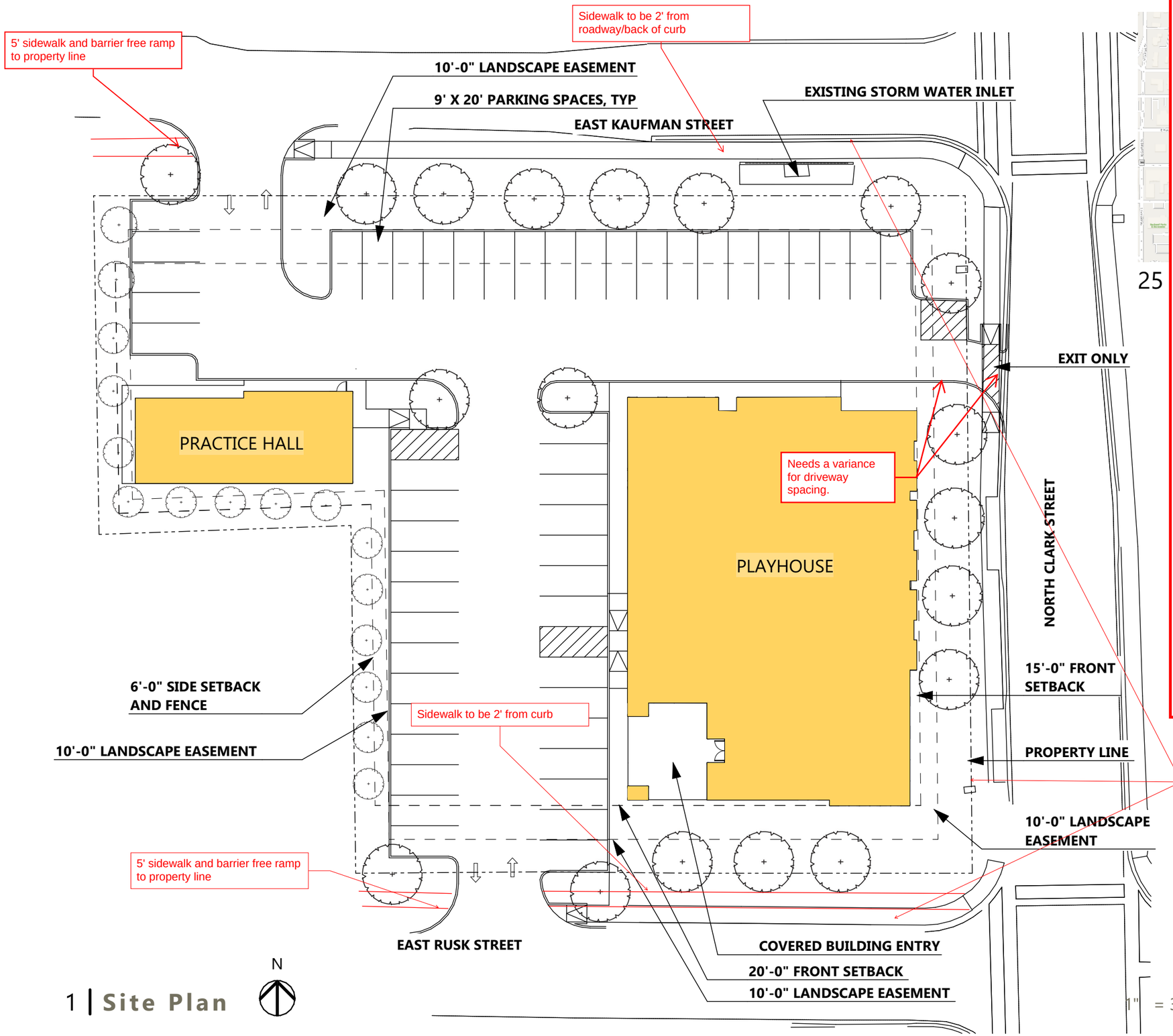
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2025	Approved

No Comments



1 | Site Plan

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SITE PLAN NOTES AND LEGEND

SETBACK LINE

PROPERTY LINE

PROJECT DATA

SITE:	0.805 AC (35,065,8 SF)
CURRENT LAND USE:	84 SEAT COMMUNITY THEATER
PROPOSED LAND USE:	160 SEAT COMMUNITY THEATER
THEATER:	9,700 SF
PRACTICE HALL:	2,000 SF
TOTAL:	11,700 SF
PARKING PROVIDED:	52 SPACES

SITE PLAN

Copyright © JHP 2025. Not for Regulatory Approval, Permit or Construction: Carl M. Malcolm. Registered Architect of State of Texas, Registration No. 23379.

#2019009 thaole

whole community design

01

6/2/2025

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. Z2025-029

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☒ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	609 E Rusk Street		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION	Corner of Rusk and N Clark Street		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SF-7 Medium Density Residential	CURRENT USE	Community Theater
PROPOSED ZONING	New PD	PROPOSED USE	Community Theater and Practice Hall
ACREAGE	1.0061 Acres	LOTS [CURRENT]	LOTS [PROPOSED]

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER		☐ APPLICANT	Architect
CONTACT PERSON	Darlene Singleton	CONTACT PERSON	Jonathan Brown, AIA
ADDRESS	Rockwall Community Playhouse	ADDRESS	JHP Architecture/Urban Design
	609 E Rusk Street		8340 Meadow Road, Dallas, TX 75231
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75231
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Darlene Singleton [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 6.4.25 DAY OF _____ 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4th *DAY OF* June *20* 25

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Robin L. Fowler

ROBIN LYNNE FOWLER
Notary Public, State of Texas
Comm. Expires 11-16-2027
Notary ID 5816432

MY COMMISSION EXPIRES 11-16-27



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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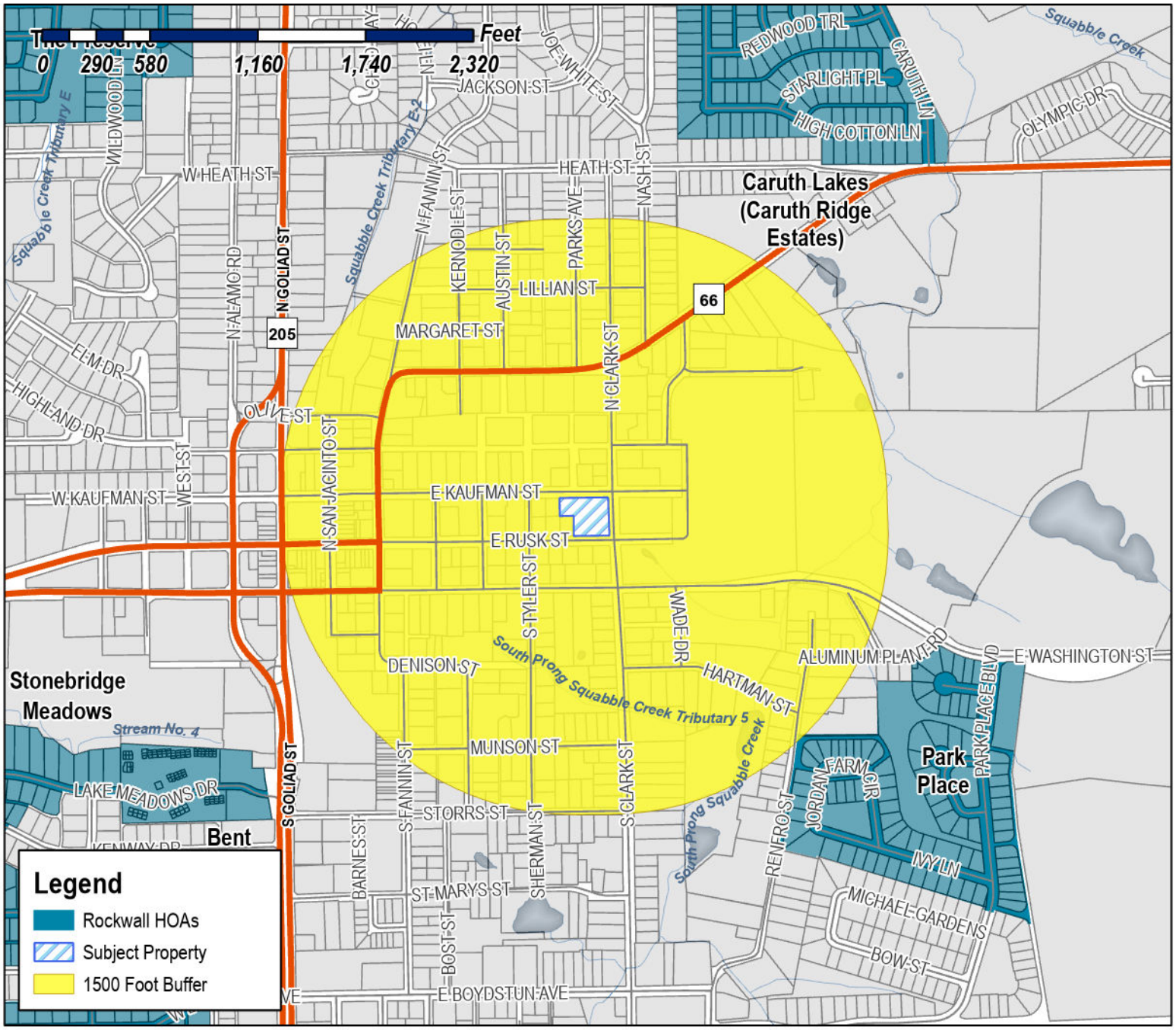
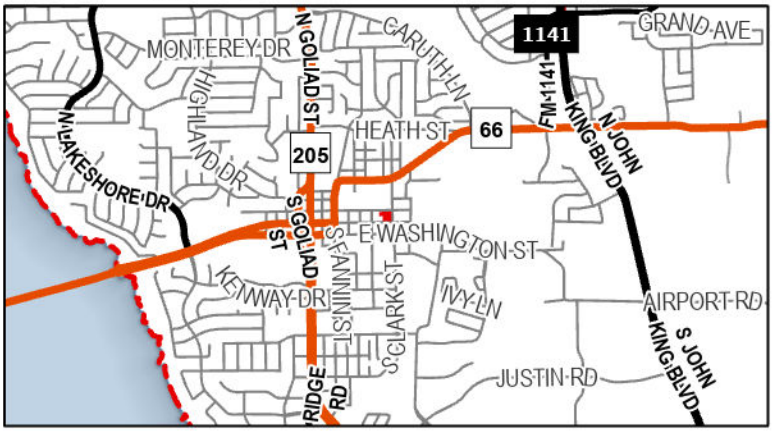


Case Number: Z2025-029
Case Name: Zoning Change from Single-Family 7 (SF-7) District to Planned Development District (PD)
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 608, 609, 610 E. Rusk Street

Date Saved: 6/13/2025
For Questions on this Case Call (972) 771-7745



From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2025-029]
Date:	Friday, June 20, 2025 10:47:11 AM
Attachments:	Public Notice (06.16.2025).pdf HOA Map (06.13.2025).pdf

---

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2025-029: Zoning Change from SF-7 to PD
Hold a public hearing to discuss and consider a request by Johnathan Brown, AIA of JHP Architecture/Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of a Zoning Change from Single-Family 7 (SF-7) District to a Planned Development District for Single-Family 7 (SF-7) District land uses for a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston 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 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary.

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

Planning & Zoning Department
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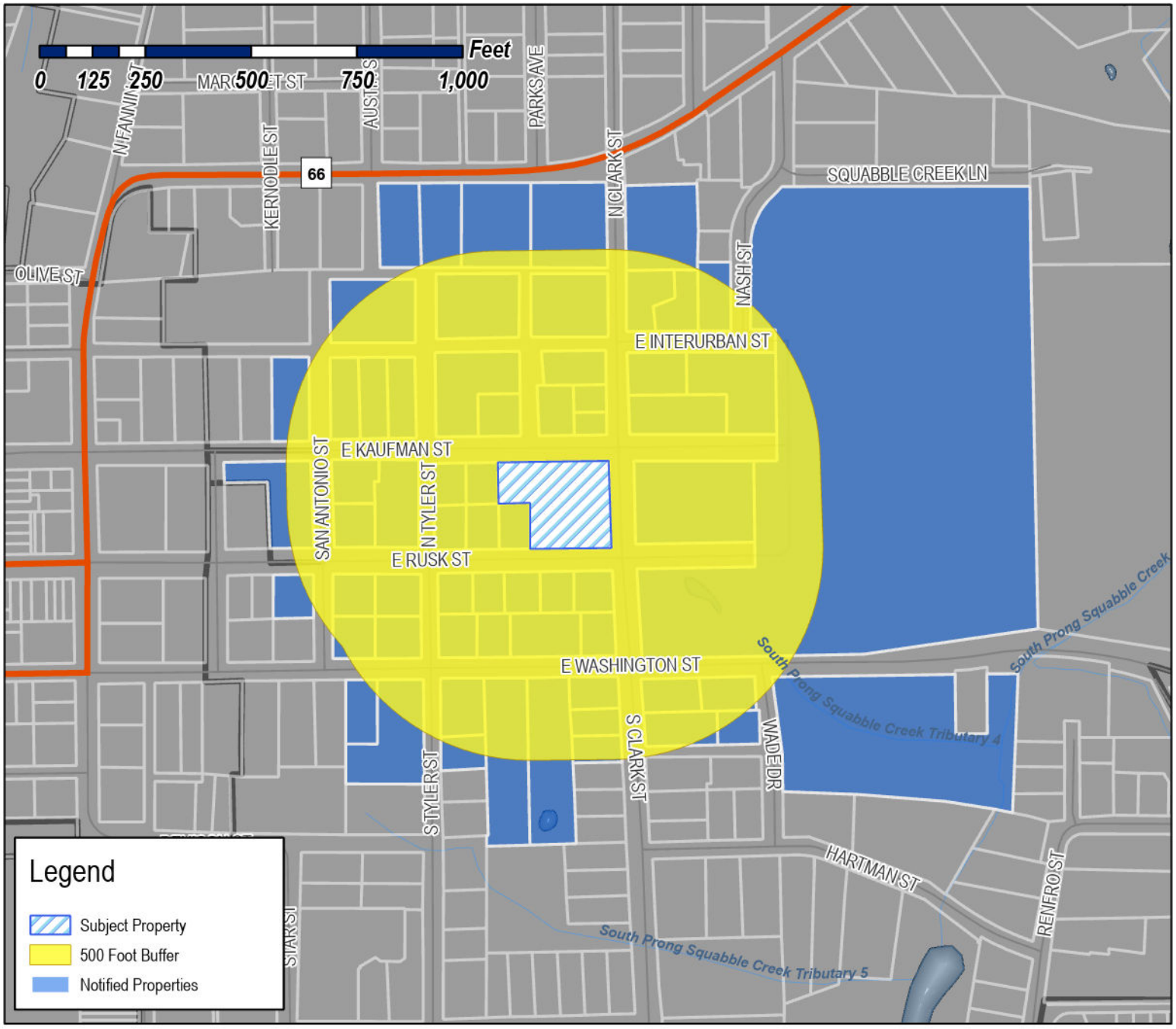

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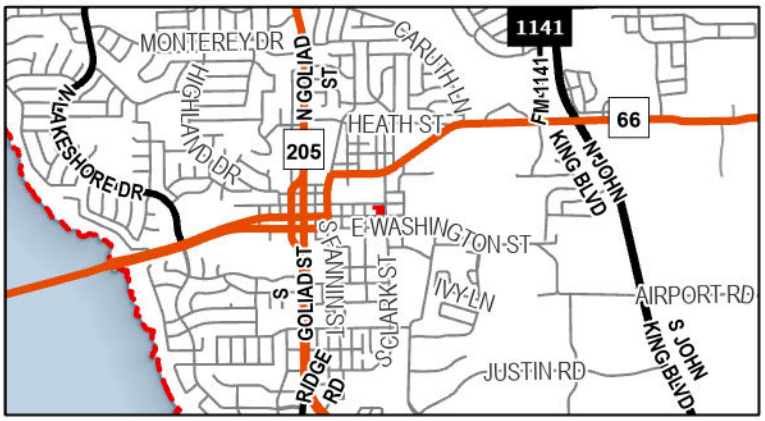


SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPARTMENT
1010 Pine St # 9E-L-01
Saint Louis, MO 63101

QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

RESIDENT
102 S CLARK ST
ROCKWALL, TX 75087

GATES ROBERT V & CHRISTI C
104 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
106 S CLARK ST
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

SMILEY KAREN APRIL
INDEPENDENT ADMINISTRATOR - ESTATE OF
ROBERT THOMAS WIKTORCH
1319 Nevarc Rd
Warminster, PA 18974

RESIDENT
180 SAN ANTONIO ST
ROCKWALL, TX 75087

MORGAN MARY FRANCES COLEY
180 SAN ANTONIO STREET
ROCKWALL, TX 75087

WIMPEE JOE AND
BEAU WIMPEE
1800 DALTON RD
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES SERIES 9 LLC
2 MANOR COURT
HEATH, TX 75032

RESIDENT
201 N CLARK ST
ROCKWALL, TX 75087

JORDAN JOHN & ALLISON
201 S Clark St
Rockwall, TX 75087

RAGSDALE DONALD K & FRANCES
202 N CLARK ST
ROCKWALL, TX 75087

RAGSDALE DONALD KIRK
202 N CLARK ST
ROCKWALL, TX 75087

RICH LISA
202 S CLARK ST
ROCKWALL, TX 75087

EDWARDS MORGAN BROOKE
203 N Clark St
Rockwall, TX 75087

RESIDENT
204 S CLARK ST
ROCKWALL, TX 75087

CAWTHON RICK AND PAULETTE DENISE
205 N CLARK ST
ROCKWALL, TX 75087

FOX JONATHAN
205 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
205 S CLARK ST
ROCKWALL, TX 75087

MCDONALD ROBERT G & MICHELLE A
206 N CLARK ST
ROCKWALL, TX 75087

RESIDENT
206 S CLARK ST
ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE
207 WADE DRIVE
ROCKWALL, TX 75087

RESIDENT
210 TYLER ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

RESIDENT
211 TYLER ST
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

MUNSON PARTNERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

MUNSON PARNTERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

RESIDENT
301 NASH ST
ROCKWALL, TX 75087

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

JOHNSON REVOCABLE LIVING TRUST
JOHNNY L AND JANICE W JOHNSON TRUSTEES
303 N CLARK ST
ROCKWALL, TX 75087

RESIDENT
304 N CLARK ST
ROCKWALL, TX 75087

DAVIS SHANN M
306 N CLARK ST
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
3111 ANNETTE CT
GARLAND, TX 75044

RESIDENT
405 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
406 E RUSK
ROCKWALL, TX 75087

BOSS MORRIS E & DEBRA KAY
408 RIDGEVIEW DR
ROCKWALL, TX 75087

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

TAMEZ PEDRO ET EX
502 E RUSK ST
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E
502 WILLIAMS ST
ROCKWALL, TX 75087

RICHARDSON CATHERINE E AND TRENTON R
503 E KAUFMAN
ROCKWALL, TX 75087

ARCHER KERRY ANNE
503 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
503 E WASHINGTON
ROCKWALL, TX 75087

CROW CAROL RICHARDSON
504 WILLIAMS
ROCKWALL, TX 75087

RESIDENT
505 E KAUFMAN
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON ST
ROCKWALL, TX 75087

PYRON MARSHA G
505 PETERSON ST
ROYSE CITY, TX 75189

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W
507 E RUSK ST
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C
510 WILLIAMS
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C
510 WILLIAMS
ROCKWALL, TX 75087

BETHEL TEMPLE BAPTIST
520 E WASHINGTON STREET
ROCKWALL, TX 75087

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
602 E RUSK
ROCKWALL, TX 75087

PIERATT NATHAN AND SARA
602 E WASHINGTON ST
ROCKWALL, TX 75087

PATRICIA EDWARDS REVOCABLE TRUST
602 WILLIAMS ST
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
603 E RUSK ST
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
603 E Rusk St
Rockwall, TX 75087

GALVAN CARMAN
604 E KAUFMAN ST
ROCKWALL, TX 75087

HORNER ANDREA J
604 E. RUSK ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
605 E RUSK
ROCKWALL, TX 75087

GREEN JAMES KEITH II & HOLLY NICOLE
605 E WASHINGTON STREET
ROCKWALL, TX 75087

CARSON HEATHER
606 E WASHINGTON ST
ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK ST
ROCKWALL, TX 75087

WALLACE KATHERINE
608 E WASHINGTON ST
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET
609 EAST WASHINGTON STREET
ROCKWALL, TX 75087

RESIDENT
610 E KAUFMAN
ROCKWALL, TX 75087

SMITH GREGORY P & MARILYN
610 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
702 E INTERURBAN ST
ROCKWALL, TX 75087

RESIDENT
706 INTERURBAN ST
ROCKWALL, TX 75087

RESIDENT
801 E WASHINGTON
ROCKWALL, TX 75087

BRYANT RANDALL E
811 S MAGNOLIA ST
ROCKPORT, TX 78382

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L Townsend Dr Ste 100
Rockwall, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

HENISEY CHUCK
PO BOX 797501
DALLAS, TX 75379

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-029: Zoning Change from SF-7 to PD

Hold a public hearing to discuss and consider a request by Johnathan Brown, AIA of JHP Architecture/Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of a Zoning Change from Single-Family 7 (SF-7) District to a Planned Development District for Single-Family 7 (SF-7) District land uses for a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston 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 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, July 21, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-029: Zoning Change from SF-7 to PD

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

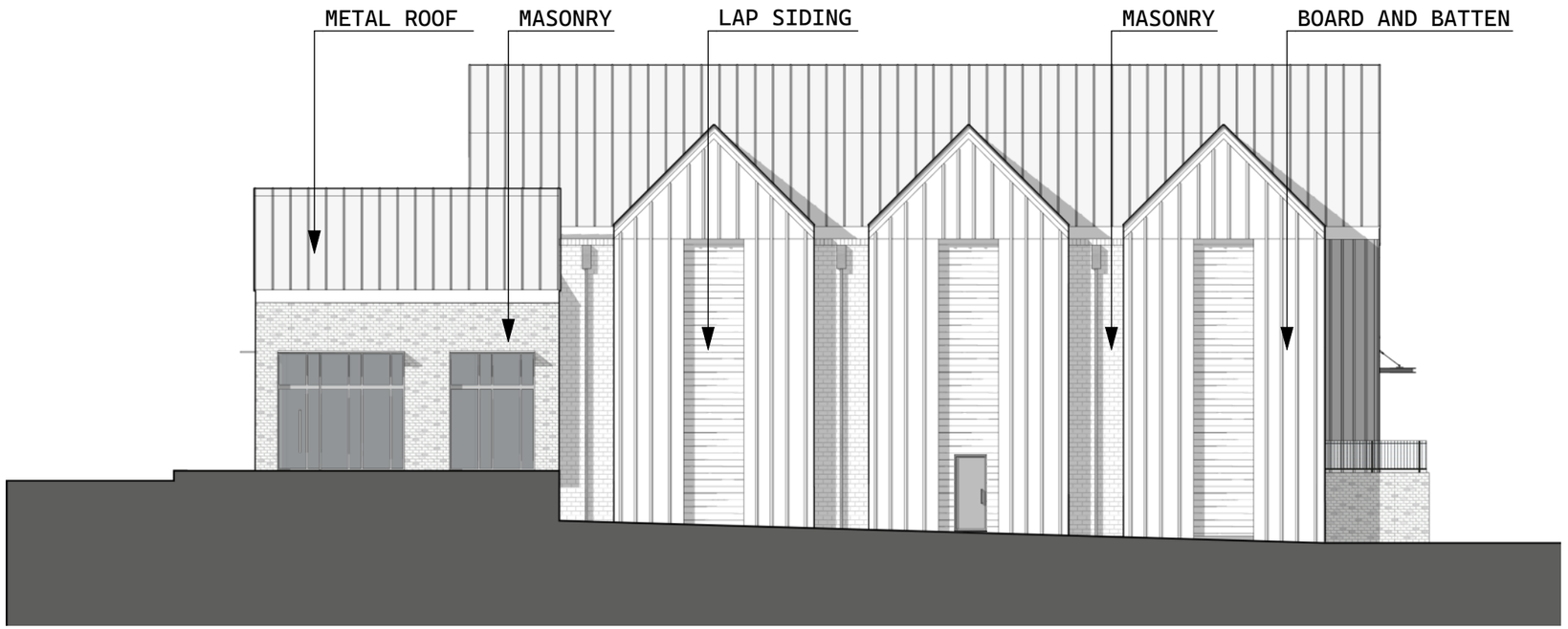
Legal Description

BEING 1.04 acres of land situated in Abstract 14, B.F. Boydstun Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

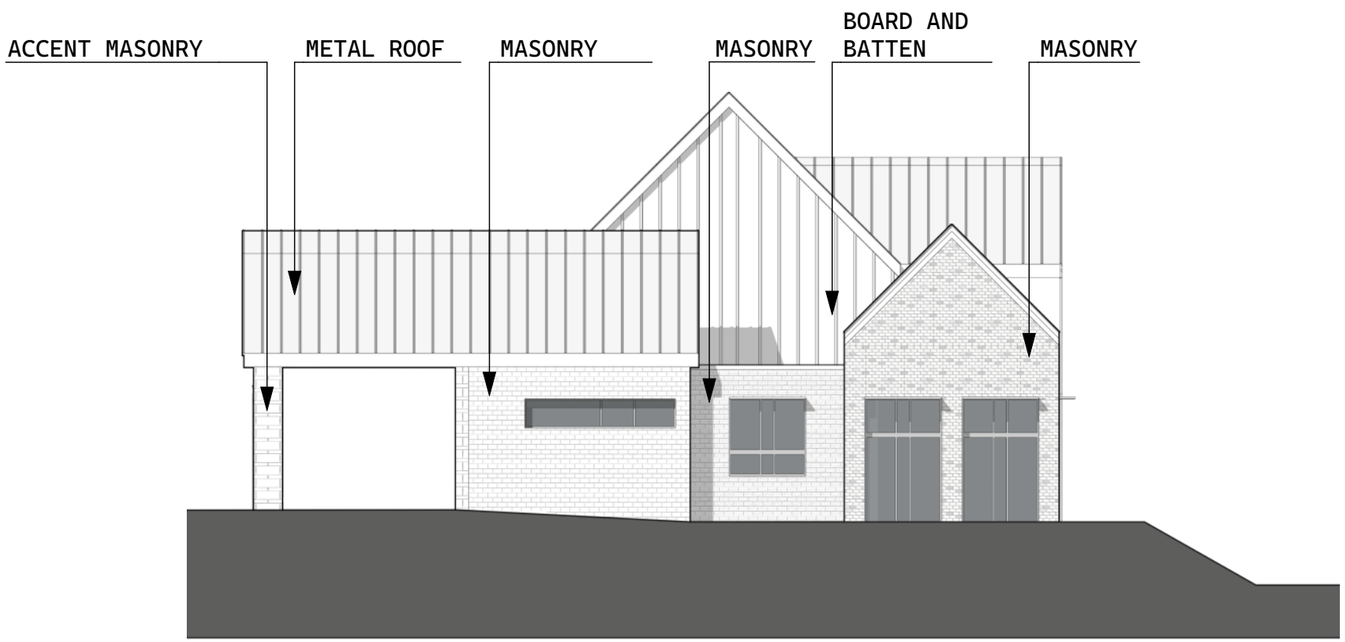
BEGINNING in the Northwest corner of North Clark Street and East Rusk Street, RCAD#14333, *(NAD83 Texas State Plane GPS Coordinate (Grid): E 2,596,018.343, N 7,027,794.521 Feet);*

1 **THENCE** South 88°-46'-33" West, along the Northern Right of Way of East Rusk Street, a distance of 189.985 feet for a corner;
2 **THENCE** North 01°-14'-22" West, a distance of 105.104 feet for a corner;
3 **THENCE** South 88°-58'-51" West, a distance of 72.321 feet for a corner;
4 **THENCE** North 01°-13'-29" West, a distance of 96.558 feet for a corner;
5 **THENCE** North 89°-11'-43" East, along the Southern Right of Way of East Kaufman Street, a distance of 262.341 feet for a corner;
6 **THENCE** South 01°-13'-27" East, along the Western Right of Way of North Clark Street, a distance of 200.00 feet to the POINT OF BEGINNING AND CONTAINING 1.04 acres of land (45,116.096 square feet) more or less.

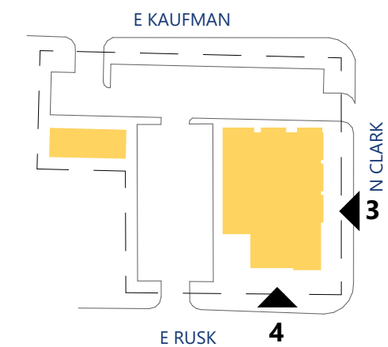

E KAUFMAN ST
N 89-11-43 E 262.341 ft
N 1-13-29 W 96.558 ft
S 88-58-51 W 72.321 ft
ROCKWALL COMMUNITY PLAYHOUSE
1.04 AC (45,116.096 SF)
S 1-13-27 E 200 ft
N CLARK ST
Dobbs Elementary
City of Rockwall
N 1-14-22 W 105.104 ft
E 2,596,018.343'
N 7,027,794.521'
POB
S 88-46-33 W 189.985 ft
E RUSK ST
S CLARK ST
City of Rockwall
0
50 Feet
Date: 6/12/2025
1 inch = 50 feet
H2025-013



3 THEATER - EAST ELEVATION
Scale: 1/16" = 1'-0"



4 THEATER - SOUTH ELEVATION
Scale: 1/16" = 1'-0"



N
2 Key Plan
NOT TO SCALE

JHP
Architecture / Urban Design

A FIRM WITH A VIBRANT & EXCITING CULTURE RECOGNIZED FOR ELEVATED DESIGN

Rockwall Community Playhouse

Rockwall Community Playhouse
Rockwall, Texas

PLAYHOUSE ELEVATIONS

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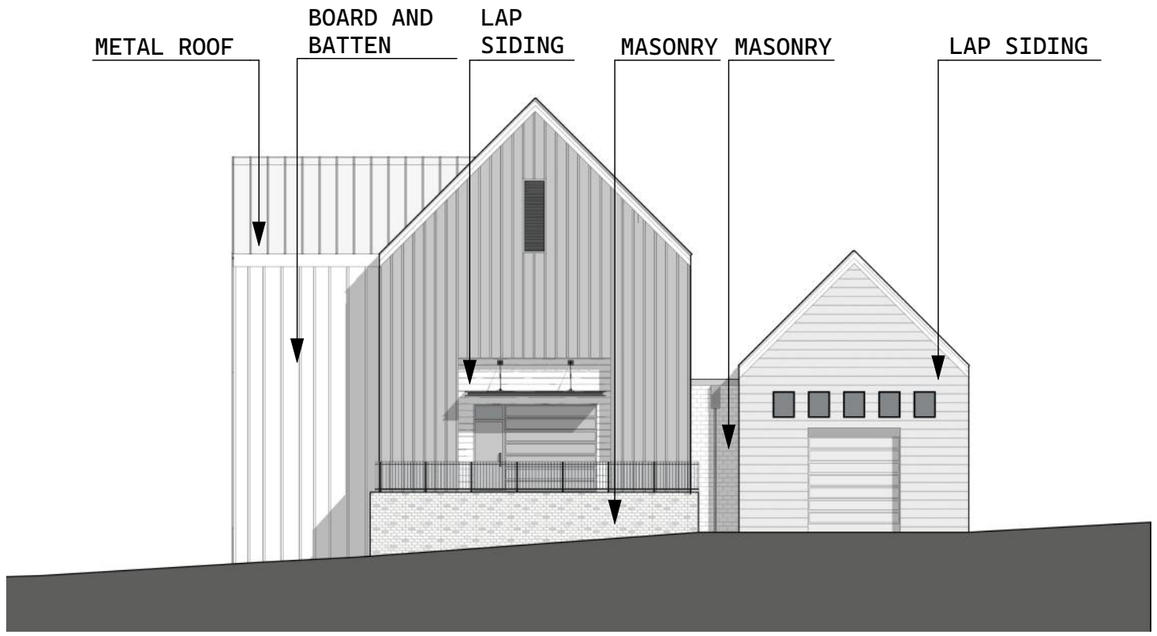
#2019009 thaole

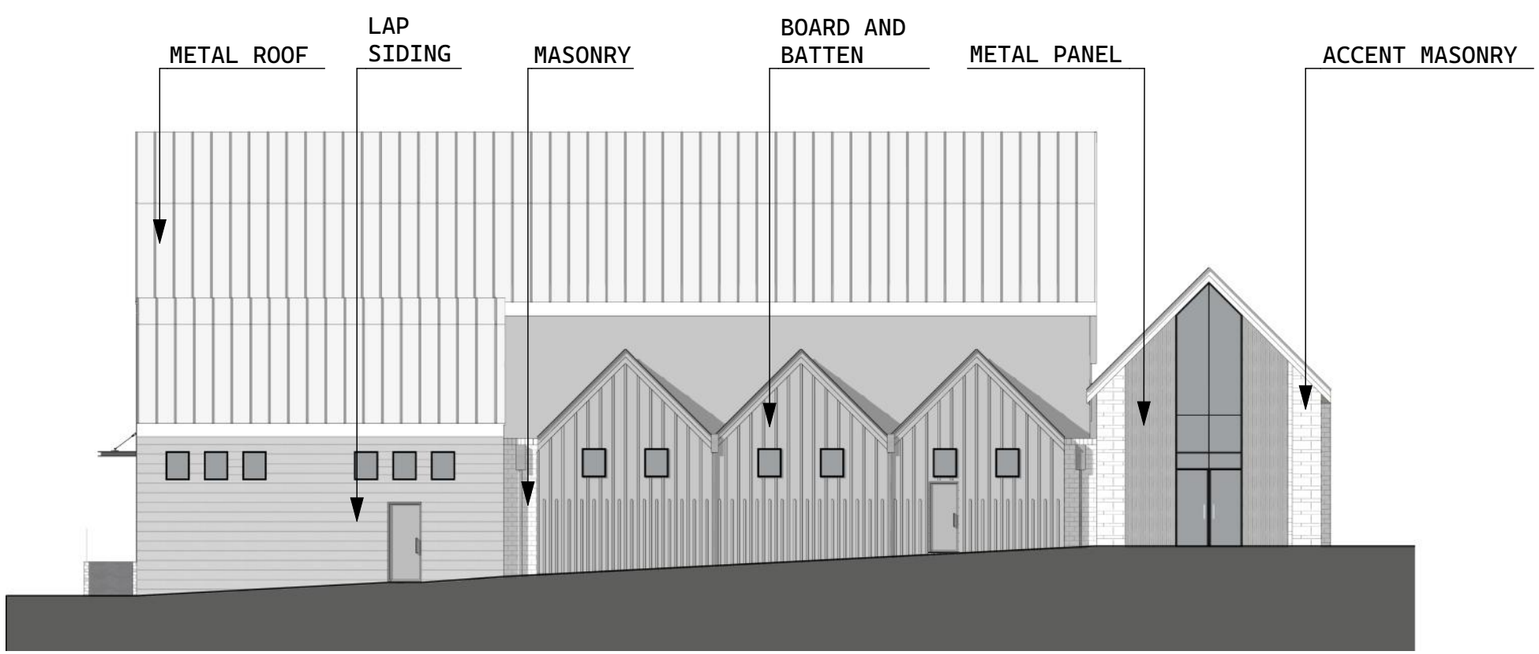
whole community design

03

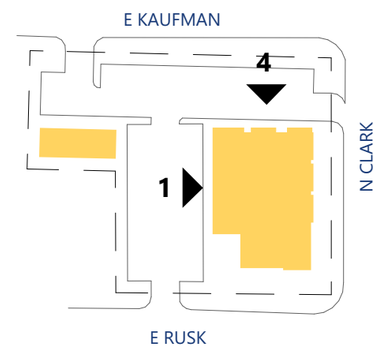
6/2/2025



4 THEATER - NORTH ELEVATION
Scale: 1/16" = 1'-0"



1 THEATER - WEST ELEVATION
Scale: 1/16" = 1'-0"



N

3 Key Plan
NOT TO SCALE

JHP
Architecture/Urban Design

A FIRM WITH A VIBRANT & EXCITING CULTURE RECOGNIZED FOR ELEVATED DESIGN

Rockwall Community Playhouse

Rockwall Community Playhouse
Rockwall, Texas

PLAYHOUSE ELEVATIONS

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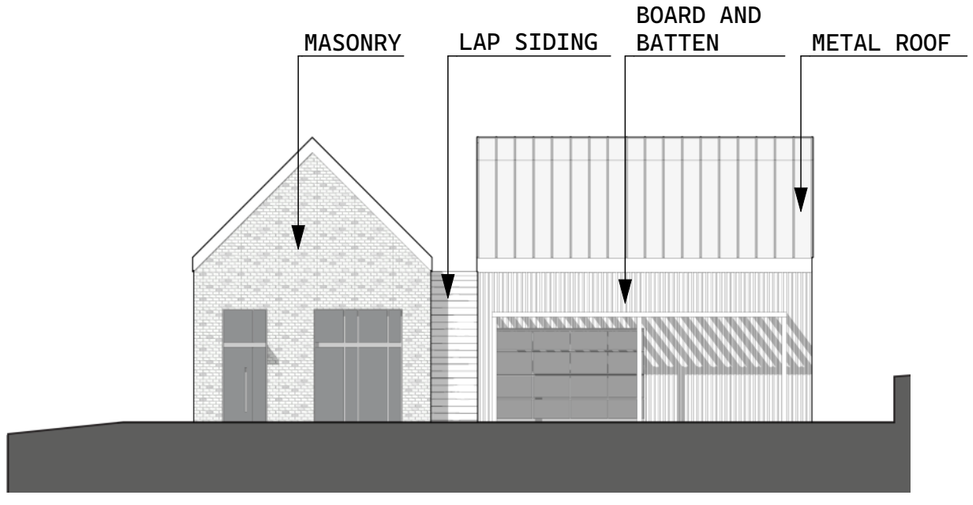
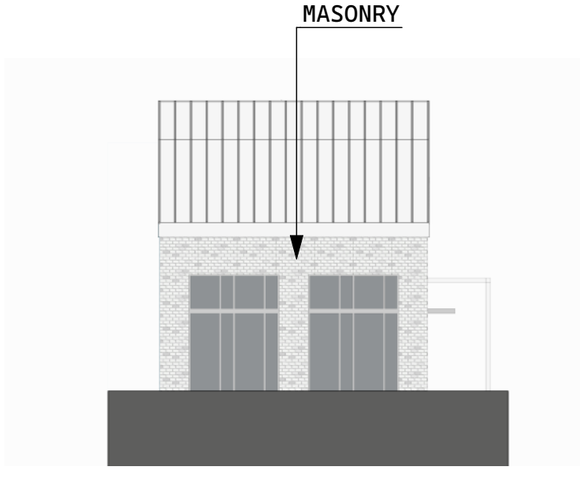
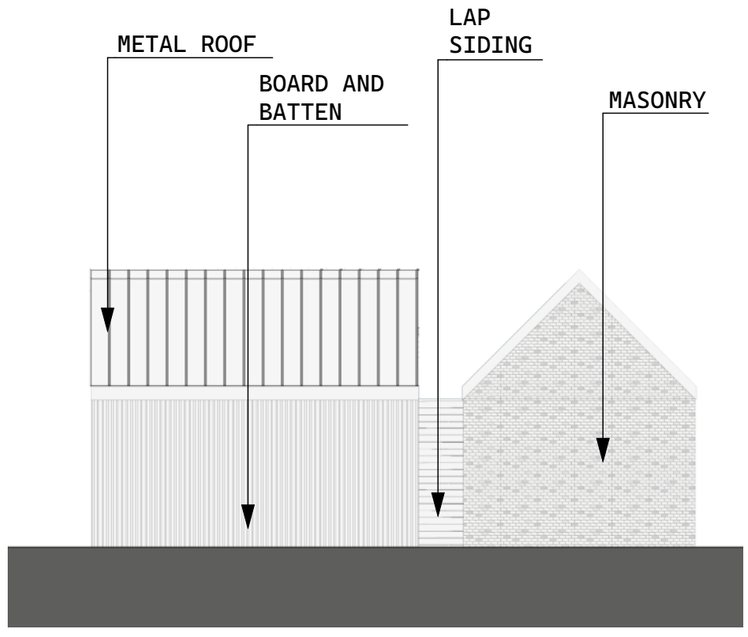
6/2/2025



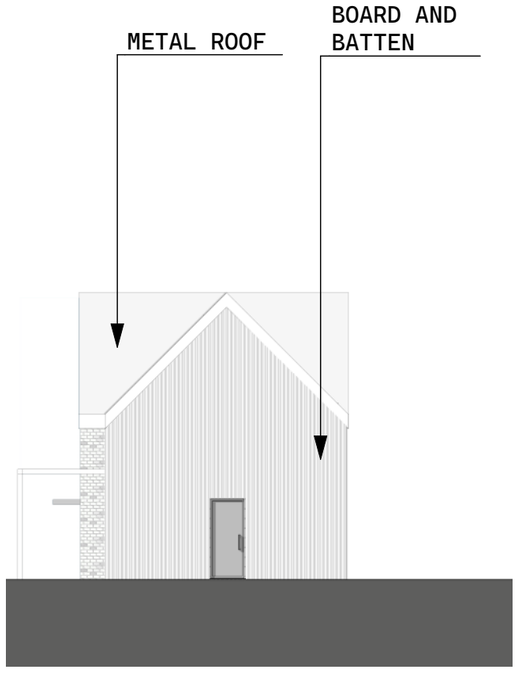
2 PRACTICE HALL - NORTH ELEVATION
Scale: 1/16" = 1'-0"



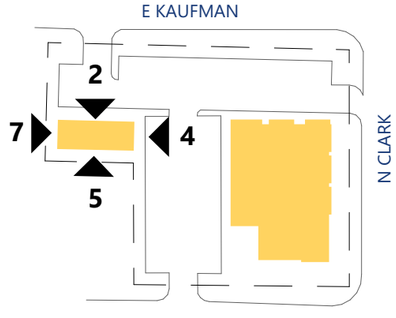
4 PRACTICE HALL - EAST ELEVATION
Scale: 1/16" = 1'-0"



5 PRACTICE HALL SOUTH ELEVATION
Scale: 1/16" = 1'-0"



7 PRACTICE HALL - WEST ELEVATION
Scale: 1/16" = 1'-0"



1 Key Plan
NOT TO SCALE

JHP
Architecture/Urban Design

A FIRM WITH A VIBRANT & EXCITING CULTURE RECOGNIZED FOR ELEVATED DESIGN

Rockwall Community Playhouse

Rockwall, Texas

PLAYHOUSE ELEVATIONS

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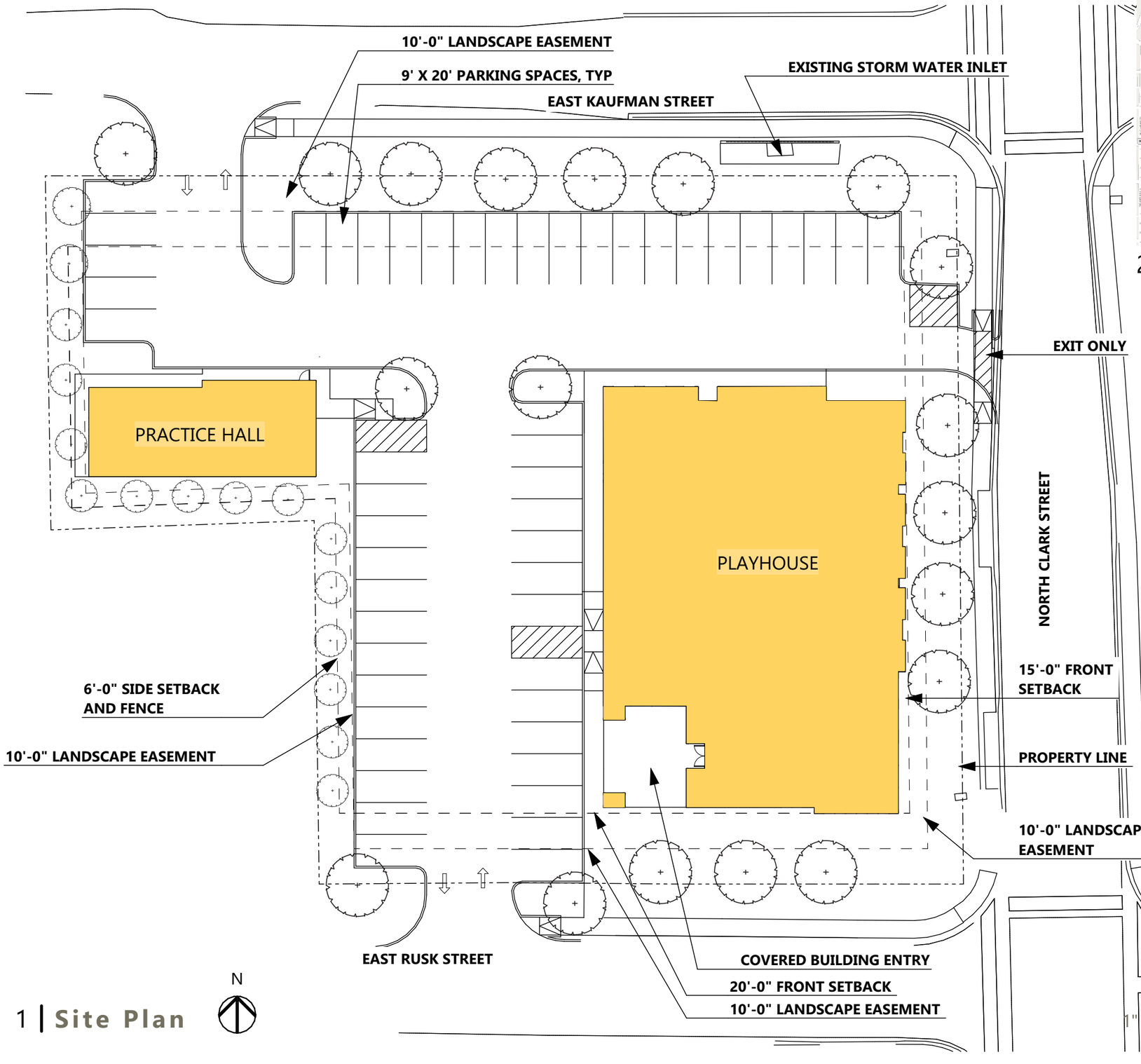
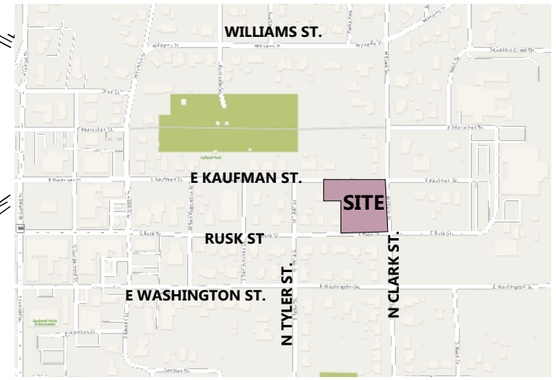
05

6/2/2025



1 | Site Plan



25 | Location Map

SITE PLAN NOTES AND LEGEND	
_ _ _ _	SETBACK LINE
_ . _ . _	PROPERTY LINE

PROJECT DATA	
SITE:	0.805 AC (35,065.8 SF)
CURRENT LAND USE:	84 SEAT COMMUNITY THEATER
PROPOSED LAND USE:	160 SEAT COMMUNITY THEATER
THEATER:	9,700 SF
PRACTICE HALL:	2,000 SF
TOTAL:	11,700 SF
PARKING PROVIDED:	52 SPACES

JHP
Architecture / Urban Design

A FIRM WITH A VIBRANT & EXCITING CULTURE RECOGNIZED FOR ELEVATED DESIGN

Rockwall Community Playhouse

Rockwall Community Playhouse

Rockwall, Texas

SITE PLAN

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6/2/2025

Rockwall Community Playhouse

PD Ordinance Development Standards - DRAFT

Standards	Downtown District (DT) Code (Base Zoning)	Proposed with Planned Development (PD)
Setbacks & Lot Standards		
Front yard along E Kaufman	18 FT	20 FT
Front yard along E Clark	18 FT	15 FT
Front yard along E Rusk	20 FT	Compliant
Side Yard (adjacent to residential)	20 FT	10 FT
Build to (setback) measured from:	Street back of curb	Street right of way
Perimeter landscape buffer adjacent to public right-of-way	10 FT	Compliant
Perimeter landscape buffer adjacent to residential	20 FT	10 FT
Residential Proximity Slope	NA	None required
Minimum Lot Area	NA	NA
Minimum Lot Width	NA	NA
Minimum Lot Depth	NA	NA
Minimum Block Length	200 FT	Compliant
Maximum Block Length	600 FT	Compliant
Pedestrian walkway width	10-FT	4-FT
Building Height & Architectural Standards		
Max Building Height	2 stories	1 story; max 55 FT height
Min Building Height	2 stories	1 story
Requirement of tri-partite architecture?	Yes	No
Minimum window reveal	4"	No reveal required
Minimum inset requirement of primary entry from front building plane	5 FT	0 FT
Minimum spacing of functioning entries	30-FT	No minimum requirement
Can architectural elements of the primary building façade encroach beyond the build-to (setback) line?	Yes; 5-FT encroachment allowed with minor waiver	Yes; 15-FT encroachment (including doors, doors, flatwork) allowed without minor waiver
Min. façade requirements for ground floor exterior walls	100% brick, natural or cast stone	Min. 10% masonry; unlimited lap siding and board and batten; 20% max on all other materials (metal panel, etc.)
Overall Min. façade requirements for exterior walls facing street right-of-way	85% brick, natural or cast stone (excluding windows, doors, and other openings)	Min. 10% masonry; unlimited lap siding and board and batten; 20% max on all other materials (metal panel, etc.)
Windows and glazing	Minimum 30% and maximum 70% of each building elevation	No minimum (NA; theatre use)
Building color requirements	Dominant color of all buildings shall be muted shades of warm gray, red, green, beige and/or brown	Color requirements shall be approved at staff level during site plan process
Roof color requirements	Shall be a shade of cool gray, warm gray, brown or red	Color requirements shall be approved at staff level during site plan process
Non-residential at grade	Ground floor entry must be located at the approx. elevation of adjacent sidewalk	This shall only apply to main entry at west building face
Landscape Requirements		
Street Trees	Planted 20 FT on center	Compliant
Min. parking lot screening height	3 FT	Compliant
Min. parking lot screening opacity	80%	Compliant
Allowed parking lot screening materials	Evergreen plant materials	Compliant
Min. frequency of landscape islands	Every 10 parking spaces	No parking lot landscape islands required
Fencing requirements adjacent to residential	Masonry fence a minimum of 6 FT in height with canopy trees planted on 20-FT centers	Min 6 FT height board on board wood fencing
Retaining walls permitting within landscape buffer?	-	Yes
Parking & Access		
Min. offstreet parking required for theatre	1 space per 3 seats	1 space per 3.5 seats
Min. bicycle parking	1 space per 10 automobile parking spaces	Parking requirements to be approved at staff level during site plan process
Min. driveway spacing	200 FT	Right turn exit only onto Clark Street shall be permitted
Lighting, Mechanical & Refuse		
Photometric requirements	-	Photometrics shall be approved at staff level during site plan process
Required fixture	-	Fixtures to be approved at staff level during site plan process
Refuse requirements	-	No onsite commercial dumpster will be required. Residential trash bins shall be permitted.
LED lighting permitted	No	Yes
Permitting Process		
Downtown development plan required for building permit?	Yes	No

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A SINGLE FAMILY 7 (SF-7) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD - XX) FOR SINGLE- FAMILY 7 (SF-7) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 1.0061-ACRE TRACT OF LAND IDENTIFIED AS PORTION OF LOT 120D AND ALL OF LOTS 120C & 120G OF THE B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Jonathan Brown on behalf of Darlene Singleton, requesting the approval of a zoning change from a Single Family 7 (SF-7) District to a Planned Development District for Single Family 7 (SF-7) District land uses being a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

DRAFT 06-25-2025

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, described in ***Exhibit 'C'*** of this ordinance, attached hereto and incorporated herein by reference as ***Exhibit 'C'***, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in ***Exhibit 'D'*** of this ordinance, attached hereto and incorporated herein by reference as ***Exhibit 'D'***, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars *($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 20-02*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 20-02*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

_____

Tim McCallum, *Mayor*

ATTEST:

DRAFT ORDINANCE 06.24.25

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 21, 2025

2nd Reading: August 4, 2025

DRAFT ORDINANCE 06.24.2025

EXHIBIT 'A':
Legal Description and Survey

BEING 1.04 acres of land situated in Abstract 14, B.F. Boydstun Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Northwest corner of North Clark Street and East Rusk Street, RCAD#14333, *(NAD83 Texas State Plane GPS Coordinate (Grid): E 2,596,018.343, N 7,027,794.521 Feet);*

THENCE South 88°46'33" West, along the Northern Right of Way of East Rusk Street, a distance of 189.985 feet for a corner;

THENCE North 01°14'22" West, a distance of 105.104 feet for a corner;

THENCE South 88°58'51" West, a distance of 72.321 feet for a corner;

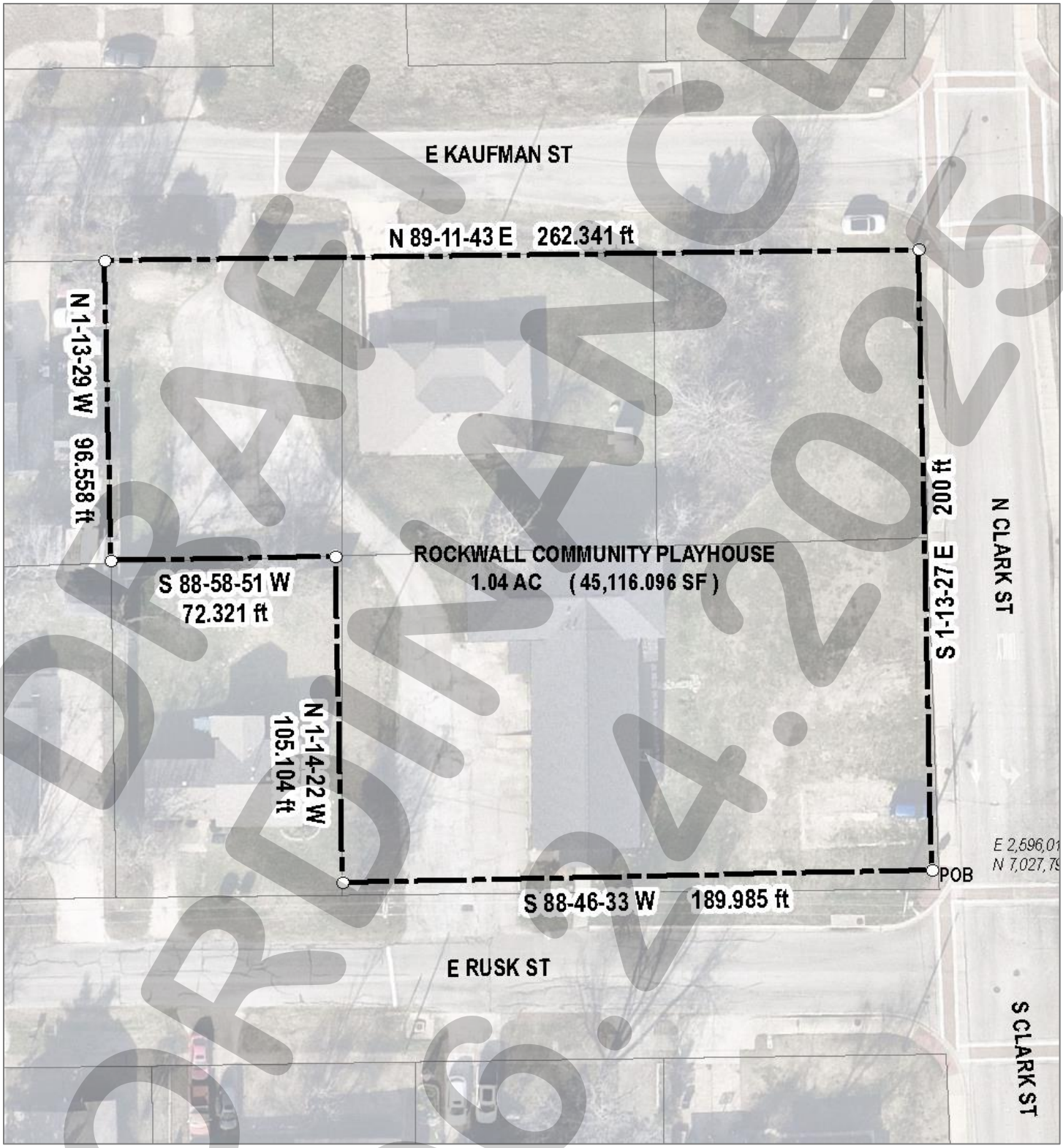
THENCE North 01°13'29" West, a distance of 96.558 feet for a corner;

THENCE North 89°11'43" East, along the Southern Right of Way of East Kaufman Street, a distance of 262.341 feet for a corner;

THENCE South 01°13'27" East, along the Western Right of Way of North Clark Street, a distance of 200.00 feet to the ***POINT OF BEGINNING AND CONTAINING*** 1.04 acres of land (45,116.096 square feet) more or less.

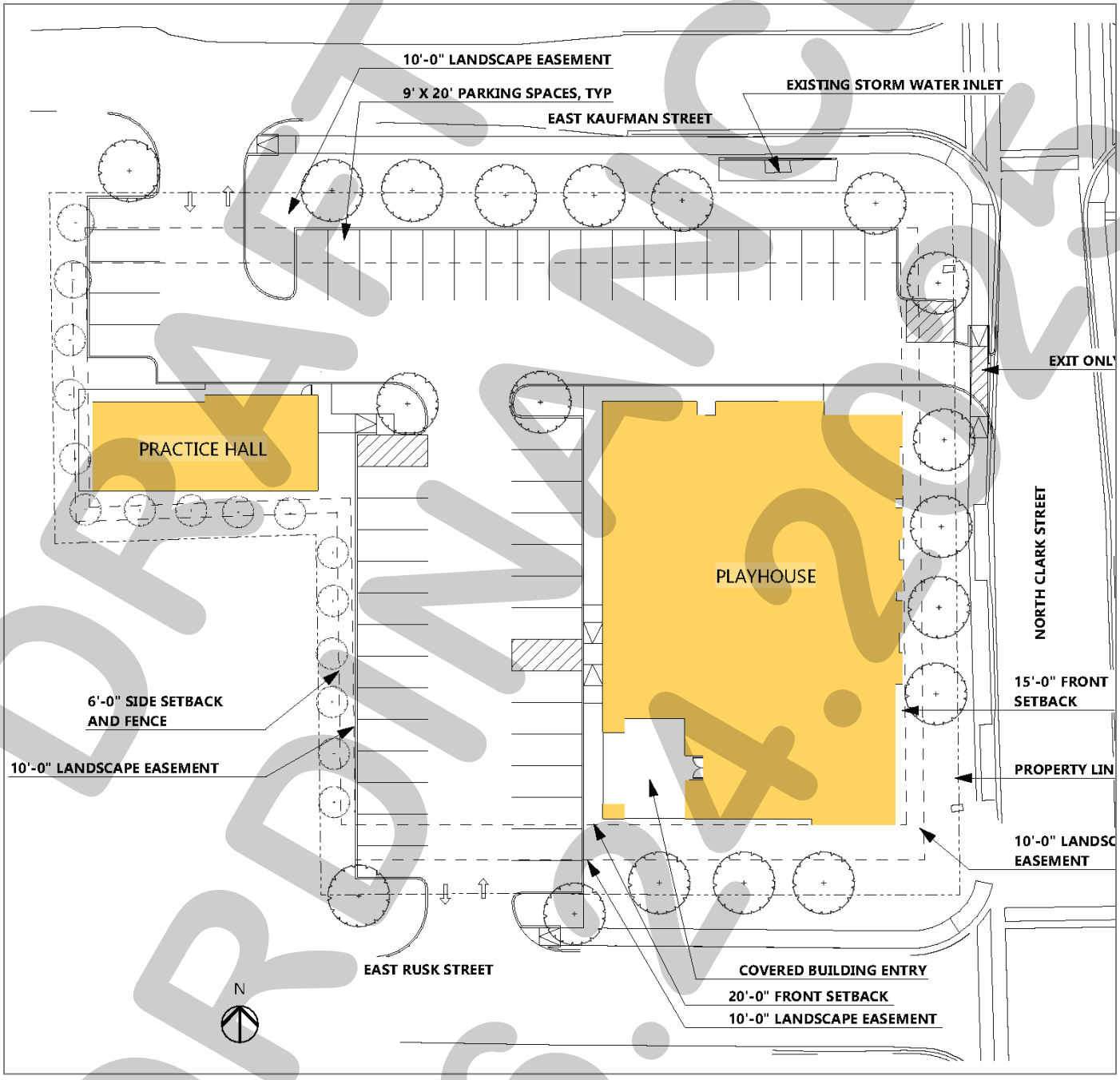
DRAFT ORDINANCE 06.24.2025

EXHIBIT 'A':
Legal Description and Survey

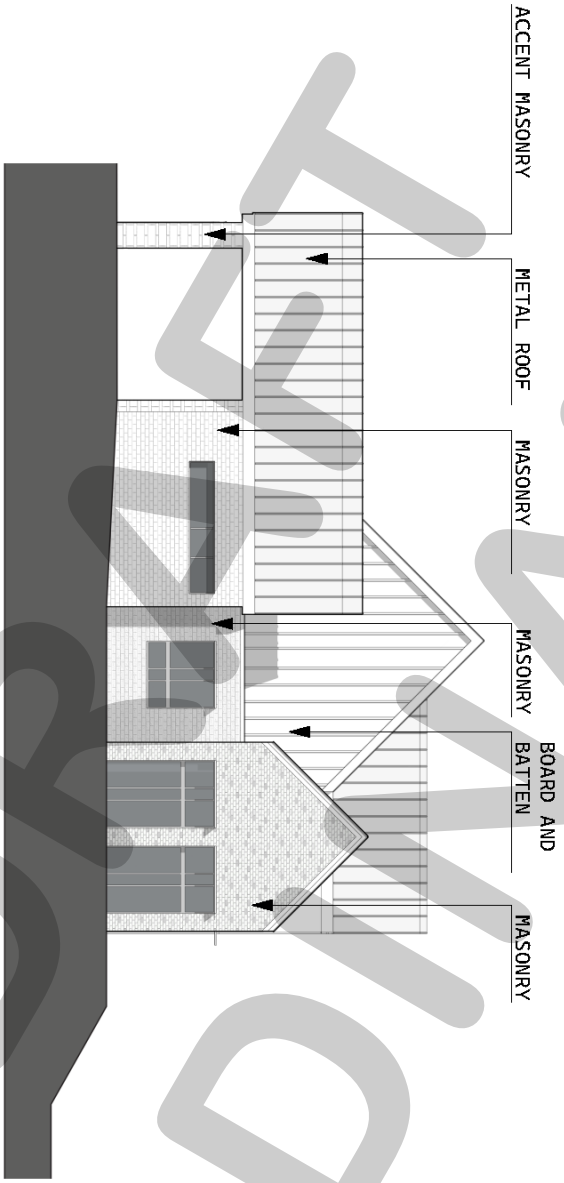


DRAFT ORDINANCE 06.24.2025

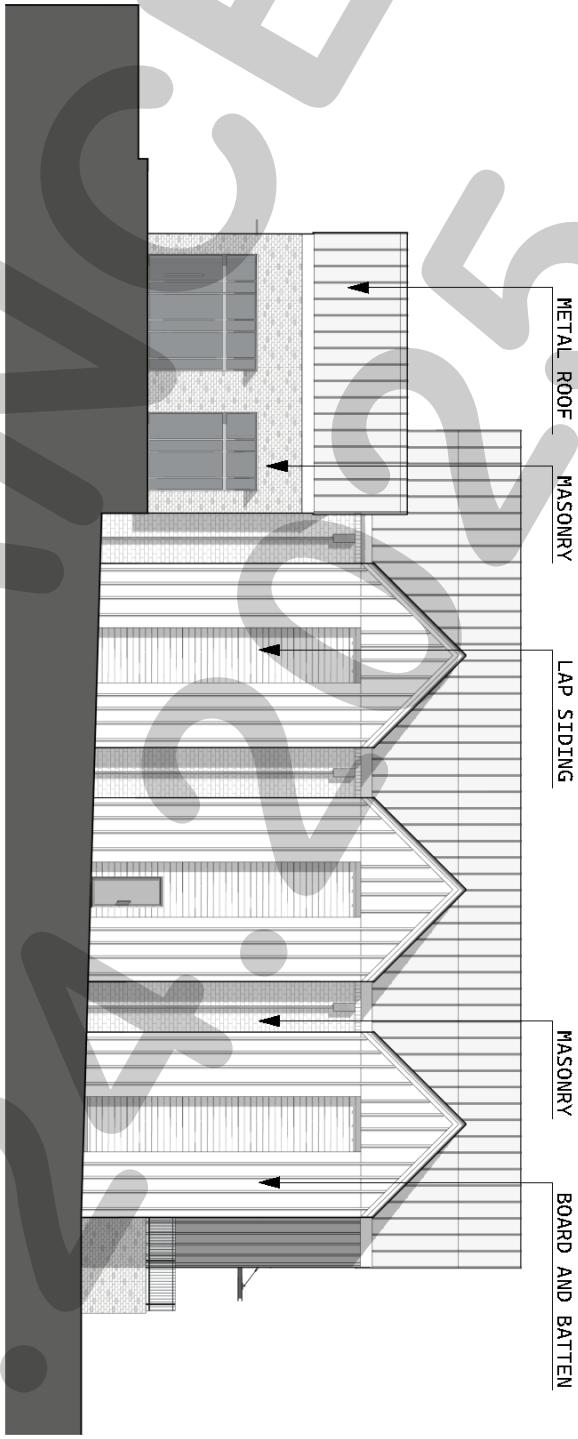
EXHIBIT 'B':
Concept Plan



DRAFT ORDINANCE 06.24.25

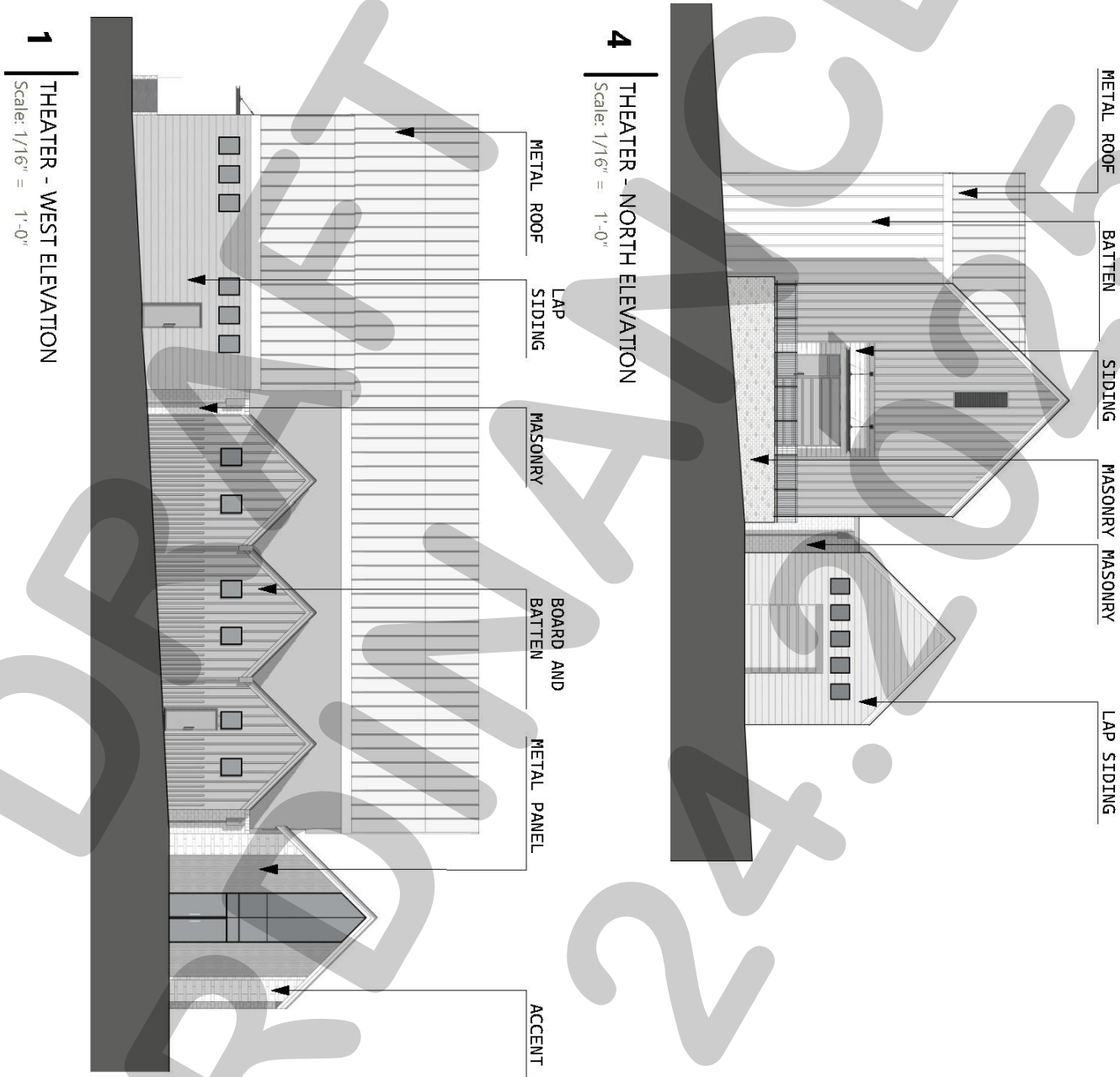


4 THEATER - SOUTH ELEVATION
Scale: 1/16" = 1'-0"

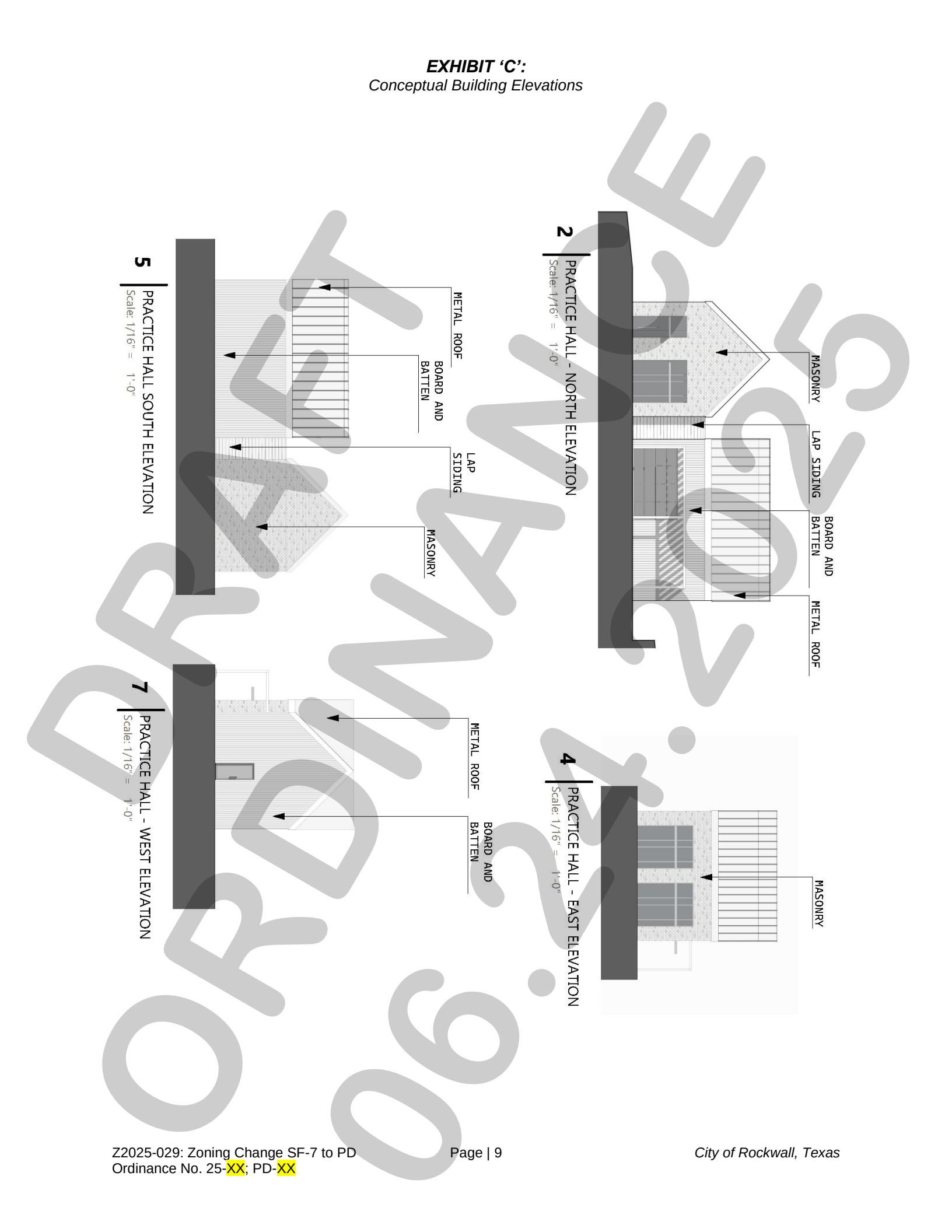


3 THEATER - EAST ELEVATION
Scale: 1/16" = 1'-0"

DRAFT ORDINANCE 06.25.25



DRAFT ORDINANCE 06.24.2025



DRAFT ORDINANCE 06.24.25

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District, only those land uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, are allowed on the *Subject Property*; however, the following additional land uses shall be permitted on the *Subject Property*:

The following land uses shall be permitted *by-right* on the Subject Property:

☑ Theater[1]

NOTE:

[1]: *Theater*. A *Theater*, shall be defined as a *Community Theater*, whereas a *Community Theater* is a locally organized performing arts organization that produces theatrical productions primarily for the enjoyment, participation, and cultural enrichment of the local community.

(2) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 7 (SF-7) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. All development on the *Subject Property* shall conform to the standards depicted in *Table 1*, which are as follows:

TABLE 1: DENISTY AND DIMENSIONAL REQUIREMENTS

ORDINANCE PROVISIONS	*ZONING DISTRICT STANDARDS*
MINIMUM LOT AREA	7,000 SF
MINIMUM LOT FRONTAGE	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	X=20' E. KAUFMAN STREET X=15' N. CLARK STREET X=20' E. RUSK STREET
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	10'
SIDE YARD ADJACENT TO RESIDENTIAL	10'
MAXIMUM BUILDING HEIGHT	55'
MAX BUILDING/LOT COVERAGE	45%
MINIMUM NUMBER OF PARKING SPACES	1 PER 3.20 SEATS

(3) *Residential Adjacency*. The *Subject Property* shall be required to provide and maintain a ten (10) foot landscape buffer adjacent to any residentially zoned or used property. The buffer shall include a minimum of a six (6) foot or a maximum of eight (8) foot standard cedar fence, canopy trees on 20-foot centers, and a row of evergreen shrubs along the entire adjacency.

(4) *Landscape Standards*. Landscaping shall be reviewed and approved with the Site Plan. All *Canopy/Shade Trees* planted within this Planned Development District shall be a minimum of four (4) caliper inches in size, all *Accent/Ornamental/Under-Story Trees* shall be a minimum

DRAFT
09.24.2025

of four (4) feet in total height, all *Shrubs* shall be a minimum of five (5) gallons at the time of planting.

(1) *Landscape Buffer (E. Kaufman Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along E. Kaufman Street, and shall incorporate a row of evergreen shrubs along the entire frontage.

(2) *Landscape Buffer (N. Clark Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along N. Clark Street, and shall incorporate one (1) accent tree per 50-feet of linear frontage and a row of evergreen shrubs along the entire frontage.

(3) *Landscape Buffer (E. Rusk Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along N. Clark Street, and shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage, and a row of evergreen shrubs along the entire frontage.

DRAFT ORDINANCE 06.24.2025

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/20/2025

PROJECT NUMBER: Z2025-030
PROJECT NAME: Amendment to Planned Development District 50 (PD-50)
SITE ADDRESS/LOCATIONS: 924, 975, 923, 925 N ALAMO RD

CASE CAPTION: Hold a public hearing to discuss and consider a request by Dyron Durham, Caroline Harklau, Sheli Hudson, and Mike Crawford for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 25-19] to incorporate an additional 2.57-acre tract of land within the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned: [1] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, and [2] Single-Family 7 (SF-7) District, and [3] Single-Family 10 (SF-10) District , generally located along N. Goliad Street [SH-205], north of Olive Street and south of Live Oak Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	06/19/2025	Approved w/ Comments

06/19/2025: Z2025-030; Amendment to Planned Development District 50 (PD-50)
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 25-19] to incorporate an additional 2.57-acre tract of land within the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned: [1] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, and [2] Single-Family 7 (SF-7) District, and [3] Single-Family 10 (SF-10) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, and generally located along N. Goliad Street [SH-205], north of Olive Street and south of Live Oak Street.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (Z2025-030) in the lower right-hand corner of all pages on future submittals.

I.4 Future Land Use Map. According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the North Lakeshore District, and according to the Future Land Use Map contained within this document the subject property is designated for Medium Density Residential (MDR). The requested zoning change would require the subject properties to be reclassified to a Live/Work (LW) land use designation. Based on this, the proposed zoning request does not conform to the Future Land Use Map; HOWEVER, the requested zoning change may have merit based on the fact that the land uses directly east of the proposed additional properties are currently designated for Live/Work (LW) land uses and the change would be consistent with this designation and the applicant is not requesting to increase or change the land uses permitted within Planned Development District 50 (PD-50). Regardless of this, this request will be discretionary to the City Council pending a recommendation from the Planning and Zoning Commission.

M.5 Please review the attached draft ordinance prior to the June 24, 2025 Planning & Zoning Commission Work Session Meeting, and provide staff with your markups by July 1, 2025. Please carefully read through this document as staff has incorporated changes from what was originally submitted.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 1, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 15, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.7 The projected City Council meeting dates for this case will be July 21, 2025 (1st Reading) and August 4, 2025 (2nd Reading).

I.8 Please note that the applicant, owner, or a representative of these parties will be required to be at all scheduled meetings. Failure to come to a meeting could lead to the case being tabled or denied.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/17/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2025	Approved

No Comments

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☒ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 924 North Alamo Rd Rockwall, TX 75087
SUBDIVISION: LOT: BLOCK:
GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Residential A-1
CURRENT USE: Residential A-1
PROPOSED ZONING: PD50
PROPOSED USE: Residential A-1
ACREAGE: .2080
LOTS [CURRENT]:
LOTS [PROPOSED]:

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

	OWNER	APPLICANT
☒	Caroline Harklau	Caroline Harklau
CONTACT PERSON		
ADDRESS	312 Dartbrook	312 Dartbrook
CITY, STATE & ZIP	Rockwall, TX 75087	Rockwall, Texas 75087
PHONE	[redacted]	[redacted]
E-MAIL	[redacted]	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ *[OWNER]* THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9th *DAY OF* June, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

EMMA RODRIGUEZ
Notary ID # 134942678
My Commission Expires
06/12/2028

MY COMMISSION EXPIRES

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☒ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1] & [2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 975 N. Alamo Rd. Rockwall, Tx 75087

SUBDIVISION: LOT: BLOCK:

GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Residential A-1 | CURRENT USE: Residential A-1

PROPOSED ZONING: PD50 | PROPOSED USE: Residential A-1

ACREAGE: .885 | LOTS [CURRENT]: | LOTS [PROPOSED]:

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER	Strategic Management Services	☑ APPLICANT	
CONTACT PERSON	Dyron Durham	CONTACT PERSON	Dyron Durham
ADDRESS	14124 Edgecrest Dr	ADDRESS	14124 Edgecrest Dr.
CITY, STATE & ZIP	Dallas, Tx 75254	CITY, STATE & ZIP	Dallas, Tx 75254
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dyron Durham [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5th DAY OF JUNE, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

PAULA MCDONNELL-WOMBLE
My Notary ID # 10559040
Expires June 24, 2028

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF JUNE, 2025.

OWNER'S SIGNATURE Dyron Durham

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Paula McDonnell-Womble | *MY COMMISSION EXPIRES* 06-24-28

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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DIRECTOR OF PLANNING:

CITY ENGINEER:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 923 N ALAMO RD, Rockwall, Tx 75087

SUBDIVISION: LOT: BLOCK:

GENERAL LOCATION: A0124 JHB JONES, TRACT 34, ACRES .50

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Residential A1 — CURRENT USE: Residential A1

PROPOSED ZONING: PD 50 — PROPOSED USE: Residential A1

ACREAGE: .50 — LOTS [CURRENT]: — LOTS [PROPOSED]:

☑ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER	SHELI HUDSON	☑ APPLICANT	SAME
CONTACT PERSON	SHELI HUDSON	CONTACT PERSON	SAME
ADDRESS	923 N ALAMO RD	ADDRESS	SAME
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	SAME
PHONE	[redacted]	PHONE	SAME
E-MAIL	[redacted]	E-MAIL	SAME

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shali Hudson [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION: ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5th DAY OF June, 20 25. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5TH DAY OF JUNE, 20 25.

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [signature]

DONNA LYNN CASTLE
Notary Public, State of Texas
Comm. Expires 07-01-2026
Notary ID 128316151

MY COMMISSION EXPIRES

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☒ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1] & [2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [1]

NOTES:
1: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
2: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 925 N. Alamo Rd. Rockwall, Tx 75087

SUBDIVISION: LOT: BLOCK:

GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Residential A1
PROPOSED ZONING: PD 50
ACREAGE: .50 LOTS [CURRENT]:

CURRENT USE: Residential A1
PROPOSED USE: Residential A1
LOTS [PROPOSED]:

☑ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER: Mike Crawford
CONTACT PERSON: Mike Crawford
ADDRESS: 925 N. Alamo Rd
CITY, STATE & ZIP: Rockwall, Tx 75087
PHONE: [redacted]
E-MAIL: [redacted]

☑ APPLICANT: Mike Crawford
CONTACT PERSON: Mike Crawford
ADDRESS:
CITY, STATE & ZIP: Rockwall, Tx 75087
PHONE: [redacted]
E-MAIL: [redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE CRAWFORD [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5th DAY OF JUNE, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

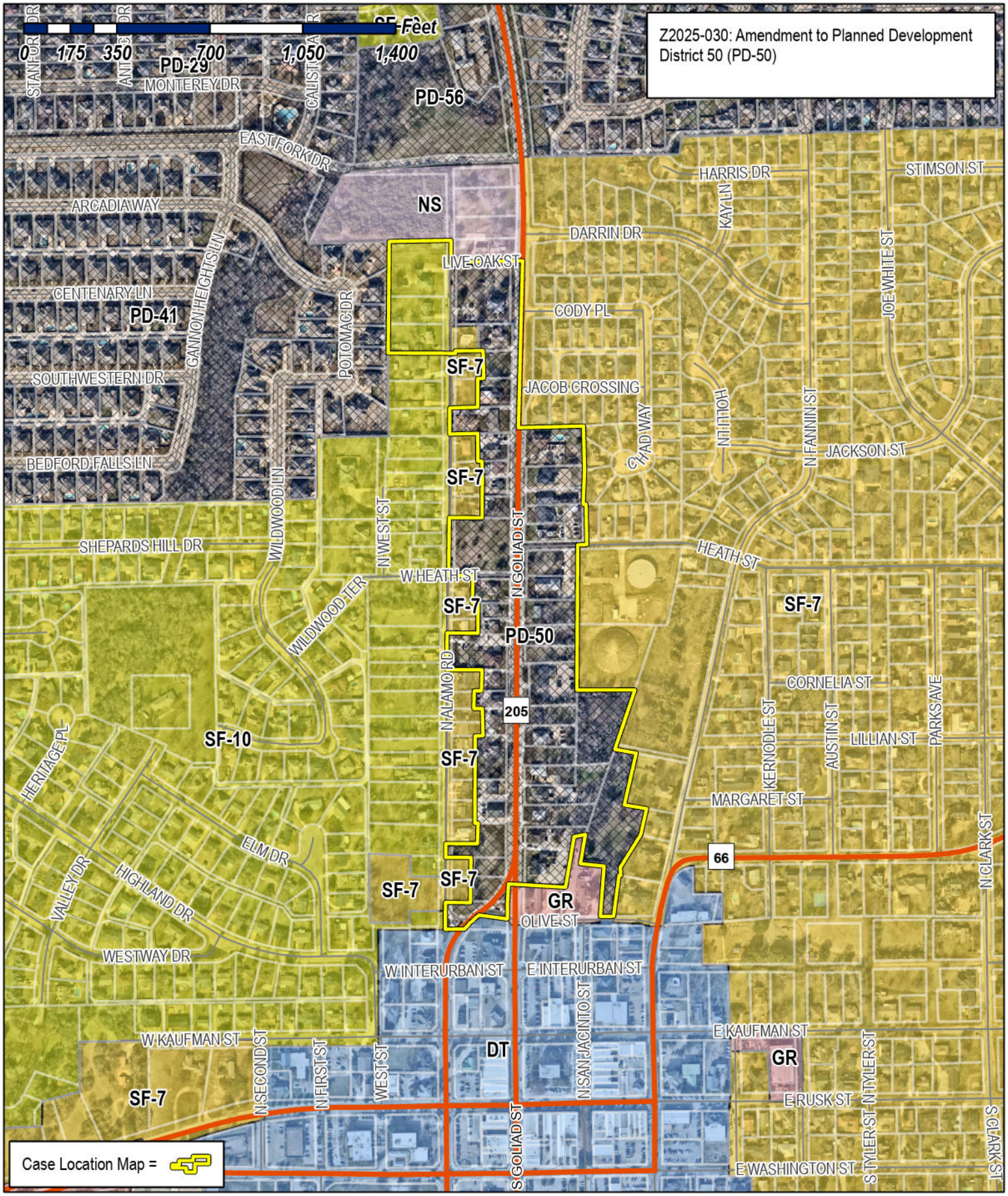
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF JUNE, 2025

OWNER'S SIGNATURE Mike Crawford

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Paula McConnell-Womble

PAULA MCCONNELL-WOMBLE
My Notary ID # 10559040
Expires June 24, 2028

MY COMMISSION EXPIRES 06-24-28



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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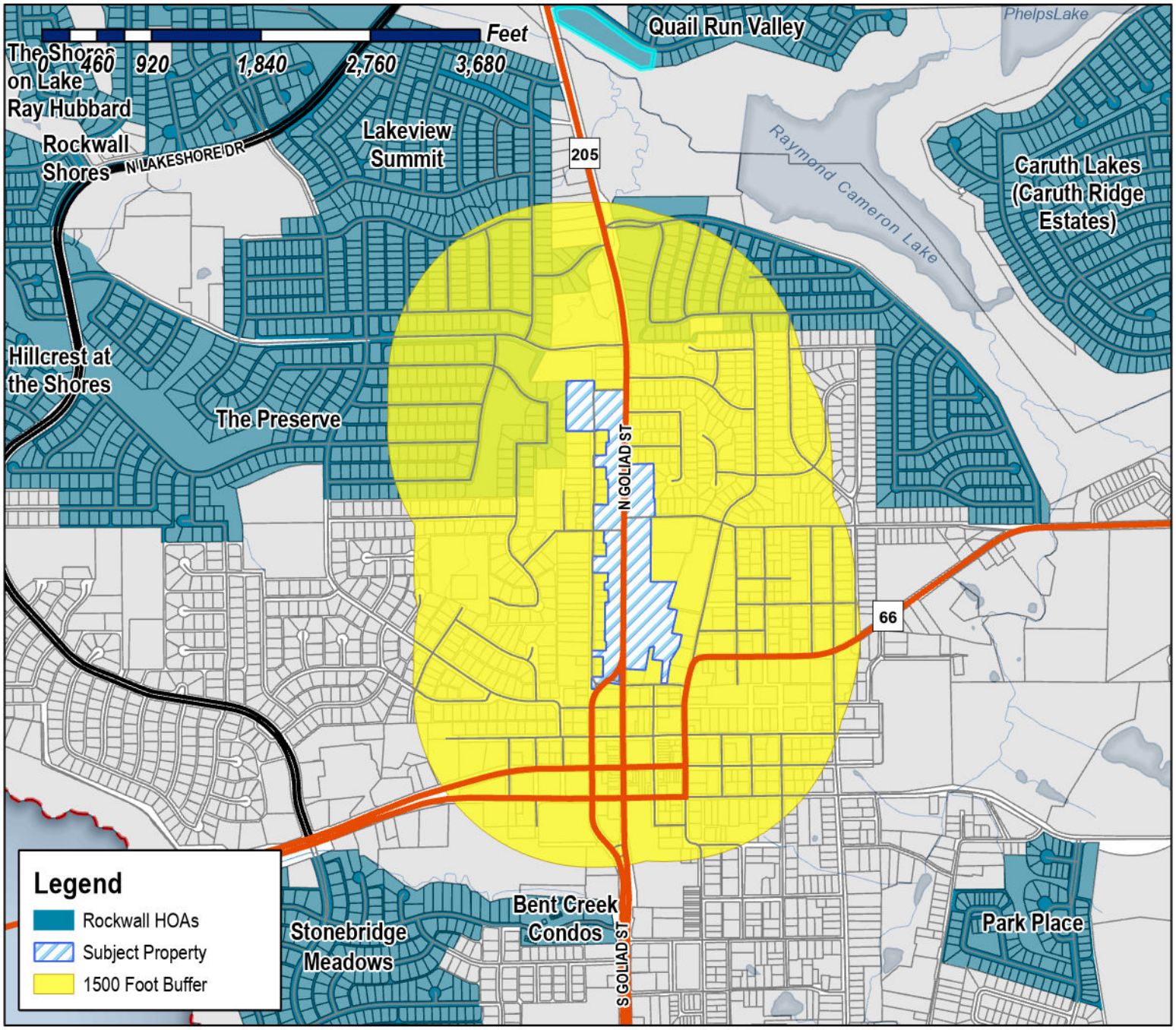

Case Number: Z2025-030
Case Name: Amendment to Planned Development District 50(PD-50)
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 923,924,925 & 975 N. Alamo

Date Saved: 6/9/2025
For Questions on this Case Call (972) 771-7745



From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2025-030]
Date:	Friday, June 20, 2025 10:37:47 AM
Attachments:	Public Notice (06.16.2025).pdf HOA Map (06.10.2025).pdf

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HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2025-030: Amendment to PD-50
Hold a public hearing to discuss and consider a request by Dyron Durham, Caroline Harklau, Sheli Hudson, and Mike Crawford for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 25-19] to incorporate an additional 2.57-acre tract of land within the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned: [1] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, and [2] Single-Family 7 (SF-7) District, and [3] Single-Family 10 (SF-10) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N. Goliad Street [SH-205], north of Olive Street and south of Live Oak Street, and take any action necessary.

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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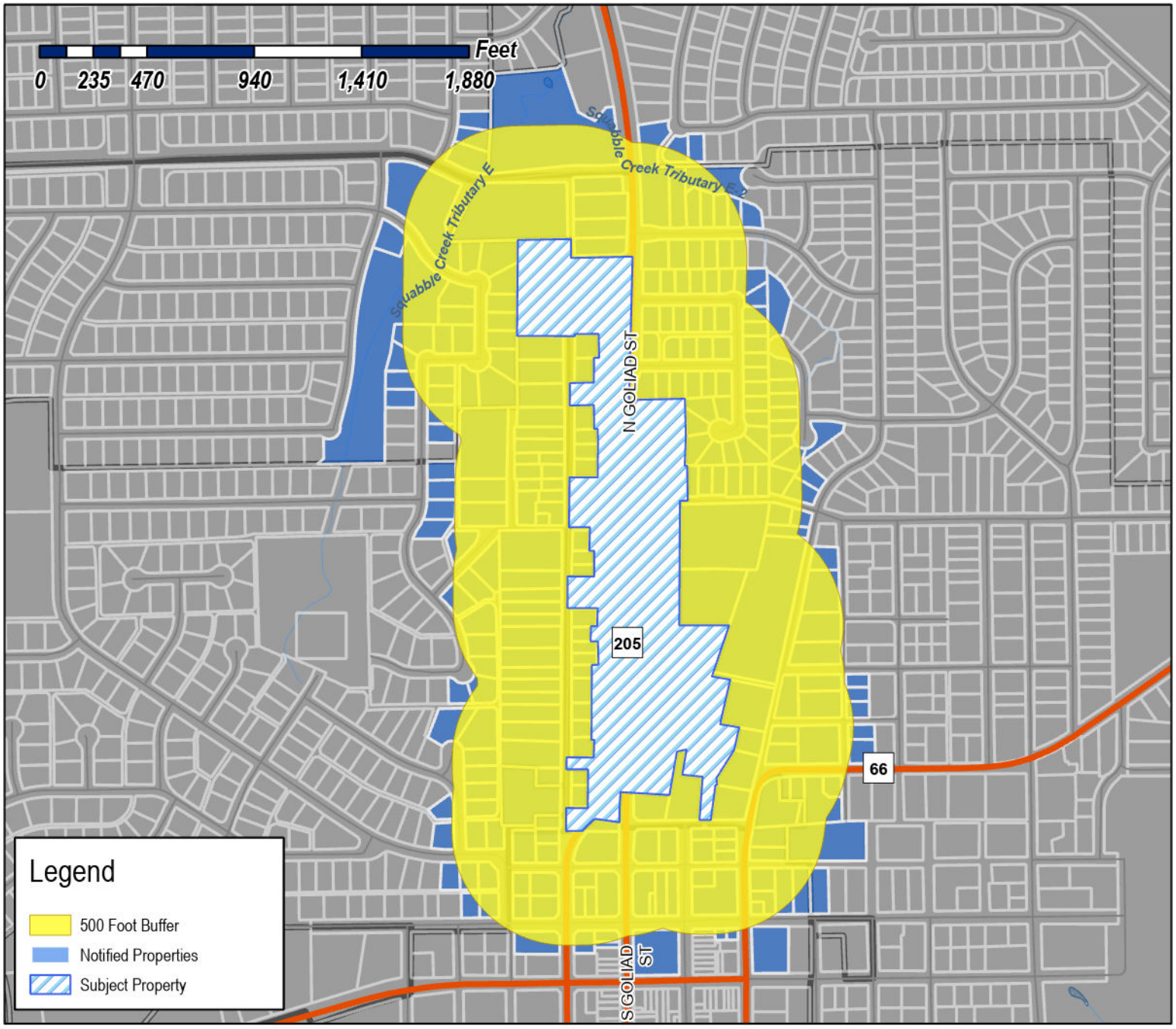

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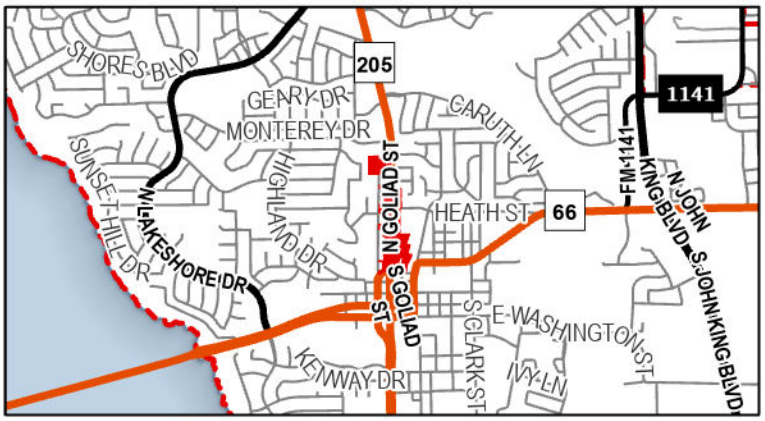


RESIDENT
100 E HEATH
ROCKWALL, TX 75087

PAREDES FERNANDO
1001 HOLLI LANE
ROCKWALL, TX 75087

RESIDENT
1001 N GOLIAD
ROCKWALL, TX 75087

RHODES NANCY CLAYCOMB
1003 HOLLI LN
ROCKWALL, TX 75087

RESIDENT
1005 HOLLI LN
ROCKWALL, TX 75087

RESIDENT
101 E RUSK
ROCKWALL, TX 75087

MUMMEY MAURICE E ETUX
1010 HOLLI LANE
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
102 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
102 W KAUFMAN
ROCKWALL, TX 75087

THE CANO REAL ESTATE INVESTMENT GROUP, LLC
1025 Michael Gdns
Rockwall, TX 75087

CALLIER JENNA AND LOGAN
104 RUSH CREEK
HEATH, TX 75032

RESIDENT
104 W KAUFMAN
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
105 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
105 N ALAMO
ROCKWALL, TX 75087

RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

MBK3 PROPERTY HOLDING CO LLC
105 OLIVE ST
ROCKWALL, TX 75087

WIMPEE JOE
105 W KAUFMAN ST
ROCKWALL, TX 75087

PRECISION GLOBAL CORPORATION
106 W Kaufman St
Rockwall, TX 75087

MANLEY MICHAEL J AND MARY F
1065 MIDNIGHT PASS
ROCKWALL, TX 75087

RESIDENT
107 E KAUFMAN
ROCKWALL, TX 75087

MORGAN JEFFREY E
1071 MIDNIGHT PASS
ROCKWALL, TX 75087

TANG SHIFANG AND
HAO DENG
1079 MIDNIGHT PASS
ROCKWALL, TX 75087

RESIDENT
108 INTERURBAN
ROCKWALL, TX 75087

RESIDENT
109 E KAUFMAN
ROCKWALL, TX 75087

CURANOVIC JOHN
109 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
109 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
111 N GOLIAD ST
ROCKWALL, TX 75087

WAGNER GERALD P
112 LOS PECES
GUN BARRELL, TX 75156

HILL TOBY VERN H & ANGELA DAWN
113 E HEATH ST
ROCKWALL, TX 75087

KING BOBBY R ETUX
113 Summit Ridge Dr
Rockwall, TX 75087

RESIDENT
115 E HEATH ST
ROCKWALL, TX 75087

JARED LANDON CAIN 2005 TRUST
1150 CRESTCOVE DR
ROCKWALL, TX 75087

RESIDENT
116 N SAN JACINTO
ROCKWALL, TX 75087

STORY CATHERINE C
117 E HEATH ST
ROCKWALL, TX 75087

GARRISON MONA AND RONALD
119 E HEATH STREET
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

SFR TEXAS ACQUISITIONS 3 LLC
120 S Riverside Plz Ste 2000
Chicago, IL 60606

FITE CENTRE LLC
1200 FRONTIER TRAIL
ROCKWALL, TX 75032

RAC OF ROCKWALL LLC
1220 CRESTCOVE
ROCKWALL, TX 75087

DAFFRON JAMES R AND DEBBIE A
12207 DARK HOLLOW RD
ROCKWALL, TX 75087

380 PROPERTY INC
12207 DARK HOLLOW RD
ROCKWALL, TX 75087

PELLERIN DAVID P & JODY J
1260 CALISTOGA DRIVE
ROCKWALL, TX 75087

HARRIS CYNTHIA ANN
1266 CALISTOGA DR
ROCKWALL, TX 75087

FORBIS WILLIAM RUSSELL III & LYNN
1272 CALISTOGA DR
ROCKWALL, TX 75087

GROOVYS BUSINESS PROPERTIES LLC
138 SAWGRASS DR
ROCKWALL, TX 75032

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

VANDERSLICE ROBERT
1408 S LAKESHORE DRIVE
ROCKWALL, TX 75087

ESTATE OF DOSVILLE PEOPLES
1410 S GOLIAD ST APT 1707
ROCKWALL, TX 75087

STRATEGIC MANAGEMNET SERVICES LLC
14124 EDGECREST DR
DALLAS, TX 75254

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

RAYWAY PROPERTIES LLC
1572 N MUNSON RD
ROYSE CITY, TX 75189

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

CGC GROUP INC
1690 LAKE FOREST DR
ROCKWALL, TX 75087

ARISTA KAUFMAN LLC
1717 Main St Ste 2950
Dallas, TX 75201

BARNETT JOSEPH RODNEY & LADONNA
1855 HIDDEN HILLS
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW
192 JACOB CROSSING
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S
193 JACOB CROSSING
ROCKWALL, TX 75087

BLACK SHIRLEY M
193 PORT SAINT CLAIRE
ARANSAS PASS, TX 78336

RESIDENT
194 CODY PLACE
ROCKWALL, TX 75087

CROY DANNY L
195 CODY PL
ROCKWALL, TX 75087

RESIDENT
196 JACOB CROSSING
ROCKWALL, TX 75087

STEWART DEBORAH LYNN
196 DARRIN DR
ROCKWALL, TX 75087

GALLEGOS JUAN ADOLFO
197 DARRIN DR
ROCKWALL, TX 75087

RESIDENT
198 CODY PLACE
ROCKWALL, TX 75087

KANSIER GAYLE
198 DARRIN DR
ROCKWALL, TX 75087

RESIDENT
199 DARRIN DR
ROCKWALL, TX 75087

KEANE PARKER F
199 Cody Pl
Rockwall, TX 75087

CHARLES & JANE SIEBERT LIVING TRUST
CHRISTOPHER CHARLES SIEBERT & JANE M
SIEBERT - TRUSTEES
199 JACOB XING
ROCKWALL, TX 75087

917 PROPERTIES LLC
2 MANOR COURT
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 5 LLC
2 MANOR COURT
HEATH, TX 75032

RESIDENT
200 JACOB CROSSING
ROCKWALL, TX 75087

SELLERS ROBERT STEVEN
200 DARRIN DRIVE
ROCKWALL, TX 75087

RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

MCWHIRTER CRAIG L
201 DARRIN DR
ROCKWALL, TX 75087

COMMUNITY BANK
201 E KAUFMAN ST
ROCKWALL, TX 75087

CITY LIFT STATION
201 E WASHINGTON ST
ROCKWALL, TX 75087

LUSH BEAUTY SALON
201 N ALAMO RD
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
2010 INDUSTRIAL BLVD STE 611
ROCKWALL, TX 75087

RESIDENT
202 INTERURBAN ST
ROCKWALL, TX 75087

MILLER ROBERT AND KATY
202 CODY PL
ROCKWALL, TX 75087

GANDY GEORGIA KNEL
202 DARRIN DR
ROCKWALL, TX 75087

LOVELL CHRISTINE MARRE AND JOSHUA
202 E HEATH
ROCKWALL, TX 75087

RESIDENT
202 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
202 N WEST ST
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 NORTH SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
203 JACOB CROSSING
ROCKWALL, TX 75087

CLAY KAREN L
203 CODY PL
ROCKWALL, TX 75087

DAVIS ROBERT C
203 DARRIN
ROCKWALL, TX 75087

BLANKENSHIP JAMES WISE & LISA
203 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
203 N ALAMO
ROCKWALL, TX 75087

NELSON THERESE D
204 DARRIN DR
ROCKWALL, TX 75087

RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

PENRY TROY D AND ELIZABETH A
204 HARRIS DR
ROCKWALL, TX 75087

PHILLIPS TERESA
204 JACOB CROSSING
ROCKWALL, TX 75087

RESIDENT
204 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
204 N WEST ST
ROCKWALL, TX 75087

RESIDENT
204 W HEATH ST
ROCKWALL, TX 75087

DHANBAD MINING INFOMATICS LLC
2040 N BELT LINE RD STE 400
MESQUITE, TX 75150

DRAKE EDWARD J II & JENNIFER R
205 DARRIN DRIVE
ROCKWALL, TX 75087

BASCO JUSTIN AND PAMELA
206 Cody Pl
Rockwall, TX 75087

RUDOLPH COLLIN J
206 DARRIN DRIVE
ROCKWALL, TX 75087

RESIDENT
206 N FANNIN ST
ROCKWALL, TX 75087

CRISWELL BARBARA
206 S Clark St
Rockwall, TX 75087

PRITCHETT JOHNETTA
206 W HEATH ST
ROCKWALL, TX 75087

RESIDENT
207 JACOB CROSSING
ROCKWALL, TX 75087

MITCHELL KELLI A &
RYAN S WENZEL
207 CODY PL
ROCKWALL, TX 75087

RESIDENT
208 JACOB CROSSING
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC
208 SUMMIT RIDGE
ROCKWALL, TX 75087

RESIDENT
208 W HEATH ST
ROCKWALL, TX 75087

HENSON ORA LOUISE
209 DARRIN DR
ROCKWALL, TX 75087

CONFIDENTIAL
210 CODY PL
ROCKWALL, TX 75087

CALDWELL KARISSA A
211 CODY PLACE
ROCKWALL, TX 75087

MOFFATT DANA MICHELLE
211 JACOB CROSSING
ROCKWALL, TX 75087

SHIPLEY JASON P & ELIZABETH
212 JACOB XING
ROCKWALL, TX 75087

FOSTER EDWARD M & TERI L
214 CODY PL
ROCKWALL, TX 75087

WELLS LEE E & LYNDA S
2146 HARRELL STREET
GREENVILLE, TX 75402

MURRAY JOHN DAVID
215 CODY PLACE
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R
2175 LAKE FOREST DR
ROCKWALL, TX 75087

DUZAN TIMOTHY AND ANGELA
219 CODY PL
ROCKWALL, TX 75087

HILLTOP ESCAPES INC
2234 RANDAS WAY
ROCKWALL, TX 75087

KHATER CHARLES ETUX
2368 E FM 552
ROCKWALL, TX 75087

ROCKWALL RUSTIC RANCH LLC
240 WILLOWCREST
ROCKWALL, TX 75032

SEYMORE INVESTMENTS LLC
242 C NATIONAL DR
ROCKWALL, TX 75032

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

TTAAM N ALAMO SERIES LLC
2801 NETWORK BLVD STE 300
FRISCO, TX 75034

WEST MICHAEL
299 SHENNENDOAH LANE
ROCKWALL, TX 75087

RESIDENT
301 HIGHLAND DR
ROCKWALL, TX 75087

AUSTIN MICHAEL CAIN 2005 TRUST
301 COOPER COURT
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

BEDFORD TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
301 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
301 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
301 N SAN JACINTO
ROCKWALL, TX 75087

FERRIS BETH
301 WILDWOOD LN
ROCKWALL, TX 75087

MATTINGLY LESLIE G AND JENNIFER S TRUSTEES
2023 G J MATTINGLY REVOCABLE TRUST
302 ARCADIA WAY
ROCKWALL, TX 75087

LOFTUS GERALDINE J
302 E MARGARET ST
ROCKWALL, TX 75087

JOHNSON AMANDA DAWN
302 ELM DRIVE
ROCKWALL, TX 75087

WARREN PEGGY E
302 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
302 N SAN JACINTO
ROCKWALL, TX 75087

CRANE KATHERINE LYNN
302 W KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

SMITH WENDY
303 DERICK DR
FATE, TX 75189

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

WILLIAMS PATRICIA M
303 ELM DR
ROCKWALL, TX 75087

WHITE SANDRA JEAN
303 HIGHLAND DR
ROCKWALL, TX 75087

LEAL CAROL RHEA
303 N Alamo Rd
Rockwall, TX 75087

ANGLE GLENDA ANNE
303 WILDWOOD LN
ROCKWALL, TX 75087

CRAWFORD STEVE
3033 NECHES
CORPUS CHRISTI, TX 78414

RESIDENT
304 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

GLASS KATHLEEN J
304 ELM DR
ROCKWALL, TX 75087

BLANCK SETH AND LACY
304 N Clark St
Rockwall, TX 75087

RESIDENT
304 N SAN JACINTO
ROCKWALL, TX 75087

STEFANKIEWICZ STEPHANIE MARIE & JASON DUANE
304 W Kaufman St
Rockwall, TX 75087

RESIDENT
305 WILDWOOD LN
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL WRIGHT
305 E KAUFMAN ST
ROCKWALL, TX 75087

WHITE RUNELLE
305 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
305 N FANNIN ST
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE CAIN-TRUSTEE, AMY DAWN CAIN 2012 L
PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN 2012 LONG TERM TRU
305 STONEBRIDGE DRIVE
ROCKWALL, TX 75087

RESIDENT
306 WILLIAMS ST
ROCKWALL, TX 75087

ROWAN KENNETH W & MELONY A
306 ELM DR
ROCKWALL, TX 75087

STANLEY PAUL & SHERI
306 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
306 N FANNIN ST
ROCKWALL, TX 75087

SHIPMAN CLAYTON AUSTIN
306 Williams St
Rockwall, TX 75087

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
307 N FANNIN ST
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC
3077 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
308 FANNIN
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN
308 ELM DR
ROCKWALL, TX 75087

PATRICIA A MAY LIVING TRUST
PATRICIA A MAY - TRUSTEES
308 Williams St
Rockwall, TX 75087

RESIDENT
310 WILLIAMS ST
ROCKWALL, TX 75087

FORTI CRYSTAL NICOLE & MICHAEL
310 Elm Dr
Rockwall, TX 75087

RESIDENT
312 ELM DR
ROCKWALL, TX 75087

UNION BANK & TRUST CO
SUCCESSOR TRUSTEE EMILY SUE WHITEHEAD REV TRUST
312 Central Ave SE Ste 200
Minneapolis, MN 55414

HARKLAU CAROLINE
312 DARTBROOK
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC
312 DARTBROOK
ROCKWALL, TX 75087

METOYER GREGORY K AND FRANCES M
317 COOPER STREET
ROCKWALL, TX 75087

WEAST BRIAN J AND
CYNTHIA C BROWN
318 ARCADIA WAY
ROCKWALL, TX 75087

WEBER MARY JANE
318 COOPER CT
ROCKWALL, TX 75087

BOLER RICKY D JR AND
NANCY L GUTIERREZ
334 COOPER COURT
ROCKWALL, TX 75087

HEALDAN GROUP INC
3460 Marron Rd Ste 103-144
Oceanside, CA 92056

RESIDENT
348 COOPER CT
ROCKWALL, TX 75087

RB40 INVESTMENTS LLC
400 CHIPPENDALE DRIVE
HEATH, TX 75032

TURNER KYLE RADEY
4002 BROWNSTONE CT
DALLAS, TX 75204

KMA LLC
401 COUNTRY RIDGE RD
ROCKWALL, TX 75087

GODINEZ RAUL K AND
MAGDALENA M GALVAN-DIAZ
401 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
401 N ALAMO
ROCKWALL, TX 75087

RESIDENT
401 N FANNIN ST
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T
402 WILDWOOD LANE
ROCKWALL, TX 75087

RESIDENT
404 N GOLIAD
ROCKWALL, TX 75087

REED CHARLES & LISHA
404 WILDWOOD LN
ROCKWALL, TX 75087

RESIDENT
405 N ALAMO
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL
EDWARD
405 N FANNIN STREET
ROCKWALL, TX 75087

RESIDENT
405 N GOLIAD
ROCKWALL, TX 75087

JONES GERWYN AND JANE
406 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES LLC
407 CASTLE PINES DRIVE
HEATH, TX 75032

HOWELL RONALD & MICHELE
434 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

CM FANNIN I LP
4514 Travis St Ste 326
Dallas, TX 75205

RICKY JOHN SMITH AND DEBORAH KAY SMITH
LIVING TRUST - 09/27/2008
AND AS AMENDED AND RESTATED ON
08/22/2016
4602 Candlestick Dr
Garland, TX 75043

105 N ALAMO LLC
4793 Secret Cv
Rockwall, TX 75032

ADAT ESTATE LLC
482 ARCADIA WAY
ROCKWALL, TX 75087

EVOLVE ESTATES LLC
489 MONTEREY DRIVE
ROCKWALL, TX 75087

TREVINO BERTHA & LOUIS
4917 SAINT JAMES CT
MESQUITE, TX 75150

BAF ASSETS 5 LLC
5001 Plaza on the Lk Ste 200
Austin, TX 78746

RESIDENT
501 KERNODLE
ROCKWALL, TX 75087

HISTORIC OUR HOUSE-ROCKWALL LLC
501 Camp Creek Rd
Rockwall, TX 75087

RESIDENT
501 N ALAMO
ROCKWALL, TX 75087

RESIDENT
501 N GOLIAD
ROCKWALL, TX 75087

HERNANDEZ BLAS MEJIA AND ANA K
502 KERNODLE STREET
ROCKWALL, TX 75087

RESIDENT
502 N ALAMO
ROCKWALL, TX 75087

RESIDENT
502 N GOLIAD
ROCKWALL, TX 75087

SMITH MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

WOODARD CARL E ET UX
502 WILDWOOD TER
ROCKWALL, TX 75087

STRINGFELLOW HOLDINGS, LLC
5023 PARKVIEW PLACE
ADDISON, TX 75001

RESIDENT
503 N ALAMO
ROCKWALL, TX 75087

SEREGOW JAMES AND KATHLEEN
503 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
503 N GOLIAD ST
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
504 N Alamo Rd
Rockwall, TX 75087

RESIDENT
504 N GOLIAD
ROCKWALL, TX 75087

NASH M CALVIN ETUX
504 WILDWOOD TER
ROCKWALL, TX 75087

RESIDENT
505 WILDWOOD TERRACE
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
505 N GOLIAD
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC
505 N GOLIAD STREET
ROCKWALL, TX 75087

SMITH ALAN E & JUDY ROPER SMITH
506 KERNODLE ST
ROCKWALL, TX 75087

LAYTON ERIC A AND APRIL L
506 N ALAMO
ROCKWALL, TX 75087

RESIDENT
506 N GOLIAD
ROCKWALL, TX 75087

HICKERSON JON D
506 WILDWOOD TER
ROCKWALL, TX 75087

RESIDENT
507 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
508 N ALAMO RD
ROCKWALL, TX 75087

ALTA VISTA BNB, LLC
519 E I30 PMB 422
ROCKWALL, TX 75087

RNDI COMPANIES INC
519 E INTERSATE 30 # 157
ROCKWALL, TX 75087

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

SIDDALL RYAN AND
TAYLOR GILSTRAP
5469 JEFFERSON DR
SACHSE, TX 75048

FRENCH MELISSA AND JACOB AARON
5582 YARBOROUGH DR
FORNEY, TX 75126

THE PRESERVE HOMEOWNERS ASSOCIATION INC
5763 STATE HIGHWAY 205 SUITE 102-B
ROCKWALL, TX 75032

STAR 2022 SFR3 BORROWER LP
591 WEST PUTNAM AVE
GREENWICH, CT 6830

GEN 39:2-6 LLC
599 BORDEAUX DRIVE
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A
601 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
601 N ALAMO
ROCKWALL, TX 75087

ODOM JAY L AND ALISON N
601 N Fannin St
Rockwall, TX 75087

RESIDENT
602 WILDWOOD LN
ROCKWALL, TX 75087

GASKIN STEVE AND
MICHAEL FLANARY
602 KERNODLE STREET
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN
602 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

CANUP DAVID & PATRICIA
602 W RUSK ST
ROCKWALL, TX 75087

HANSARD STANLEY E ETUX DALE
602 WILDWOOD LN
ROCKWALL, TX 75087

HAMILTON JOANN
603 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
604 GOLIAD
ROCKWALL, TX 75087

FUNK TED FREDRICK AND REBECCA LYNN
604 KERNODLE
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA
604 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
604 N GOLIAD
ROCKWALL, TX 75087

KENDALL JESSICA
604 WILDWOOD LANE
ROCKWALL, TX 75087

RESIDENT
605 N ALAMO
ROCKWALL, TX 75087

POINTER PRICE
605 NAKOMA DR
ROCKWALL, TX 75087

MILLS WENDY K & MARC A
606 KERNODLE ST
ROCKWALL, TX 75087

WIGGINS BRIAN C
606 WILDWOOD LN
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN ELISE
607 KERNODLE ST
ROCKWALL, TX 75087

JORDAN LARK & CAMERAN
608 Wildwood Ln
Rockwall, TX 75087

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

ROY LAWRENCE HANCE JR TRUST
ROY LAWRENCE HANCE JR- TRUSTEE
6946 SPERRY STREET
DALLAS, TX 75214

CASTRO MICHAEL AND RENE
700 WINDSONG LN
ROCKWALL, TX 75087

CTC TEXAN PROPERTIES LLC
7005 Chase Oaks Blvd Ste 180
Plano, TX 75025

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

DEBORAH C WINES FAMILY TRUST
DEBORAH C WINES - TRUSTEE
7025 Spanish Oaks Dr
North Richland Hills, TX 76182

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

REYNOLDS RACHEL AND WAYNE MARK
703 NORTH GOLIAD STREET
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

2021 B L GRAVES REVOCABLE TRUST
BRYAN JOSEPH GRAVES & LAUREN CHRISTINE GRAVES - TRUSTEES
705 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
705 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
705 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
706 N ALAMO
ROCKWALL, TX 75087

CALABRESE CORINNA RAE
707 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
708 N ALAMO
ROCKWALL, TX 75087

RESIDENT
710 N ALAMO
ROCKWALL, TX 75087

SANDERSON SCOTT FREDERICK AND CELESTIAL DAWN
718 WILDWOOD LANE
ROCKWALL, TX 75087

PHILIPS SHIBU & LEJI
734 Wildwood Ln
Rockwall, TX 75087

HENDRICKSON PAUL A AND PATRICIA A
747 WILDWOOD LANE
ROCKWALL, TX 75087

RECSA 911 NORTH GOLIAD STREET SERIES
750 Justin Rd
Rockwall, TX 75087

MCDONALD JR EDWARD & KAYLA
752 WILDWOOD LN
ROCKWALL, TX 75087

BRUCE LIVING TRUST
DANA GLENN BRUCE & JEANNE L BRUCE-TRUSTEES
757 AVALON DR
HEATH, TX 75032

CRAWFORD HAROLD E JR
763 WILDWOOD LANE
ROCKWALL, TX 75087

OLDEN FREDERICK EINER AND LISA HALSTEAD
768 WILDWOOD LN
ROCKWALL, TX 75087

MATTINGLY MICHAEL ANTHONY AND EMILY P
779 WILDWOOD LANE
ROCKWALL, TX 75087

CHRISTENSEN VALERIE
801 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
802 N ALAMO
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
802 N GOLIAD
ROCKWALL, TX 75087

MASON MARK S & TAMARA M
802 POTOMAC DRIVE
ROCKWALL, TX 75087

JOHNSON BRADLEY K AND GINGER M
803 KERNODLE ST
ROCKWALL, TX 75087

KUCERA TIMOTHY M
803 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
803 N GOLIAD ST
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
804 N GOLIAD STREET
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

NAVARRO FRANCISCO OCHOA AND
MELISSA ANN REDD
805 N ALAMO RD
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA
805 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
806 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
807 N ALAMO RD
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R
807 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
807 N GOLIAD
ROCKWALL, TX 75087

LEMMON LANDON &
CAITLIN WALKER
808 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
808 N GOLIAD
ROCKWALL, TX 75087

GARY DENNIS AND DIANNE
809 COUNTY CLUB DRIVE
HEATH, TX 75032

MARTINEZ RAQUEL P
809 N GOLIAD ST
ROCKWALL, TX 75087

SWIERCINSKY LEXUS M
810 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
810 N GOLIAD
ROCKWALL, TX 75087

AOUN PIERRE E
811 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
812 N ALAMO
ROCKWALL, TX 75087

RESIDENT
812 N GOLIAD
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

STEPHEN PRAMELA AND STEPHEN JOHN
818 POTOMAC DR
ROCKWALL, TX 75087

AIBKHANOV ASHOT AND JOLI RASHID
834 POTOMAC DR
ROCKWALL, TX 75087

MCCULLEY LIVING TRUST
DARREN WAYNE MCCULLEY & MICHELE JUNE
MCCULLEY - CO-TRUSTEES
837 POTOMAC DR
ROCKWALL, TX 75087

KUNJACHEN BLESSY AND SHIBU
852 POTOMAC DRIVE
ROCKWALL, TX 75087

MAYTAK LINA & MARK HILSTAD
853 POTOMAC DRIVE
ROCKWALL, TX 75087

PALMER WINDY E AND DONALD L
868 POTOMAC DRIVE
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K
880 SHORES BLVD
ROCKWALL, TX 75087

DE LOS SANTOS JENNIFER MENCHACA &
ARMANDO GUADALUPE
901 N ALAMO RD
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

ASHMOREX2 LLC
902 N GOLIAD ST
ROCKWALL, TX 75087

EAGLE SEIKI SALES LTD
C/O ELIZABETH BURKS
902 PALO PINTO ST
WEATHERFORD, TX 76086

MOMSEN KIMBERLY
903 N ALAMO ROAD
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD
903 NORTH FANNIN STREET
ROCKWALL, TX 75087

RESIDENT
904 N GOLIAD ST
ROCKWALL, TX 75087

HAM JOSHUA L
905 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
905 N WEST ST
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH
906 N ALAMO RD
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH
906 N ALAMO RD
ROCKWALL, TX 75087

TCB CONSTRUCTION GROUP LLC
MANNY LOZANO
906 N GOLIAD ST
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA
906 N WEST
ROCKWALL, TX 75087

RESIDENT
907 N GOLIAD ST
ROCKWALL, TX 75087

JC GAERLAN LLC
907 NORTH ALAMO ROAD
ROCKWALL, TX 75087

PIERCE CAROLYN AND RUSSELL DAVID
908 N Alamo Rd
Rockwall, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC
908 N GOLIAD ST
ROCKWALL, TX 75087

MARTINKUS NICOLE
908 N WEST ST
ROCKWALL, TX 75087

MOLINA JOE C II
909 N ALAMO
ROCKWALL, TX 75087

RESIDENT
909 N GOLIAD
ROCKWALL, TX 75087

MCFADIN SARA TERESA
909 N WEST STREET
ROCKWALL, TX 75087

ZAVALA VICTOR V
910 N ALAMO RD
ROCKWALL, TX 75087

PERRY RUBY DELL
910 N WEST ST
ROCKWALL, TX 75087

WHITE TIMOTHY E
9104 PRIVATE ROAD 2325
TERRELL, TX 75160

LEWIS BEN
911 N ALAMO
ROCKWALL, TX 75087

RESIDENT
911 N GOLIAD
ROCKWALL, TX 75087

JONES PAMELA J
912 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
912 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
913 N ALAMO RD
ROCKWALL, TX 75087

ROGERS JOSHUA WAYNE & EMELIA &
DAVIS JOHN DANIEL & EMELIA SUZANNE
915 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
915 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
917 N ALAMO
ROCKWALL, TX 75087

RESIDENT
917 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
918 N ALAMO
ROCKWALL, TX 75087

RESIDENT
919 N ALAMO
ROCKWALL, TX 75087

RESIDENT
919 N GOLIAD
ROCKWALL, TX 75087

BLOCK AMY AND TRAVIS
921 N Alamo Rd
Rockwall, TX 75087

BARRY BARBARA
922 N ALAMO RD
ROCKWALL, TX 75087

HUDSON SHELI O
923 N ALAMO
ROCKWALL, TX 75087

CHAVEZ ENRIQUE
923 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
924 N ALAMO
ROCKWALL, TX 75087

CRAWFORD JUANITA LIFE ESTATE AND
MICHAEL CRAWFORD
925 N ALAMO
ROCKWALL, TX 75087

RESIDENT
925 N GOLIAD
ROCKWALL, TX 75087

TAILLAC JEAN ANTHONY
944 CHAD WAY
ROCKWALL, TX 75087

RICE JOSHUA M
947 CHAD WAY
ROCKWALL, TX 75087

PRINGLE PHYLLIS M
948 CHAD WAY
ROCKWALL, TX 75087

CORENO FRANCISCO R
951 CHAD WAY
ROCKWALL, TX 75087

BRUMIT COURTNEY M AND DARREN D
952 CHAD WAY
ROCKWALL, TX 75087

MCCROSKEY DEE DEE RAYE
955 CHAD WAY
ROCKWALL, TX 75087

ALLEN MARK C AND
DONNA K BOYD
956 CHAD WAY
ROCKWALL, TX 75087

LEFTEROV MARTIN AND
JESSICA LADD
960 CHAD WAY
ROCKWALL, TX 75087

TO TUAN QUOC
964 CHAD WAY
ROCKWALL, TX 75087

JENSEN MIKEL K & MICHELLE
968 CHAD WAY
ROCKWALL, TX 75087

WILCOX GORDON RICHARD AND GINGER R
974 CHAD WAY
ROCKWALL, TX 75087

RESIDENT
975 N ALAMO
ROCKWALL, TX 75087

LOWRY BRENDA
978 CHAD WAY
ROCKWALL, TX 75087

CLARK RYAN W & AMY B
982 CHAD WAY
ROCKWALL, TX 75087

GIBSON MONTE ROY & BELINDA K
986 CHAD WAY
ROCKWALL, TX 75087

SCHMIDT STEVEN R AND CORINNA A
990 CHAD WAY
ROCKWALL, TX 75087

RESIDENT
993 HOLLI LN
ROCKWALL, TX 75087

GAFFNEY BRIAN & HOPE
994 CHAD WAY
ROCKWALL, TX 75087

INGLE RHONDA NELL DOOLEY
995 HOLLI LN
ROCKWALL, TX 75087

RAWLINS DAN AND MERRIANNE
997 HOLLI LN
ROCKWALL, TX 75087

GAFFNEY RICHARD BENNETT AND MARY ANNE
998 CHAD WAY
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE
998 HOLLI LN
ROCKWALL, TX 75087

NELSON MICHAEL D
999 HOLLI LN
ROCKWALL, TX 75087

COUNTY OF ROCKWALL
COURTHOUSE
ROCKWALL, TX 75087

BOWEN JAMES A
P.O. BOX 385
CADDO MILLS, TX 75135

K'S ADVERTISING DALLAS INC THE
PO BOX 1238
ROCKWALL, TX 75087

BUTCHER MELVIN R
PO BOX 147
QUINLAN, TX 75474

CFPC INVESTMENTS LLC
PO BOX 1731
MARBLE FALLS, TX 78654

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

ROCK N' ROLL REALTY LLC
PO BOX 2571
ROCKWALL, TX 75087

WOMEN IN NEED INC
PO BOX 349
GREENVILLE, TX 75403

MILE HIGH BORROW 1 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

LAND HEADQUARTERS COMPANY INC
C/O FAIR ROAD PROPERTIES INC
PO BOX 69
KEY BISCAYNE, FL 33149

RUTH DOWER LIVING TRUST DATED JUNE 3, 2014
RUTH DOWER TRUSTEE
PO BOX 871239
MESQUITE, TX 75187

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-030: Amendment to Planned Development District 50 (PD-50)

Hold a public hearing to discuss and consider a request by Dyron Durham, Caroline Harklau, Sheli Hudson, and Mike Crawford for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 25-19] to incorporate an additional 2.57-acre tract of land within the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned: [1] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, and [2] Single-Family 7 (SF-7) District, and [3] Single-Family 10 (SF-10) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N. Goliad Street [SH-205], north of Olive Street and south of Live Oak Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, July 21, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-030: Amendment to Planned Development District 50 (PD-50)

Please place a check mark on the appropriate line below:

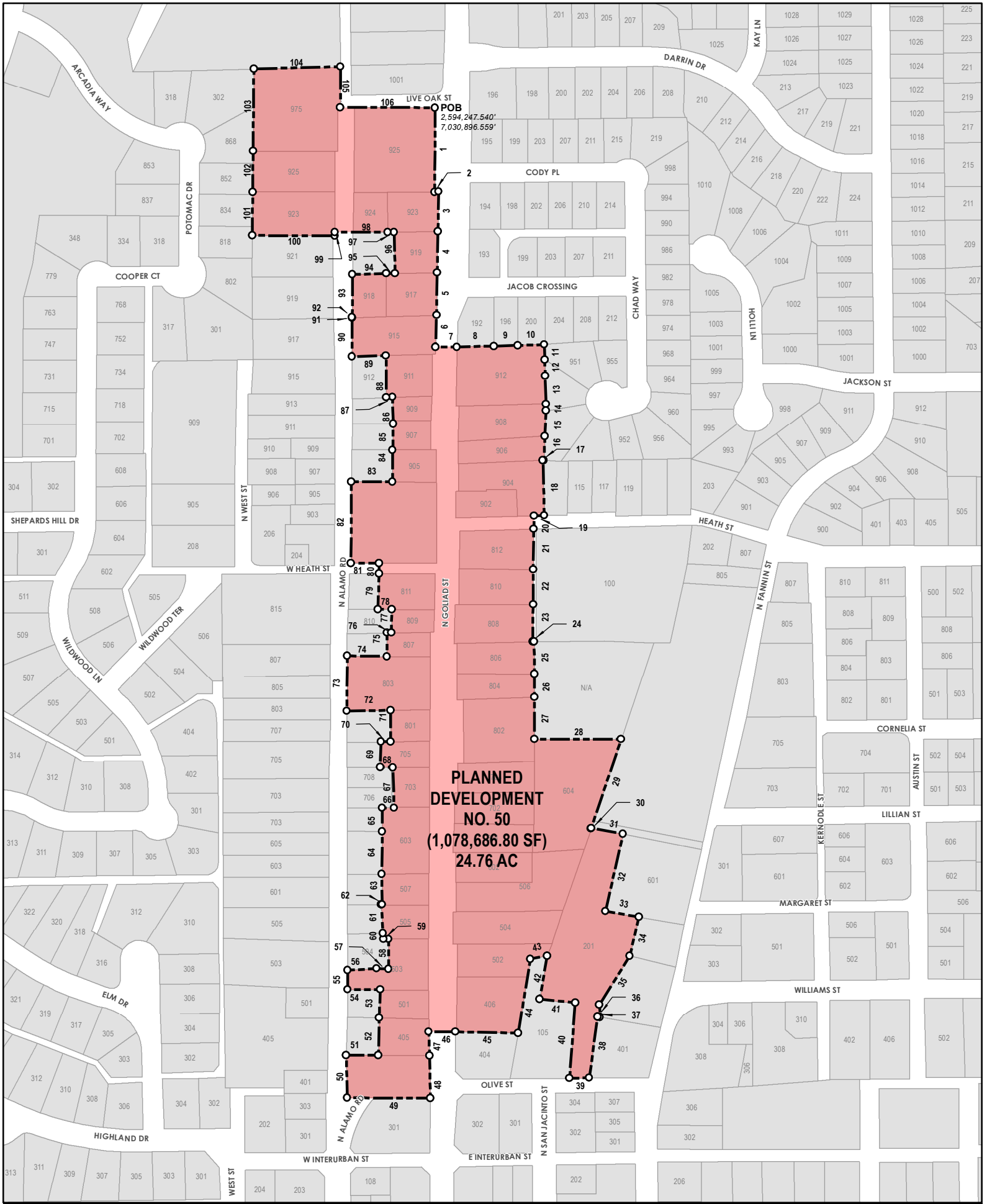
☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.



City of Rockwall

0 200 Feet

Date: 6/11/2025 1 inch = 300 feet

PLANNED DEVELOPMENT NO. 50

Planned Development No. 50

BEING 24.76 acres of land situated in Abstract 146, S.S. McCurry Survey and Abstract 14, B.F. Boydstun Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:
BEGINNING at a point in the northeast corner of Block A, Lot 1 of the Isaac Pena Addition (925 N. Goliad St.), or Texas State Plane Coordinates E 2,594,247.540', N 7,030,896.557' (Grid);

1 **THENCE** South 00°-15'-13" West, along the West Right of Way of North Goliad Street, a distance of 212.01 feet for a corner;
2 **THENCE** North 89°-29'-21" East, continuing along the West Right of Way of North Goliad Street, a distance of 9.348 feet for a corner;
3 **THENCE** South 00°-42'-57" West, a distance of 100.01 feet for a point;
4 **THENCE** South 01°-05'-44" West, a distance of 103.776 feet for a point;
5 **THENCE** South 00°-53'-50" West, a distance of 106.804 feet for a point;
6 **THENCE** South 01°-53'-06" West, a distance of 80.307 feet for a corner;
7 **THENCE** North 89°-29'-23" East, crossing North Goliad Street to the Southwestern corner of the North Towne Addition, a distance of 54.443 feet for a point;
8 **THENCE** North 88°-39'-12" East, along the North property line of Lot 3 of the Austin Addition, distance of 92.607 feet for a point;
9 **THENCE** North 88°-26'-16" East, a distance of 59.875 feet for a point;
10 **THENCE** North 88°-40'-43" East, a distance of 67.521 feet for a corner;
11 **THENCE** South 00°-44'-24" East, along the East property line of Lot 3 of the Austin Addition, a distance of 37.417 feet for a point;
12 **THENCE** South 01°-50'-12" East, a distance of 41.682 feet for a point;
13 **THENCE** South 01°-42'-25" East, a distance of 70.308 feet for a point;
14 **THENCE** South 01°-25'-05" West, a distance of 16.294 feet for a point;
15 **THENCE** South 02°-24'-05" West, a distance of 64.26 feet for a point;
16 **THENCE** South 01°-55'-17" West, a distance of 61.135 feet for a point;
17 **THENCE** North 86°-53'-45" West, a distance of 2.769 feet for a point;
18 **THENCE** South 01°-28'-03" East, a distance of 139.26 feet for a corner;
19 **THENCE** South 88°-34'-56" West, a distance of 26.08 feet for a corner;
20 **THENCE** South 00°-34'-11" West, crossing Heath Street, a distance of 32.761 feet for a point;
21 **THENCE** South 00°-43'-05" West, a distance of 101.948 feet for a point;
22 **THENCE** South 00°-23'-39" West, a distance of 88.33 feet for a point;
23 **THENCE** South 00°-20'-35" West, a distance of 92.791 feet for a point;
24 **THENCE** North 89°-28'-33" East, a distance of 3.192 feet for a point;
25 **THENCE** South 00°-27'-32" East, a distance of 82.208 feet for a point;
26 **THENCE** South 00°-20'-15" West, a distance of 57.808 feet for a point;
27 **THENCE** South 00°-18'-02" East, a distance of 106.852 feet for a corner;
28 **THENCE** North 89°-54'-16" East, along the North property line of Block 123, Lot F of the BF Boydstun Addition, a distance of 218.38 feet for a corner;
29 **THENCE** South 18°-44'-34" West, along the East property line of Block 123, Lot F of the BF Boydstun Addition, a distance of 237.657 feet for a corner;
30 **THENCE** North 38°-55'-51" East, a distance of 1.766 feet for a point;
31 **THENCE** South 79°-50'-00" East, a distance of 81.423 feet for a corner;
32 **THENCE** South 12°-54'-58" West, a distance of 200.01 feet for a corner;
33 **THENCE** South 80°-26'-27" East, a distance of 85.162 feet for a corner;
34 **THENCE** South 12°-49'-45" West, a distance of 100.827 feet for a point;
35 **THENCE** South 31°-59'-28" West, a distance of 144.954 feet for a point;
36 **THENCE** South 03°-33'-21" East, a distance of 30.835 feet for a point;
37 **THENCE** North 80°-23'-28" West, a distance of 6.6 feet for a corner;
38 **THENCE** South 07°-38'-23" West, a distance of 155.583 feet for a corner;
39 **THENCE** South 89°-15'-33" West, along the North Right of Way of Olive Street, a distance of 49.727 feet for a corner;
40 **THENCE** North 04°-15'-36" East, a distance of 190.176 feet for a corner;
41 **THENCE** North 84°-16'-51" West, a distance of 89.8 feet for a corner;
42 **THENCE** North 09°-43'-09" East, a distance of 111 feet for a corner;
43 **THENCE** South 79°-25'-20" West, a distance of 42.84 feet for a corner;
44 **THENCE** South 09°-15'-34" West, a distance of 188.846 feet for a corner;
45 **THENCE** North 88°-58'-49" West, a distance of 159.029 feet for a point;
46 **THENCE** North 89°-54'-24" West, crossing North Goliad Street, a distance of 66.081 feet for a corner;
47 **THENCE** South 01°-22'-36" East, along the West Right of Way of North Goliad Street, a distance of 60.108 feet for a point;
48 **THENCE** South 01°-09'-56" East, a distance of 107.267 feet for a corner;

THENCE North 89°-38'-32" West, along the North property line of Block A, Lot1 of the Dirkse Addition, a distance of 208.802 feet for a corner;
THENCE North 01°-34'-14" West, along the East Right of Way of North Alamo Road, a distance of 107.015 feet for a corner;
THENCE South 89°-48'-28" East, a distance of 81.111 feet for a corner;
THENCE North 01°-01'-35" East, a distance of 94.583 feet for a point;
THENCE North 02°-11'-56" East, a distance of 70.566 feet for a corner;
THENCE North 89°-29'-36" West, a distance of 82.39 feet for a corner;
THENCE North 00°-20'-39" East, a distance of 48.38 feet for a corner;
THENCE North 86°-48'-58" East, a distance of 73.1 feet for a point;
THENCE South 88°-56'-56" East, a distance of 30.19 feet for a corner;
THENCE North 00°-05'-56" West, following along property lines, a distance of 75.328 feet for a corner;
THENCE South 89°-41'-11" West, a distance of 13.306 feet for a corner;
THENCE North 01°-43'-14" West, a distance of 14.259 feet for a point;
THENCE North 03°-42'-44" West, a distance of 72.701 feet for a corner;
THENCE South 88°-32'-39" East, a distance of 2.44 feet for a corner;
THENCE North 00°-38'-31" West, a distance of 77.321 feet for a point;
THENCE North 00°-44'-24" East, a distance of 106.811 feet for a point;
THENCE North 00°-04'-02" West, a distance of 58.427 feet for a corner;
THENCE North 88°-36'-34" East, a distance of 29.61 feet for a corner;
THENCE North 01°-35'-35" West, a distance of 102.087 feet for a corner;
THENCE North 89°-07'-40" West, a distance of 31.895 feet for a corner;
THENCE North 01°-15'-26" East, a distance of 64.198 feet for a corner;
THENCE North 89°-16'-05" East, a distance of 24.602 feet for a corner;
THENCE North 00°-08'-40" East, a distance of 78.548 feet for a corner;
THENCE South 89°-15'-57" West, a distance of 110.141 feet for a corner;
THENCE North 00°-14'-19" East, a distance of 138.192 feet for a corner;
THENCE South 89°-14'-11" East, a distance of 100.056 feet for a corner;
THENCE North 00°-28'-22" East, a distance of 59.629 feet for a corner;
THENCE North 88°-47'-25" East, a distance of 10.941 feet for a corner;
THENCE North 00°-27'-45" East, a distance of 58.522 feet for a corner;
THENCE North 89°-31'-38" West, a distance of 34.39 feet for a corner;
THENCE North 01°-37'-43" East, a distance of 90.437 feet for a point;
THENCE North 00°-05'-15" West, a distance of 25.776 feet for a corner;
THENCE South 89°-58'-13" West, a distance of 70.505 feet for a corner;
THENCE North 00°-15'-03" East, a distance of 205.322 feet for a corner;
THENCE South 89°-37'-04" East, a distance of 103.923 feet for a corner;
THENCE North 00°-06'-55" East, a distance of 80.142 feet for a point;
THENCE North 01°-05'-13" East, a distance of 66.682 feet for a point;
THENCE North 01°-43'-52" West, a distance of 66.37 feet for a corner;
THENCE South 88°-08'-14" West, a distance of 15.221 feet for a corner;
THENCE North 00°-33'-05" West, a distance of 104.855 feet for a corner;
THENCE South 88°-38'-25" West, along the South property line of Block 29 of the Garner Addition, a distance of 85.688 feet for a corner;
THENCE North 00°-20'-01" East, along the East Right of Way of North Alamo Road, a distance of 98.019 feet for a point;
THENCE North 88°-10'-39" East, a distance of 0.97 feet for a point;
THENCE North 63°-02'-46" West, a distance of 1.081 feet for a point;
THENCE North 00°-35'-17" East, a distance of 108.322 feet for a corner;
THENCE North 88°-52'-14" East, a distance of 84.238 feet for a point;
THENCE North 88°-29'-31" East, a distance of 22.662 feet for a corner;
THENCE North 01°-14'-44" West, a distance of 104.349 feet for a corner;
THENCE South 89°-40'-23" West, a distance of 16.16 feet for a corner;
THENCE South 89°-52'-21" West, a distance of 133.009 feet for a corner;
THENCE South 00°-03'-55" West, a distance of 9.2 feet for a corner;
THENCE North 89°-46'-36" West, a distance of 208.213 feet for a corner;
THENCE North 00°-35'-23" East, a distance of 109.389 feet for a corner;
THENCE North 00°-31'-30" East, a distance of 103.492 feet for a corner;
THENCE North 00°-31'-24" East, a distance of 206.701 feet for a corner;
THENCE North 88°-41'-01" East, a distance of 218.752 feet for a corner;
THENCE South 00°-34'-03" West, a distance of 102.403 feet for a corner;
THENCE South 89°-54'-55" East, along said boundary and the South Right of Way of Live Oak Street, a distance of 238.849 feet to the **POINT OF BEGINNING** containing approximately **24.76 acres** (1,078,686.80 sf) of land more or less.

CITY OF ROCKWALL

ORDINANCE NO. 25-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [*ORDINANCE NO. 25-07*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) TO INCORPORATE AN ADDITIONAL 1.65-ACRE PARCEL OF LAND INTO THE DISTRICT BEING A 22.19-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Price Pointer of TCB Construction, on behalf of Jay Odom, requesting the approval of an amendment to Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] for the purpose of incorporating an additional 1.65-acre parcel of land into the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 25-07*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in *Exhibit 'C'* of this ordinance, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Residential Office (RO) District as specified in Subsection 04.02, *Residential-Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future;

SECTION 4. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

SECTION 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars *($2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF APRIL, 2025.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

CITY OF ROCKWALL TEXAS

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: March 17, 2025

2nd Reading: April 7, 2025

EXHIBIT 'A':
Legal Description

BEING 22.19 acres of land situated in Abstract 146, S.S. McCurry Survey and Abstract 14, B.F. Boydstun Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the northeast corner of Block A, Lot 1 of the Isaac Pena Addition (925 N. Goliad St.), or Texas State Plane Coordinates E 2,594,247.540', N 7,030,896.557' (Grid);

1 ***THENCE*** South 00°-15'-13" West, along the West Right of Way of North Goliad Street, a distance of 212.01 feet for a corner;
2 ***THENCE*** North 89°-29'-21" East, continuing along the West Right of Way of North Goliad Street, a distance of 9.348 feet for a corner;
3 ***THENCE*** South 00°-42'-57" West, a distance of 100.01 feet for a point;
4 ***THENCE*** South 01°-05'-44" West, a distance of 103.776 feet for a point;
5 ***THENCE*** South 00°-53'-50" West, a distance of 106.804 feet for a point;
6 ***THENCE*** South 01°-53'-06" West, a distance of 80.307 feet for a corner;
7 ***THENCE*** North 89°-29'-23" East, crossing North Goliad Street to the Southwestern corner of the North Towne Addition, a distance of 54.443 feet for a point;
8 ***THENCE*** North 88°-39'-12" East, along the North property line of Lot 3 of the Austin Addition, distance of 92.607 feet for a point;
9 ***THENCE*** North 88°-26'-16" East, a distance of 59.875 feet for a point;
10 ***THENCE*** North 88°-40'-43" East, a distance of 67.521 feet for a corner;
11 ***THENCE*** South 00°-44'-24" East, along the East property line of Lot 3 of the Austin Addition, a distance of 37.417 feet for a point;
12 ***THENCE*** South 01°-50'-12" East, a distance of 41.682 feet for a point;
13 ***THENCE*** South 01°-42'-25" East, a distance of 70.308 feet for a point;
14 ***THENCE*** South 01°-25'-05" West, a distance of 16.294 feet for a point;
15 ***THENCE*** South 02°-24'-05" West, a distance of 64.26 feet for a point;
16 ***THENCE*** South 01°-55'-17" West, a distance of 61.135 feet for a point;
17 ***THENCE*** North 86°-53'-45" West, a distance of 2.769 feet for a point;
18 ***THENCE*** South 01°-28'-03" East, a distance of 139.26 feet for a corner;
19 ***THENCE*** South 88°-34'-56" West, a distance of 26.08 feet for a corner;
20 ***THENCE*** South 00°-34'-11" West, crossing Heath Street, a distance of 32.761 feet for a point;
21 ***THENCE*** South 00°-43'-05" West, a distance of 101.948 feet for a point;
22 ***THENCE*** South 00°-23'-39" West, a distance of 88.33 feet for a point;
23 ***THENCE*** South 00°-20'-35" West, a distance of 92.791 feet for a point;
24 ***THENCE*** North 89°-28'-33" East, a distance of 3.192 feet for a point;
25 ***THENCE*** South 00°-27'-32" East, a distance of 82.208 feet for a point;
26 ***THENCE*** South 00°-20'-15" West, a distance of 57.808 feet for a point;
27 ***THENCE*** South 00°-18'-02" East, a distance of 106.852 feet for a corner;
28 ***THENCE*** North 89°-54'-16" East, along the North property line of Block 123, Lot F of the BF Boydstun Addition, a distance of 218.38 feet for a corner;
29 ***THENCE*** South 18°-44'-34" West, along the East property line of Block 123, Lot F of the BF Boydstun Addition, a distance of 237.657 feet for a corner;
30 ***THENCE*** North 38°-55'-51" East, a distance of 1.766 feet for a point;
31 ***THENCE*** South 79°-50'-00" East, a distance of 81.423 feet for a corner;
32 ***THENCE*** South 12°-54'-58" West, a distance of 200.01 feet for a corner;
33 ***THENCE*** South 80°-26'-27" East, a distance of 85.162 feet for a corner;
34 ***THENCE*** South 12°-49'-45" West, a distance of 100.827 feet for a point;
35 ***THENCE*** South 31°-59'-28" West, a distance of 144.954 feet for a point;
36 ***THENCE*** South 03°-33'-21" East, a distance of 30.835 feet for a point;
37 ***THENCE*** North 80°-23'-28" West, a distance of 6.6 feet for a corner;
38 ***THENCE*** South 07°-38'-23" West, a distance of 155.583 feet for a corner;
39 ***THENCE*** South 89°-15'-33" West, along the North Right of Way of Olive Street, a distance of 49.727 feet for a corner;
40 ***THENCE*** North 04°-15'-36" East, a distance of 190.176 feet for a corner;
41 ***THENCE*** North 84°-16'-51" West, a distance of 89.8 feet for a corner;

THENCE North 09°-43'-09" East, a distance of 111 feet for a corner;
THENCE South 79°-25'-20" West, a distance of 42.84 feet for a corner;
THENCE South 09°-15'-34" West, a distance of 188.846 feet for a corner;
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THENCE North 00°-05'-56" West, following along property lines, a distance of 75.328 feet for a corner;
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THENCE South 88°-32'-39" East, a distance of 2.44 feet for a corner;
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THENCE North 00°-44'-24" East, a distance of 106.811 feet for a point;
THENCE North 00°-04'-02" West, a distance of 58.427 feet for a corner;
THENCE North 88°-36'-34" East, a distance of 29.61 feet for a corner;
THENCE North 01°-35'-35" West, a distance of 102.087 feet for a corner;
THENCE North 89°-07'-40" West, a distance of 31.895 feet for a corner;
THENCE North 01°-15'-26" East, a distance of 64.198 feet for a corner;
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THENCE North 00°-08'-40" East, a distance of 78.548 feet for a corner;
THENCE South 89°-15'-57" West, a distance of 110.141 feet for a corner;
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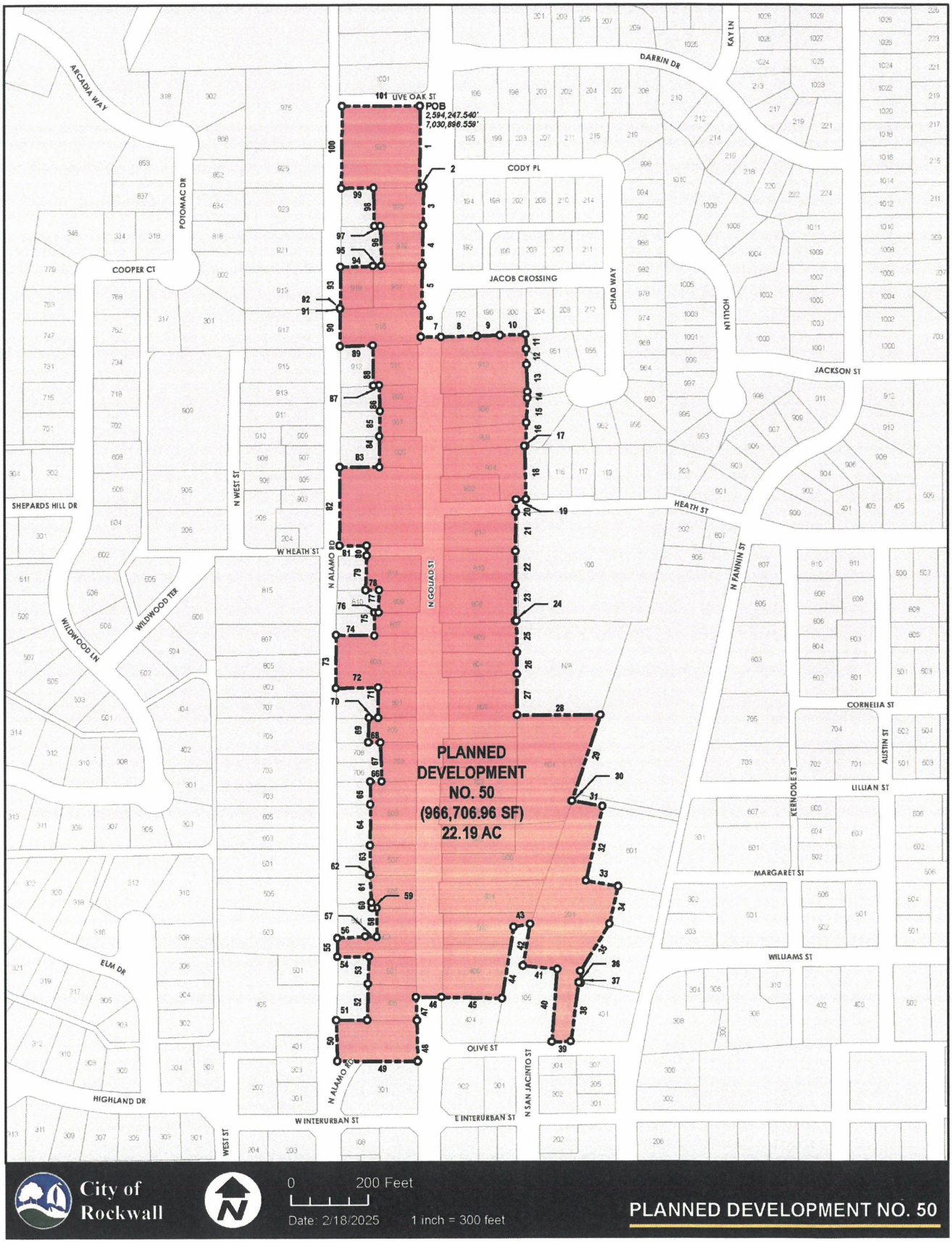
THENCE North 00°-28'-22" East, a distance of 59.629 feet for a corner;
THENCE North 88°-47'-25" East, a distance of 10.941 feet for a corner;
THENCE North 00°-27'-45" East, a distance of 58.522 feet for a corner;
THENCE North 89°-31'-38" West, a distance of 34.39 feet for a corner;
THENCE North 01°-37'-43" East, a distance of 90.437 feet for a point;
THENCE North 00°-05'-15" West, a distance of 25.776 feet for a corner;
THENCE South 89°-58'-13" West, a distance of 70.505 feet for a corner;
THENCE North 00°-15'-03" East, a distance of 205.322 feet for a corner;
THENCE South 89°-37'-04" East, a distance of 103.923 feet for a corner;
THENCE North 00°-06'-55" East, a distance of 80.142 feet for a point;
THENCE North 01°-05'-13" East, a distance of 66.682 feet for a point;
THENCE North 01°-43'-52" West, a distance of 66.37 feet for a corner;
THENCE South 88°-08'-14" West, a distance of 15.221 feet for a corner;
THENCE North 00°-33'-05" West, a distance of 104.855 feet for a corner;
THENCE South 88°-38'-25" West, along the South property line of Block 29 of the Garner Addition, a distance of 85.688 feet for a corner;
THENCE North 00°-20'-01" East, along the East Right of Way of North Alamo Road, a distance of 98.019 feet for a point;
THENCE North 88°-10'-39" East, a distance of 0.97 feet for a point;

THENCE North 63°-02'-46" West, a distance of 1.081 feet for a point;
THENCE North 00°-35'-17" East, a distance of 108.322 feet for a corner;
THENCE North 88°-52'-14" East, a distance of 84.238 feet for a point;
THENCE North 88°-29'-31" East, a distance of 22.662 feet for a corner;
THENCE North 01°-14'-44" West, a distance of 104.349 feet for a corner;
THENCE South 89°-40'-23" West, a distance of 16.16 feet for a corner;
THENCE North 01°-12'-30" West, a distance of 99.892 feet for a corner;
THENCE South 89°-23'-38" West, a distance of 83.627 feet for a corner;
THENCE North 00°-31'-24" East, along the boundary of the Isaac Pena Addition, a distance of 214.21 feet for a corner;
THENCE South 89°-59'-26" East, along said boundary and the South Right of Way of Live Oak Street, a distance of 203.05 feet to the ***POINT OF BEGINNING*** containing approximately **22.19 acres** (966,706.96 sf) of land more or less.

EXHIBIT 'B':
Location Map



Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those land uses permitted within the Residential Office (RO) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*], are allowed on the *Subject Property*; however, the following additions and conditions shall apply:

(a) *Antique/Collectable Sales*. The retail sales of antiques and collectables shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:

(1) *Antique Sales* is defined as the sale of an object having value because of its age, especially a domestic item or piece of furniture or handicraft esteemed for its artistry, beauty, craftsmanship, or period of origin.

(2) *Collectable Sales* is defined as the sale of an object that can be collected, or is suitable or desirable for collecting by hobbyist, or any of a class of old things (*but not antiques*) that people collect as a hobby.

(3) The sale of new or used clothing and appliances shall be prohibited.

(4) The maximum floor area permitted for *Antique/Collectable Sales* be limited to 2,000 square feet.

(5) That individual lease areas within the *Antique/Collectable Sales* use be prohibited.

(b) *Banquet Facility (Event Venue)*. A banquet facility or event venue shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:

(1) *Banquet Facility* or *Event Venue* is defined as a commercial facility that can be rented out for the purpose of hosting private events (*e.g. birthday parties, wedding receptions, meetings, etc.*). These events shall not be open to the general public.

(c) *Animal Clinic for Small Animals*. An animal clinic for small animals shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions.

(1) An *Animal Clinic for Small Animals* is defined as a place where animals or pets are given medical or surgical treatments and care.

(2) The accessory use as a kennel shall be limited to short-term boarding and shall be only incidental to the *Animal Clinic for Small Animals* use.

(3) No outdoor pens or kennels shall be permitted.

(d) *General Personal Service*. A general personal service shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and be

permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.

(e) *Church/House of Worship*. A church/house of worship shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and be permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.

(2) *Cross Access Easements*. Joint or shared access shall be required on all adjoining lots if any property is used for office development or any other non-residential use permitted by this ordinance.

(3) *Parking*. That all non-residential land uses shall adhere to the following parking requirements:

(a) All parking shall be located behind the front façade of the primary structure and parking within the front yard of any property shall be prohibited.

(b) The parking requirements for all uses shall be subject to the requirements stipulated by Article VI, *Parking and Loading*, of the Unified Development Code [*Ordinance No. 04-38*] with the exception of *Professional Offices* (*excluding medical offices*) and *Banquet Facilities*. *Professional Offices* shall be subject to one (1) parking space per 500 SF of floor area and *Banquet Facilities* shall be subject to one (1) parking space per 100 SF of floor area.

(c) All drive aisles and parking areas required for the conversion and/or redevelopment of existing structures within the Planned Development District shall be paved in concrete. An exception for asphalt may be approved by the City Engineer.

(4) *Site Plan*. All properties within the Planned Development District shall be subject to site plan review prior to changing the use from single-family residential.

(5) *Variances*. In the event that unique or extraordinary conditions exist on the property such that the applicant cannot comply with the strict interpretation of this ordinance a variance can be requested from the City Council.

TECHNOLOGY/EMPLOYMENT CENTERS (TEC)

The *Technology/Employment Centers* land use category is characterized by employment-oriented businesses, which are generally situated in larger centers (*e.g. Rockwall Technology Park*) with access to key transportation networks. These uses should utilize large setbacks, campus style green spaces and large berms/buffers to shrink the scale of the buildings and provide park-like amenities that are complementary to the City's other land use districts. Generally, these areas should not be directly adjacent to Low or Medium Density Residential land use designations and should be buffered from low-density single-family subdivisions utilizing transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Clean Manufacturing Centers, Technology/Data Centers, Research and Design/Development Businesses, General Office Land Uses, Flexible Space (i.e. Office/Warehouse Combinations Land Uses), and Light Assembly Businesses
2. *Secondary Land Uses:* Parks, Open Space, Civic/Institutional and Certain Complementary Commercial Land Uses (e.g. Office/Showroom)
3. *Zoning Districts:* Light Industrial (LI) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Technology Park
2. Channell Commercial Corporation







SPECIAL DISTRICTS

LIVE/WORK (LW)

The *Live/Work* land use designation is characterized by the reuse of single-family properties as low-intensity office or retail land uses. These areas are considered to be transitional and require added flexibility for the purpose of maintaining a specific small town aesthetic along major roadways. These areas are used to buffer residential areas from major roadways or more intense commercial land uses. This designation also allows live/work arrangements where a single-family structure may continue to serve as residence, while also supporting a low-intensity office or retail store.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Boutiques, Art/Music Studios, and Antique and Collectable Shops.
2. *Secondary Land Uses:* Banquet Facilities, Small Restaurants, Veterinarian Clinics for Small Animals, and Open Space
3. *Zoning Districts:* Residential-Office (RO) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. N. Goliad Street Between East Fork Road and the Downtown
2. West Side of Ridge Road after the SH-205/Ridge Road Split
3. N. Goliad Street Across from the YMCA





MIXED-USE (MU)

The *Mixed-Use* land use designation is characterized by mixed-use developments that typically offer a mix of housing types and residential densities with integrated retail, personal services and/or office. These areas can be both vertically and horizontally integrated with a mix of land uses, and are generally designed as walkable/pedestrian freindly developments. The residential component can include single-family homes, townhouses, condominiums, urban housing, lofts, or multi-family. Vertically integrated mixed-use developments typically incorporate structured parking at the center of the block, recreational and pedestrian amenities and have ground floor commercial/retail, office or personal services.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Retail, Office, Restaurant and Residential Land Uses
2. *Secondary Land Uses:* Parks, Open Space, Trails, and Institutional/Civic Land Uses
3. *Zoning Districts:* Downtown (DT) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Commons
2. Harbor District







DOWNTOWN (DT)

10 NORTH LAKESHORE DISTRICT

DISTRICT DESCRIPTION

The *North Lakeshore District* is an established district that is significantly developed with medium density, suburban housing. Many of the subdivisions in this district are considered established and it is not anticipated that this district's development patterns will drastically change moving forward.

DISTRICT STRATEGIES

Currently, the *North Lakeshore District* is nearing its buildout capacity with only a few parcels of vacant land left in the northern areas of the district. Considering this, the following are the recommended strategies for this district moving forward:

1. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for medium density, suburban housing products. Non-residential infill development should be designed utilizing an architectural style and scale that will complement the adjacent residential structures.
2. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
3. *Live/Work*. The live/work designations in this district are intended to provide a low intensity transition from residential properties to N. Goliad Street [*SH-205*]. These centers should be constructed to a similar residential scale as the adjacent residential properties.
4. *Land Use Scenarios*. Depending on adjacent development this area could also transition to a *Live/Work* or *Commercial* designation.
5. *Northern Lake Access*. The City should continue to explore opportunities for public access to the waterfront for the creation of public parks, passive greenway spaces, and trails. This is specifically important in the areas indicated by the red dashed line (---).

POINTS OF REFERENCE

A. Nebbie Williams Elementary School
B. Rockwall Golf & Athletic Club
C. Grace Hartman Elementary School
D. Virginia Reinhardt Elementary School
E. SH-66 Boat Ramp

LAND USE PALETTES

☐ Current Land Use
☐ Future Land Use



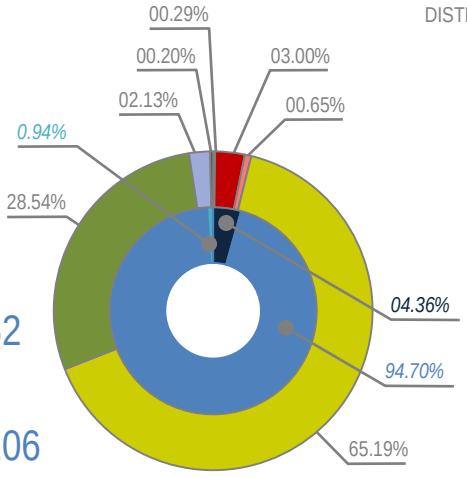
1 Current Suburban Residential



1 Current Suburban Residential



1 Current Suburban Residential



COMMERCIAL	4.36%
RESIDENTIAL	94.70%
MIXED USE	0.94%

MINOR COLLECTOR
M4U
M4D

CEMETERY (CEM)	3.76-ACRES
COMMERCIAL/RETAIL (CR)	56.94-ACRES
LIVE/WORK (LW)	12.29-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	1,237.76-ACRES
PARKS AND OPEN SPACE (OS)	541.83-ACRES
PUBLIC (P)	40.53-ACRES
QUASI-PUBLIC (QP)	5.58-ACRES

	BUILD OUT	CURRENT
	4,358	4,052
	13,135	12,206
% OF ROCKWALL	20.26%	
	3.58%	
	20.50%	

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [*ORDINANCE NO. 25-19*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) TO INCORPORATE AN ADDITIONAL 2.57-ACRE PARCEL OF LAND INTO THE DISTRICT BEING A 22.19-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Dyron Durham, Caroline Harklau, Sheli Hudson, and Mike Crawford, requesting the approval of an amendment to Planned Development District 50 (PD-50) [*Ordinance No. 25-19*] for the purpose of incorporating an additional 2.57-acre parcel of land into the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 50 (PD-50) [*Ordinance No. 25-19*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 25-19*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

DRAFT ORDINANCE 09.24.2025

SECTION 3. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in *Exhibit 'C'* of this ordinance, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Residential Office (RO) District as specified in Subsection 04.02, *Residential-Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future;

SECTION 4. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

SECTION 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars *($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

_____

Tim McCallum, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

DRAFT ORDINANCE 06.24.2025

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: July 21, 2025

2nd Reading: August 4, 2025

DRAFT ORDINANCE 06.24.2025

EXHIBIT 'A':
Legal Description

BEING 24.76 acres of land situated in Abstract 146, S.S. McCurry Survey and Abstract 14, B.F. Boydstun Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the northeast corner of Block A, Lot 1 of the Isaac Pena Addition (925 N. Goliad St.), or Texas State Plane Coordinates E 2,594,247.540', N 7,030,896.557' (Grid);

1 **THENCE** South 00°-15'-13" West, along the West Right of Way of North Goliad Street, a distance of 212.01 feet for a corner;
2 **THENCE** North 89°-29'-21" East, continuing along the West Right of Way of North Goliad Street, a distance of 9.348 feet for a corner;
3 **THENCE** South 00°-42'-57" West, a distance of 100.01 feet for a point;
4 **THENCE** South 01°-05'-44" West, a distance of 103.776 feet for a point;
5 **THENCE** South 00°-53'-50" West, a distance of 106.804 feet for a point;
6 **THENCE** South 01°-53'-06" West, a distance of 80.307 feet for a corner;
7 **THENCE** North 89°-29'-23" East, crossing North Goliad Street to the Southwestern corner of the North Towne Addition, a distance of 54.443 feet for a point;
8 **THENCE** North 88°-39'-12" East, along the North property line of Lot 3 of the Austin Addition, distance of 92.607 feet for a point;
9 **THENCE** North 88°-26'-16" East, a distance of 59.875 feet for a point;
10 **THENCE** North 88°-40'-43" East, a distance of 67.521 feet for a corner;
11 **THENCE** South 00°-44'-24" East, along the East property line of Lot 3 of the Austin Addition, a distance of 37.417 feet for a point;
12 **THENCE** South 01°-50'-12" East, a distance of 41.682 feet for a point;
13 **THENCE** South 01°-42'-25" East, a distance of 70.308 feet for a point;
14 **THENCE** South 01°-25'-05" West, a distance of 16.294 feet for a point;
15 **THENCE** South 02°-24'-05" West, a distance of 64.26 feet for a point;
16 **THENCE** South 01°-55'-17" West, a distance of 61.135 feet for a point;
17 **THENCE** North 86°-53'-45" West, a distance of 2.769 feet for a point;
18 **THENCE** South 01°-28'-03" East, a distance of 139.26 feet for a corner;
19 **THENCE** South 88°-34'-56" West, a distance of 26.08 feet for a corner;
20 **THENCE** South 00°-34'-11" West, crossing Heath Street, a distance of 32.761 feet for a point;
21 **THENCE** South 00°-43'-05" West, a distance of 101.948 feet for a point;
22 **THENCE** South 00°-23'-39" West, a distance of 88.33 feet for a point;
23 **THENCE** South 00°-20'-35" West, a distance of 92.791 feet for a point;
24 **THENCE** North 89°-28'-33" East, a distance of 3.192 feet for a point;
25 **THENCE** South 00°-27'-32" East, a distance of 82.208 feet for a point;
26 **THENCE** South 00°-20'-15" West, a distance of 57.808 feet for a point;
27 **THENCE** South 00°-18'-02" East, a distance of 106.852 feet for a corner;
28 **THENCE** North 89°-54'-16" East, along the North property line of Block 123, Lot F of the BF Boydstun Addition, a distance of 218.38 feet for a corner;
29 **THENCE** South 18°-44'-34" West, along the East property line of Block 123, Lot F of the BF Boydstun Addition, a distance of 237.657 feet for a corner;
30 **THENCE** North 38°-55'-51" East, a distance of 1.766 feet for a point;
31 **THENCE** South 79°-50'-00" East, a distance of 81.423 feet for a corner;
32 **THENCE** South 12°-54'-58" West, a distance of 200.01 feet for a corner;
33 **THENCE** South 80°-26'-27" East, a distance of 85.162 feet for a corner;
34 **THENCE** South 12°-49'-45" West, a distance of 100.827 feet for a point;
35 **THENCE** South 31°-59'-28" West, a distance of 144.954 feet for a point;
36 **THENCE** South 03°-33'-21" East, a distance of 30.835 feet for a point;
37 **THENCE** North 80°-23'-28" West, a distance of 6.6 feet for a corner;
38 **THENCE** South 07°-38'-23" West, a distance of 155.583 feet for a corner;
39 **THENCE** South 89°-15'-33" West, along the North Right of Way of Olive Street, a distance of 49.727 feet for a corner;
40 **THENCE** North 04°-15'-36" East, a distance of 190.176 feet for a corner;
41 **THENCE** North 84°-16'-51" West, a distance of 89.8 feet for a corner;
42 **THENCE** North 09°-43'-09" East, a distance of 111 feet for a corner;

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09.24.2025

THENCE South 79°-25'-20" West, a distance of 42.84 feet for a corner;
THENCE South 09°-15'-34" West, a distance of 188.846 feet for a corner;
THENCE North 88°-58'-49" West, a distance of 159.029 feet for a point;
THENCE North 89°-54'-24" West, crossing North Goliad Street, a distance of 66.081 feet for a corner;
THENCE South 01°-22'-36" East, along the West Right of Way of North Goliad Street, a distance of 60.108 feet for a point;
THENCE South 01°-09'-56" East, a distance of 107.267 feet for a corner;
THENCE North 89°-38'-32" West, along the North property line of Block A, Lot1 of the Dirkse Addition, a distance of 208.802 feet for a corner;
THENCE North 01°-34'-14" West, along the East Right of Way of North Alamo Road, a distance of 107.015 feet for a corner;
THENCE South 89°-48'-28" East, a distance of 81.111 feet for a corner;
THENCE North 01°-01'-35" East, a distance of 94.583 feet for a point;
THENCE North 02°-11'-56" East, a distance of 70.566 feet for a corner;
THENCE North 89°-29'-36" West, a distance of 82.39 feet for a corner;
THENCE North 00°-20'-39" East, a distance of 48.38 feet for a corner;
THENCE North 86°-48'-58" East, a distance of 73.1 feet for a point;
THENCE South 88°-56'-56" East, a distance of 30.19 feet for a corner;
THENCE North 00°-05'-56" West, following along property lines, a distance of 75.328 feet for a corner;
THENCE South 89°-41'-11" West, a distance of 13.306 feet for a corner;
THENCE North 01°-43'-14" West, a distance of 14.259 feet for a point;
THENCE North 03°-42'-44" West, a distance of 72.701 feet for a corner;
THENCE South 88°-32'-39" East, a distance of 2.44 feet for a corner;
THENCE North 00°-38'-31" West, a distance of 77.321 feet for a point;
THENCE North 00°-44'-24" East, a distance of 106.811 feet for a point;
THENCE North 00°-04'-02" West, a distance of 58.427 feet for a corner;
THENCE North 88°-36'-34" East, a distance of 29.61 feet for a corner;
THENCE North 01°-35'-35" West, a distance of 102.087 feet for a corner;
THENCE North 89°-07'-40" West, a distance of 31.895 feet for a corner;
THENCE North 01°-15'-26" East, a distance of 64.198 feet for a corner;
THENCE North 89°-16'-05" East, a distance of 24.602 feet for a corner;
THENCE North 00°-08'-40" East, a distance of 78.548 feet for a corner;
THENCE South 89°-15'-57" West, a distance of 110.141 feet for a corner;
THENCE North 00°-14'-19" East, a distance of 138.192 feet for a corner;
THENCE South 89°-14'-11" East, a distance of 100.056 feet for a corner;
THENCE North 00°-28'-22" East, a distance of 59.629 feet for a corner;
THENCE North 88°-47'-25" East, a distance of 10.941 feet for a corner;
THENCE North 00°-27'-45" East, a distance of 58.522 feet for a corner;
THENCE North 89°-31'-38" West, a distance of 34.39 feet for a corner;
THENCE North 01°-37'-43" East, a distance of 90.437 feet for a point;
THENCE North 00°-05'-15" West, a distance of 25.776 feet for a corner;
THENCE South 89°-58'-13" West, a distance of 70.505 feet for a corner;
THENCE North 00°-15'-03" East, a distance of 205.322 feet for a corner;
THENCE South 89°-37'-04" East, a distance of 103.923 feet for a corner;
THENCE North 00°-06'-55" East, a distance of 80.142 feet for a point;
THENCE North 01°-05'-13" East, a distance of 66.682 feet for a point;
THENCE North 01°-43'-52" West, a distance of 66.37 feet for a corner;
THENCE South 88°-08'-14" West, a distance of 15.221 feet for a corner;
THENCE North 00°-33'-05" West, a distance of 104.855 feet for a corner;
THENCE South 88°-38'-25" West, along the South property line of Block 29 of the Garner Addition, a distance of 85.688 feet for a corner;
THENCE North 00°-20'-01" East, along the East Right of Way of North Alamo Road, a distance of 98.019 feet for a point;
THENCE North 88°-10'-39" East, a distance of 0.97 feet for a point;

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THENCE North 63°-02'-46" West, a distance of 1.081 feet for a point;
THENCE North 00°-35'-17" East, a distance of 108.322 feet for a corner;
THENCE North 88°-52'-14" East, a distance of 84.238 feet for a point;
THENCE North 88°-29'-31" East, a distance of 22.662 feet for a corner;
THENCE North 01°-14'-44" West, a distance of 104.349 feet for a corner;
THENCE South 89°-40'-23" West, a distance of 16.16 feet for a corner;
THENCE South 89°-52'-21" West, a distance of 133.009 feet for a corner;
THENCE South 00°-03'-55" West, a distance of 9.2 feet for a corner;
THENCE North 89°-46'-36" West, a distance of 208.213 feet for a corner;
THENCE North 00°-35'-23" East, a distance of 109.389 feet for a corner;
THENCE North 00°-31'-30" East, a distance of 103.492 feet for a corner;
THENCE North 00°-31'-24" East, a distance of 206.701 feet for a corner;
THENCE North 88°-41'-01" East, a distance of 218.752 feet for a corner;
THENCE South 00°-34'-03" West, a distance of 102.403 feet for a corner;
THENCE South 89°-54'-55" East, along said boundary and the South Right of Way of Live Oak Street, a distance of 238.849 feet to the **POINT OF BEGINNING** containing approximately **24.76 acres** (1,078,686.80 sf) of land more or less.

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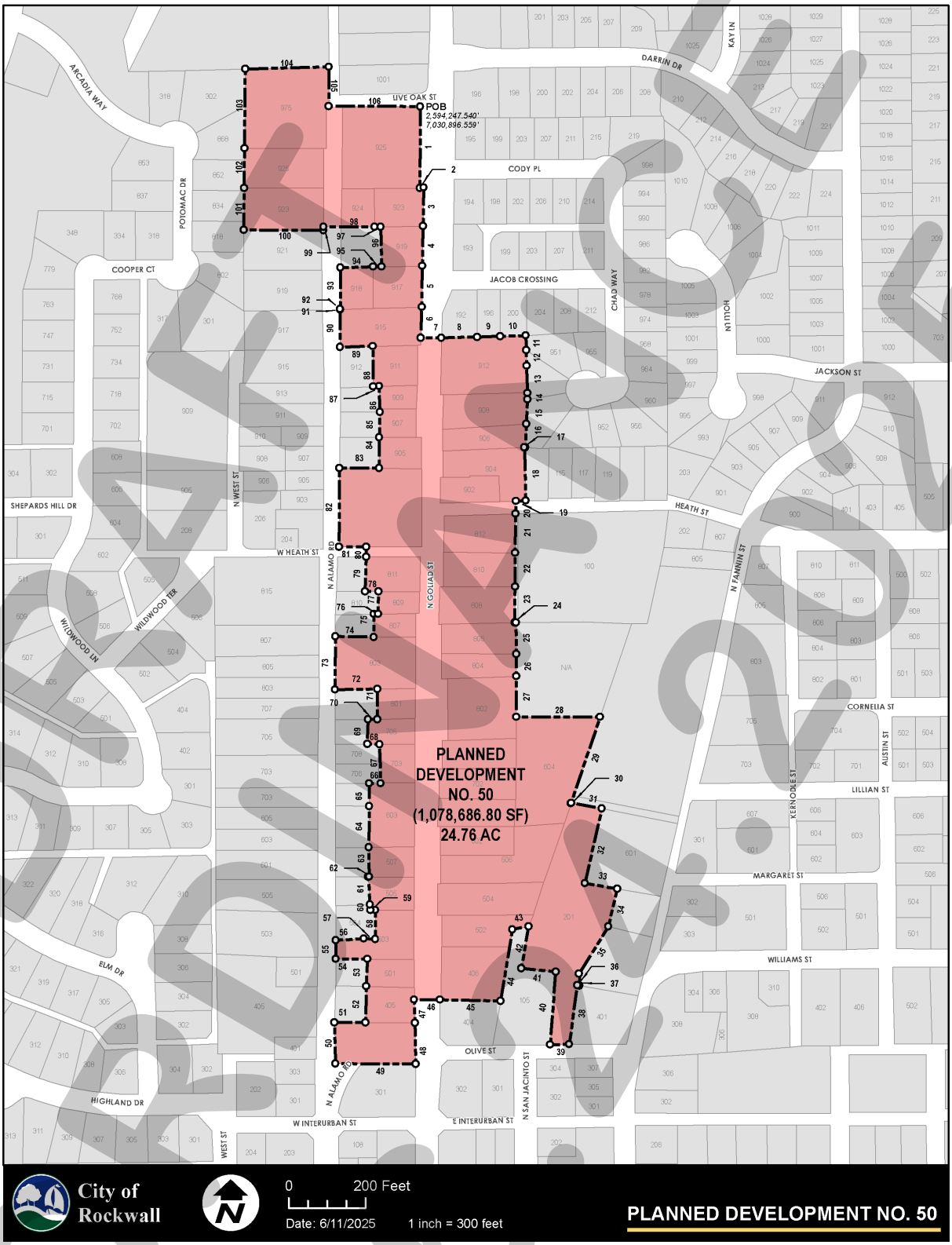
EXHIBIT 'B':
Location Map



DRAFT 06/11/2025

Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those land uses permitted within the Residential Office (RO) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*], are allowed on the *Subject Property*; however, the following additions and conditions shall apply:

(a) *Antique/Collectable Sales*. The retail sales of antiques and collectables shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:

(1) *Antique Sales* is defined as the sale of an object having value because of its age, especially a domestic item or piece of furniture or handicraft esteemed for its artistry, beauty, craftsmanship, or period of origin.

(2) *Collectable Sales* is defined as the sale of an object that can be collected, or is suitable or desirable for collecting by hobbyist, or any of a class of old things (*but not antiques*) that people collect as a hobby.

(3) The sale of new or used clothing and appliances shall be prohibited.

(4) The maximum floor area permitted for *Antique/Collectable Sales* be limited to 2,000 square feet.

(5) That individual lease areas within the *Antique/Collectable Sales* use be prohibited.

(b) *Banquet Facility (Event Venue)*. A banquet facility or event venue shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:

(1) *Banquet Facility* or *Event Venue* is defined as a commercial facility that can be rented out for the purpose of hosting private events (*e.g. birthday parties, wedding receptions, meetings, etc.*). These events shall not be open to the general public.

(c) *Animal Clinic for Small Animals*. An animal clinic for small animals shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions.

(1) An *Animal Clinic for Small Animals* is defined as a place where animals or pets are given medical or surgical treatments and care.

(2) The accessory use as a kennel shall be limited to short-term boarding and shall be only incidental to the *Animal Clinic for Small Animals* use.

(3) No outdoor pens or kennels shall be permitted.

(d) *General Personal Service*. A general personal service shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and be

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permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.

(e) *Church/House of Worship*. A church/house of worship shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and be permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.

(2) *Cross Access Easements*. Joint or shared access shall be required on all adjoining lots if any property is used for office development or any other non-residential use permitted by this ordinance.

(3) *Parking*. That all non-residential land uses shall adhere to the following parking requirements:

(a) All parking shall be located behind the front façade of the primary structure and parking within the front yard of any property shall be prohibited.

(b) The parking requirements for all uses shall be subject to the requirements stipulated by Article VI, *Parking and Loading*, of the Unified Development Code [*Ordinance No. 04-38*] with the exception of *Professional Offices* (*excluding medical offices*) and *Banquet Facilities*. *Professional Offices* shall be subject to one (1) parking space per 500 SF of floor area and *Banquet Facilities* shall be subject to one (1) parking space per 100 SF of floor area.

(c) All drive aisles and parking areas required for the conversion and/or redevelopment of existing structures within the Planned Development District shall be paved in concrete. An exception for asphalt may be approved by the City Engineer.

(4) *Site Plan*. All properties within the Planned Development District shall be subject to site plan review prior to changing the use from single-family residential.

(5) *Variances*. In the event that unique or extraordinary conditions exist on the property such that the applicant cannot comply with the strict interpretation of this ordinance a variance can be requested from the City Council.

DRAFT ORDINANCE 06.24.2025

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/19/2025

PROJECT NUMBER: Z2025-031
PROJECT NAME: SUP for an Accesory Structure
SITE ADDRESS/LOCATIONS: 2317 Saddlebrock Lane

CASE CAPTION: Hold a public hearing to discuss and consider a request by Tom and Patti Muggeo for the approval of a Specific Use Permit (SUP) for an Accessory Building that exceeds the maximum size for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	06/19/2025	Approved w/ Comments

06/19/2025: Z2025-031; Specific Use Permit (SUP) for an Accessory Building at 2317 Saddlebrook Lane
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for an Accessory Building that exceeds the maximum size and number of permitted structures for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, and addressed as 2317 Saddlebrook Lane.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (Z2025-031) in the lower right-hand corner of all pages on future submittals.

I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), an Accessory Building over 144 SF requires a Specific Use Permit (SUP) in a Single-Family 16 (SF-16) District. Additionally, a lot that exceeds two (2) accessory structures within a Single-Family 16 (SF-16) District requires a Specific Use Permit (SUP). (Subsection 07.04, Accessory Structure Development Standards, Article 05, District Development Standards, of the Unified Development Code) In this case, the applicant has three (3) existing accessory structures. One (1) 750 SF detached garage, one (1) 192 SF accessory building, and one (1) 291 SF pergola.

I.5 The proposed Accessory Building will be 12-feet by 16-feet and have a building footprint of 192 SF. This is 48 SF over the maximum size for an Accessory Building.

I.6 The height of the proposed Accessory Building is 12-feet, 6-inches. The maximum height permitted for accessory structures in a Single-Family 16 (SF-16) District is 15-feet. (Subsection 07.04, Accessory Structure Development Standards, Article 05, District Development Standards, of the Unified Development Code)

I.7 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

(1) The development of the Subject Property shall generally conform to the Site Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
(2) The construction of an Accessory Building on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.

(3) The Accessory Building shall not exceed a maximum size of 200 SF.
(4) The subject property shall be limited to a maximum of four (4) accessory structures.
(5) The Accessory Building shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

M.8 Provide a site plan that shows the spacing of the building from all the property lines and any other Buildings.

M.9 Please review the attached Draft Ordinance prior to the June 24, 2025 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than July 1, 2025. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 1, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 15, 2025 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 24, 2025.

I.11 The projected City Council meeting dates for this case will be July 21, 2025 (1st Reading) and August 4, 2025 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/17/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/18/2025	Approved w/ Comments

06/18/2025: * If approved, they will need to apply for an accessory building permit with the Building Inspection Department and they will be required to have a concrete foundation installed for the structure.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/16/2025	Approved

No Comments

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2317 Saddlebrook Lane				
SUBDIVISION	Saddlebrook Estates	LOT	5	BLOCK	A
GENERAL LOCATION	North Rockwall off 1141				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	1 Acre	LOTS [CURRENT]	LOTS [PROPOSED]

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER	Tom + Patti Muggeo	☐ APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS	2317 Saddlebrook Ln	ADDRESS	
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	
PHONE	[redacted]	PHONE	
E-MAIL	[redacted]	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Thomas & Patricia Muggeo [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ June TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5th DAY OF 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

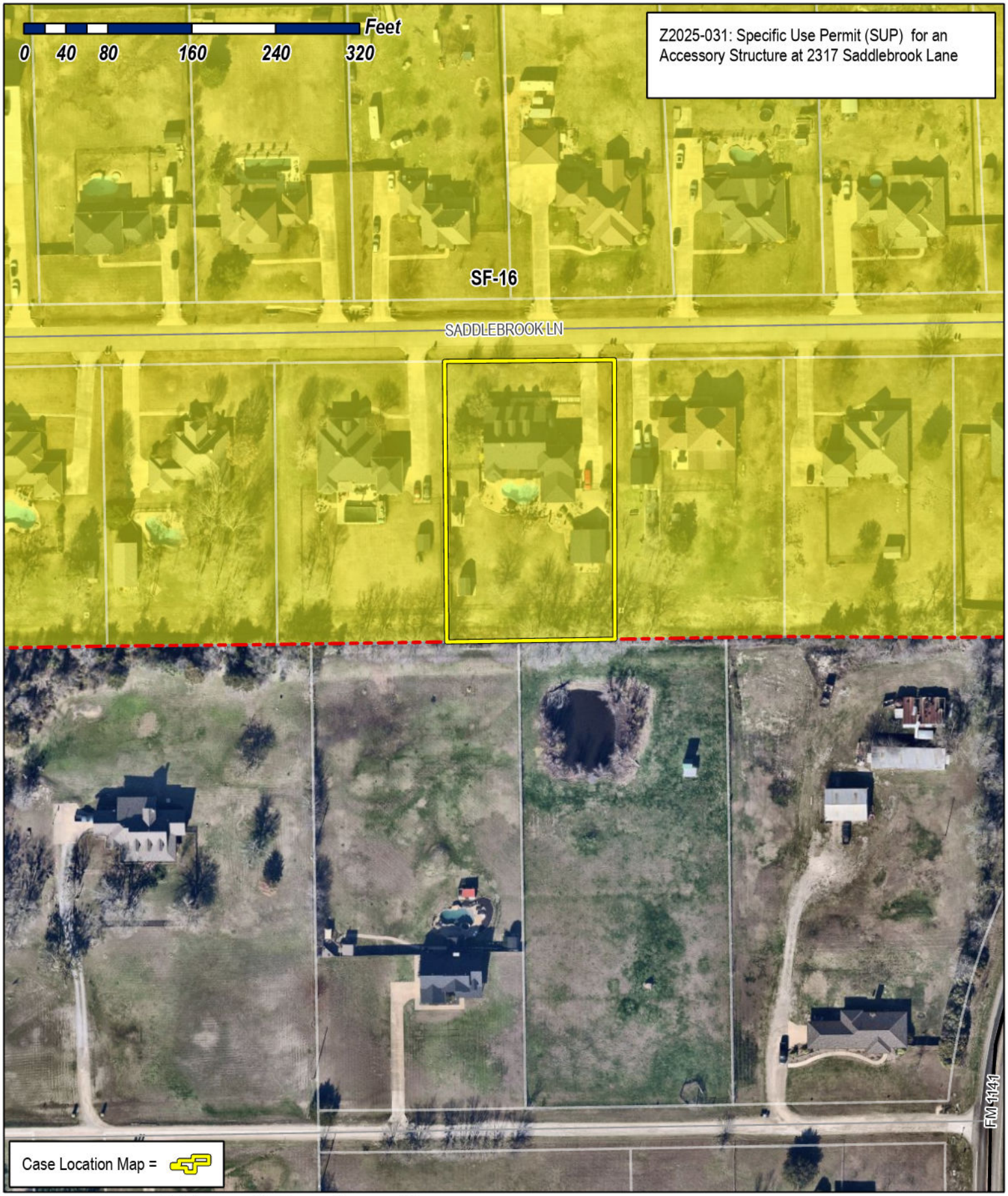
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF June, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Debbie Whitlock

DEBBIE WHITLOCK
Notary Public, State of Texas
Comm. Expires 11-19-2025
Notary ID 129630693

MY COMMISSION EXPIRES 11-19-2025



City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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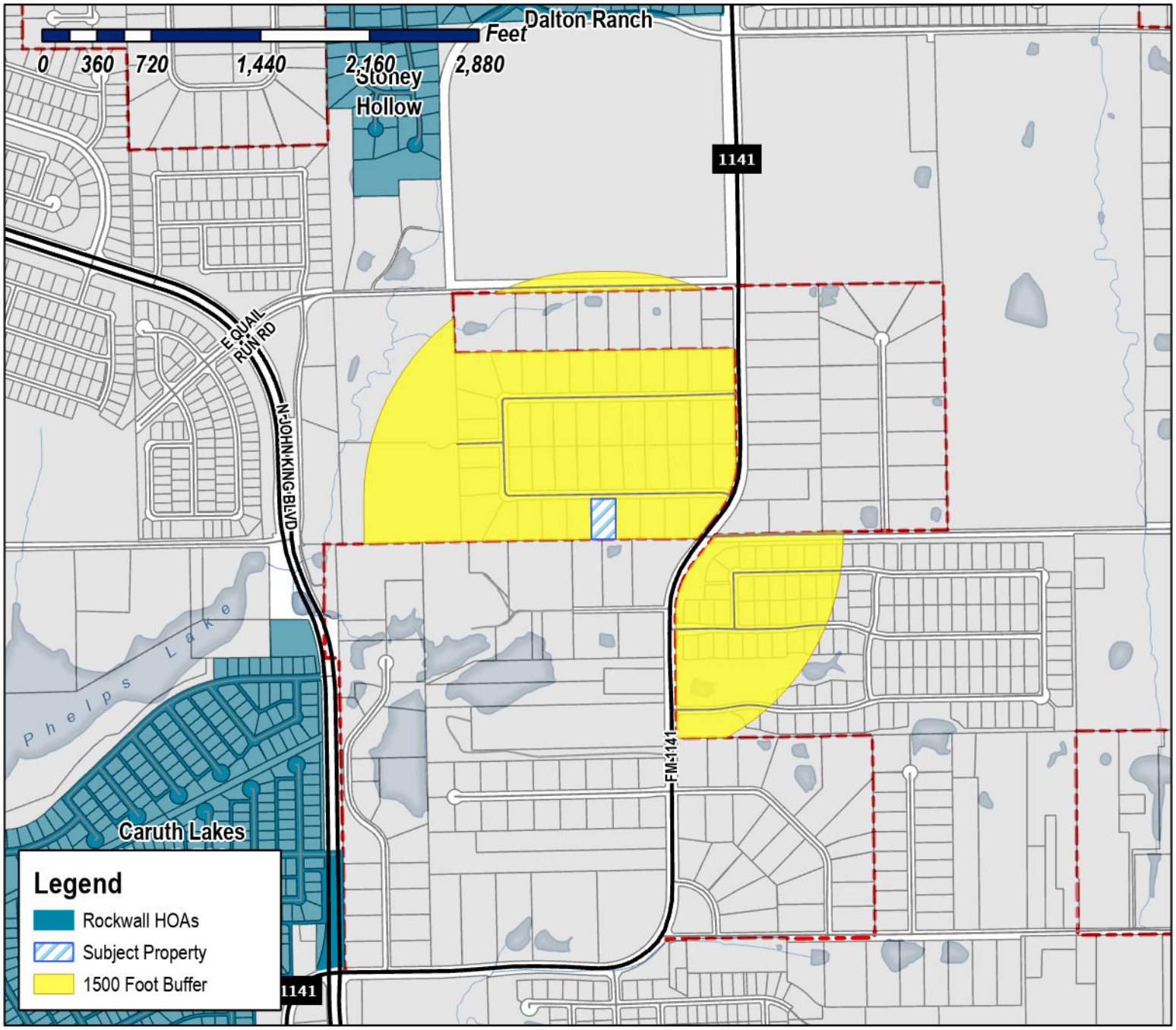
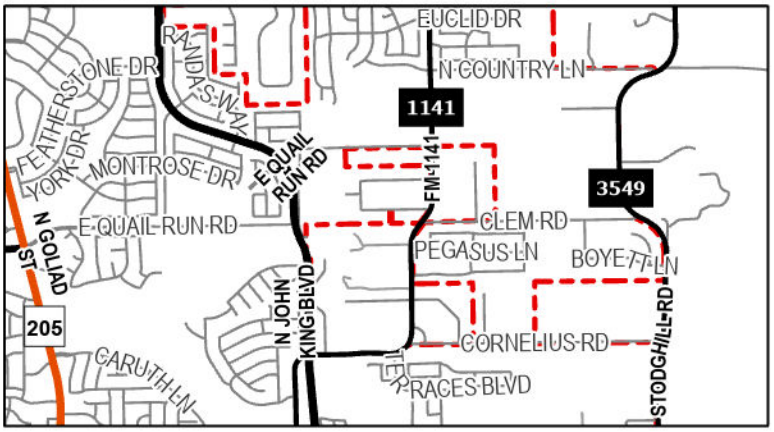


Case Number: Z2025-031
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2317 Saddlebrook Lane



Date Saved: 6/10/2025
For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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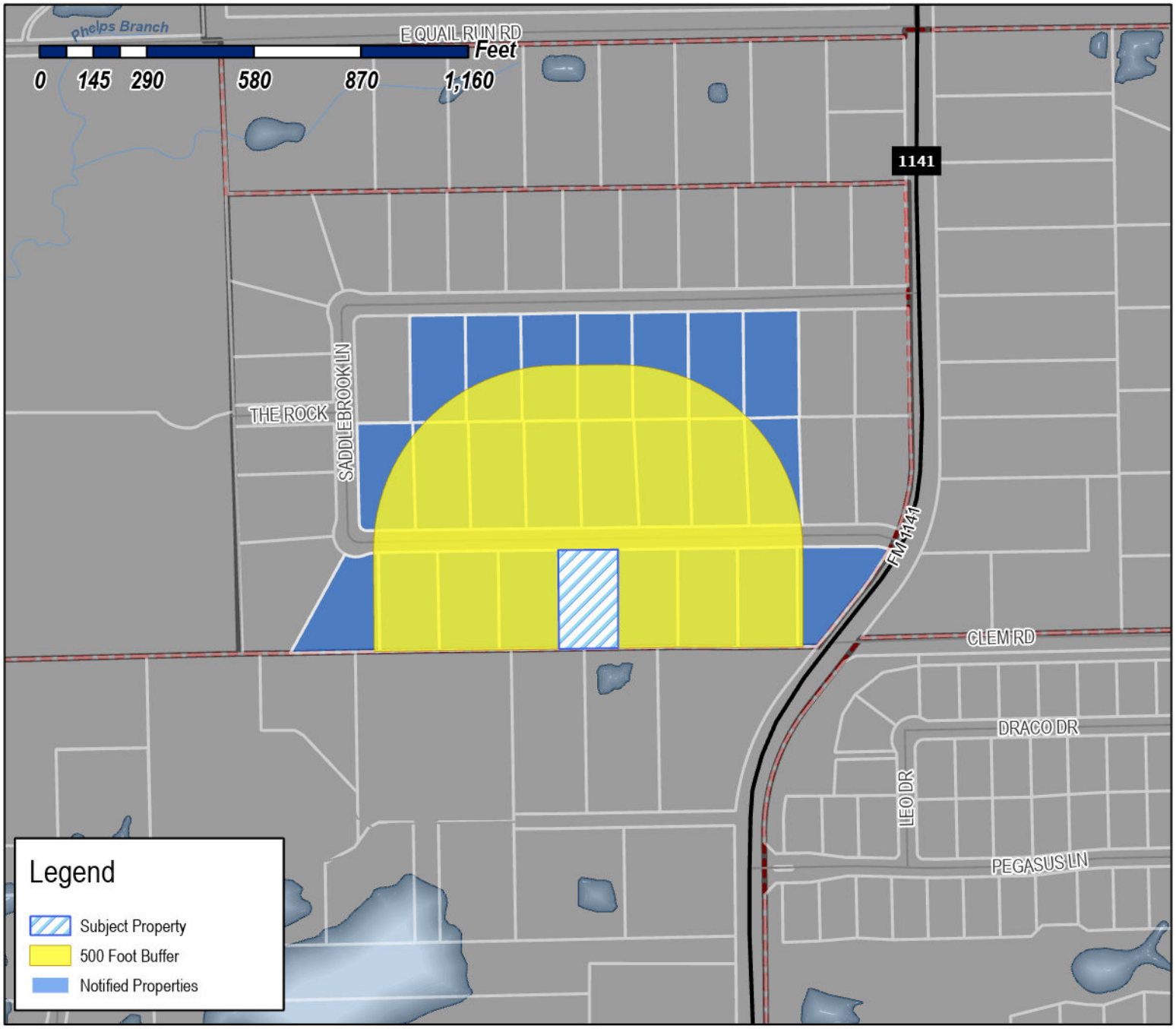

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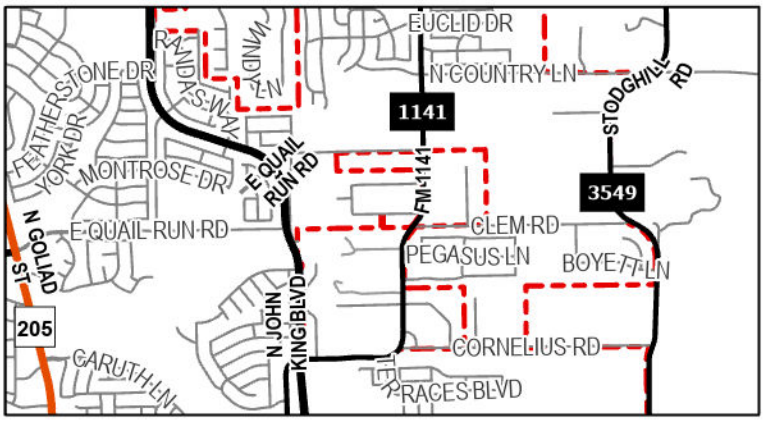


CULP TERRI L
2301 SADDLEBROOK LN
ROCKWALL, TX 75087

OSBORNE AARON & BARBARA
2305 SADDLEBROOK LANE
ROCKWALL, TX 75087

JONES JAMES E
2309 SADDLEBROOK LN
ROCKWALL, TX 75087

SMITH WILLIAM CLEVE JR &
EDITH LILLIAN
2312 SADDLEBROOK LN
ROCKWALL, TX 75087

OSBORNE MICHAEL B & DESIRAE M
2313 Saddlebrook Ln
Rockwall, TX 75087

LLOYD DANIEL AND REBECCA R
2316 SADDLEBROOK LANE
ROCKWALL, TX 75087

MUGGEO THOMAS & PATRICIA M
2317 SADDLEBROOK LN
ROCKWALL, TX 75087

TAYLOR BRANDON G & AMANDA H
2320 SADDLEBROOK LN
ROCKWALL, TX 75087

ROBINSON RONNIE D & VERONICA A
2321 SADDLEBROOK LANE
ROCKWALL, TX 75087

BARON JEFFREY MICHAEL & JEANNE MARIE
2324 SADDLEBROK LANE
ROCKWALL, TX 75087

CONFIDENTIAL
2325 SADDLEBROOK LANE
ROCKWALL, TX 75087

AMUNDSON DAVID O & ALICIA K
2328 SADDLEBROOK LN
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E
2332 SADDLEBROOK LN
ROCKWALL, TX 75087

DUFFIN BRYAN & SALLY A
2333 SADDLEBROOK LN
ROCKWALL, TX 75087

FISK JENNIFER
2336 SADDLEBROOK LN
ROCKWALL, TX 75087

WRIGHT LIVING TRUST
MARTY ALLEN WRIGHT & DEBRA KAY WRIGHT -
CO-TRUSTEES
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

HOKANSON ETHAN LOREN & JORDAN NICOLE
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

RESIDENT
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

CALDERON ALEJANDRO & ROSARIO
2373 SADDLEBROOK LN
ROCKWALL, TX 75087

SPINER YWAINE & JOAN FROEHLICH
2377 Saddlebrook Ln
Rockwall, TX 75087

WHISENHUNT BARRY I & JOYCE D
2381 SADDLEBROOK LN
ROCKWALL, TX 75087

PUTCHINSKI PAUL & SHANNON
2385 SADDLEBROOK LANE
ROCKWALL, TX 75087

DUNCAN BRYAN AND BEVERLY
2389 SADDLEBROOK LN
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-031: Specific Use Permit (SUP) for an Accessory Building

Hold a public hearing to discuss and consider a request by Tom and Patti Muggeo for the approval of a Specific Use Permit (SUP) for an Accessory Building that exceeds the maximum size for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, July 21, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-031: Specific Use Permit (SUP) for an Accessory Building

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

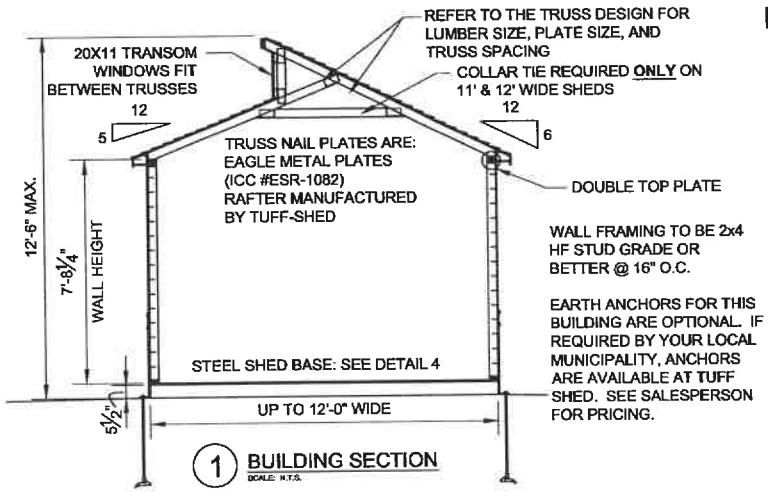
Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PPTR CLERESTORY SHED UP TO 12' WIDE x UP TO 24' LONG

PREMIER PRO SERIES



1 BUILDING SECTION
SCALE: N.T.S.

NOTES:

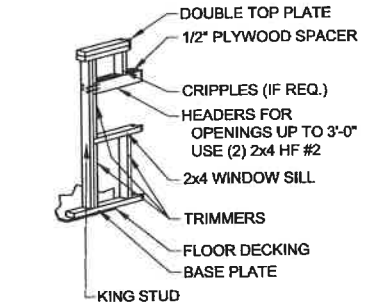
1. BUILDING CODE: 2021 IBC AND 2021 IRC
2. DESIGN LOADING:
   WIND SPEED & EXPOSURE: 115C
   ROOF LIVE LOAD: 40 PSF
   ROOF DEAD LOAD: 10 PSF
3. FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2021 IBC AND 2021 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.

NAILING:

ROOF:
ATTACH 7/16" SILVERCREST OSB SHEATHING TO TRUSSES WITH:
8d NAILS @ 6" O.C. AT EDGES
8d NAILS @ 12" O.C. IN FIELD

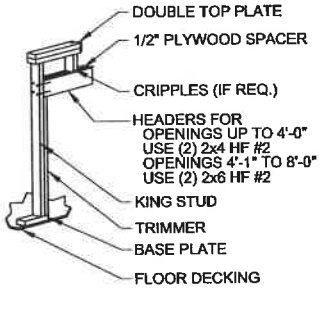
WALLS:
ATTACH 3/8" SMARTSIDE WITH FOIL BACKING TO WALL FRAMING WITH:
8d NAILS @ 6" O.C. AT EDGES.
8d NAILS @ 12" O.C. IN FIELD

HEADER:
ATTACH HEADER TO STUD WITH:
(4) 8d TOENAIL OR (4) 16d END NAIL
DOUBLED HEADER:
16d @ 16" STAGGERED FACE NAIL



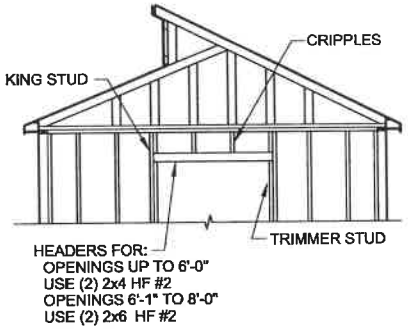
FOR WINDOW OPENINGS UP TO 3'-0" ON PREMIER SERIES SIDE WALLS

2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.

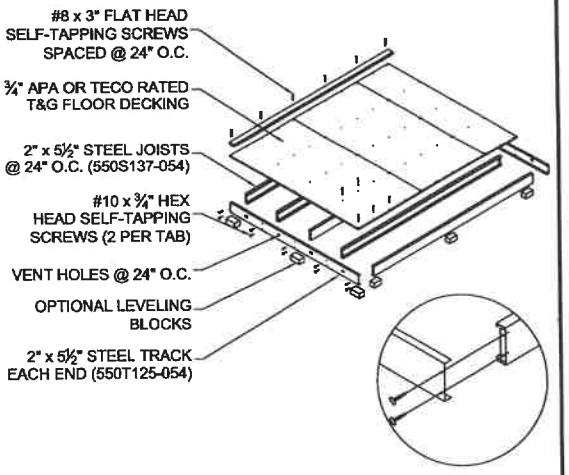


FOR OPENINGS UP TO 8'-0" ON PREMIER SERIES SIDE WALLS

2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.



3 HEADER DETAIL FOR NON-LOAD BEARING WALLS
SCALE: N.T.S.



1. STEEL SHED FOUNDATION:
   2" x 5½"-16 GAUGE STEEL TRACKS G140 ZINC COATED
   2" x 5½"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C.
   (SUPPLIER: ALLIED STUDCO - JOIST: 550S137-054 / TRACK: 550T125-054).
2. ¾" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
3. FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1⅝" LONG MIN. SELF-DRILLING SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
4. FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3" GALVANIZED SELF-TAPPING SCREWS @ 24" O.C.
5. ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
6. USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING:
   SUGGESTED SIZES: 2" x 8" x 16", 4" x 8" x 16", OR 8" x 8" x 16".
   BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM.
   BLOCKS UNDER TRACK SPACED @ 4'-0" O.C. MAXIMUM.

4 SHED BASE DETAIL
SCALE: N.T.S.

TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.

Order #.
Customer:
Site Address:
Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA

P.O. #
Drawn By: SJ
Date: 6/16/23
Checked By:
Date:
Scale: N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC & THE ENGINEER OF RECORD.

DRAWINGS BY:
TUFF SHED, INC.
IN HOUSE DRAFTING DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-TUFF

TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDINGS SHOWN HEREIN.

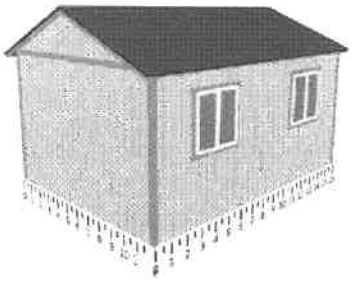
TITLE
BUILDING SECTIONS
SHED BASE DETAILS
HEADER FRAMING DETAILS
NOTES - 2021 IBC & IRC - 115C

DRAWING NO. PPTC-01
REV. LEVEL 01
SHEET 1
SHEET 1 OF 1

TUFF SHED

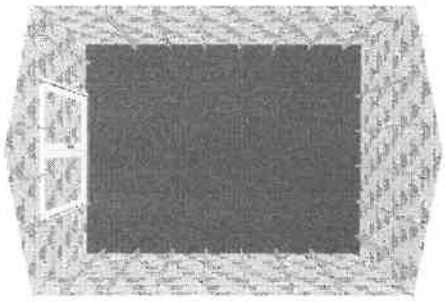
Patti Muggeo
2317 Saddlebrook lane
Rockwall TX 75087
Q-3103334





Wall D

Wall A



Wall C

Wall B

Base Details/Permit Details

Building Size & Style
Premier Pro Tall Ranch - 12' wide by 16' long
Paint Selection
Base: Tundra Frost, Trim: Smoky Slate
Roof Selection
Charcoal Dimensional Premium Shingle
Drip Edge
Black
Is a permit required for this job?
Yes
Who is pulling the permit?
Tuff Shed

Optional Details

Doors
Full-Lite Residential Double Door (6' x 6'8"),
Windows
3 3'x3' Insulated Horizontal Sliding Window
Walls
461 Sq Ft House Wrap
Roof
240 Sq Ft Clerestory Upgrade
Floor and Foundation
192 Sq Ft No Floor

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?
Yes
Is there a power outlet within 100 feet of installation location?
Yes
The building location must be level to properly install the building. How level is the install location?
Slab provided by customer will be within ½" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).
Will there be 18" of unobstructed workspace around the perimeter of all four walls?
Yes
Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
Yes
Substrate Shed will be installed on?
Concrete without Shed Floor

TUFF SHED

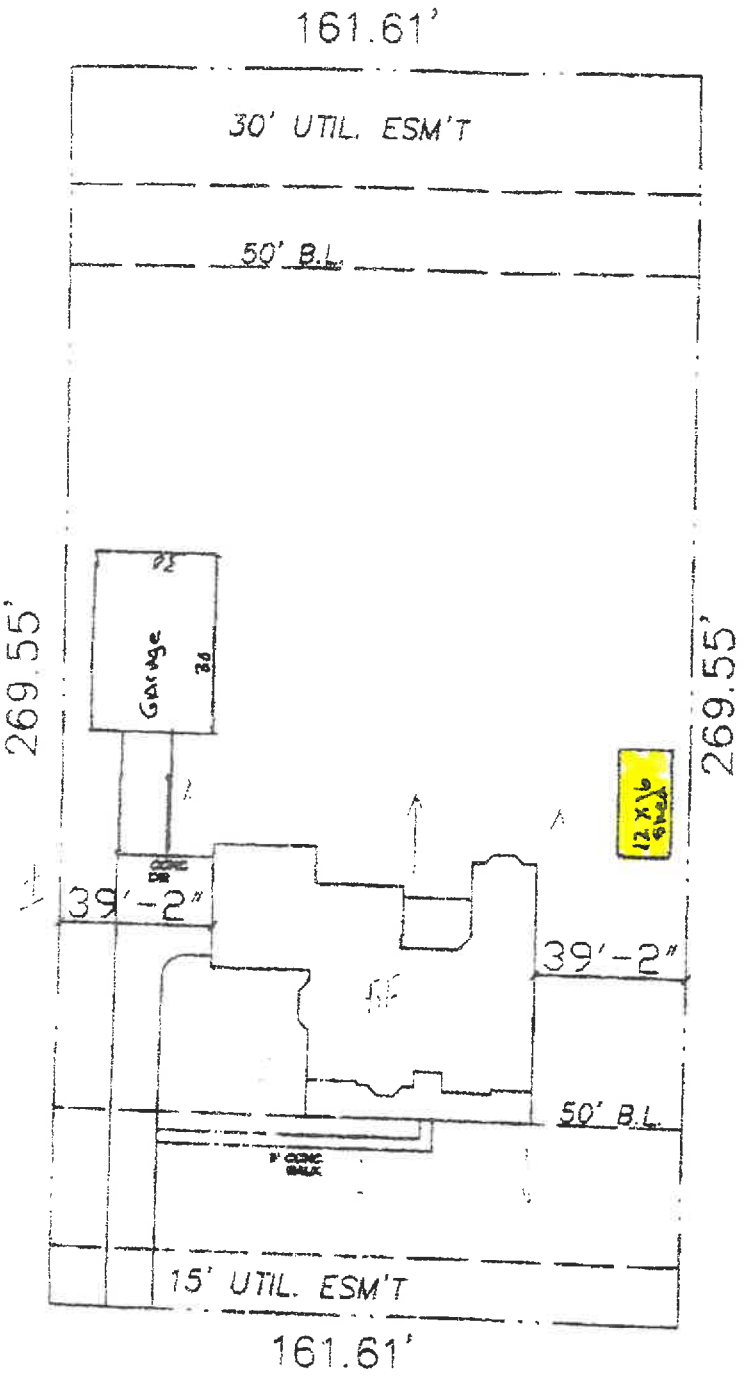
Quote

Location:	Royse City | #320 | 972-635-2403	Scheduled Date:	
Factory Location:	HUTCHINS | #320 | (972) 764-1530	Created Date:	04/21/2025
Prepared by:	Doug Alford | (972) 248-7111 | dalford@tuffshed.com	Customer	Patti Muggeo p. (214) 334-2992 |c. redd738@aol.com
		JDE SO	2178770
Special Instructions:		SF Quote	Q-3103334
		Ship to Address	2317 Saddlebrook lane Rockwall, TX 75087

Line Item Description	Sales Price	Quantity	Promo	Addt'l Disc	Total Price
Premier Pro Tall Ranch 12 x 16	$7,395.00	1.00	($0.00)	$0.00	$7,395.00
Clerestory Upgrade	$9.75	240.00	($0.00)	$0.00	$2,340.00
Upgrade - 6068 Tempered Full Lite Residential Door	$1,150.00	1.00	($0.00)	$0.00	$1,150.00
3'x3' Insulated Horizontal Sliding Window	$259.00	3.00	($0.00)	$0.00	$777.00
Permit Services	$350.00	1.00	($0.00)	$0.00	$350.00
House Wrap	$0.40	461.00	($0.00)	$0.00	$184.40
Full Service Paint Application	$925.00	1.00	($750.00)	$0.00	$175.00
Engineering Fees	$0.10	192.00	($0.00)	$0.00	$19.20
Paint - Tundra Frost	$0.00	461.00	($0.00)	$0.00	$0.00
Paint - Smoky Slate	$0.00	1.00	($0.00)	$0.00	$0.00
No Floor	$0.00	192.00	($0.00)	$0.00	$0.00
Charcoal Lifetime	$0.00	240.00	($0.00)	$0.00	$0.00
Credit for Removal of Default Door	($324.00)	1.00	($0.00)	$0.00	($324.00)
Delivery Fee	$99.00	1.00	()	$0.00	$99.00

Gross Total	$12,915.60
Discount	($750.00)
Net Total	**$12,165.60**
Estimated Tax	$0.00
Grand Total	$12,165.60

The price quoted is valid through the expiration date of the promotion, but in no case shall be valid longer than seven days. Once an order has been placed, pricing is guaranteed for up to 6 months. If the installation is not completed within 6 months for any reason, Tuff Shed has the right to modify the order pricing. You will be notified regarding any price adjustment prior to installation or incurring any additional charges.



LOT 5, BLOCK A
SADDLEBROOK SECT. 2
ROCKWALL, COUNTY

RICK HORTON
2317 SADDLEBROOK LANE.
ROCKWALL, TEXAS

SITE PLAN
1" = 50' - 0"

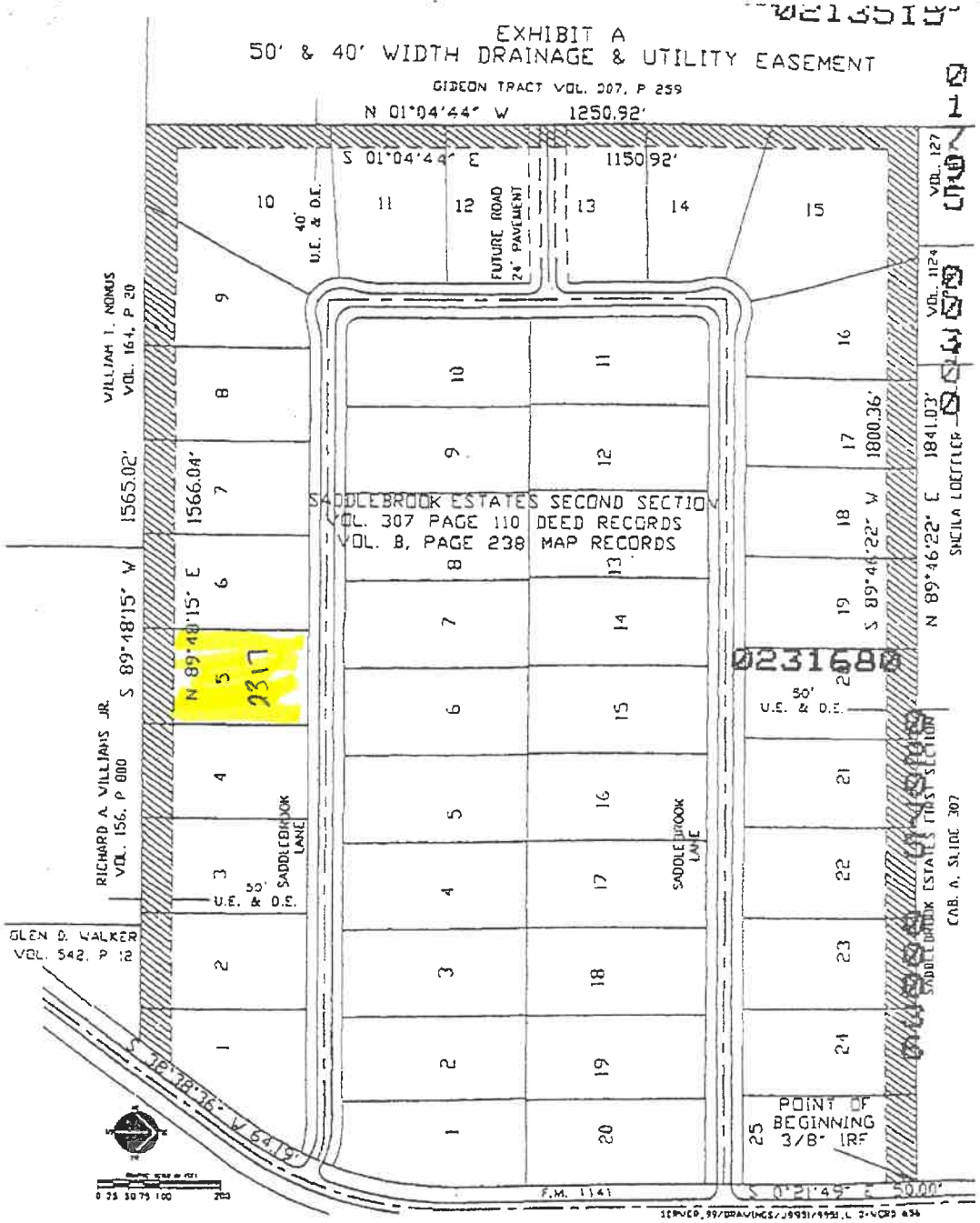
NORTH

PROJECT:
D.R. Horton, Inc.
DATE: 7 / 10 / 01
NO: 01782 / 921 (MUGGEO)

SHEET:
SA1
OF: 1

0213519

EXHIBIT A
50' & 40' WIDTH DRAINAGE & UTILITY EASEMENT



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN *ACCESSORY BUILDING* THAT EXCEEDS THE MAXIMUM SIZE ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 5, BLOCK A, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED SINGLE-FAMILY 16 (SF-16) DISTRICT, ADDRESSED AS 2317 SADDLEBROOK LANE, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Tim and Patti Muggeo for the approval of a Specific Use Permit (SUP) for an *Accessory Building* that exceeds the maximum size for a one (1)-acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for an *Accessory Building* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*; Subsection 03.06, *Single-Family 16 (SF-16) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-*

DRAFT 05.21.2025

02] -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Accessory Building* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

2) The construction of an *Accessory Building* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.

3) The *Accessory Building* shall not exceed a maximum size of 200 SF.

4) The subject property shall be limited to a maximum of four (4) accessory structures.

5) The *Accessory Building* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor or property owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

DRAFT ORDINANCE 09.24.2025

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 06.24.2025

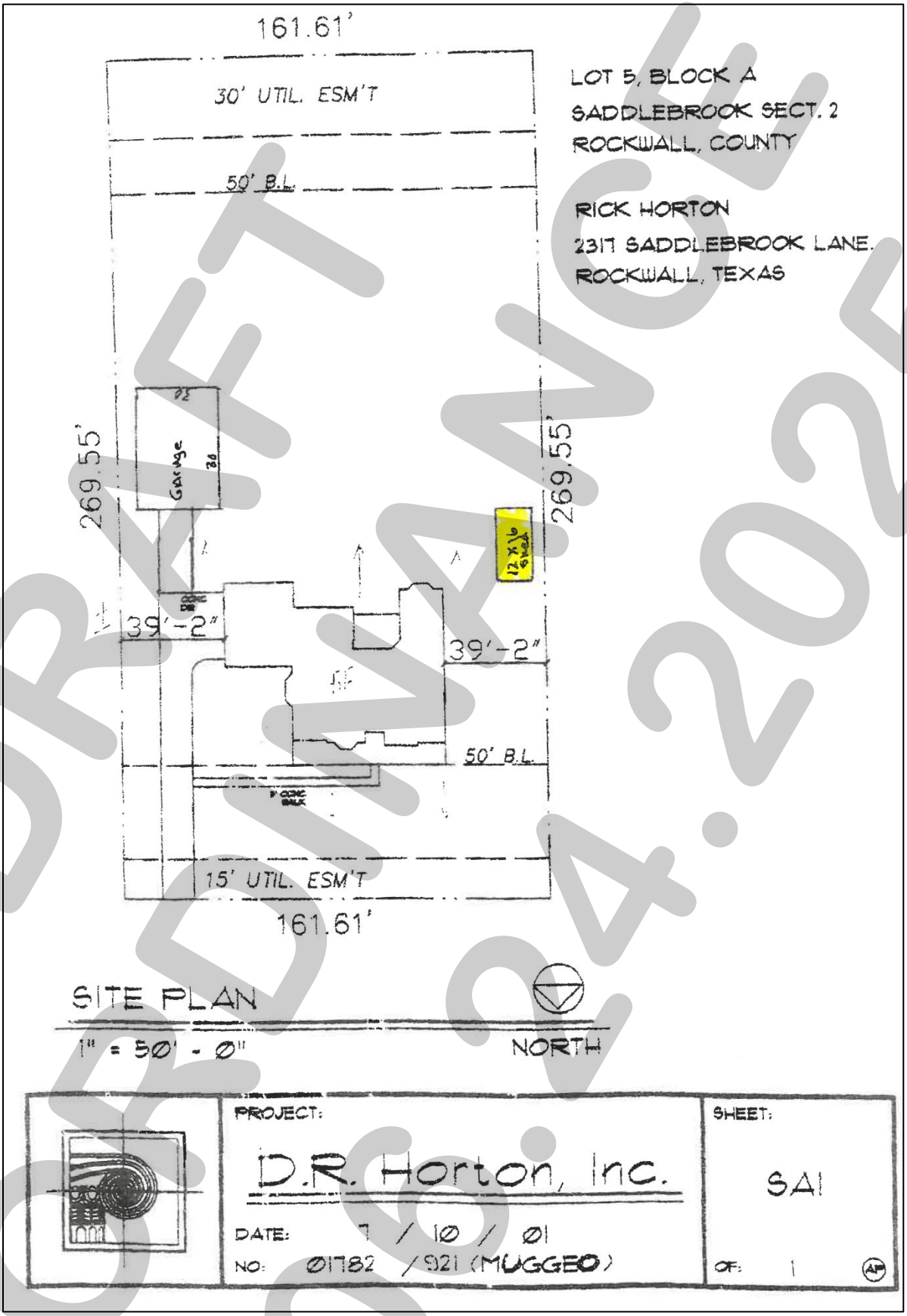
Exhibit 'A'
Location Map and Legal Description

Address: *2317 Saddlebrook Lane*
Legal Description: *Lot 5, Block A, Saddlebrook Estates #2 Addition*



DRAFT

Exhibit 'B':
Site Plan



DRAFT ORDINANCE 09.24.2025

Exhibit 'C':
Building Elevations

TUFF SHED

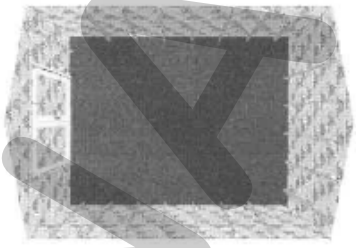
Patti Muggeo
2317 Saddlebrook lane
Rockwall TX 75087
Q-3103334





Wall D

Wall A



Wall C

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Will there be 18" of unobstructed workspace around the perimeter of all four walls?
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Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
Yes
Substrate Shed will be installed on?
Concrete without Shed Floor

DRAFT ORDINANCE 06.24.2025

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	June 24, 2025
SUBJECT:	Z2025-032; Amendment to Planned Development District 11 (PD-11)

On June 5, 2023, the City Council directed staff to begin the process of initiating zoning to amend the City's older Planned Development (PD) Districts in order to prepare consolidating ordinances (*i.e. writing one [1] ordinance that supersedes all previous ordinances for the Planned Development Districts*). The purpose of this effort is to [*1*] make zoning easier to understand for the City's external customers (*i.e. developers, homebuilders, and citizens*), and [*2*] to make the zoning ordinances easier to interpret internally by City staff; however, the proposed consolidating ordinances are *not* intended to change any of the requirements, concept plans, or development standards stipulated for any Planned Development (PD) District. This was successfully done recently to the Planned Development (PD) Districts for the Chandler's Landing Subdivision (*i.e. Planned Development District 8 [PD-8]*), Lakeside Village/Turtle Cove Subdivisions (*i.e. Planned Development District 2 [PD-2]*), the Shores Subdivision (*i.e. Planned Development District 3 [PD-3]*), the Windmill Ridge Subdivision (*i.e. Planned Development District 13 [PD-13]*), and Planned Development District 9 (PD-9).

Planned Development District 11 (PD-11) -- *also known as the Hillcrest Shores Subdivision* -- was originally adopted in 1973, and currently consists of 30 pages of regulations within seven (7) regulating ordinances. The Planned Development District also consists of approximately 20 development cases. The proposed draft ordinance consolidates these regulating ordinances and development cases into a single document. Staff should note that under the proposed amendment, staff is required to initiate zoning; however, the proposed consolidating ordinance *will not* change any of the requirements, concept plans, or development standards stipulated for any property in the Hillcrest Shores Subdivision. To assist the Planning and Zoning Commission in understanding this zoning change, staff has included a copy of the current ordinances that make up Planned Development District 11 (PD-11), a timeline and summary of each development case associated with Planned Development District 11 (PD-11), and staff's proposed draft ordinance for comparison purposes. The proposed amendment to Planned Development District 11 (PD-11) will move forward in accordance with the following schedule:

Planning and Zoning Commission Work Session: June 24, 2025
Planning and Zoning Commission [*Public Hearing*]: July 15, 2025
City Council [*Public Hearing/First Reading*]: July 21, 2025
City Council [*Second Reading*]: August 4, 2025

Should the Planning and Zoning Commission have any questions, staff will be available at the *June 24, 2025* Planning and Zoning Commission Work Session Meeting.

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: January 14, 2025

SUBJECT: Development Cases for Planned Development District 11 (PD-11)

Planned Development District 11 (PD-11) -- *also known as Hillcrest Shores Subdivision* -- was originally adopted in 1973, and currently consists of 31 pages of regulations within six (6) regulating ordinances. The following is a timeline and summary of the ~27 development cases associated with this Planned Development District:

RED: EXPIRED ORDINANCES
BLUE: SUPERSEDED ORDINANCES
GREEN: PARTIALLY SUPERSEDED ORDINANCES
ORANGE: ORDINANCES

- *JUNE 23, 1959 (ORDINANCE NO. 59-02; A1959-002)*: A portion of the subject property was annexed into the City of Rockwall.
- *FEBRUARY 6, 1961 (ORDINANCE NO. 61-02; A1961-002)*: The remainder of the subject property was annexed into the City of Rockwall.
- *DECEMBER 3, 1973 (ORIDNANCE NO. 73-52; PZ1973-005-01)*: *Zoning Change* from Multi-Family 1 (MF-1) District to Planned Development District 11 (PD-11) for *Recreational Facilities* (*i.e. a Marina*) land uses for a 19.24-acre tract of land. [*SUPERSEDED*] *NOTE: This ordinance was not depicted on the 1972-1977 zoning maps and the legal description cannot be tied to current monumentation. As a result, staff cannot determine exactly which ordinance superseded Ordinance No. 73-52.*
- *JULY 7, 1980 (ORDINANCE NO. 80-13; PZ1980-005-01)*: *Zoning Change* from Planned Development District 11 (PD-11), Multi-Family 1 (MF-1) District, and General Retail (GR) District to a Single Family 2 (SF-2) District and Planned Development District 11 (PD-11) for a 192.261-acre tract of land. [*PARTIALLY SUPERSEDED BY ORDINANCE NO.'s 93-11, 94-28, 01-08, & 04-37*]
- *JUNE 7, 1993 (ORDINANCE NO. 93-11; PZ1993-019-01)*: *Zoning Change* amending Planned Development District 11 (PD-11) changing the base zoning for a 101.453-acre tract of land within the Planned Development District from Single Family 2 (SF-2) District to Single-Family 10 (SF-10) District. [*PARTIALLY SUPERSEDED BY ORDINANCE NO.'s 94-28, 01-08, & 04-37*]
- *AUGUST 16, 1993 (PZ1993-030-01)*: *Final Plat* for Hillcrest Shores Subdivision was approved. This plat was filed with Rockwall County on January 7, 1994 and created 67 single-family residential lots.
- *APRIL 4, 1994 (ORDINANCE NO. 94-15; PZ1993-046-01)*: This *Zoning Change* took a portion of Planned Development District 11 (PD-11) and incorporated it into Planned Development District 41 (PD-41) [*i.e. into the Preserve Subdivision*].
- *SEPTEMBER 6, 1994 (ORDINANCE NO 94-28; PZ1993-030-01)*: An amendment to Planned Development District 11 (PD-11) that changed the front yard setbacks. [*PARTIALLY SUPERSEDED BY ORDINANCE NO.'s 01-08, & 04-37*]
- *JANUARY 16, 1995 (PZ1994-042-01)*: *Preliminary Plat* for Phase II and III of the Hillcrest Shores Subdivision.
- *FEBUARY 20, 1995 (PZ1995-002-01)*: *Final Plat* for Hillcrest Shores Phase II Addition. This plat was filed with Rockwall County on April 25, 1995 and created 113 single-family residential lots.
- *SEPTEMBER 18, 1995 (PZ1995-040-01)*: *Replat* for Lot 44, Block D, Hillcrest Shores Phase II Addition.
- *MARCH 19, 2001 (ORDINANCE NO. 01-08; PZ2001-011-01-Z)*: *Zoning Change* from Single Family 10 (SF-10) and Agricultural (AG) District to Planned Development District 11 (PD-11) for Single Family 10 (SF-10) for a 9.1725-acre tract of land. [*PARTIALLY SUPERSEDED BY ORDINANCE NO.'s 04-37*]
- *JUNE 4, 2001 (PZ2001-047-01-PP)*: *Preliminary Plat* for Hillcrest Shores Phase III Addition.
- *JULY 10, 2001 (PZ2001-073-01-TP)*: *Treescape Plan* for Phase III of the Hillcrest Shores Phase III Addition.
- *MAY 20, 2002 (PZ2001-097-01-FP)*: *Final Plat* for Hillcrest Shores Phase III Addition. This plat addition created 110 single-family residential lots.

- *JANUARY 14, 2003 (PZ2002-105-01-LP)*: *Landscape Plan* for the entry monumentation for the Hillcrest Shores Subdivision.
- *SEPTEMBER 15, 2003 (SP2003-015)*: An appointment was held with City Council to discuss bringing forward a Treescape Plan. Council ultimately agreed that the applicant could bring forward a Treescape Plan at a later date.
- *JANUARY 20, 2004 (P2003-033)*: *Replat* for the Hillcrest Shores Phase III Addition. This plat was filed on April 24, 2024.
- *JUNE 7, 2004 (ORDINANCE NO. 04-37; Z2004-020)*: *Zoning Change* to amend Planned Development District 11 (PD-11) to change the front yard setback for Phase III of the Hillcrest Shores Addition.
- *DECEMBER 23, 2008 (P2008-033)*: *Replat* for Lot 36, Block D, Hillcrest Shores Addition.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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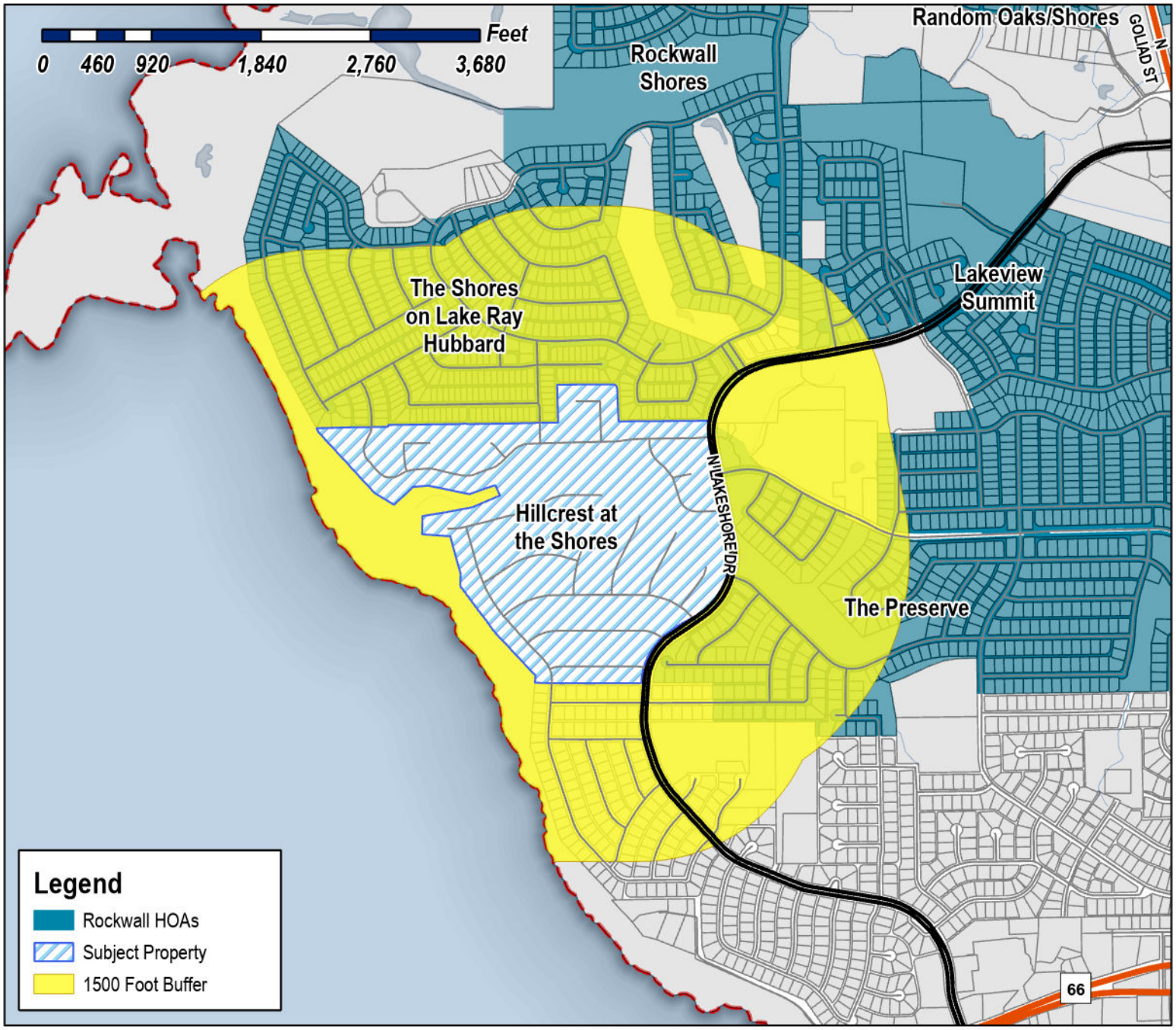
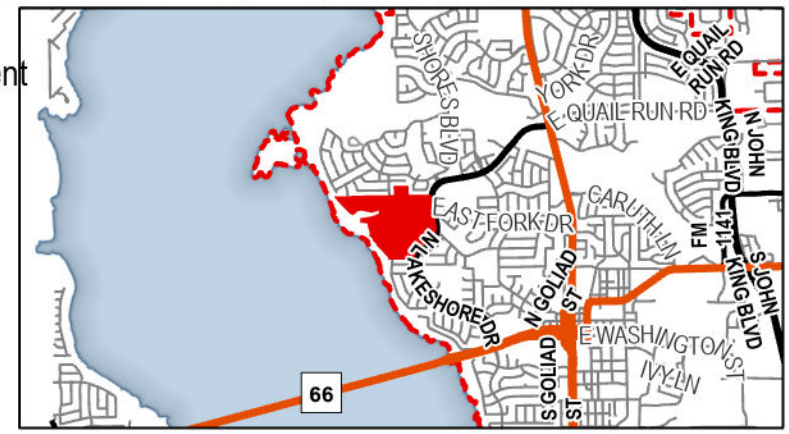


Case Number: Z2025-032
Case Name: Amendment to Planned Development District 11(PD-11)
Case Type: Zoning
Zoning: Planned Development District 11 (PD-11)
Case Address: Hillcrest Shores Subdivision



Date Saved: 6/13/2025
For Questions on this Case Call (972) 771-7745

From: Zavala, Melanie
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2025-032]
Date: Friday, June 20, 2025 10:42:33 AM
Attachments: Public Notice (06.16.2025).pdf
HOA Map (06.13.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2025-032: Amendment to PD-11
Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District 11 (PD-11) [Ordinance No.'s 73-52, 80-13, 93-11, 94.28, 01-08 & 04-37] for the purpose of consolidating the regulating ordinances for a 118.53-acre tract of land situated within the A. Hanna Survey, Abstract No. 98 and the N. Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11), generally located west of N. Lakeshore Drive, north of North Hills Drive, south of Shores Boulevard, and take any action necessary.

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

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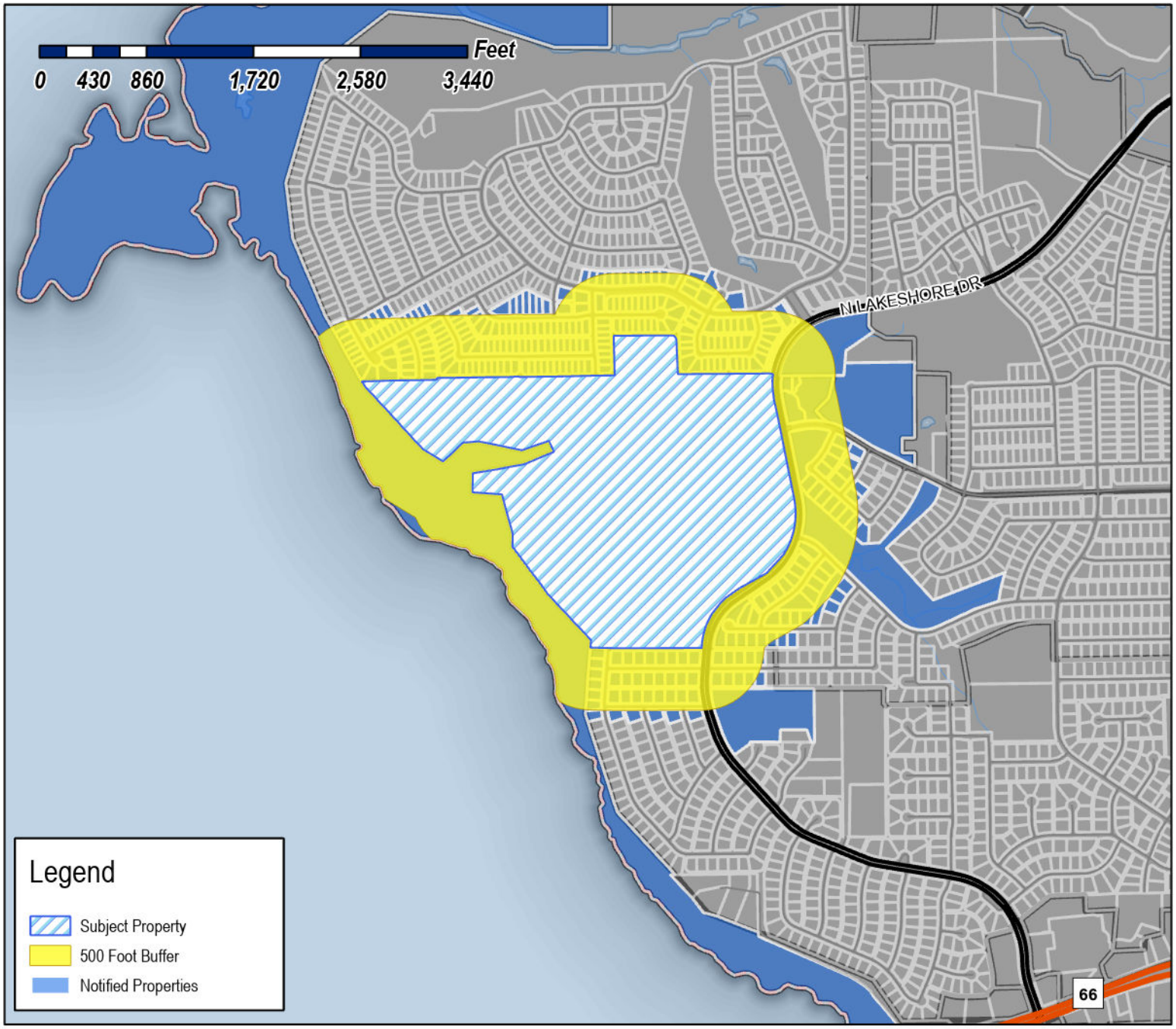
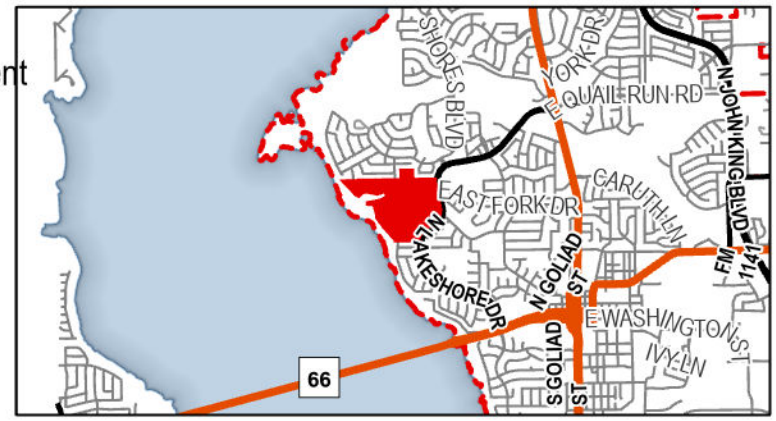


Case Number: Z2025-032
Case Name: Amendment to Planned Development District 11(PD-11)
Case Type: Zoning
Zoning: Planned Development District 11 (PD-11)
Case Address: Hillcrest Shores Subdivision

Date Saved: 6/13/2025
For Questions on this Case Call: (972) 771-7745



RESIDENT
1010 SHORES BLVD
ROCKWALL, TX 75087

BARBER PATRICK ALEXANDER
1010 HILLCREST CIRCLE
ROCKWALL, TX 75087

MATHIAS ERIC J & ROBIN A
1011 HILLCREST CIRCLE
ROCKWALL, TX 75087

ANDERSON SALLY LESIL & STEVE
1017 COURTNEY CIRCLE
ROCKWALL, TX 75087

BAUCHMAN NANCY
1019 WOODHAVEN CIR
ROCKWALL, TX 75087

DORN KEITH
1020 ARBOR VIEW PL
ROCKWALL, TX 75087

SANDMAN DAVID & VALERIE
1020 COURTNEY CIR
ROCKWALL, TX 75087

HUDGINS JOHN E
1020 HILLCREST CIRCLE
ROCKWALL, TX 75087

2019 J M MASON REVOCABLE TRUST
JAMES ADAM AND MARY LOUISE MASON-TRUSTEES
1020 SHORES BLVD
ROCKWALL, TX 75087

HAUER MELVIN C & VIRGINIA L
1020 WOODHAVEN CIRCLE
ROCKWALL, TX 75087

LOGAN WINFRED BART & TRACEY
1021 ARBOR VIEW PL
ROCKWALL, TX 75087

FAGNER JOHN & EILEEN
1021 HILLCREST CIR
ROCKWALL, TX 75087

MAURHOFF MARGARET L AND
MICHAEL J VEREB
1025 COURTNEY CIRCLE
ROCKWALL, TX 75087

WEBER MATTHEW J AND THERESA M
1027 ARBOR VIEW PL
ROCKWALL, TX 75087

RESIDENT
1028 HILLCREST CIR
ROCKWALL, TX 75087

ALVAREZ JASON JOSE & KARLA
1028 Basket Willow Ter
Haslet, TX 76052

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1029 HILLCREST CIR
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HOVERMAN BRYAN AND KELLIE
1029 WOODHAVEN CIRCLE
ROCKWALL, TX 75087

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1030 ARBOR VIEW PL
ROCKWALL, TX 75087

WESTERGAARD DOUGLAS & VICKI
WESTERGAARD
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Rockwall, TX 75087

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1030 SHORES BLVD
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

ABRAMSKY SAMUEL & CHRISTI
1033 ARBOR VIEW PL
ROCKWALL, TX 75087

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1033 COURTNEY CIR
ROCKWALL, TX 75087

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1036 HILLCREST CIR
ROCKWALL, TX 75087

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1037 HILLCREST CIR
ROCKWALL, TX 75087

WARD PATRICK C
1037 WOODHAVEN CIRCLE
ROCKWALL, TX 75087

BEATY SUSAN JAE AND
JOSE CAMPOS
1038 COURTNEY CIRCLE
ROCKWALL, TX 75087

GOCHINAS GREGORY F & MARY D
1038 WOODHAVEN CIR
ROCKWALL, TX 75087

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1039 ARBOR VIEW PL
ROCKWALL, TX 75087

MAY RICHARD A & LISA A
1040 ARBOR VIEW PL
ROCKWALL, TX 75087

LOAFMAN GARRY R & WILMA R
1040 SHORES BLVD
ROCKWALL, TX 75087

PONCINIE ERIC AND TRACI
1044 HILLCREST CIR
ROCKWALL, TX 75087

SIMPSON NEIL
1045 HILLCREST CIR
ROCKWALL, TX 75087

KYLE KATHRYN
1045 WOODHAVEN CIRCLE
ROCKWALL, TX 75087

SMETANA JOSEPH JR & ANGEL P, TRUSTEES
SMETANA FAMILY TRUST
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ROCKWALL, TX 75087

PETTIT PAUL & PAMELA
1048 ARBOR VIEW PL
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1050 SHORES BLVD
ROCKWALL, TX 75087

KUPTZ PAUL
1052 HILLCREST CIR
ROCKWALL, TX 75087

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1053 WOODHAVEN CIR
ROCKWALL, TX 75087

WRIGHT LARRY G & JENNIFER
1054 COURTNEY CIRCLE
ROCKWALL, TX 75087

RAMIREZ RAYNALDO J
1054 WOODHAVEN CIR
ROCKWALL, TX 75087

WHITESELL BERNICE
1055 ARBOR VIEW PL
ROCKWALL, TX 75087

BRAUN DAVID K & CARLA A
1056 ARBOR VIEW PL
ROCKWALL, TX 75087

CONFIDENTIAL
1057 COURTNEY CIR
ROCKWALL, TX 75087

GRIX TIMOTHY JR & HEATHER
1060 COURTNEY CIRCLE
ROCKWALL, TX 75087

HOPKINS STEVEN CARL & AUDREY
1060 SHORES BLVD
ROCKWALL, TX 75087

YOUNG CARLOS & STACY
1061 WOODHAVEN CIR
ROCKWALL, TX 75087

BRAKEBILL ALEXIS RYAN & PHILIP AUSTIN
1063 ARBOR VIEW PL
ROCKWALL, TX 75087

LUTZ SHAWN B AND MARY SYNETTE
1064 ARBOR VIEW PL
ROCKWALL, TX 75087

HERNANDEZ JOE M & ROSALBA
1066 COURTNEY CIR
ROCKWALL, TX 75087

HOLLIDAY KATIE & JASON
1066 WOODHAVEN CIR
ROCKWALL, TX 75087

CONFIDENTIAL
1069 WOODHAVEN CIR
ROCKWALL, TX 75087

FURLEY PATRICK
1072 ARBOR VIEW PLACE
ROCKWALL, TX 75087

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1073 ARBOR VIEW PL
ROCKWALL, TX 75087

HURTADO JON AND AMY
1075 SHORES BOULEVARD
ROCKWALL, TX 75087

KIRKPATRICK KEITH & MARY
1081 ARBOR VIEW PL
ROCKWALL, TX 75087

HUMM CHARLES R & SALLY E
1082 ARBOR VIEW PL
ROCKWALL, TX 75087

TRIMBLE SHANNON AND STACY
1085 SHORES BLVD
ROCKWALL, TX 75087

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1095 Shores Blvd
Rockwall, TX 75087

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ROCKWALL, TX 75087

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1115 SHORES BLVD
ROCKWALL, TX 75087

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VALDEZ AND
ALAN CLYDE PATTERSON
1125 WATERSIDE CIR
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ROCKWALL, TX 75087

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1140 LAKE GLEN CIR
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1140 WATERSIDE CIRCLE
ROCKWALL, TX 75087

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1150 LAKE GLEN CIR
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1150 Ridgeway Dr
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1150 WATERSIDE CIR
ROCKWALL, TX 75087

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1150 WATERWOOD CIRCLE
ROCKWALL, TX 75087

MONDRAGON JUAN ANTONIO
1155 SHORES BLVD
ROCKWALL, TX 75087

MONES GRANT M AND CHRISTI ELISE
1155 WATERWOOD CIRCLE
ROCKWALL, TX 75087

DAOUD JERRY
1160 CRESTCOVE DR
ROCKWALL, TX 75087

ROBBINS HERMAN
1160 LAKE GLEN CIRCLE
ROCKWALL, TX 75087

MCKINNEY JAMES D & SUSAN D
1160 RIDGEWAY DR
ROCKWALL, TX 75087

COOPER CHRIS J & MELISSA D
1160 WATERSIDE CIR
ROCKWALL, TX 75087

SEABOURN JONATHAN AND MEREDITH
1160 WATERWOOD CIRCLE
ROCKWALL, TX 75087

VU QUANG & JACQUELINE
1165 LAKE GLEN CIR
ROCKWALL, TX 75087

KERNAN MICHAEL & TOBYE
1165 WATERWOOD CIR
ROCKWALL, TX 75087

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1170 CRESTCOVE DRIVE
ROCKWALL, TX 75087

HANNA MELANIE AND DAVID L
1170 LAKE GLEN CIRCLE
ROCKWALL, TX 75087

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1170 RIDGEWAY DR
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1170 WATERSIDE CIRCLE
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1170 WATERWOOD CIRCLE
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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1175 WATERWOOD CIR
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KRISTINA LEIGH
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1180 RIDGEWAY DR
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FERNANDO DIRK CARVAJAL
1180 WATERWOOD CIRCLE
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1185 LAKE GLEN CIR
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1190 CRESTCOVE DR
ROCKWALL, TX 75087

RESIDENT
1190 RIDGEWAY DR
ROCKWALL, TX 75087

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1190 Lake Glen Cir
Rockwall, TX 75087

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1190 WATERSIDE CIR
ROCKWALL, TX 75087

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1195 LAKE GLEN CIR
ROCKWALL, TX 75087

SFR BORROWER 2021-2 LLC
120 S RIVERSIDE PLAZ SUITE 2000
CHICAGO, IL 60606

HPA II TEXAS SUB 2020-2 LLC
120 S Riverside Plz Ste 2000
Chicago, IL 60606

HPA JV TEXAS SUBSIDIARY 2019-1 ML LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

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1200 CRESTCOVE DR
ROCKWALL, TX 75087

SAUTER DANA & TINA
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DOBBINS PATRICIA AND DENNIS
1200 WATERSIDE CIRCLE
ROCKWALL, TX 75087

ECKWERT HI SUN
1205 CRESTCOVE DR
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SCHROEDER DARYL
1205 LAKE GLEN CIRCLE
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FORNEY, TX 75126

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1210 RIDGEWAY DR
ROCKWALL, TX 75087

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1210 CRESTCOVE DR
ROCKWALL, TX 75087

SOLOMON LAURA LEE
1215 COASTAL DR
ROCKWALL, TX 75087

RICHER JAMES E AND
DANIELLA TELLAM
1215 CRESTCOVE DRIVE
ROCKWALL, TX 75087

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1220 RIDGEWAY DR
ROCKWALL, TX 75087

COATS CASEY AND LAUREN
1220 CRESTCOVE DRIVE
ROCKWALL, TX 75087

BREC ENTERPRISES LLC
1220 E FORK DRIVE
ROCKWALL, TX 75087

BREC ENTERPRISES LLC
1220 E FORK DRIVE
ROCKWALL, TX 75087

ERICKSON DAVID L
1225 COASTAL DR
ROCKWALL, TX 75087

STEFAN POMPILIU & ROXANA
1225 Crestcove Dr
Rockwall, TX 75087

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1225 CRESTCOVE DRIVE
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OSORIO ERENDIRA R GUERRERO AND
ORLANDO JESUS OSORIO JIMENEZ
1230 CRESTCOVE DR
ROCKWALL, TX 75087

CRUZ CHRISTIAN SHANE KAIWI AND LISA ANNE
1235 COASTAL DRIVE
ROCKWALL, TX 75087

SMITH DAVID WAYNE
1235 Crestcove Dr
Rockwall, TX 75087

DEMIEN ARLIE & TIFFANY
1240 COASTAL DR
ROCKWALL, TX 75087

MCGILL MARK & CHERI
1245 CRESTCOVE DR
ROCKWALL, TX 75087

BREWER ANNETTE
1245 CRESTWAY DR
ROCKWALL, TX 75087

MANNING BILLY T & TAMMY L
1250 COASTAL DR
ROCKWALL, TX 75087

ZEPP JENNIFER AND
MARK PHELPS
1250 CRESTCOVE
ROCKWALL, TX 75087

EASTLAND LEWIS WILLIAM AND KENDAL ST
CLAIR
1255 CRESTWAY DRIVE
ROCKWALL, TX 75087

SOWA MARK AND PATRICIA
12573 MONTEGO PLZ
DALLAS, TX 75230

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COREY G ALSOBROOK AND SHEILA E
ALSOBROOK- TRUSTEES
1260 COSTAL DRIVE
ROCKWALL, TX 75087

COOPER BERT MARCUS JR & WENDY LYNNE
1260 CRESTCOVE DR
ROCKWALL, TX 75087

RESIDENT
1265 CRESTCOVE DR
ROCKWALL, TX 75087

RESIDENT
1265 CRESTWAY DR
ROCKWALL, TX 75087

VICTORYLIGHT LLC-SERIES 2
1270 Coastal Dr
Rockwall, TX 75087

COOK BRETT AND LISA
1270 CRESTCOVE DRIVE
ROCKWALL, TX 75087

RESIDENT
1275 CRESTWAY DR
ROCKWALL, TX 75087

FARROW DOUGLAS & LYNN
1275 CRESTCOVE DR
ROCKWALL, TX 75087

IGLESIA MIRIAM
1280 COASTAL DR
ROCKWALL, TX 75087

SCICLUNA JON
1280 CRESTCOVE DR
ROCKWALL, TX 75087

CONFIDENTIAL
1285 CRESTCOVE DR
ROCKWALL, TX 75087

CLARK BRICE D AND BRITTANY A
1285 CRESTWAY DR
ROCKWALL, TX 75087

BOWMAN JOHN II AND DEBORAH A
1290 COASTAL DR
ROCKWALL, TX 75087

BAYIH MESFIN AND
EYERUSALEM ABERA BALAKER
1290 CRESTCOVE DRIVE
ROCKWALL, TX 75087

AYALA LOREANA AND BENY
1295 CRESTCOVE DRIVE
ROCKWALL, TX 75087

DORTON HAROLD AND DIANE M AND
DIANE DORTON
1295 CRESTWAY DRIVE
ROCKWALL, TX 75087

HALL TIMOTHY ROBERT
1305 CRESTWAY DR
ROCKWALL, TX 75087

WORSHAM BRAD AND RAEGAN
1315 CRESTWAY DR
ROCKWALL, TX 75087

DIXON DOUGLAS E AND ANDREA L
1320 COASTAL DR.
ROCKWALL, TX 75087

CLEMENTS PHILLIP & AMY
1320 COLONIAL CT
ROCKWALL, TX 75087

TAYLOR JAMES R
1325 HILLWAY DRIVE
ROCKWALL, TX 75087

BOTT ERIC & JULIE
1330 COASTAL DR
ROCKWALL, TX 75087

PEREZ FERDINANDO
1330 CRESTWAY DR
ROCKWALL, TX 75087

BELTRAN WILLIE AND ANNE
1335 CLUBHILL DRIVE
ROCKWALL, TX 75087

CARLETON REVOCABLE LIVING TRUST
GEOFFREY A AND PHUONG M CARLETON
TRUSTEES
1335 COLONIAL CT
ROCKWALL, TX 75087

RESIDENT
1340 COLONIAL CT
ROCKWALL, TX 75087

SIMOWITZ MARK AND
LETICIA UNDERWOOD
1340 COASTAL DRIVE
ROCKWALL, TX 75087

WILLIAMS LETA A
1340 CRESTWAY DR
ROCKWALL, TX 75087

GERLACH CHRISS AND RON FAMILY TRUST
RON GERLACH, TRUSTEE
13435 ROANE CIR
SANTA ANA, CA 92705

GARDENCREST SERIES
A SEPARATE SERIES OF CAYUGA REALTY LLC
13449 BIGELOW LANE
FRISCO, TX 75035

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1345 CLUBHILL DR
ROCKWALL, TX 75087

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1345 HILLWAY DR
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
1355 CLUBHILL DR
ROCKWALL, TX 75087

HERNANDEZ JORGE A AND MILDRED AMARILIS
CHACON
1362 PETALUMA DR
ROCKWALL, TX 75087

CHU CHUNHSIN AND KOYI CHOU CHU
14610 14TH AVE SE
MILL CREEK, WA 98012

LEEK PATRICIA A & LEONARD
1570 FAIRLAKES CT
ROCKWALL, TX 75087

CRESPO WIMPER A AND WENDY
1580 EDMONDSON TRAIL
ROCKWALL, TX 75087

HURLEY CLINT & PAIGE NICOLE
1582 EDMONDSON TR
ROCKWALL, TX 75087

ALFRED F WALDEN REVOCABLE TRUST
ALFRED F WALDEN - TRUSTEE
1583 EDMONDSON TRL
ROCKWALL, TX 75087

MA KIM H
1584 EDMONDSON TRAIL
ROCKWALL, TX 75087

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1585 EDMONDSON TRL
ROCKWALL, TX 75087

WILKOWSKI MATTHEW AND CATHERINE
1586 EDMONDSON TR
ROCKWALL, TX 75087

OWEN ALLEN J & JESICA L
1587 EDMONDSON TRAIL
ROCKWALL, TX 75087

MUKTAR JEMIL M
1589 EDMONDSON TR
ROCKWALL, TX 75087

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1590 EDMONDSON TR
ROCKWALL, TX 75087

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1591 NORTH HILLS DR
ROCKWALL, TX 75087

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1591 EDMONDSON TRACE
ROCKWALL, TX 75087

MILLER TIMOTHY LEE
1592 EDMONDSON TRL
ROCKWALL, TX 75087

FIDGER REVOCABLE LIVING TRUST
BRIAN FIDGER - TRUSTEE
1592 NORTH HILLS
ROCKWALL, TX 75087

MCCOY ELI AND
THE TAMMIE NICOLE MCCOY LIVING TRUST
1593 Edmondson Trl
Rockwall, TX 75087

FRAGA JAVIER SANTOS
1593 NORTH HILLS DR
ROCKWALL, TX 75087

SANDERS JERRY W & MARINA
1594 N HILLS DR
ROCKWALL, TX 75087

GROOVER ANTHONY AND DONNA MARRIE
1595 EDMONDSON TR
ROCKWALL, TX 75087

MURAKHOVSKY VLADISLAV AND YANA
1595 N HILLS DRIVE
ROCKWALL, TX 75087

LAGRANGE DONALD AND AMY C
1596 EDMONDSON TRAIL
ROCKWALL, TX 75087

LUSTIK KENNETH & ROBERT HOPSON
1596 N HILLS DR
ROCKWALL, TX 75087

JONES LALANII
1597 EDMONDSON TRAIL
ROCKWALL, TX 75087

SHEEHAN JAMES C & JULIA
1597 N HILLS DR
ROCKWALL, TX 75087

RUSSELL ALAN DUANE
1598 NORTH HILLS DR
ROCKWALL, TX 75087

WU MEIKI & KING CHUNG TSO
1599 N HILLS DR
ROCKWALL, TX 75087

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1602 MONTCLAIR DR
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HIBBS GINA C
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ROCKWALL, TX 75087

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1603 NORTH HILLS DRIVE
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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1604 N Hills Dr
Rockwall, TX 75087

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1605 N HILLS DR
ROCKWALL, TX 75087

JISTEL MICHAEL & SABRA
1606 MONTCLAIR DR
ROCKWALL, TX 75087

WATSON MATTHEW W & JAMIE D
1606 NORTH HILLS DRIVE
ROCKWALL, TX 75087

STARR RICHARD AND KATRINA STARR
1607 NORTH HILLS DRIVE
ROCKWALL, TX 75087

BOULLION PAMELA S TOPPER
1608 MONTCLAIR DR
ROCKWALL, TX 75087

CONNALLY DAVID & VICKIE
1608 N HILLS DR
ROCKWALL, TX 75087

BENAVIDES JORGE
1609 NORTH HILLS DR
ROCKWALL, TX 75087

TOCHKOV KIRIL AND KARIN
1610 MONTCLAIR DR
ROCKWALL, TX 75087

CONFIDENTIAL
1610 NORTH HILLS DRIVE
ROCKWALL, TX 75087

DONNELLY DONALD J & SHEILA P
1611 N HILLS DR
ROCKWALL, TX 75087

VASQUEZ CHERRY LOU YUMUL
1612 MONTCLAIR DR
ROCKWALL, TX 75087

THOMPSON RANDALL D & JIMMIE A
1612 N HILLS DR
ROCKWALL, TX 75087

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1613 N HILLS DR
ROCKWALL, TX 75087

RESIDENT
1614 NORTH HILLS DR
ROCKWALL, TX 75087

GAMADIA NOEL S & SHEELA
1614 MONTCLAIR DR
ROCKWALL, TX 75087

ROBERTS KYLE L & SUNDEE L
1615 CRESTHILL DR
ROCKWALL, TX 75087

PEREZ PEDRO JR & DELMA
1615 NORTH HILLS DRIVE
ROCKWALL, TX 75087

RESIDENT
1616 NORTH HILLS DR
ROCKWALL, TX 75087

RUSEK EDWARD J AND NORMALUZ
1616 MONTCLAIR DRIVE
ROCKWALL, TX 75087

FLUCK JONATHAN & ALLISON
1616 N HILLS DRIVE
ROCKWALL, TX 75087

RESIDENT
1616 NORTH LAKESHORE DR
ROCKWALL, TX 75087

HONEYCUTT CLINTON R & DAWN C
1625 CRESTHILL DR
ROCKWALL, TX 75087

BARBAY TERRY & ZELENA
1635 CRESTHILL DR
ROCKWALL, TX 75087

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1645 Cresthill Dr
Rockwall, TX 75087

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1655 CRESTHILL DRIVE
ROCKWALL, TX 75087

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1665 CRESTHILL DRIVE
ROCKWALL, TX 75087

KOLLEHNER STEVEN AND AMY
1670 LAKE BROOK CIR
ROCKWALL, TX 75087

ELY JAMES
1670 PARK VIEW DR
ROCKWALL, TX 75087

PYLE JERRY W & JUDY K
1675 CRESTHILL DR
ROCKWALL, TX 75087

RIGGINS JOSH DAVID & MEGHAN ALYNN THORLIEF
1675 LAKE BROOK CIRCLE
ROCKWALL, TX 75087

GARRETT DAVID W & JULIE L
1680 LAKE BROOK CIR
ROCKWALL, TX 75087

CATLETT JAMES W & PATRICIA A TRUSTEES
JAMES W & PATRICIA A CATLETT REV LIVING TRUST
1680 PARK VIEW DR
ROCKWALL, TX 75087

RESIDENT
1685 CRESTHILL DR
ROCKWALL, TX 75087

JENSCO REVOCABLE LIVING TRUST
SCOTT B WARD & JENNAFER N WARD - TRUSTEES
1685 Lake Brook Cir
Rockwall, TX 75087

PRODAHL DALE A & KAREN S
1685 PLUMMER DR
ROCKWALL, TX 75087

FORINASH JONATHAN
1690 LAKE BROOK CR
ROCKWALL, TX 75087

EDWARDS DENISE
1690 LAKE FOREST DR
ROCKWALL, TX 75087

CROWELL DANIEL & CYNTHIA N
1690 PARK VIEW DR
ROCKWALL, TX 75087

RESIDENT
1695 CRESTHILL DR
ROCKWALL, TX 75087

RESIDENT
1695 LAKE BROOK CIR
ROCKWALL, TX 75087

BUTLER CHRISTIAN D & RACHEL K
1695 LAKE FOREST DR
ROCKWALL, TX 75087

RESIDENT
1700 CRESTHILL DR
ROCKWALL, TX 75087

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1700 LAKE BROOK CIR
ROCKWALL, TX 75087

DEMOVILLE TREY & SARAH
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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1705 BAY WATCH DRIVE
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RYAN JEFFREY WADE
1705 BAYHILL DR
ROCKWALL, TX 75087

MANCUSO TYLER J & TAMMY B
1705 LAKE FOREST DR
ROCKWALL, TX 75087

ZHU JIA & JIANXIONG DONG
1706 MAGNOLIA CIRCLE
PLEASANTON, CA 94566

CONFIDENTIAL
1707 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

HEATHINGTON ERNESTINE
1710 CRESTHILL DR
ROCKWALL, TX 75087

DEARING JAMES AND KANESHA
1710 LAKE FOREST DR
ROCKWALL, TX 75087

PAULSEN LOGAN & BRANDI A
1712 BAY WATCH DRIVE
ROCKWALL, TX 75087

VAUGHN STEPHEN MICHAEL
1712 LAKE BREEZE DR
ROCKWALL, TX 75087

WHITAKER MARTIN & DORIS
1715 BAY WATCH DR
ROCKWALL, TX 75087

KOSANDA AMANDA C AND THOMAS
1715 BAYHILL DRIVE
ROCKWALL, TX 75087

SWIERCINSKY NIKI AND
MICHAEL SWIERCINSKY
1715 CRESTHILL DR
ROCKWALL, TX 75087

TAYLOR MICHAEL JOSEPH JR AND HEATHER L
1717 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

2019-1 IH BORROWER LP
1717 MAIN SST SUITE 2000
DALLAS, TX 75201

WHIPPLE JOHN & COLLEEN
1720 CRESTHILL DR
ROCKWALL, TX 75087

PEDDIE STACIE
1720 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

PRISOCK ANGELA RENEE
1720 LAKE FOREST DRIVE
ROCKWALL, TX 75087

KEETON KENNETH W & REBECCA
1722 BAY WATCH DR
ROCKWALL, TX 75087

PSOLKA ROBERT W
1725 BAY WATCH DR
ROCKWALL, TX 75087

HERNANDEZ IGNACIO AND ELVIA
1725 CRESTHILL DR
ROCKWALL, TX 75087

JARCY EVAN
1725 LAKE FOREST DRIVE
ROCKWALL, TX 75087

GUINEE ROBERT JOSEPH JR
1727 BAYHILL DR
ROCKWALL, TX 75087

HUSKA DAVID G & ADELINA ORNELAS MUNOZ
1727 LAKE BREEZE DR
ROKWALL, TX 75087

LOE REVOCABLE TRUST
STEVEN LOE AND KIMBERLEY LOE- TRUSTEES
173 BLACK POWDER CIRCLE
FOLSOM, CA 95630

RESIDENT
1730 CRESTHILL DR
ROCKWALL, TX 75087

GAMBOA ELLEN K AND RICHARD
1730 LAKE BREEZE DR
ROCKWALL, TX 75087

KIM SEONG CHEOL & HEE SOOK
1730 LAKE FOREST DR
ROCKWALL, TX 75087

BREEN ROBERT AND LAURA
1732 BAY WATCH DR
ROCKWALL, TX 75087

WHALIN GREGORY L & TERRI B
1733 BAY WATCH DR
ROCKWALL, TX 75087

TETLEY GEOFFREY & PAULA SCRUBBS TETLEY
1735 CRESTHILL DR
ROCKWALL, TX 75087

MARSHALL JOHN & HEATHER
1735 LAKE FOREST DR
ROCKWALL, TX 75087

LOCKWOOD CHARLES DOUGLAS
1737 BAYHILL DR
ROCKWALL, TX 75087

BOWEN RONALD L & DEANNA K
1737 LAKE BREEZE DR
ROCKWALL, TX 75087

BYROM JOHNNY R & LYNETTE
1738 LAKE BREEZE DR
ROCKWALL, TX 75087

RESIDENT
1740 CRESTHILL DR
ROCKWALL, TX 75087

TUBBS LAJUAN C
1740 BAY WATCH DR
ROCKWALL, TX 75087

ULAND HARRY E & JERI M
1740 LAKE FOREST DR
ROCKWALL, TX 75087

LANZONE FAMILY LIVING TRUST
CHRIS A LANZONE AND DIANE M LANZONE-
TRUSTEES
1741 BAY WATCH DRIVE
ROCKWALL, TX 75087

RESIDENT
1745 CRESTHILL DR
ROCKWALL, TX 75087

GEHRING CAROLYN S
1745 LAKE BREEZE DR
ROCKWALL, TX 75087

SLEDGE JEFFREY LYNN
1745 Lake Forest Dr
Rockwall, TX 75087

PHILLIPS JACOB AND CAREEN NAKHLEH
1747 BAYHILL DRIVE
ROCKWALL, TX 75087

VIOLET ANNETTE HARRINGTON LIVING TRUST
VIOLET HARRINGTON- TRUSTEE
1748 BAYWATCH DRIVE
ROCKWALL, TX 75087

KLECHA MARK AND ANGELA
1748 LAKE BREEZE DR
ROCKWALL, TX 75087

CONFIDENTIAL
1750 CRESTHILL DR
ROCKWALL, TX 75087

WILLIAMSON MICHAEL R & NANCY S
1750 LAKE FOREST DR
ROCKWALL, TX 75087

AKARD ARTHUR F & DANA D
1751 BAY WATCH DR
ROCKWALL, TX 75087

RESIDENT
1755 CRESTHILL DR
ROCKWALL, TX 75087

THOMPSON RONALD G & CAROLYN E
1755 BAYHILL DR
ROCKWALL, TX 75087

BARKER MARK A
1755 LAKE BREEZE DR
ROCKWALL, TX 75087

BOONE WILLIAM R JR & KYOKO N
1756 LAKE BREEZE DR
ROCKWALL, TX 75087

RESIDENT
1758 BAY WATCH DR
ROCKWALL, TX 75087

WITTIG MILTON G & CYNTHIA J
1759 BAY WATCH DR
ROCKWALL, TX 75087

SOUTH KIMBERLY GAIL
1760 CRESTHILL DRIVE
ROCKWALL, TX 75087

FOSTER MARTHA K REVOCABLE TRUST
1760 LAKE FOREST DR
ROCKWALL, TX 75087

SILVERSTEIN ERIC
1763 BAYHILL DRIVE
ROCKWALL, TX 75087

LONDON REV TR
1763 LAKE BREEZE DR
ROCKWALL, TX 75087

RESIDENT
1764 LAKE BREEZE DR
ROCKWALL, TX 75087

REASOR BRYAN E & KIMBERLY
1765 CRESTHILL DR
ROCKWALL, TX 75087

BREEN ROBERT & LAURA SCHNURR-BREEN
1765 LAKE FOREST DR
ROCKWALL, TX 75087

RAY WILLIAM JACKSON AND DAWN MARIE
1766 BAY WATCH DRIVE
ROCKWALL, TX 75087

JACOBSON BRUCE ALLEN & MARGARET
1769 BAY WATCH DR
ROCKWALL, TX 75087

JOHNSON CLAIRE CELESTE AND PHILLIP LEWIS
1770 LAKE FOREST DR
ROCKWALL, TX 75087

SMITH JAMES & JULIE
1773 BAYHILL DR
ROCKWALL, TX 75087

MEYN RICHARD B & CATHERINE
MEYN FAMILY TRUST
1773 LAKE BREEZE DR
ROCKWALL, TX 75087

HAMILTON JANET K
1774 BAY WATCH DR
ROCKWALL, TX 75087

IRIART JON R & KIMBERLY A
1774 LAKE BREEZE DR
ROCKWALL, TX 75087

WHITE BONNIE SUE
1775 LAKE FOREST DRIVE
ROCKWALL, TX 75087

FELFE SIDNEY & MOLLY
1777 EMERALD BAY
ROCKWALL, TX 75087

2020 T. J. WEIGAND REVOCABLE TRUST
THOMAS MATTHEW WEIGAND AND JOANNA
LEE WEIGAND - TRUSTEES
1780 LAKE FOREST DRIVE
ROCKWALL, TX 75087

MOORE KERMIT TAYLOR
1781 Bayhill Dr
Rockwall, TX 75087

PERALES LIVING TRUST
1781 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

HOLCOMB RICHARD & KATHY
1782 LAKE BREEZE DR
ROCKWALL, TX 75087

WALLER STEVEN & KAREN
1785 EMERALD BAY DR
ROCKWALL, TX 75087

SALSBURY ANNA MARIE JOVERO AND
BENJAMIN
1790 Lake Breeze Dr
Rockwall, TX 75087

RESIDENT
1791 BAY HILL DR
ROCKWALL, TX 75087

RESIDENT
1793 LAKE BREEZE DR
ROCKWALL, TX 75087

BOLLI MICHAEL R & MOLLY S
1795 EMERALD BAY DR
ROCKWALL, TX 75087

DAVENPORT JAMES & MARYBETH
1798 LAKE BREEZE DR
ROCKWALL, TX 75087

YOUNGERS GREGORY ALAN
1799 BAY HILL DRIVE
ROCKWALL, TX 75087

WILLIAMS RODERICK
1802 KELLY LANE
ROCKWALL, TX 75097

SIMONDS KENNETH AND MORRAIKA
1803 Lake Breeze Dr
Rockwall, TX 75087

BUTCHER LARRY R
1806 LAKE BREEZE DR
ROCKWALL, TX 75087

WHITE JUDY G
1807 Bayhill Dr
Rockwall, TX 75087

MOLLOY STEVEN D & DEBRA L
1807 EMERALD BAY DR
ROCKWALL, TX 75087

RUIZDEVAL EDWIN & SUSAN
1812 KELLY LN
ROCKWALL, TX 75087

SONNEN GREGORY & ANNETTE
1814 EMERALD BAY DR
ROCKWALL, TX 75087

GUANCIAL EDWARD LINCOLN & SANDRA T
1814 LAKE BREEZE DR
ROCKWALL, TX 75087

LECOMPTE TRACY J
1815 EMERALD BAY DR
ROCKWALL, TX 75087

DAVIS JIMMY GOLAN AND TATIANA
KAPOUSTINA-DAVIS
1817 BAYHILL DRIVE
ROCKWALL, TX 75087

HAVENS CHARLIE C & JULIA A
REVOCABLE LIVING TRUST
1819 KELLY LN
ROCKWALL, TX 75087

ALDABA NANCY R AND
MARCO ANTONIO RAMIREZ ALVAREZ
1820 KELLY LANE
ROCKWALL, TX 75087

RESIDENT
1822 BAY HILL DR
ROCKWALL, TX 75087

WALLACE DUANE & PAULA
1822 EMERALD BAY DR
ROCKWALL, TX 75087

LESERVE ALFRED R & JEAN A
1823 EMERALD BAY DR
ROCKWALL, TX 75087

ABK REVOCABLE LIVING TRUST
ALLEN KHABAZ - TRUSTEE
1827 BAYHILL DRIVE
ROCKWALL, TX 75087

ROGERS JOE F
1829 KELLY LN
ROCKWALL, TX 75087

NEUGENT MEREDITH & ANNE
1830 EMERALD BAY DR
ROCKWALL, TX 75087

GARRITY PAUL J
1830 KELLY LN
ROCKWALL, TX 75087

BOWEN MATT & AMANDA
1831 EMERALD BAY DRIVE
ROCKWALL, TX 75087

DOUGLAS JEFFREY &
AMANDA DOUGLAS
1832 Bayhill Dr
Rockwall, TX 75087

CLARK GILBERT MICHAEL AND KATHRYN ANN
1835 BAYHILL DRIVE
ROCKWALL, TX 75087

HATCHER BLAYNE AND KRISTEN
1838 EMERALD BAY DR
ROCKWALL, TX 75087

WOLD CHAD AND JANETTE
1838 Kelly Ln
Rockwall, TX 75087

RESIDENT
1839 EMERALD BAY DR
ROCKWALL, TX 75087

WELLS BILLY W & KAREN D
1840 BAYHILL DR
ROCKWALL, TX 75087

IVEY CRAIG & NICOLE
1840 CRESTLAKE DR
ROCKWALL, TX 75087

WENDT DELBERT C & CHRISTY E
1841 KELLY LN
ROCKWALL, TX 75087

BURAU TRAVIS R & BRIDGETT
1844 KELLY LN
ROCKWALL, TX 75087

KEELS BROOKE OWENS AND SCOTT ALAN
1845 BAYHILL DRIVE
ROCKWALL, TX 75087

HUGHES DENNIS E & MARSHA D
1846 EMERALD BAY DR
ROCKWALL, TX 75087

CONFIDENTIAL
1847 EMERALD BAY DRIVE
ROCKWALL, TX 75087

BRYSON DAVID L & SUSAN H
1848 BAYHILL DR
ROCKWALL, TX 75087

HUNDLEY TERRY G & SHERRIE M
1850 CRESTLAKE DR
ROCKWALL, TX 75087

CHRISTIAN ALLEN L JR
1850 KELLY LN
ROCKWALL, TX 75087

HOLLAND REVOCABLE LIVING TRUST
1851 KELLY LN
ROCKWALL, TX 75087

DAVID AND VEENA TRUST
1854 Emerald Bay Dr
Rockwall, TX 75087

ESPARZA JUAN C AND KATHLEEN LOERA
1855 BAYHILL DRIVE
ROCKWALL, TX 75087

FOWLER JEREMEY & DALAIH
1855 CRESTLAKE DR
ROCKWALL, TX 78087

BENTLEY MARC O & KYLEEN A
1855 EMERALD BAY DR
ROCKWALL, TX 75087

SLUSARZ MIROSLAW
1856 BAYHILL DR
ROCKWALL, TX 75087

GORHAM JACQUELYN R AND CHAD S
1858 KELLY LN
ROCKWALL, TX 75032

BLALOCK DAVID PAUL
1859 KELLY LANE
ROCKWALL, TX 75087

KAMINSKI STEVEN J &
LORRAINE F KAMINSKI
1860 CRESTLAKE DR
ROCKWALL, TX 75087

RESIDENT
1862 EMERALD BAY DR
ROCKWALL, TX 75087

FREEL JAMES D & LAURA A
1863 EMERALD BAY DR
ROCKWALL, TX 75087

KAMINSKI CHERYL L
1865 CRESTLAKE DR
ROCKWALL, TX 75087

TROSCLAIR LIVING TRUST
RONALD P TROSCLAIR JR & CYNTHIA D
TROSCLAIR - TRUSTEES
1867 KELLY LN
ROCKWALL, TX 75087

WHITAKER BARBARA A AND WADE H
1870 CRESTLAKE DR
ROCKWALL, TX 75087

STEVENS MATTHEW W & ETUX
1870 EMERALD BAY DR
ROCKWALL, TX 75087

WALKER JAMES D
1871 EMERALD BAY DR
ROCKWALL, TX 75087

RESIDENT
1875 CRESTLAKE DR
ROCKWALL, TX 75087

WINSTON AVA J
1875 KELLY LN
ROCKWALL, TX 75087

RESIDENT
1878 EMERALD BAY DR
ROCKWALL, TX 75087

DUCHOVNAY GERALD
1879 EMERALD BAY DR
ROCKWALL, TX 75087

POOL JOE CURTIS & REBECCA ANN
1880 CRESTLAKE DR
ROCKWALL, TX 75087

FOSTER MARCIA M
1885 CRESTLAKE DRIVE
ROCKWALL, TX 75087

ESTATE OF BETTY ISBELL
1888 EMERALD BAY DR
ROCKWALL, TX 75087

SANTANA ALBERTO J
1890 CRESTLAKE DRIVE
ROCKWALL, TX 75087

SANFORD RICHARD A & FRANCES J
1895 Crestlake Dr
Rockwall, TX 75087

RIEBOCK MATTHEW P
1896 EMERALD BAY DR
ROCKWALL, TX 75087

STRICKER MICHAEL CLAY & CYNTHIA JAYNELL
1900 CRESTLAKE DRIVE
ROCKWALL, TX 75087

SHEPPARD RICHARD RODNEY
AND BARBARA J UMBRICHT
1904 EMERALD BAY DR
ROCKWALL, TX 75087

NEKUYI FARZAD AND BEHNAZ GHOLAMI
1905 CRESTLAKE DR
ROCKWALL, TX 75087

SOLOMONOW MOSHE & SUSANNE ELISBET
1910 CRESTLAKE DR
ROCKWALL, TX 75087

SIGNO LIVING TRUST
ARTURO ROSAL SIGNO AND LOURDES GAERLAN
SIGNO- COTRUSTEES
1914 EMERALD BAY DR
ROCKWALL, TX 75087

COPELAND DONNA
1915 CRESTLAKE DR
ROCKWALL, TX 75087

RESIDENT
1917 EMERALD BAY DR
ROCKWALL, TX 75087

HILL HEATH A & JENNIFER A
1917 EMERALD BAY DR
ROCKWALL, TX 75087

KNIGHT WALKER & LAUREL PATTERSON
1920 Crestlake Dr
Rockwall, TX 75087

KONTOS INVESTMENT LLC
1925 CRESTLAKE DR
ROCKWALL, TX 75087

DORINSKI DAVID ALAN
1930 CRESTLAKE DRIVE
ROCKWALL, TX 75087

THOMPSON JOHN D AND RHONDA G
1935 CRESTLAKE DR
ROCKWALL, TX 75087

RESIDENT
1940 N LAKESHORE RD
ROCKWALL, TX 75087

ROCKWALLS GEMMD PLLC
1944 N LAKESHORE DR
ROCKWALL, TX 75087

TORRIERO STEVE OTTO
1950 LAKE FOREST DR
ROCKWALL, TX 75087

MANZOOR QAMAR & SHAISTA
1960 Lake Forest Dr
Rockwall, TX 75087

MENEFEE SHAWN AND NICOLE
1970 LAKE FOREST DRIVE
ROCKWALL, TX 75087

PIERCE RICHARD T & MISTY O
1980 LAKE FOREST DR
ROCKWALL, TX 75087

ROHDE CHRISTOPHER TODD AND SHANNON
LEANNE
1985 LAKE FOREST DR
ROCKWALL, TX 75087

MORRISON WARD C
1998 LAKE FOREST DRIVE
ROCKWALL, TX 75087

ARAUZ CARLOS
2000 LAKE FOREST DR
ROCKWALL, TX 75087

WOODUL LEX & KIMBERLY
2005 LAKE FOREST DR
ROCKWALL, TX 75087

BERENSON MITCHELL & ROBERTA
2010 CRESTLAKE DR
ROCKWALL, TX 75087

HEGGAR RICKEY & LAKECIA
2020 LAKE FOREST DR
ROCKWALL, TX 75087

GG & MG FAMILY REVOCABLE TRUST
GREGORY ENLOE GOFF & MITZIE RENEE GOFF-
CO-TRUSTEES
2025 LAKE FOREST DRIVE
ROCKWALL, TX 75087

HURT TYRONE & BARBARA
2030 CRESTLAKE DR
ROCKWALL, TX 75087

WILK TERESA HALEY
2030 LAKE FOREST DR
ROCKWALL, TX 75087

SWINFORD STEVE
2040 LAKE FOREST DR
ROCKWALL, TX 75087

ATTERBURY ANDREW J
2045 LAKE FOREST DRIVE
ROCKWALL, TX 75087

GLENN JOHN AND CHRISHTAN
2045 ROSA AVE
SAN MARINO, CA 91108

RESIDENT
2050 GARDEN CREST DR
ROCKWALL, TX 75087

SCHULTER SUSAN
2055 CRESTLAKE DR
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
2055 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2060 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2065 GARDEN CREST DR
ROCKWALL, TX 75087

MCGOVERN MICHAEL
2065 CRESTLAKE DR
ROCKWALL, TX 75087

CARROLL BOBBY & CAROLYN
2065 LAKE FOREST DR
ROCKWALL, TX 75087

SISKA PATRICIA DAWN
2070 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2075 CRESTLAKE DR
ROCKWALL, TX 75087

RESIDENT
2075 GARDEN CREST DR
ROCKWALL, TX 75087

AYO JOHN & PATRICE ANNETTE
2075 LAKE FOREST DR
ROCKWALL, TX 75087

GREGA JON C
2080 GARDEN CREST DR
ROCKWALL, TX 75087

SIMPSON JASON L & LISA D
NORMAN L PICKENS
2085 CRESTLAKE DR
ROCKWALL, TX 75087

CONGER EDWARD G & CATHERINE A
2085 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2090 GARDEN CREST DR
ROCKWALL, TX 75087

ROTHERMEL JASON M AND CRYSTAL M
2095 CRESTLAKE DR
ROCKWALL, TX 75087

DELEMOS MARTHA J
2095 GARDEN CREST DR
ROCKWALL, TX 75087

KENNETH L GRANGER FAMILY TRUST
KENNETH L GRANGER- TRUSTEE
2100 GARDEN CREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2105 GARDEN CREST DR
ROCKWALL, TX 75087

KUPONIYI OLANREWAJU AND FUNMILAYO
2105 CRESTLAKE DR
ROCKWALL, TX 75087

HARFORD THOMAS AND SHELLY
2105 LAKE FOREST DR
ROCKWALL, TX 75087

BENNETT PATTI
2110 GARDEN CREST DR
ROCKWALL, TX 75087

SMITH CAROL ANN
2115 CRESTLAKE DR
ROCKWALL, TX 75087

HOANG WAYNE N
2115 GARDEN CREST DR
ROCKWALL, TX 75087

HIBBS DANIEL AARON AND JENNIFER ANGELA
2115 LAKE FOREST DR
ROCKWALL, TX 75087

RESIDENT
2120 CRESTLAKE DR
ROCKWALL, TX 75087

BRADY CHRISTOPHER
2120 GARDEN CREST DR
ROCKWALL, TX 75087

SMILEY KEVIN & JENNIFER
2125 CRESTLAKE DR
ROCKWALL, TX 75087

FOLZ GILBERT F JR & TERESA
2125 GARDEN CREST DR
ROCKWALL, TX 75087

PARDUE JASON AND SUZAN
2125 LAKE FOREST
ROCKWALL, TX 75087

PARDUE SUZAN LEIGH LUX
2125 LAKE FOREST DR
ROCKWALL, TX 75087

AN KI SONG & REBECCA LEA
2130 Crestlake Dr
Rockwall, TX 75087

TURNER ROBERT LINCOLN III AND JOSEFINA C
2130 GARDEN CREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2135 CRESTLAKE DR
ROCKWALL, TX 75087

DAVIS RANDAL R
2135 GARDEN CREST DR
ROCKWALL, TX 75087

KABA GAZMENT & SHQIPE
2135 LAKE FOREST DR
ROCKWALL, TX 75087

SHAW KIRK D & MELISSA M
2140 CRESTLAKE DRIVE
ROCKWALL, TX 75087

DELANEY FAMILY LIVING TRUST
JIMMY DON DELANEY & DEBORAH LYNN
DELANEY - TRUSTEES
2140 GARDEN CREST DR
ROCKWALL, TX 75087

PERCEFUL LARRY P
2140 LAKE FOREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2145 CRESTLAKE DR
ROCKWALL, TX 75087

ROBINSON RAY & BARBARA
2145 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2150 GARDEN CREST DR
ROCKWALL, TX 75087

LEAF SHOENE J & WILLIAM F II
2155 CRESTLAKE DR
ROCKWALL, TX 75087

TANKERSLEY KIM LUTHER
2155 Garden Crest Dr
Rockwall, TX 75087

ROOF STEPHEN
2155 LAKE FOREST DR
ROCKWALL, TX 75087

ROSE JAMES D AND NANCY L
2160 CRESTLAKE DR
ROCKWALL, TX 75087

BURROW RUSTY & CHRISTINE
2160 GARDEN CREST DR
ROCKWALL, TX 75087

MACIEL SERGIO & JOHANA ELIZABETH
2160 LAKE FOREST DR
ROCKWALL, TX 75087

RESIDENT
2165 GARDEN CREST DR
ROCKWALL, TX 75087

WILCOX RICHARD C
2165 CRESTLAKE DR
ROCKWALL, TX 75087

GLADNEY CAROL
2170 CRESTLAKE DR
ROCKWALL, TX 75087

BALLENGER FAMILY LIVING TRUST
DANIEL L BALLENGER & JULIE L BALLENGER -
TRUSTEES
2170 GARDEN CREST DR
ROCKWALL, TX 75087

TALLIS JOHN &
NICOLE LOEWEN
2175 CRESTLAKE DR
ROCKWALL, TX 75087

CHILDERS JOHN & EMILY A
2175 GARDEN CREST DR
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R
2175 LAKE FOREST DR
ROCKWALL, TX 75087

RESIDENT
2180 GARDEN CREST DR
ROCKWALL, TX 75087

FLORES ANGEL O & GENISE J
2180 LAKE FOREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2185 CRESTLAKE DR
ROCKWALL, TX 75087

GONZALEZ DIEGO AND
BLANCA SOTO
2185 GARDEN CREST DR
ROCKWALL, TX 75087

MCKENZIE DONALD & SHELBIE
2185 LAKE FOREST DR
ROCKWALL, TX 75087

CARREIRO DENNIS
2190 GARDEN CREST DR
ROCKWALL, TX 75087

WILKERSON STEPHEN AND LORI
2190 LAKE FOREST DR
ROCKWALL, TX 75087

RESIDENT
2195 GARDEN CREST DR
ROCKWALL, TX 75087

GAWEDZINSKI ROBERT W & DIANE B
2195 CRESTLAKE DRIVE
ROCKWALL, TX 75087

SALCIDO MORGAN
2200 CRESTLAKE DR
ROCKWALL, TX 75087

CAMPION ANGELA D
2201 RANDAS WAY
ROCKWALL, TX 75087

WHITE LARRY & JANETLYN
2205 GARDEN CREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2210 GARDEN CREST DR
ROCKWALL, TX 75087

ARZYMBETOV RUSTEM
2210 THOMAS JEFFERSON DR
RENO, NV 89509

GARDNER SUZANNE ROGERS
2215 CRESTLAKE DR
ROCKWALL, TX 75087

FORD FRANK G & RHYS O
2215 GARDEN CREST DR
ROCKWALL, TX 75087

LEE MARK AND KIMBERLY
222 EAGLES BLUFF BLVD
BULLARD, TX 75757

RESIDENT
2220 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2225 GARDEN CREST DR
ROCKWALL, TX 75087

O'CAMPO ANITA T
2230 GARDEN CREST DR
ROCKWALL, TX 75087

DUNNE ELIZABETH
2235 GARDEN CREST DR
ROCKWALL, TX 75087

WALKER MERVIN NELSON AND NELDA DARLENE
2240 GARDEN CREST DR
ROCKWALL, TX 75087

VITIELLO KRISTINE A & DAN F
2245 GARDEN CREST DR
ROCKWALL, TX 75087

FRANCES B STINNETT REVOCABLE TRUST
FRANCES BELK STINNETT- TRUSTEE
2250 GARDEN CREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2255 GARDEN CREST DR
ROCKWALL, TX 75087

CANNON CHRISTI
2260 GARDEN CREST DR
ROCKWALL, TX 75087

KRATZ WILLIAM
2265 GARDEN CREST DR
ROCKWALL, TX 75087

CORBELL TAMMIE
2270 GARDEN CREST DR
ROCKWALL, TX 75087

FALETTO DARRYL D
2275 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2280 GARDEN CREST DR
ROCKWALL, TX 75087

KRAWIETZ LUKE & CYNTHIA
2285 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2290 GARDEN CREST DR
ROCKWALL, TX 75087

WAGNER STACY L
2295 GARDEN CREST DR
ROCKWALL, TX 75087

RILEY DANA J AND RICHARD E
2305 CRESTLAKE DR
ROCKWALL, TX 75087

STEGMAN STACIE AND JOSHUA
2305 GARDEN CREST DR
ROCKWALL, TX 75087

MULLIKEN MATTHEW S & ELLIE T
2305 LAKE FOREST DR
ROCKWALL, TX 75087

WATSON DANIEL L AND JANIS A
2305 SADDLEBROOK LN
ROCKWALL, TX 75087

RESIDENT
2315 GARDEN CREST DR
ROCKWALL, TX 75087

BENTON JOHN
2315 CRESTLAKE DRIVE
ROCKWALL, TX 75087

BRISCOE OIL INC
2323 STEVENS RD
ROCKWALL, TX 75032

TESTA LAURA & NICHOLAS
2325 CRESTLAKE DR
ROCKWALL, TX 75087

CONFIDENTIAL
2325 GARDEN CREST DR
ROCKWALL, TX 75087

LYLE BRADLEY JAMES
2335 CRESTLAKE DR
ROCKWALL, TX 75087

PACOT MICHELLE BROUSSARD & SCOTT
2335 FALLS VIEW DR
ROCKWALL, TX 75087

BAGNASCHI STEVEN A & LORI D
2345 LAKE FOREST DR
ROCKWALL, TX 75087

FITZPATRICK ADAM AND SARAH
2360 LAKE FOREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2365 LAKE FOREST DR
ROCKWALL, TX 75087

SINUTKO JOHN & NANCY BEVERLY
2375 FALLS VIEW DRIVE
ROCKWALL, TX 75087

2023 K T HOLT REVOCABLE TRUST
2375 Lake Forest Dr
Rockwall, TX 75087

GEISINGER MATT D & JOYCE O
2385 FALLS VIEW DR
ROCKWALL, TX 75087

MILLER MICHAEL AND NATALIE
2395 FALLS VIEW DRIVE
ROCKWALL, TX 75087

AMH 2015-2 BORROWER LLC
23975 Park Sorrento Ste 300
Calabasas, CA 91302

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT
23975 Park Sorrento Ste 300
Calabasas, CA 91302

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT
23975 Park Sorrento Ste 300
Calabasas, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES TWO LLC
23975 Park Sorrento Ste 300
Calabasas, CA 91302

AMH 2014-2 BORROWER LLC
23975 Park Sorrento Ste 300
Calabasas, CA 91302

DUGGAN JOEL D & MELBA L
2405 FALLS VIEW DR
ROCKWALL, TX 75087

SMITH STOVE L III AND AMY ONOFRIO-SMITH
2415 FALLS VIEW DR
ROCKWALL, TX 75087

MATHSON KATHLEEN G
2430 SHORECREST DR
ROCKWALL, TX 75087

WARE WILSON G & CARRIE L
2440 SHORECREST DR
ROCKWALL, TX 75087

STEVENSON BENJAMIN AND LAUREN
2450 SHORECREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2460 SHORECREST DR
ROCKWALL, TX 75087

KEITH MACKENZIE D & KERRY S
2470 SHORECREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2480 SHORECREST DR
ROCKWALL, TX 75087

DEVLIN MARY RACHEL
249 CRAFTS ST
NEWTON, MA 2460

WHITE RICHARD A
2490 SHORECREST DR
ROCKWALL, TX 75087

NIEBLA OYUKI
2500 SHORECREST DRIVE
ROCKWALL, TX 75087

TETER ERIC JASON AND MELANIE ANN
2510 SHORECREST DRIVE
ROCKWALL, TX 75087

RILEY TONY & KATHY
2520 SHORECREST DR
ROCKWALL, TX 75087

2024 G C FREDERICKS REVOCABLE TRUST
GARY PAUL FREDERICKS & CHRISTINE
FREDERICKS - TRUSTEES
2530 SHORECREST DR
ROCKWALL, TX 75087

HARRIS FAMILY LIVING TRUST
MARLENE & NORMAN HARRIS TRUSTEES
25534 WEST COLETTE WAY
CALABASAS, CA 91364

GOTROCKS PROPERTIES LLC
ATTN: GENE COOPER, MANAGER
2560 Technology Dr Ste 100
Plano, TX 75074

SEARCY LAURA L
2620 ROLLING MEADOWS DR
ROCKWALL, TX 75087

THE SHORES ON LAKE RAY HUBBARD
OWNERS ASSOCIATION INC
2650 CHAMPIONS
ROCKWALL, TX 75087

HENRIQUEZ ERICK J
ASHLEY NICOLE ONEY
2802 EMBERWOOD DR
GARLAND, TX 75043

ST BENEDICT ANGLICAN CHURCH-REFORMED
EPISCOPAL
304 GLENN AVENUE
ROCKWALL, TX 75087

HOLLOWAY WILLIAM DAVID & LISA K
3090 N Goliad St Ste 102 PMB 214
Rockwall, TX 75087

ANDING JEFF AND
DENISE ANDING
3514 SHADY VILLAGE DR
KINGWOOD, TX 77345

MALCHEV CHARLES G & IVANKA
3635 NAVARRO WAY
FRISCO, TX 75034

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

FERREN CAREY M & ALISON R
4036 Flintridge Dr
Dallas, TX 75244

CANTILLO JOSE C & ROSIE
41051 CRIMSON PILLAR LN
LAKE ELSINORE, CA 92532

GOODWIN FAMILY REVOCABLE TRUST
4559 LANDEROS AVE
LA VERNE, CA 91750

NIRVANA PROPERTY LLC
4697 EDITH ST
PLANO, TX 75024

LAKEVILLE LLC
4750 N JUPITER RD STE 106
GARLAND, TX 75044

TAKENAMI KENSETSU CO LTD
5050 Quorum Dr Ste 225
Dallas, TX 75254

OPEN HOUSE TEXAS REALTY & INVESTMENTS
LLC
5050 QUORUM DR STE 225
DALLAS, TX 75254

OH SINEUI
5050 Quorum Dr Ste 610
Dallas, TX 75254

ARAKI YU
5050 Quorum Dr Ste 610
Dallas, TX 75254

HASSAN IBRAHIM AND LATIFAT
5090 BERLIN PLACE
DULLES, VA 20189

HOLLAND RODNEY B
536 LOMA VISTA
HEATH, TX 75032

S HAYS FAMILY PARTNERSHIP LTD
555 LONE RIDER CT
ROCKWALL, TX 75087

STAR BORROWER SFR5 LP
591 W PUTNAM AVE
GREENWICH, CT 6830

HARMON ROBERT R & KIMBERLY
616 CHRISTAN CT
ROCKWALL, TX 75087

GRIFFIN BILLY G AND PATRICIA L
617 CHRISTAN CT
ROCKWALL, TX 75087

EDWARDS BRYAN K & SUSAN L
624 KNOLLWOOD DR
ROCKWALL, TX 75087

AARON DONALD AND
LAURA SAXON
625 KNOLLWOOD DR
ROCKWALL, TX 75087

ROCKMANN, LLC
627 SORITA CIR
HEATH, TX 75032

2017 S. A. KHALSA-GLEZEN REVOCABLE TRUST
SAT KARTAR S KHALSA AND ALISON J GLEZEN
632 SUNSET HILL DRIVE
ROCKWALL, TX 75087

KUNKEL GARY A
635 SUNSET HILL DRIVE
ROCKWALL, TX 75087

GEHAN MICHAEL P & AMY M
6613 SHADY POINT DR
PLANO, TX 75024

RESIDENT
670 PRINCETON WAY
ROCKWALL, TX 75087

MEANS AMANDA & AARON
671 PRINCETON WAY
ROCKWALL, TX 75087

TELSCHOW NATHAN & KRISTI
672 Princeton Way
Rockwall, TX 75087

STEWART KIMBERLYN & CAROLYN
672 ST JOHNS PLACE
ROCKWALL, TX 75087

BURKHOLDER DANIEL
673 PRINCETON WAY
ROCKWALL, TX 75087

MATTESON TORY AND BRITTANY
674 SAINT JOHNS PLACE
ROCKWALL, TX 75087

PERKINS RUSSELL AND LESLIE
675 PRINCETON WAY
ROCKWALL, TX 75087

ZUECH TODD HAYES AND TERESA MARIA
676 ST JOHNS PL
ROCKWALL, TX 75087

DHAKAL PRABESH AND ALINA
678 SAINT JOHNS PLACE
ROCKWALL, TX 75087

HUDSON MATTHEW AND JESSICA
679 PRINCETON WAY
ROCKWALL, TX 75087

CROWLEY RICHARD R & LAUREN D
701 CORNELL DRIVE
ROCKWALL, TX 75087

BOWMAN ROBERT T & SHARON C
701 SUNSET HILL DR
ROCKWALL, TX 75087

THOMAS JEFFREY EARL & SUSAN TERRELL
703 CORNELL DRIVE
ROCKWALL, TX 75087

FREESE JUDY J MCCORMACK
703 SUNSET HILL DR
ROCKWALL, TX 75087

KIRK DAVID AND KATIE CHEY
705 CORNELL DR
ROCKWALL, TX 75087

KECIK LEVENT
705 SUNSET HILL DR
ROCKWALL, TX 75087

VOORHIES JON AND TERESA
707 CORNELL DR
ROCKWALL, TX 75087

DINH STEPHEN T AND
JESSIE V NGUYEN
707 SUNSET HILL DRIVE
ROCKWALL, TX 75087

VATS AKHIL AND DEEPTI
709 CORNELL DR
ROCKWALL, TX 75087

RAPHAEL KEN E & KATHLEEN M
709 SUNSET HILL DR
ROCKWALL, TX 75087

PROTHRO LANCE G AND DERONDA
711 CORNELL DR
ROCKWALL, TX 75087

NOTT OLIVER W AND JENNIFER L
711 SUNSET HILL DRIVE
ROCKWALL, TX 75087

AKHTAR USMAN AND
AQSA MAHMOOD
713 CORNELL DRIVE
ROCKWALL, TX 75087

RESIDENT
715 CORNELL DR
ROCKWALL, TX 75087

FOLK JERRY A AND RHONDA G
719 BELFORT DR
ROCKWALL, TX 75087

RENDON MARSHALL SR & VIRGINIA
719 FAIRFAX LN
ROCKWALL, TX 75087

DUNCAN DESTINY R AND ROHAN D
721 BELFORT DR
ROCKWALL, TX 75087

BUENO RICKEY AND CHRISTIE
721 FAIRFAX LN
ROCKWALL, TX 75087

FLICKINGER DAVID & DEBBIE
721 SUNSET HILL DR
ROCKWALL, TX 75087

HUMPHREY JEFF H AND SHANNA A
723 BELFORT DR
ROCKWALL, TX 75087

PENNINGTON GRANT MARTIN & EDITH A
723 FAIRFAX LANE
ROCKWALL, TX 75087

BAILEY LESLIE ANN AND SHAWN A
724 FAIRFAX LN
ROCKWALL, TX 75087

NASH JARED AND HOLLI
725 FAIRFAX LN
ROCKWALL, TX 75087

RESIDENT
727 FAIRFAX LN
ROCKWALL, TX 75087

COLLINS LINDA B
728 FAIRFAX LN
ROCKWALL, TX 75087

LANDRY CHARLES R & TRACEY L
729 FAIRFAX LANE
ROCKWALL, TX 75087

CORCORAN CYNTHIA L
730 FAIRFAX LN
ROCKWALL, TX 75087

SANDERS JAMES F AND RENATE
731 FAIRFAX LANE
ROCKWALL, TX 75087

GUNTER FAMILY TRUST
BARTON FREEZE GUNTER & SHARON MARIE
GUNTER - TRUSTEES
732 Fairfax Lane
Rockwall, TX 75087

CHAPMAN LESLIE L & PENELOPE C
733 SUNSET HILL DR
ROCKWALL, TX 75087

MARTINEZ RAYMOND L & ANN
734 FAIRFAX LANE
ROCKWALL, TX 75087

LITTLE KYLE W
735 FAIRFAX LANE
ROCKWALL, TX 75087

BAYLOR WILLIAM & CAROLE
743 SUNSET HILL DR
ROCKWALL, TX 75087

VINES LARRY R & TREVELYN
751 SUNSET HILL DR
ROCKWALL, TX 75087

SATRIO FAMILY LIVING TRUST
7512 JOSHUA RD
FRISCO, TX 75033

SPRADLING JR ARNOLD JOE & NANCY L
759 SUNSET HILL DR
ROCKWALL, TX 75087

LAUN MICHAEL & JENNIFER
769 SUNSET HILL DR
ROCKWALL, TX 75087

ALLEN PAULA S
777 SUNSET HILL DR
ROCKWALL, TX 75087

LENA INVESTMENT INC
779 MOUNTCASTLE DR
ROCKWALL, TX 75087

THE WITZKE FAMILY TRUST
EDWARD S WITZKE AND BARBARA J WITZKE -
TRUSTEES
785 SUNSET HILL DRIVE
ROCKWALL, TX 75087

WILKINSON CHRISTOPHER R
805 SUNSET HILL DR
ROCKWALL, TX 75087

GARY DENNIS & DIANNE
809 COUNTY CLUB DRIVE
HEATH, TX 75032

DUCA-PALMER FAMILY TRUST 5/25/2022
JOHN V DUCA AND THERESE A PALMER - TRUSTEES
815 SUNSET HILL
ROCKWALL, TX 75087

CHRISTOPHER DAVID G
825 SUNSET HILL DR
ROCKWALL, TX 75087

COUSINEAU STACEY
8424 Santa Monica Blvd # A818
West Hollywood, CA 90069

DURHAM JEFFREY WAYNE AND PAMELA RUTH
905 SUNSET HILL DR
ROCKWALL, TX 75087

THAMES ROBERT & PAULA
910 SUNSET HILL DR
ROCKWALL, TX 75087

THE MANLEY GRANDCHILDREN'S TRUST FBO JASON MANLEY
KEVIN C SHORT TRUSTEE
915 SUNSET HILL DR
ROCKWALL, TX 75087

HUANG CHAN M
920 SUNSET HILL DR
ROCKWALL, TX 75087

925 SUNSET HILL LLC
925 Sunset Hill Dr
Rockwall, TX 75087

BARROWS FAMILY TRUST
CLIFFORD D BARROWS & DANI C BARROWS - TRUSTEES
928 SUNSET HILL DR
ROCKWALL, TX 75087

GEE PATRICIA ANN
935 SUNSET HILL DR
ROCKWALL, TX 75087

REDMOND JEFFREY J & REBECCA ANN
936 SUNSET HILL DR
ROCKWALL, TX 75087

RESIDENT
940 SHORES BLVD
ROCKWALL, TX 75087

JOHNSON KEVIN & CARISSA
944 SUNSET HILL DR
ROCKWALL, TX 75087

BROWN KEVIN K
947 SUNSET HILL DRIVE
ROCKWALL, TX 75087

BOWKER LEROY C & KIM L
950 SHORES BLVD
ROCKWALL, TX 75087

WANDA VERNE DUVALL SHERMAN FAMILY TRUST
WANDA VERNE DUVALL SHERMAN - TRUSTEE
AND JOHANNA BAER
960 Shores Blvd
Rockwall, TX 75087

HARRIS NAIL FAMILY REVOCABLE TRUST
RON H NAIL & DEBORAH J HARRIS - CO-TRUSTEES
9618 MUIRFIELD DR
GRANBURY, TX 76049

BAKER STEVEN R AND MELISSA A
970 SHORES BLVD
ROCKWALL, TX 75087

MACK DANNY AND JANET
980 SHORES BLVD
ROCKWALL, TX 75087

GEORGE THOMAS & ANIEAMMA THOMAS
990 SHORES BLVD
ROCKWALL, TX 75087

PARAN LLC
P.O. BOX 27337
ANAHEIM, CA 92809

RWC HILLCREST SHORES THREE HOMEOWNERS ASSOC INC
C/O PRINCIPAL MANAGEMENT GROUP
P.O. BOX 650255
DALLAS, TX 75265

PRESERVE HOMEOWNERS ASSOC INC
C/O REALMANAGE
P.O. BOX 702348
DALLAS, TX 75370

1190 CRESTCOVE DRIVE LLC
PO BOX 1265
ALLEN, TX 75013

PARAMOUNT LAURELS LLC
PO BOX 786
WYLIE, TX 75098

TRAN KELLY H
PO Box 894578
Mililani, HI 96789

RICHARD CARL M AND ROSE M
PO BOX 904
ROCKWALL, TX 75087

DELLINGER TRUST
MARVIN L DELLINGER AND ELAINE S DELLINGER CO-TRUSTEES
PO BOX 906
SOLANA BEACH, CA 92075

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-032: Amendment to Planned Development District 11 (PD-11)

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District 11 (PD-11) [Ordinance No.'s 73-52, 80-13, 93-11, 94.28, 01-08 & 04-37] for the purpose of consolidating the regulating ordinances for a 118.53-acre tract of land situated within the A. Hanna Survey, Abstract No. 98 and the N. Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11), generally located west of N. Lakeshore Drive, north of North Hills Drive, south of Shores Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, July 21, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-032: Amendment to Planned Development District 11 (PD-11)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

June 13, 2025

TO: The Residents of the Hillcrest Shores Subdivision

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Case No. Z2025-032; Amendment to Planned Development District 11 (PD-11)

Property Owners and/or Residents of the Hillcrest Shores Subdivision,

The City of Rockwall has initiated an amendment to Planned Development District 11 (PD-11) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 11 (PD-11) -- *which regulates the Hillcrest Shores Subdivision* -- consists of over 30 pages of regulations within seven (7) regulating ordinances, and over 20 development cases. The proposed amendment *does not* change the land uses, development requirements, or the concept plans associated with these ordinances. The proposed amendment will, however, consolidate these ordinances and development cases into a single Planned Development District ordinance. The purpose of making this change is to make the document easier to read and understand for residents and contractors looking to do work in this Subdivision, and for City staff when reviewing permits.

WHY AM I GETTING THIS NOTICE?
The Local Government Code for the State of Texas requires notices to be sent to all property owners and occupants effected by a zoning change. The City of Rockwall establishes a 500-foot notification buffer around the subject property as the notice areas. This means that you are receiving this notice because you either live within the Hillcrest Shores Subdivision or within 500-feet of its boundaries. The attached map is a visual representation of the subject property *(i.e. the Hillcrest Shores Subdivision)* and the 500-foot notification buffer surrounding the zoning area.

DOES THIS CHANGE MY PROPERTY'S ZONING?
NO. The proposed amendment to Planned Development District 11 (PD-11) will *not* change your zoning or any development requirements associated with your property or any other properties located within the Hillcrest Shores Subdivision. It will *only* make it easier to find the development requirements associated with property for property owners, contractors, and city staff. Any property that is located within the 500-foot notification area -- *but is not situated within the Hillcrest Shores Subdivision* -- will *not* be affected by the proposed zoning change.

WHEN CAN I LEARN MORE ABOUT THIS AMENDMENT?
The Planning and Zoning Commission will hold a *PUBLIC HEARING* on Tuesday, *July 15, 2025* at 6:00 PM, and the City Council will hold a *PUBLIC HEARING* on Tuesday, *July 21, 2025* at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. Should a resident wish to attend these meetings they will be open to the public. In addition, all meetings will be available to be streamed live and via recording after the meeting through the City's website (*i.e. www.rockwall.com*). If you have specific questions about the amendment you can contact the Rockwall Planning and Zoning Department at (972) 772-6441 or email planning@rockwall.com.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 73-52

An Ordinance of the City of Rockwall amending the Comprehensive Zoning Ordinance, as heretofore amended, so as to give the following described tracts of land a Planned Development District zoning classification for Recreational Facilities uses, to be designated as Planned Development District No. 10, said Planned Development District being descreibed as follows, to-wit: Being a tract or parcel of land out of the A. Hanna Survey, Abstract No. 98, in the City and County of Rockwall and being part of a 40 acre tract conveyed to Lillian Peace, et al, by deed dated July 21, 1949 and part of a 186.168 acre tract of land conveyed to R. S. Folsom by R. W. Pickens by deed dated September 29, 1971, as recorded in Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument located at the point of intersection of the West line of said 40 acre tract with the East takeline of Lake Ray Hubbard;

THENCE: North 87° 18' 57" East 220 ft. to a point for a corner;

THENCE: North 80°00' East 670 ft. to the beginning of a curve to the right having a central angle of 66° 20' and a radius of 160 ft.;

THENCE: Along the arc of said curve a distance of 185.24 ft. to a point for a corner;

THENCE: North 56° 20' East 190.0 ft. to a point for a corner;

THENCE: North 80 ft. to a point for a corner;

THENCE: North 68° 55' 30" East 210 Ft. to a point for a corner;

THENCE: South 33° 47' 20" East 140 ft. to a point for a corner;

THENCE: East 550 ft. to a point for a corner;

THENCE: South 260 ft. to a point for a corner;

THENCE: West 635 ft. to a point for a corner;

THENCE: South 0° 33' 21" East 128.3 ft. to a point on a curve to the left having a central angle of 68° 09' 26" and a radius of 160 ft.;

THENCE: Along the arc of said curve a distance of 190.33 ft. to the point of reverse curve to theright having a central angle of 34° 0' 0" and a radius of 225 ft.;

THENCE: Along the arc of said curve a distance of 133.52 ft. to a point for a corner;

THENCE: South 43° 30' West a distance of 380 ft. to the beginning of a curve to the right having a central angle of 122° 51'13" and a radius of 75 ft.;

THENCE: Along the arc of said curve a distance of 161.71 ft. to a point for a corner;

THENCE: North 51° 08' 56" West a distance of 185.0 ft. to the beginning of a curve to the left having a central angle of 237° 32' 51" and a radius of 50 ft.;

THENCE: Along the arc of said curve a distance of 103.87 ft. to a point for a corner;

THENCE: South 76° 08' 27" West a distance of 95.0 ft. to a point for a corner;

THENCE: North 15° 08' 23" West a distance of 60.0 ft. to a point for a corner;

THENCE: North 85° 38' 21" West a distance of 237.69 ft. to a point for a corner;

THENCE: North 1° 55' 08" West a distance of 151.52 ft. to a point for a corner;

THENCE: North 68° 29' 59" West a distance of 264.04 ft. to the place of beginning and containing 19.24 acres of land; providing for certain conditions; providing for a penalty not to exceed the sum of Two Hundred Dollars ($200.00) for each offense; and declaring an emergency.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall, and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance should be amended; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be, and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give the following described property the following zoning classification, to-wit:

That the following area be, and the same is hereby zoned Planned Development District No. 10 under special conditions, to-wit:

Being a tract or parcel of land out of the A. Hamma Survey, Abstract No. 98, in the City and County of Rockwall and being part of a 40 acre tract conveyed to Lillian Peace, et al, by deed dated July 21, 1949 and part of a 186.168 acre tract of land conveyed to R. S. Folsom by R. W. Pickens by deed dated September 29, 1971, as recorded in Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING AT a concrete monument located at the point of intersection of the West line of said 40 acre tract with the East takeline of Lake Ray Hubbard;

THENCE: North 87°18' 57" East 220 Ft. to a point for a corner;

THENCE: North 80° 00' East 670 ft. to the beginning of a curve to the right having a central angle of 66° 20' and a radius of 160 ft.;

THENCE: Alone the arc of said curve a distance of 185.24 ft. to a point for a corner;

THENCE: North 56° 20' East 190.0 ft. to a point for a corner;

THENCE: North 80 ft. to a point for a corner;

THENCE: North 68° 55' 30" East 210 ft. to a point for a corner;

THENCE: South 33° 47' 20" East 140 ft. to a point for a corner;

THENCE: East 550 ft. to a point for a corner;

THENCE: South 260 ft. to a point for a corner;

THENCE: West 635 ft. to a point for a corner;

THENCE: South 0° 33' 21" East 128.3 ft. to a point on a curve to the left having a central angle of 68° 09' 26" and a radius of 160ft.;

THENCE: Along the arc of said curve a distance of 190.33 ft. to the point of reverse curve to the right having a central angle of 34° 0' 0" and a radius of 225 ft.;

THENCE: Along the arc of said curve a distance of 133.52 ft. to a point for a corner;

THENCE: South 43° 30' West a distance of 380 ft. to the beginning of a curve to the right having a central angle of 122° 51' 13" and a radius of 75 ft.;

THENCE: Along the arc of said curve a distance of 161.71 ft. to a point for a corner;

THENCE: North 51° 08' 56" West a distance of 185.0 ft. to the beginning of a curve to the left having a central angle of 237° 32' 51" and a radius of 50 ft.;

THENCE: Along the arc of said curve a distance of 103.87 ft. to a point for a corner;

THENCE: South 76° 08' 27" West a distance of 95.0 ft. to a point for a corner;

THENCE: North 15° 08' 23" West a distance of 60.0 ft. to a point for a corner;

THENCE: North 85° 38' 21" West a distance of 237.69 ft. to a point for a corner;

THENCE: North 1° 55' 08" West a distance of 151.52 ft. to a point for a corner;

THENCE: North 68° 29' 59" West a distance of 264.04 ft. to the place of beginning and containing 19.24 acres of land; providing for certain conditions; providing for a penalty not to exceed the sum of Two Hundred Dollars ($200.00) for each offense, and declaring an emergency.

SECTION 2. That the above zoning classification as Planned Development District No. 10 is granted subject to the following special conditions:

(1) That the Planned Development District for Recreational Facilities purposes shall be developed in accourance with the site plan for said area, which is attached to and made a part of this ordinance for all purposes.

(2) That all developments of property covered by this ordinance shall be in accordance with the approved site plan, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for change and amendments to the Comprehensive Zoning Ordinance.

(3) Planned Development District permitting uses for Marina with a Service Dock, Club House and Parking Area, Swimming Pool, Tennis Courts, Picnic Areas & Play Apparatus, subject to the approval of the site plan by the Planning and Zoning Commission prior to the issuance of any building permit or certificate of occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for the basic building areas, yards, setbacks, offstreet parking, points of access, sidewalks, drives drainage facilities, utility easements, recreational areas and service areas appropriate to the location and function of the development, and shallprovide for the dedication and improvement of any street deemed necessary by the

Planning and Zoning Commission for access to the property, to adjacent property or for circulation around the site.

The offstreet loading and parking standards shall be set forth on the site plan.

The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by an overall site plan.

(4) That in the development of said property under Planned Development District No. 10 zoning classification, such property shall be developed in accordance with the regulations applicable to Recreational Facilities district regulations under Comprehensive Zoning Ordinance, except where said regulations shall be different from the attached site plan, and to that extent said attached site plan shall control. Otherwise, as shown on said site plan the regulations applicable to the Recreational Facilities districts relating to area regulations offstreet parking loading regulations, accessory building regulations, as contained in the Comprehensive Zoning Ordinance shall be applicable.

SECTION 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That the above described tracts of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended herein, by the granting of this zoning change.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars ($200.00) for each offense.

SECTION 6. WHEREAS, it appears that the above described property requires that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, and creates an urgency and an emergency in the preservation of the public health, safety and welfare of the City of Rockwall, and requires that this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 3rd day of December, 1973.

APPROVED:

Harry L Myers
Mayor

DULY RECORDED:

Dawn E Williams
City Secretary

ORDINANCE NO. 80-13

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE TRACTS I AND II TO "SF-2" ONE-FAMILY DWELLING DISTRICT CLASSIFICATION AND TRACTS III, IV AND V TO "PD" PLANNED DEVELOPMENT DISTRICT NO. 11, SUBJECT TO SITE PLAN APPROVAL; SAID TRACTS BEING MORE FULLY DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

Whereas, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows, NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be, and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to grant "SF-2" One-Family Dwelling District Classification on Tracts I and II described as follows:

TRACT I. BEING a tract or parcel of land situated in the W. B. Bowles Survey, Abstract No. 12, and the B. F. Boydstun Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being a part of a tract of land conveyed to Robert S. Folsom by W. L. Lofland by deed, recorded in Volume 101, Page 714, and being part of a 15.4 Acre tract conveyed to Billy Ray Cameron by deed, dated December 6, 1961, and recorded in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNNING at a concrete monument on the City of Dallas Take Line for Lake Ray Hubbard and on the South line of said Folsom tract, said point bears North 77 deg. 18' 39" West a distance of 1309.00 feet from the intersection of the West line of North Lake Shore Drive and the North line of Highway 66;
THENCE: North 23 deg. 47' 23" East a distance of 550.00 feet to a point for a corner;
THENCE: North 89 deg. 53' 31" East a distance of 842.88 feet to a point for a corner on the West line of North Lake Shore Drive, said point being on a circular curve to the right having a central angle of 3 deg. 54' 08", a radius of 621.90 feet and a chord that bears South 31 deg. 24' 30" East a distance of 42.35 feet;
THENCE: Along said curve in a Southerly direction an arc distance of 42.36 feet to the Point of Tangency of said curve;
THENCE: West a distance of 682.46 feet to a point on a circular curve to the right having a central angle of 21 deg. 04' 17", a radius of 1173.74 fet, and a chord that bears South 13 deg. 15' 14" West a distance of 429.23 feet;
THENCE: Along said curve in a Southerly direction an arc distance of 431.66 feet to the point of Compound Curvature of a circular curve to the right having a central angle of 21 deg. 34' 05", and a radius of 320.00 feet;
THENCE: Along said curve in a Southwesterly direction an arc distance of 120.46 feet to the Point of Tangency of said curve;
THENCE: South 55 deg. 47' 23" West a distance of 170.00 feet to a point on the City of Dallas Take Line for a corner;
THENCE: North 34 deg. 12' 37" West a distance of 167.98 feet to the Point of Beginning and Containing 3.96 Acres of Land.

TRACT II. BEING a tract or parcel of land situated in the B. F. Boydstun Survey, Abstract No. 14 and the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, and being a part of a tract of land conveyed to Rockwall Joint Venture by D. L. Hairston by deed, recorded in Volume 102, Page 460, and part of a tract of land conveyed to Robert S. Folsom by W. L. Lofland by deed, recorded in Volume 101, Page 714, and being a part of a tract of land conveyed to Billy Ray Cameron, by deed, dated December 6, 1961, and all of the above conveyances are recorded in the Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Southerly line of said Folsom Tract and on the City of Dallas Take Line for Lake Ray Hubbard, said point bears South 66 deg. 12' 37" East a distance of 325.67 feet from the Southwest corner of said Folsom tract:
THENCE: North 23 deg. 47' 23" East a distance of 973.41 feet to a point for a corner;
THENCE: North 89 deg. 55' 24" East a distance of 986.81 feet to a point for a corner:
THENCE: South 0 deg. 22' 11" West a distance of 518.71 feet to a point for a corner;
THENCE: North 88 deg. 04' 15" East a distance of 704.43 feet to a point for a corner;
THENCE: South 0 deg. 18' 51" East a distance of 150.20 feet to a point for a corner;
THENCE: South 89 deg. 53' 31" West a distance of 1271.97 feet to a point for a corner:
THENCE: South 23 deg. 47' 23" West a distance of 550.00 feet to a point for a corner:
THENCE: North 66 deg. 12' 37" West a distance of 641.66 feet to the Point of Beginning and Containing 25.00 Acres of land.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be, and the same is further hereby amended by amending the Zoning Map of the City of Rockwall so as to grant "PD" Planned Development District No. 11 on Tracts III, IV and V described as follows:

TRACT III. A 65.954 acre tract of land out of the A. Hanna Survey, Abstract 98, Rockwall County, Texas.

BEGINNING at a point North + 450.00 feet and West + 85.0 feet from the Southeast corner of the A. Hanna Survey, Abstract 98:
THENCE West, a distance of 2155.67 feet to a point for a corner;
THENCE North, a distance of 1000.00 feet to a point for a corner;
THENCE East, a distance of 800.00 feet to a point;
THENCE North 18 deg. 06' 10" East, a distance of 910.42 feet to a point in the center of a Gravel Road;
THENCE along said center line of road, South 62 deg. 00' 00" East, a distance of 276.00 feet;
THENCE South 48 deg. 15' 00" East, a distance of 170.00 feet to a point;
THENCE South 63 deg. 30' 00" East, a distance of 465.00 feet to a point;
THENCE South 00 deg. 14' 35" East, a distance of 28.16 feet to a point in the fence line;
THENCE along said fence line South 72 deg. 25' 15" East, a distance of 300.00 feet to a point;
THENCE South a distance of 1296.34 feet to the Point of Beginning, containing 65.954 acres of land, more or less.

TRACT IV. A 66.777 acre tract of land out of the A. Hanna Survey, Abstract 98, Rockwall County, Texas.

BEGINNING at the Southeast corner of a 40.00 acre tract of land recorded in Volume 45, Page 125, Deed Records, Rockwall County, Texas;
THENCE North 00 deg. 33' 21" West, 1338.89 feet to a point in the center line of a gravel road;
THENCE along said center line of gravel road, North 89 deg. 45' 00" East, 1365.80 feet to a point;
THENCE South 55 deg. 45' 00" East, 312.00 feet to a point;
THENCE South 31 deg. 30' 00" East, 194.00 feet to a point;
THENCE South 18 deg. 06' 10" West, 910.42 feet to a point;
THENCE West 800.00 feet to a point;
THENCE South 1000.00 feet to a point;
THENCE West 790.00 feet to a point;
THENCE North 04 deg. 49' 27" East, 100.00 feet to a point;
THENCE North 42 deg. 25' 33" West, 500.00 feet to a point;
THENCE North 36 deg. 22' 08" East, 479.75 feet to a point;
THENCE North 89 deg. 30' 54" East, 774.25 feet to the Point of Beginning, containing 66.777 acres of land, more or less.

TRACT V. Being a tract of land situated in the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being a part of a 40 acre tract of land conveyed to Lillian Peace, et al by deed dated July 21, 1949, and recorded in Volume 45 page 125 in the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of the above mentioned 40 acre tract;

THENCE South 89 deg. 25' 54" West along the South line of said 40 acre tract and along a fence for a distance of 774.25 feet to an iron rod for corner, same being in the Easterly line of a tract of land conveyed to the City of Dallas;
THENCE North 01 deg. 09' 26" East for a distance of 103.21 feet to an iron rod for corner;
THENCE North 15 deg. 08' 56" West for a distance of 328.07 feet to a concrete monument for corner;
THENCE North 85 deg. 38' 21" West for a distance of 237.69 feet to a concrete monument for corner;
THENCE North 01 deg. 55' 08" East for a distance of 151.52 feet to a concrete monument for corner;
THENCE North 80 deg. 10' 03" East for a distance of 417.73 feet to a concrete monument for corner;
THENCE North 67 deg. 33' 30" East for a distance of 260.70 feet to a concrete monument for corner;
THENCE North 23 deg. 59' 58" West for a distance of 99.20 feet to a concrete monument for corner;
THENCE South 70 deg. 53' 20" West for a distance of 353.77 feet to a concrete monument for corner;
THENCE South 85 deg. 41' 23" West for a distance of 127.69 feet to a concrete monument for corner;
THENCE South 47 deg. 18' 57" West for a distance of 220.00 feet to a concrete monument for corner in the West line of said 40 acre tract of land.
THENCE North 00 deg. 04' 14" West along said West line of 40 acre tract and along a fence for a distance of 609.30 feet to a fence post for corner;
THENCE North 87 deg. 48' 20" East along a fence for a distance of 980.60 feet to a point for corner;
THENCE South 88 deg. 04' 40" East along a fence for a distance of 344.05 feet to a fence post for corner;
THENCE South 00 deg. 33' 21" East along the East line of said 40 acre tract for a distance of 1313.11 feet to the Place of Beginning, containing 30.57 acres of land.

SECTION 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That the above described tracts of land shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein, provided that the granting of Planned Development District No. 11 to the above described tracts of land is subject to the following special conditions:

(a) Prior to the issuance of any building permit in Planned Development District No. 11, a comprehensive site plan of the development shall be filed with the Planning and Zoning Commission and, after appropriate hearing, sent to the City Council of the City of Rockwall with an appropriate recommendation by the Commission, and after hearing, the City Council shall approve a final site plan, which shall be filed and included as Exhibit "A" and made a part of this ordinance for all purposes. Such comprehensive site plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

(b) No building or other permits shall be issued by any officer, agent or employee of the City of Rockwall for development of the above described tracts in "PD" No. 11 unless and until a final comprehensive site plan shall have been finally approved by the City Council of the City of Rockwall and attached to and made a part of this ordinance as Exhibit "A".

(c) All development of property covered by Planned Development District No. 11 shall be in accordance with the provisions of this ordinance and the finally approved comprehensive site plan, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such site plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

SECTION 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a penalty of fine not to exceed the sum of Two Hundred Dollars ($200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THE 7th DAY OF July, 1980.

APPROVED:

Harry L. Myers
MAYOR

ATTEST:

Jesse Pullen
CITY SECRETARY

APPROVED AS TO FORM:

Robert L. Dillard
CITY ATTORNEY

ORDINANCE NO. 93-11

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PD-11" PLANNED DEVELOPMENT-11 ZONING CLASSIFICATION TO "PD-11 REVISED" PLANNED DEVELOPMENT-11 REVISED ZONING CLASSIFICATION TO PERMIT SF-10 ZONING, SINGLE FAMILY 10 RESIDENTIAL ZONING CLASSIFICATION REQUIREMENTS; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning from "PD-11" Planned Development Zoning Classification to "PD-11 Revised" Planned Development 11 Revised Zoning Classification on the property described on Exhibit "A" has been requested by MAHR Development; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Ordinance 84-4 of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change from "PD-11" Planned Development-11 Zoning Classification to "PD-11 Revised" Planned Development Zoning Classification on the property described on Exhibit "A".

Section 2. That Planned Development District No. 11-Revised shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 11-Revised to the above described tract of land is subject to the following special conditions:

A. All development of property covered by Planned Development District No. 11-

Revised shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

B. Development of Planned Development District No. 11-Revised shall be regulated by the zoning requirements of the SF-10 Zoning Classification, Single Family 10 Zoning Classification with the following conditions:

1. approval subject to a detailed review at time of platting, including roadway alignments and intersections, and flood study of the drainway,

2. that the proposed area suggested as park land be submitted for approval to the Park Board in a manner such that specific park use locations are shown,

3. that access ways along both sides of the proposed park land be shown,

4. that access ways be provided to Lake Ray Hubbard, that the the take line be clearly defined, and that disclosure be made to potential purchasers that this is public land,

5. that the park area be subject to completion of a flood study and further analysis of the proposed park area for suitability as park land,

6. that any parkland that may ultimately be accepted by the City, including the existing lake, shall be brought up to an acceptable condition for maintenance and development as a park site by the City by the developer, and

7. that an acceptable phasing plan for development of the park be provided with the submission of the first phase of development.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 7th day of June, 1993.

APPROVED:

Mayor

ATTEST:

By: Hilda Crangle

1st reading May 17, 1993
2nd reading June 7, 1993

Exhibit "A" Ord 93-11

STATE OF TEXAS

COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.H.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow, Jr., to R.S. Folsom by deed recorded in Volume 102, Page 403, and part of a 40.00 acre tract of land conveyed to Lillian Peace, et al, by deed dated July 21, 1949, and recorded in Volume 45, Page 125, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for a corner at the Northwest corner of Northshore Phase 2B, an addition to the City of Rockwall, recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, and on the City of Dallas Take Line for Lake Ray Hubbard;
THENCE: Along the City of Dallas Take Line of Lake Ray Hubbard North 4 Degrees 49' 27" East a distance of 58.69 feet to a 1/2" iron rod found for a corner;
THENCE: Continuing with said Take Line to City of Dallas concrete monuments found as follows: North 42 Degrees 24' 03" West a distance of 500.00 feet; North 36 Degrees 21' 10" West a distance of 479.78 feet; North 0 Degrees 57' 12" East a distance of 105.85 feet; North 15 Degrees 00' 45" West a distance of 325.15 feet; North 85 Degrees 27' 08" West a distance of 237.68 feet; North 1 Degree 59' 22" East a distance of 151.40 feet; North 80 Degrees 22' 19" East a distance of 417.61 feet; North 67 Degrees 45' 06" East a distance of 260.70 feet; North 23 Degrees 50' 12" West a distance of 98.95 feet; South 71 Degrees 06' 47" West a distance of 235.33 feet; North 78 Degrees 21' 59" West a distance of 353.79 feet; South 85 Degrees 51' 16" West a distance of 126.39 feet; and South 47 Degrees 38' 46" West a distance of 221.15 feet;
THENCE: North 0 Degrees 09' 23" East a distance of 609.42 feet with the most Northerly West line of said Tract 1 to an iron rod set at the Northwest corner of said Tract 1 and in a fence line on the Southerly line of a public road (Alamo);
THENCE: North 88 Degrees 01' 57" East a distance of 980.60 feet with said Southerly line and generally with said fence line to an iron rod set for a corner;
THENCE: South 87 Degrees 51' 03" East a distance of 344.05 feet continuing with said Southerly line and said fence line to an iron rod set for a corner on the West line of said Pickens tract;
THENCE: North 0 Degrees 43' 11" West a distance of 20.56 feet to an iron rod set for a corner in the centerline of said road at the most Northerly Northwest corner of said Pickens tract;
THENCE: North 89 Degrees 35' 48" East a distance of 1304.62 feet along the center of said public road to a point for a corner on the West line of North Lake Shore Drive, a 100 foot right-of-way;

Exhibit "A" Ord 93-11

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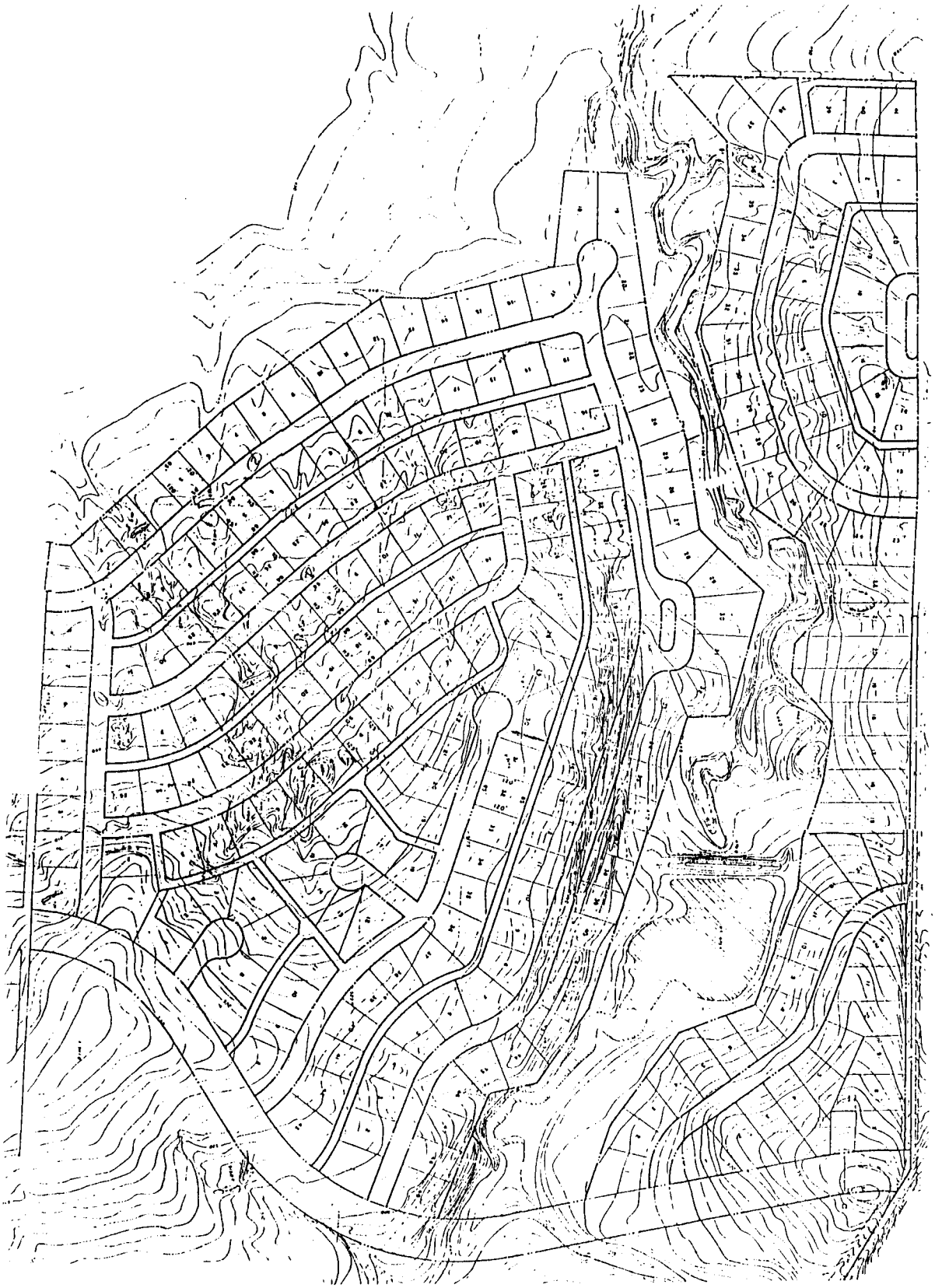
THENCE: Along the Westerly lines of said North Lake Shore Drive as follows: South 0 Degrees 37' 01" East a distance of 55.33 feet to the beginning of a curve to the left, having a central angle of 10 Degrees 15' 10", a radius of 850.00 feet, and a chord that bears South 5 Degrees 44' 36" East a distance of 151.90 feet; Along said curve an arc distance of 152.10 feet to a point for a corner; South 10 Degrees 52' 11" East a distance of 800.41 feet to the beginning of a curve to the right, having a central angle of 67 Degrees 17' 45", a radius of 581.01 feet, and a chord that bears South 22 Degrees 46' 41" West a distance of 643.86 feet; Along said curve an arc distance of 682.42 feet to a point for a corner; South 56 Degrees 25' 34" West a distance of 279.87 feet to the beginning of a curve to the left, having a central angle of 51 Degrees 36' 07", a radius of 550.00 feet, and a chord that bears South 30 Degrees 37' 30" West a distance of 478.77 feet; Along said curve an arc distance of 495.34 feet to a point for a corner; and South 4 Degrees 49' 27" West a distance of 21.19 feet to a point for a corner on the North line of the previously mentioned Northshore Phase 2B;
THENCE: Along the North lines of said addition as follows: North 89 Degrees 29' 00" West a distance of 722.07 feet to a point for a corner; North 85 Degree 10' 33" West a distance of 50.00 feet to a point for a corner; South 4 Degrees 49' 27" West a distance of 6.97 feet to a point for a corner; and North 85 Degrees 10' 33" West a distance of 120.00 feet to the Point of Beginning and containing 101.453 acres of land.



Ordinance No. 94-15

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PD-11", PLANNED DEVELOPMENT NO. 11 AND "SF-10" SINGLE FAMILY 10 DISTRICT CLASSIFICATION TO "PD-41" PLANNED DEVELOPMENT NO. 41; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning from "PD-11" Planned Development No. 11 and "SF-10" Single Family 10 to "PD-41" Planned Development No. 41 on the property described on Exhibit "A" has been requested by MAHR Development; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to grant a zoning change from "PD-11" Planned Development No. 11 and "SF-10" Single Family 10 to "PD-41" Planned Development District No. 41 on the property specifically described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That Planned Development District Number 41 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby provided that the granting of Planned Development District No. 41 to the above described tract of land is subject to the following special conditions:

A. The use of the property covered by Planned Development District No. 41 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any development of the property covered by Planned Development No. 41 shall be in

compliance with the preliminary plan attached hereto as Exhibit "B", and made a part hereof, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such preliminary plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

B. Development of Planned Development District No. 41 shall be regulated by the following requirements:

1. That the land uses; area requirements, including restrictions on garages on front entry lots and minimum masonry requirements; preliminary plan; and amenities as submitted or as amended herein are attached hereto and made a part hereof as Exhibit "C".

2. That the land use acreage as submitted be generally approved, and that the actual acreage for the 10,000 sq.ft. lots and the drainway/open space shall not be less than the acreage identified on the preliminary plan.

3. That the Developer shall dedicate 10 feet of ROW along N. Lakeshore and 5 feet of ROW along Alamo Road adjacent to the development in addition to the ROW necessary for construction of the roadway, in conjunction with the first phase of development. The Developer shall also submit for approval by the Commission and City Council a detailed screening/landscape plan for N. Lakeshore and Alamo Road in conformance with the application. The plan shall at a minimum contain screening walls/fences; sidewalks, which shall be curvilinear along N. Lakeshore; sprinkler systems to irrigate the parkway and other landscaping; and vertical landscaping to include trees and shrubs. A minimum of one large tree for every 50 feet of frontage, as defined by the City's landscape ordinance, shall be provided along N. Lakeshore. The detailed plan shall provide a phasing plan of improvements.

4. That the Developer shall provide a linear greenbelt along and generally in the configuration as shown on the preliminary plan. The greenbelt shall be cleared by the Developer as required by the City. Prior to the development of the first phase, the Developer shall submit for approval by the Commission and City Council a detailed plan for the greenbelt in conformance with the application. The plans, at a minimum, shall include a phasing plan of the improvements, location and design of the paved hiking path at a minimum width of 6 feet, cross sections of the drainway and adjacent parkway, design of any required drainage improvements including headwalls as required by the City, public streets allocated along both sides of the drainway, and overall dimensions of the greenbelt. At that time the City shall determine if said greenbelt shall be dedicated to the City or privately maintained.

5. The Developer may, if approved by the City, construct an amenity center

in conjunction with the development for the exclusive use residents of the district, in accordance with the preliminary plan. Any such facilities shall be proposed in conjunction with development of the first phase.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offense and each and every day such offense continues shall be deemed to constitute a separate offense.

SECTION 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed to the extent of that conflict.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 4th day of April, 1994.

APPROVED:

Alma K. Williams
Mayor

ATTEST:

Juanita Jones
City Secretary

1st reading 03-21-94

2nd reading 04-04-94

HILLCREST MEADOWS

"PD" PLANNED DEVELOPMENT DISTRICT NO.

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow, Jr., to R.S.Folsom by deed recorded in Volume 102, Page 403, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the intersection of the North line of Northshore Phase 2B, an addition to the City of Rockwall recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, with the Easterly line of North Lakeshore Drive, a 100 foot right-of-way;
THENCE: Along the Easterly lines of North Lakeshore Drive, all to 1/2" iron rods set for a corner, as follows:

North 4 degrees 49' 27" East a distance of 13.66 feet to the beginning of a curve to the right, having a central angle of 51 degrees 36' 07", a radius of 450.00 feet, and a chord that bears North 30 degrees 37' 30" East a distance of 391.72 feet;
Along said curve an arc distance of 405.28 feet to the end of said curve;
North 56 degrees 25' 34" East a distance of 279.87 feet to the beginning of a curve to the left having a central angle of 67 degrees 17' 45", a radius of 681.01 feet, and a chord that bears North 22 degrees 46' 41" East a distance of 754.68 feet;
Along said curve an arc distance of 799.87 feet to the end of said curve;
North 10 degrees 52' 11" West a distance of 800.41 feet to the beginning of a curve to the right having a central angle of 10 degrees 15' 10", a radius of 750.00 feet, and a chord that bears North 5 degrees 44' 36" West, a distance of 134.03 feet;
Along said curve an arc distance of 134.21 feet to the end of said curve; and
North 0 degrees 37' 01" West a distance of 30.46 feet to the center of a public road (Alamo Road);

THENCE: Along the center of said public road as follows: South 58 degrees 12' 46" East a distance of 266.02 feet to a 1/2" iron rod set for a corner; South 24 degrees 18' 28" East a distance of 129.52 feet to a 1/2" iron rod set for a corner; South 42 degrees 59' 16" East a distance of 88.95 feet to a 1/2" iron rod set for a corner; South 56 degrees 23' 18" East a distance

of 465.30 feet to a 1/2" iron rod set for a corner; and South 63 degrees 51' 31" East a distance of 383.27 feet to a 1/2" iron rod set for a corner at the Northeast corner of said Pickens tract;
THENCE: South 1 degree 08' 58" East a distance of 25.74 feet to a 1/2" iron rod set for a corner in a fence line on the Southerly line of said road and at the Northwest corner of said Dickerson tract;
THENCE: Along said Southerly line and generally with said fence line all to 1/2" iron rods set for corners as follows: South 65 degrees 56' 58" East a distance of 403.91 feet; South 81 degrees 00' 39" East a distance of 206.91 feet; North 88 degrees 14' 11" East a distance of 1150.00 feet; North 89 degrees 28' 09" East a distance of 965.12 feet; and South 63 degrees 42' 26" East a distance of 247.93 feet to a 1/2' iron rod set for a corner at the Northeast corner of said Barrow tract and said Tract 1;
THENCE: South 24 degrees 08' 47" West a distance of 194.61 feet with the East line of said Barrow tract and said Tract 1 to a 1/2" iron rod set for a corner at a fence post;
THENCE" South 8 degrees 54' 33" East a distance of 84.59 feet with an old fence line to a 1/2" iron rod set for a corner on the North line of Northshore Phase Three, an addition to the City of Rockwall, recorded in Slide A. Page 337;
THENCE: North 89 degrees 10' 45" East a distance of 305.83 feet to the Northeast corner of said addition:
THENCE: South 01 degree 10' 53" West a distance of 522.77 feet with the East line of said Addition to a point for a corner;
THENCE: South 00 degrees 12' 21" East a distance of 209.37 feet to the most Northerly Southeast corner of said Addition;
THENCE: South 89 degrees 26' 01 West a distance of 252.98 feet to an "ell" corner of said Addition;
THENCE: South 00 degrees 58' 56" West a distance of 232.75 feet to the Southerly Southeast corner of said Addition and the most Easterly Northeast corner Northshore Phase One, recorded in Slide A, Page 181, Plat Records. Rockwall County, Texas;
THENCE: With the North lines of said Northshore Phase One and the South lines of said Northshore Phase Three as follows:

South 89 degrees 43' 56" West a distance of 190.05 feet to a point for a corner;
South 00 degrees 58' 56" West a distance of 3.55 feet to a point for a corner;
South 89 degrees 43' 56" West passing at 318.51 feet the Southwest corner of said Phase Three and continuing a total distance of 1595.56 feet to the most Northerly Northwest corner of said Phase One;

THENCE: North 0 degrees 16' 04" West a distance of 300.00 feet to a 1/2" iron rod found for a corner;
THENCE: South 89 degrees 43' 56" West a distance of 127.37 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24 degrees 00' 00", a radius of 650.00 feet, and a chord that bears South 77 degrees 43' 56" West a distance of 270.29

feet;
THENCE: Along said curve an arc distance of 272.27 feet to a 1/2" iron rod found for a corner;
THENCE: South 65 degrees 43' 56" West a distance of 285.56 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the right having a central angle of 14 degrees 28' 26", a radius of 350.00 feet, and a chord that bears South 72 degrees 58' 09" West a distance of 88.18 feet;
THENCE: Along said curve an arc distance of 88.42 feet to a 1/2" iron rod found for a corner;
THENCE: South 9 degrees 47' 38" East passing at 297.25 feet the Northwest corner of Rockwall School Addition No. 2, an addition to the City of Rockwall and continuing a total distance of 315.00 feet to a 1/2" Iron rod found for a corner;
THENCE: South 0 degrees 44' 21' East a distance of 134.43 feet along the West line of said addition to a 1/2" iron rod set for a corner at the Northeast corner of that tract of land conveyed to N.L. Lofland by deed recorded in Volume 29, Page 462, Deed Records, Rockwall County, Texas;
THENCE: North 89 degrees 36' 50" West a distance of 377.53 feet generally along a fence and the North line of said Lofland tract to a 1/2" iron rod set for a corner;
THENCE: South 89 degrees 28' 21" West a distance of 307.93 feet continuing along said fence to a 1/2" iron rod found for a corner at a fence corner post;
THENCE: North 0 degrees 30' 20" East a distance of 127.33 feet to a fence corner post for a corner;
THENCE: North 89 degrees 36' 49" West a distance of 316.64 feet with said fence line to a 1/2" iron rod set for a corner in said fence line;
THENCE: North 89 degrees 29' 00" West a distance of 544.40 feet to a 1/2" iron rod found for a corner at the most Northerly Southeast corner of the previously mentioned Northshore Phase 2B;
THENCE: Along the East and then the North lines of said addition as follows: North 0 degrees 31' 00" East a distance of 190.00 feet to a 1/2" iron rod set for a corner; North 89 degrees 29' 00" West a distance of 5.01 feet to a 1/2' iron rod found for a corner; North 0 degrees 31' 00" East a distance of 140.00 feet to a 1/2" iron rod set for a corner at the most Northerly Northeast corner of said addition: North 89 degrees 29' 00" West a distance of ~~1323.03~~ 500.68 feet to the Point of Beginning and containing 145.744 acres of land.

REASONS FOR REQUEST

The purpose of the request is to permit the development of single family homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use and enjoyment of the residents within the subdivision. Other improvements will include greenbelts for the use and enjoyment of the general public and landscaping along North Lakeshore Drive and Alamo Road.

PROPOSED PLANNED DEVELOPMENT DISTRICT FOR RESIDENTIAL USES

1. In conjunction with development of the District, Developer may construct an amenity center for the exclusive use and enjoyment of the residents of the district. The location and facilities included in such amenity center shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. The cost of operating and maintaining the amenity center shall be the responsibility of the Developer and/or Homeowners Association formed by the Developer.

2. Exterior wall construction within the Planned Development district shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.

3. Developer shall dedicate to the City of Rockwall (subject to approval of the City) a linear greenbelt as indicated on the conceptual plan made a part of this ordinance. The details of the greenbelt shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. Developer shall construct a public street along both sides of the greenbelt and shall install for public use a paved hiking path between one of said streets and the creek. Developer shall clear the dedicated area of underbrush and debris at the time of development of the adjoining sections of the proposed subdivision.

4. Developer shall dedicate a minimum of 10 feet of additional right-of-way along North Lakeshore Drive for the purpose of constructing screening walls, landscaping, sprinkler systems (including coverage of the street parkway) and other improvements.

5. On those lots not accessible to a paved alley, garage doors shall be oriented so as not to face a public street.

HAROLD L. EVANS *Consulting Engineer*
2331 GUS THOMASSON ROAD, SUITE 102
P.O. BOX 28355 214-328-8133
DALLAS, TEXAS 75228 FAX 214-270-8847

HILLCREST MEADOWS
Zoning Application

Total Area of the Site		145.7 Acres
Area One - 10,000 S. F. Lots	Approximately 115 units	46.1 Acres
Area Two - 8,400 S. F. Lots	Approximately 216 units	72.0 Acres
Area Four - 10,000 S. F. Lots	Approximately 55 units	19.6 Acres
Assuming no alleys		
	386	137.7 Acres
Park/Greenbelt		8.0 Acres
		145.7 Acres

The plan as submitted indicates the following percentages:

10,000 S. F. Lots	48% by land area	44% of total units
8,400 S. F. Lots	52% by land area	56% of total units

HILLCREST MEADOWS

PD _____

AREA REQUIREMENTS - AREA ONE

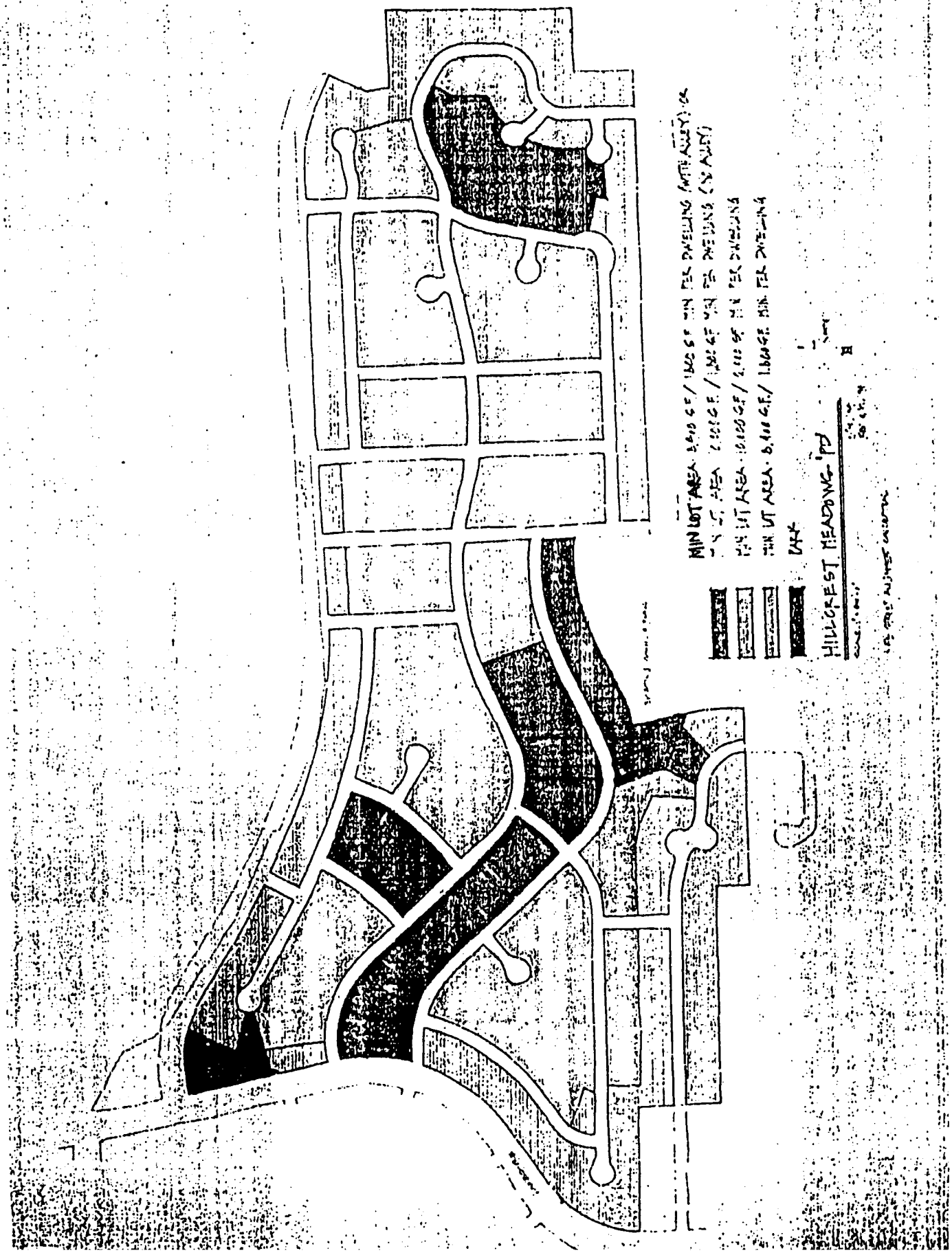
1. Minimum Lot Area -	10,000 square feet
2. Max. number of single family dwellings per lot -	1
3. Minimum square footage per dwelling unit -	2,000 square feet
4. Minimum lot width -	70 feet at the front building line
5. Minimum lot depth -	100 feet
6. Minimum depth of front set back -	25 feet
7. Minimum depth of rear set back -	10 feet
8. Minimum width of side set back -	
a) Internal lot -	6 feet
b) Sideyard set back (abutting street) -	15 feet
c) Sideyard set back (abutting an arterial) -	20 feet
9. Minimum distance between separate buildings on the same lot -	10 feet
10. Maximum building area (as a percentage of lot area) -	35%
11. Maximum height of structures -	36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) -	2

HILLCREST MEADOWS

PD _____

AREA REQUIREMENTS - AREA TWO

1. Minimum Lot Area -	8,400 square feet
2. Max. number of single family dwellings per lot -	1
3. Minimum square footage per dwelling unit -	1,800 square feet
4. Minimum lot width -	65 feet at the front building line
5. Minimum lot depth -	100 feet
6. Minimum depth of front set back -	25 feet
7. Minimum depth of rear set back -	10 feet
8. Minimum width of side set back -	
a) Internal lot -	6 feet
b) Sideyard set back (abutting street) -	15 feet
c) Sideyard set back (abutting an arterial) -	20 feet
9. Minimum distance between separate buildings on the same lot -	10 feet
10. Maximum building area (as a percentage of lot area) -	35%
11. Maximum height of structures -	36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) -	2

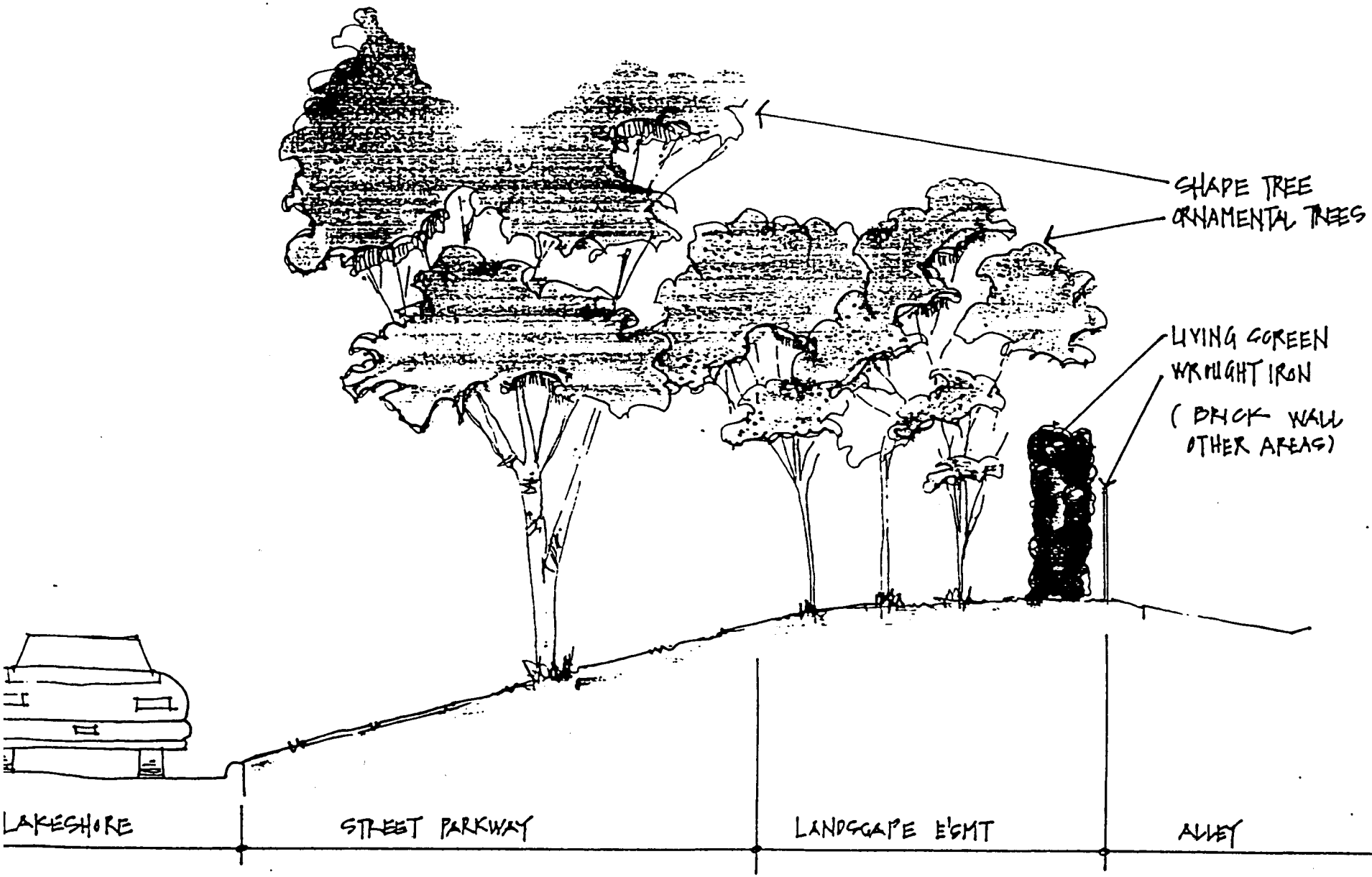

HILLCREST MEADOWS

HILLCREST MEADOWS

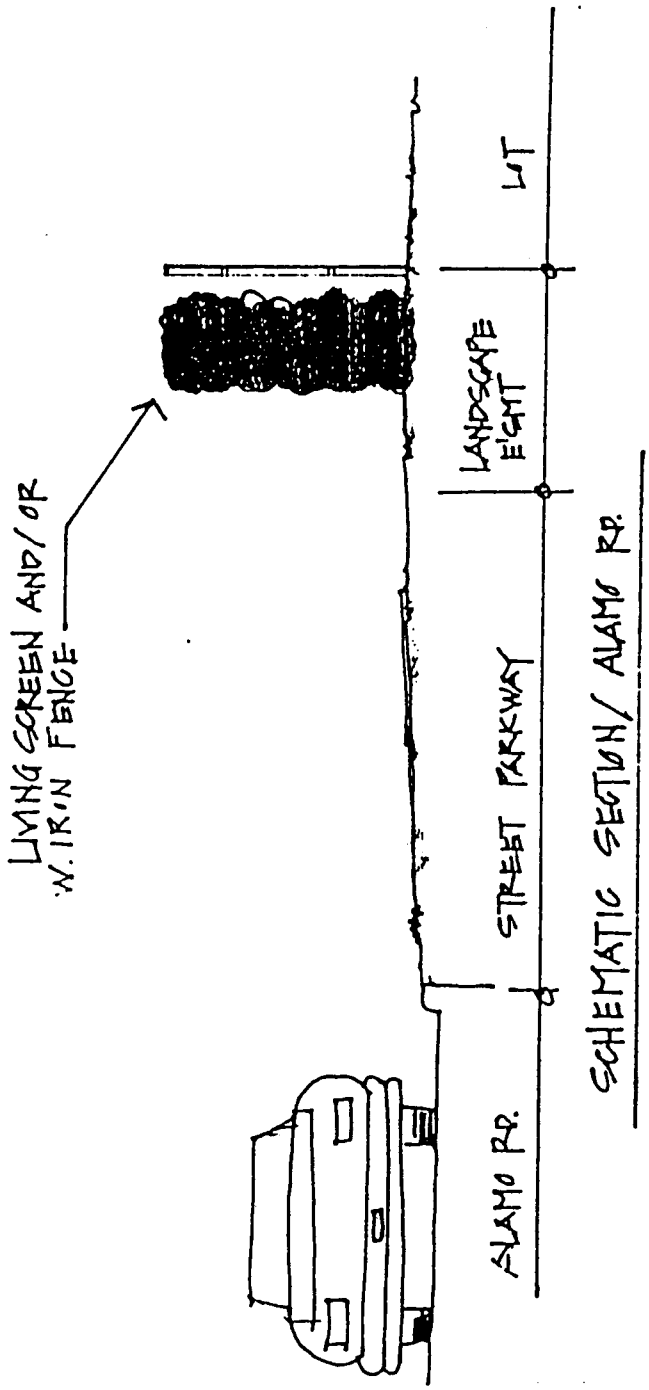
PD _____

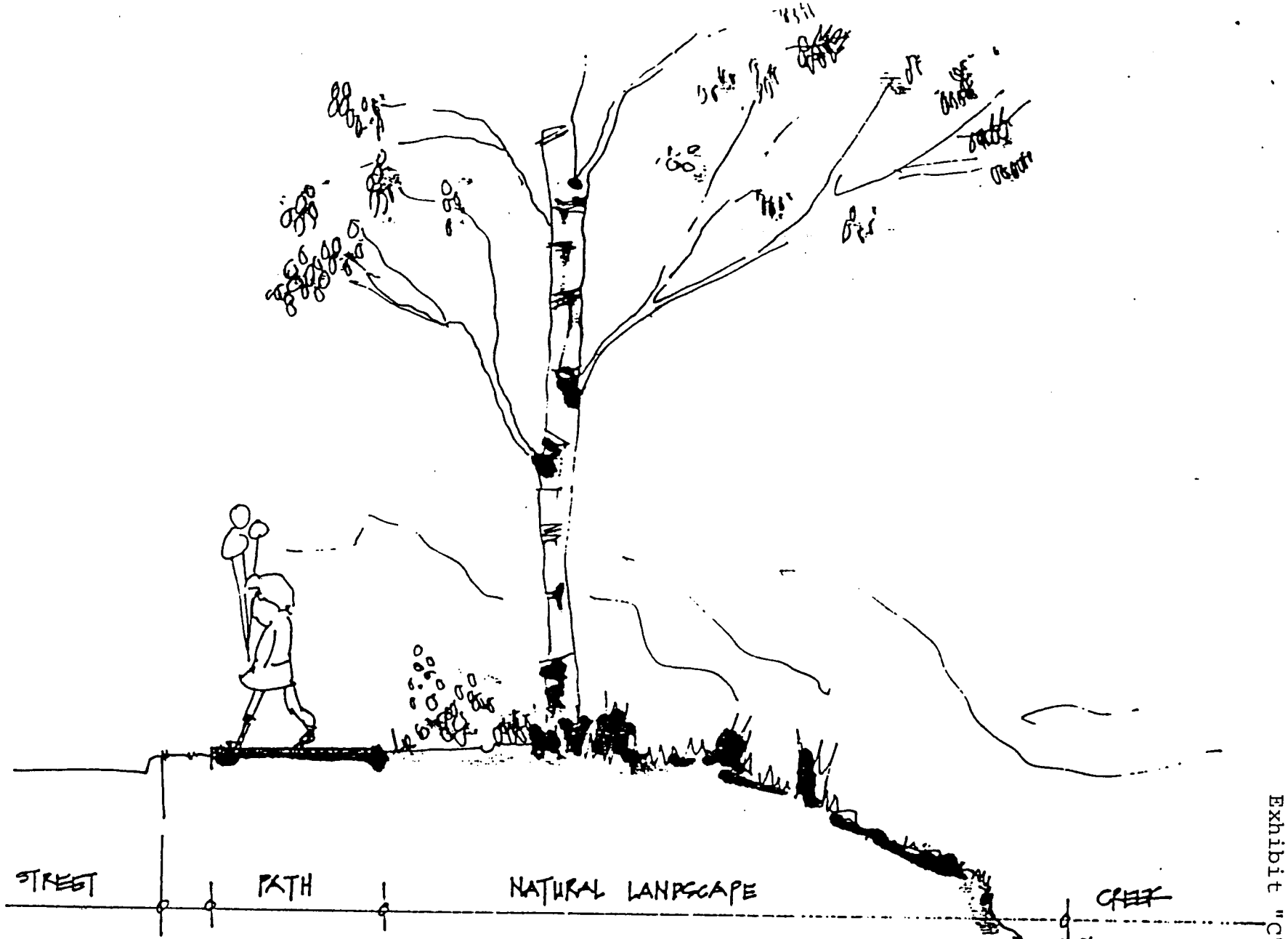
AREA REQUIREMENTS - AREA FOUR

1. Minimum Lot Area -	10,000 square feet (w/o alleys) 8,400 square feet (with alleys)
2. Max. number of single family dwellings per lot -	1
3. Minimum square footage per dwelling unit -	1,800 square feet
4. Minimum lot width -	70 feet at the front building line
5. Minimum lot depth -	100 feet
6. Minimum depth of front set back -	25 feet
7. Minimum depth of rear set back -	10 feet
8. Minimum width of side set back -	
a) Internal lot -	6 feet
b) Sideyard set back (abutting street) -	15 feet
c) Sideyard set back (abutting an arterial) -	20 feet
9. Minimum distance between separate buildings on the same lot -	10 feet
10. Maximum building area (as a percentage of lot area) -	35%
11. Maximum height of structures -	36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) -	2



SCHEMATIC SECTION / LAKE SHORE


LIVING SCREEN AND/OR
W. IRON FENCE
LOT
LANDSCAPE
EASMT
STREET PARKWAY
ALAMO RD.
SCHEMATIC SECTION/ ALAMO RD.



SCHEMATIC SECTION / PARK

ORDINANCE NO. 94-28

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 93-11 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-11, PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, MAHR Development has requested approval of an amendment to PD-11 to amend certain area requirements, and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Ordinance 93-11 of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance and Ordinance No. 93-11 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending Section 2.B. to add the following subsection:

"8. The minimum depth of front setbacks shall be as follows:

1 story structure - 20 feet
2 story structure - 25 feet"

Section 2. All development of property covered by Planned Development District No. 11 shall be in accordance with the provisions of this ordinance, and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this the 6th day of September, 1994.

APPROVED:

Alma K. Williams
Mayor

ATTEST:

Stacy R Robbins
City Secretary

1st reading: 08-15-94
2nd reading: 09-06-94

ORDINANCE NO. 01-08

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE 93-11 AS HERETOFORE AMENDED SO AS TO APPROVE ZONING AND AMEND THE PRELIMINARY PLAN FOR PD-11 - PLANNED DEVELOPMENT NO. 11 ATTACHING THE AMENDING PRELIMINARY PLAN DESCRIBED AS EXHIBIT A, ON PROPERTY DESCRIBED HEREIN; AND SHALL INCLUDE A CHANGE IN ZONING FROM SF-10, SINGLE-FAMILY RESIDENTAIL DISTRICT TO PD-11 - PLANNED DEVELOPMENT NO.11 FOR A 4.0715 ACRE TRACT OF LAND IN THE NATHAN BUTLER SURVEY, ABSTRACT NO. 21, ROCKWALL COUNTY, TEXAS HEREIN DESCRIBED AS TRACT 1 AND A CHANGE IN ZONING FROM A, AGRICULTURAL DISTRICT TO PD-11 - PLANNED DEVELOPMENT NO.11 FOR A 5.101 ACRE TRACT OF LAND IN THE ARCHIBALD HANNA SURVEY ABSTRACT NO. 98, ROCKWALL COUNTY, TEXAS HEREIN DESCRIBED AS TRACT 2; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the Preliminary Plan for PD-11 with special conditions, as described in Exhibit "A" and shall include a change in zoning from "SF-10", Single-Family Residential District to PD-11, Planned Development No. 11 for a 4.0715 acre tract of land in the Nathan Butler Survey, Abstract No. 21, Rockwall County, Texas herein described as Tract 1 and a change in zoning from "A", Agricultural District to PD-11, Planned Development No. 11 for a 5.101 acre tract of land in the Archibald Hanna Survey Abstract No. 98, Rockwall County, Texas herein described as Tract 2; has been submitted by Joey Howell on behalf of Arkoma Realty Ltd.; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the

exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by the approval of the amended Preliminary Plan for PD-11 with special conditions for the area identified in Exhibit "A" and shall include a change in zoning from "SF-10, Single-Family Residential District to PD-11, Planned Development No. 11 for a 4.0715 acre tract of land in the Nathan Butler Survey, Abstract No. 21, Rockwall County, Texas herein described as Tract 1 and a change in zoning from "A", Agricultural District to PD-11, Planned Development No. 11 for a 5.101 acre tract of land in the Archibald Hanna Survey Abstract No. 98, Rockwall County, Texas herein described as Tract 2. That said Preliminary Plans are attached hereto and made a part hereof for all purposes.

Section 2. That the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval of this amended preliminary Plan for PD-11 shall affect only the property described in the attached Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

Section 3. That development in the area within Exhibit "A" shall be limited to uses and requirements listed in the "SF-10", Single-Family Residential District of the Comprehensive Zoning Ordinance and subject to site plan approval by the Planning and Zoning Commission and City Council with the following additional conditions:

A. Average of more than 10,600 square feet per lot.

B. Maximum of 117 lots, with at least 83 lots with minimum lot areas of 10,000 square feet and the rest with minimum lot areas of 8,400 square feet.

C. The minimum square footage per dwelling unit will be 2,000 square feet.

D. Minimum of a 2 car garage will be provided for each dwelling unit.

E. The exterior of the dwellings will be a minimum of 75% masonry.

F. Roof pitch of 6/12 or higher.

G. Rear or side entry garages only.

H. The screening walls (fences) along N. Lakeshore Drive will be wrought iron

with stone or masonry columns and the entry sign will be stone or masonry.

I. Cul-de-sac, corner and irregular shaped lots can be used to meet the lot area minimum square footage requirements.

J. Access to park provided via walkway at approximately the location shown on revised concept plan just to the west of pond, with bridge provided over gully into park.

K. Access to take line provided via walkway at approximately the location shown on revised concept plan at point of drainage easement.

L. If requested by the City, the developer will build up to an eight car parking area in the adjacent park, either off of North Lakeshore Drive or to the south of the southern subdivision street leading into the subdivision from North Lakeshore Drive.

M. Anti-monotony restriction in deed restrictions which does not allow the same elevation any closer than 5 houses apart on the same side of street or closer than 200 feet if across the street or around a corner. An architectural review committee will review and control this requirement, with committee and review procedures being established in the deed restrictions. The deed restrictions will be provided for the City's review with the final plat and will be filed prior to the filing of the final plat.

N. The developer agrees to make a contribution of $25,000 for park equipment or other park improvements, rather than the approximate $8,000 required under the current park fee formula. This money is in addition to the park bridge and park parking that the developer has agreed to provide.

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other

section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 7. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 19 day of March, 2001.

Scott L. Self

Scott Self, Mayor

ATTEST

Belinda Page

Belinda Page, City Secretary

CITY OF ROCKWALL TEXAS SEAL

1st Reading 3/5/01

2nd Reading 3/19/01

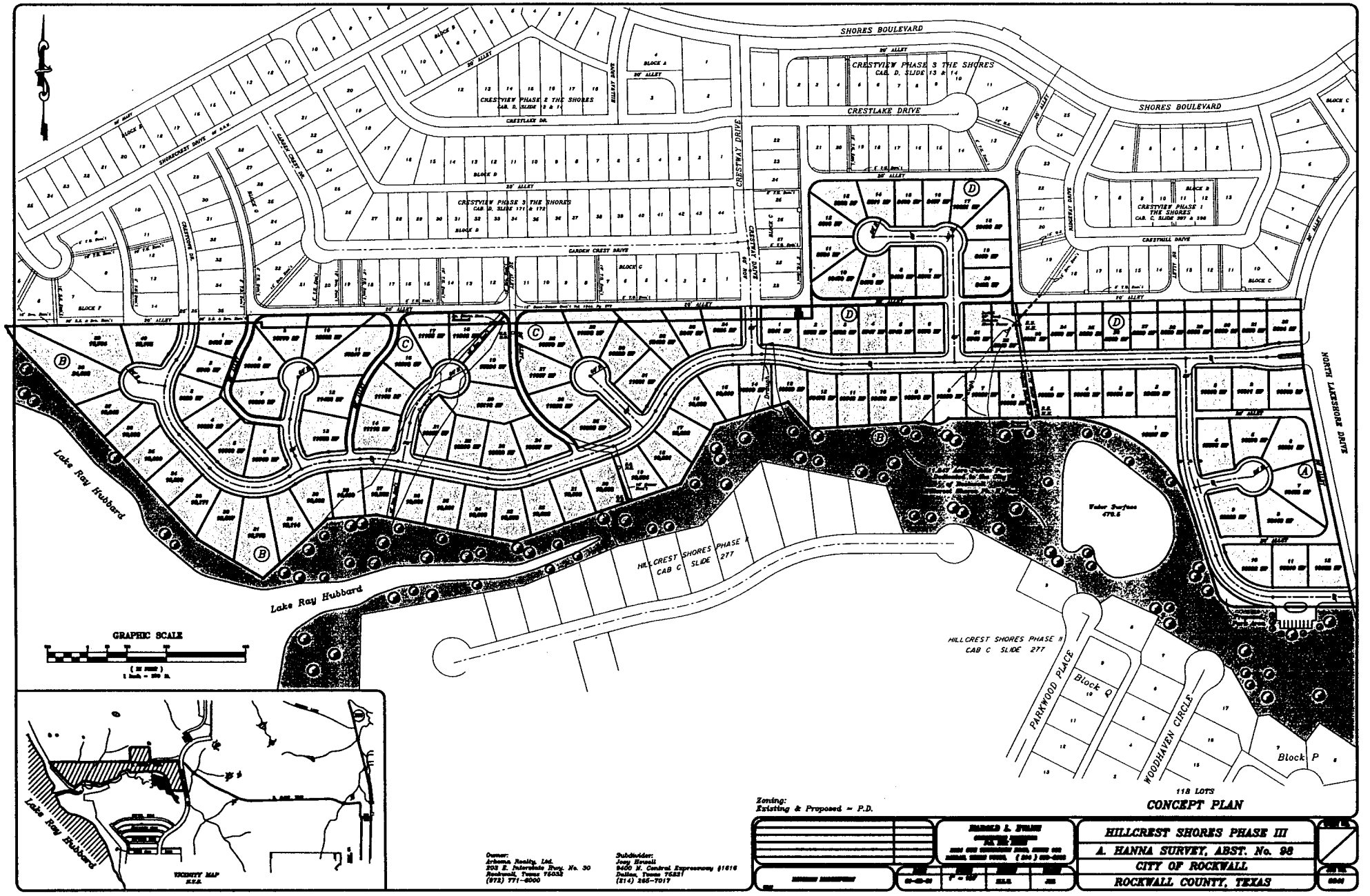

SHORES BOULEVARD
CRESTVIEW PHASE 3 THE SHORES
CAB. D, SLIDE 13 & 14
CRESTLAKE DRIVE
CRESTVIEW PHASE 2 THE SHORES
CAB. D, SLIDE 11 & 12
CRESTVIEW PHASE 1 THE SHORES
CAB. C, SLIDE 397 & 398
CRESTWAY DRIVE
GARDEN CREST DRIVE
CRESTHILL DRIVE
SHORECREST DRIVE
NORTH LAKESHORE DRIVE
Lake Ray Hubbard
HILLCREST SHORES PHASE I
CAB C SLIDE 277
HILLCREST SHORES PHASE II
CAB C SLIDE 277
PARKWOOD PLACE
WOODHAVEN CIRCLE
Block Q
Block P
Water Surface
478.5
GRAPHIC SCALE
VICINITY MAP
N.T.S.
Zoning:
Existing & Proposed = P.D.
118 LOTS
CONCEPT PLAN
Owner:
Arkema Realty, Ltd.
203 E. Interstate Hwy. No. 30
Rockwall, Texas 75032
(972) 771-5000
Subdivider:
Joey Herrell
8400 N. Central Expressway #1616
Dallas, Texas 75221
(214) 265-7017
HILLCREST SHORES PHASE III
A. HANNA SURVEY, ABST. No. 98
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

EXHIBIT "A"

Description

Exhibit A (including Tract 2)

BEING 31.8939 acres of land located in the Archibald Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, being a portion of a 101.453 acre tract of land described in deed to Hillcrest Shores, Ltd., recorded in Volume 829, Page 237, Deed Records, Rockwall County, Texas and being all of a tract of land described in deed to William D. Lynch, recorded in Volume 391, Page 77, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½ inch iron rod set at the northeast corner of an 11.847 acre Public Park to the City of Rockwall in Hillcrest Shores Phase II, an addition in the City of Rockwall, Texas in Cabinet C, Slide 277, Map Records, Rockwall County, Texas, and being in the west R.O.W. line of North Lake Shore Drive (a 100' R.O.W.);

THENCE, West, along the north line of said Public Park, a distance of 295.30 feet to a ½ inch iron rod found at the beginning of a curve to the right, having a central angle of 73° 14' 11", a radius of 50.00 feet and chord bearing and distance of N 53° 22' 55" W, 59.65 feet;

THENCE, Northwesterly, along said curve to the right and the easterly line of said Public Park, an arc distance 63.91 feet to a ½ inch iron rod found at the end of said curve;

THENCE, N 16° 45' 49" W, a distance of 208.25 feet to a ½ inch iron rod found at the beginning of a curve to the left, having a central angle of 73° 45' 00", a radius of 350.00 feet and a chord bearing and distance of N 53° 38' 20" W, 420.05 feet;

THENCE, Northwesterly, along said curve to the left and the north line of said Public Park, a distance of 450.52 feet to a ½ inch iron rod found at the end of said curve;

THENCE, S 89° 29' 10" W, a distance of 277.42 feet to a ½ inch iron rod found at the beginning of a non-tangent curve to the right, having a central angle of 73° 05' 48", a radius of 50.00 feet and a chord bearing and distance of S 81° 46' 00" W, 59.55 feet;

THENCE, Southwesterly, along said curve to the right and the north line of said Public Park, an arc distance of 63.78 feet to a ½ inch iron rod found at the end of said curve;

THENCE, S 86° 36' 47" W, along the north line of said Public Park, a distance of 287.54 feet to a ½ inch iron rod set;

THENCE, N 41° 23' 13" W, along the north line of said Public Park, a distance of 90.00 feet to a ½ inch iron rod set;

THENCE, S 73° 06' 47" W, along the north line of said Public Park, a distance of 195.00 feet to a ½ inch iron rod set;

THENCE, S 29° 36' 47" W, along the north line of said Public Park, a distance of 175.00 feet to a ½ inch iron rod set;

THENCE, S 71° 06' 47" W, a distance of 210.00 feet to a found monument, being a corner of said 101.453 acre tract, lying on the east City of Dallas Take Line for Lake Ray Hubbard;

THENCE, along the east City of Dallas Take Line for Lake Ray Hubbard and south boundary line of said 101.453 acre tract, the following four (4) calls:

(1) S 70° 33' 25" W, a distance of 235.33 feet to a ½ inch iron rod found;

(2) N 78° 53' 31" W, a distance of 353.74 feet to a found monument;

(3) S 85° 17' 29" W, a distance of 125.97 feet to a found monument;

(4) S 47° 09' 49" W, a distance of 221.45 feet to a found monument, being the most northerly southwest corner of said 101.453 acre tract and the southeast corner of said William D. Lynch tract;

THENCE, N 58° 42' 20" W, along the east City of Dallas Take Line for Lake Ray Hubbard and northeast line of said William D. Lynch tract, a distance of 191.20 feet to a monument found;

THENCE, N 42° O4' 39" W, along the east City of Dallas Take Line for Lake Ray Hubbard and the northeast line of said William D. Lynch tract, a distance of 683.04 feet to a monument found;

THENCE, N 26° 37' 57" W, 17.98 feet to a ½ inch iron rod set, said point being the southeast corner of Lot 5 and the southwest corner of Lot 6 in Block F of Crestview Addtion Phase 3;

THENCE, N 89° 11' 29" E, 643.51 feet (called S 89° 10' 27" W, 643.51 feet by plat of Crestview Phase 3, Cabinet D, Slide 171/172) along the south line of Crestview Addition Phase 3 to a ½ inch iron rod set;

THENCE, S 01° 08' 08" E, 13.71 feet (called N 01° 09' 07" W, 13.71 feet by plat of Crestview Phase 3, Cabinet D, Slide 171/172) along the south line of Crestview Addtion Phase 3 to a ½ inch iron rod set;

THENCE, N 89° 03' 01" E, 2,624.51 feet, along the south line of Crestview Addition Phase 3 (Cabinet D, Slide 171/172), a called 1.341 acre tract to Bessie Anne Campbell (Volume 504, Page 50) and Crestview Addtion Phase I (Cabinet C, Slide 399/400) to a ½

inch iron rod set at the northeast corner of said 101.453 acre tract, lying in the west R.O.W. line of North Lake Shore Drive as shown by the plat recorded in Slide A, Page 327, Plat Records, Rockwall County, Texas;

THENCE, along the west R.O.W. line of said North Lake Shore Drive and the east boundary line of said 101.453 acre tract, the following three (3) calls:

(1) S 01° 09' 48" E, 55.33 feet to a ½ inch iron rod set at the beginning of a curve to the left, having a central angle of 10° 15' 10", a radius of 850.00 feet and a chord bearing and distance of S 06° 17' 23" E, 151.90 feet;

(2) Southeasterly, along said curve to the left, an arc distance of 152.10 feet to a ½ inch iron rod set at the end of said curve;

(3) S 11° 24' 56" E, a distance of 565.54 feet to the Place of Beginning and containing 31.8939 acres of land.

Description

Tract 1

BEING a 4.0715 acre tract of land situated in the Nathan Butler Survey, Abstract No. 21, Rockwall County, Texas and being part of a 4.00 acre tract conveyed to Charles Smith recorded in Volume N, Page 253, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½ inch iron rod set for the southwest corner of Crestview Phase 1 - The Shores, and addition to the City of Rockwall recorded in Cabinet C, Slide 397 & 398, Plat Records, Rockwall County, Texas, said point being in North Alamo Road, a variable width prescribed right-of-way;

THENCE South 89° 02' 15" West along said Alamo Road, a distance of 508.31' to a ½ inch iron rod set for the southeast corner of Crestview Phase 3 – The Shores, and addition to the City of Rockwall recorded in Cabinet D, Slide 171 & 173, Plat Records, Rockwall County, Texas;

THENCE North 01° 28' 25" West leaving said Alamo Road and along the east line of said Crestview Phase 3, a distance of 317.19' to a found aluminum cap stamped "NDM" for the beginning of a curve to the right having a central angle of 91° 02' 18", a radius of 35.00' and chord that bears North 44° 02'44" East a distance of 49.94';

THENCE along said curve an arc distance of 55.61' to a found aluminum cap stamped "NDM" for a corner on the south line of a 20' wide alley right-of-way, said point being on the south line of Crestview Phase 2 – The Shores, an addition to the City of Rockwall recorded in Cabinet D, Slide 13 & 14 of the Plat Records of Rockwall County, Texas;

THENCE North 89°33'53" East along the south line of said alley right-of-way, a distance of 434.22' to a found aluminum cap stamped "NDM" for the beginning of a curve to the right having a central angle of 88°12'24", a radius of 35.00' and a chord that bears South 46°19'55" East a distance of 48.72';

THENCE along said curve an arc distance of 53.88' to a found aluminum cap stamped "NDM" for a corner, said point being on the west line of a 20' wide alley right-of-way being the west line of Crestview Phase 1 – The Shores, an addition to the City of Rockwall recorded in Cabinet C, Slide 397 & 398 of the Plat Records of Rockwall County, Texas;

THENCE South 02°13'43" East a distance of 314.34' to the POINT OF BEGINNING and containing 176,835 square feet or 4.0696 acres of land.

Description

Tract 2

BEING a tract of land out of the Archibald Hanna Survey Abstract No. 98, Rockwall County, Texas, and being part of a called 165 acre tract of land in the name of J.S. and Roy R. Smith as recorded in Volume 27, Page 427, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for corner in a Public Road, said point being in the north line of said Archibald Hanna Survey Abstract No. 98 and also being the northeast corner of said J.S. and Roy R. Smith 165 acre tract;

THENCE South 00 degrees 04 minutes East along the east line of said Smith Tract, a distance of 634.0 feet to a bronze marker set in concrete stamped with a Designation Number C11-C38-C1 for a corner;

THENCE North 58 degrees 19 minutes West, a distance of 191.2 feet to a bronze marker set in concrete for an angle point;

THENCE North 41 degrees 50 minutes 36 seconds West a distance of 683.13 feet to a bronze marker set in concrete for an angle point;

THENCE North 28 degrees 43 minutes West, a distance of 28.5 feet to an iron rod found for a corner in said Public Road;

THENCE South 89 degrees 58 minutes 12 seconds East, a distance of 631.37 feet to the Place of Beginning and containing 222,220.851 square feet or 5.101 acres gross-less 18,690.228 square feet in Public Road and right-of-way Easement leaving 4.672 acres net.

CITY OF ROCKWALL

ORDINANCE NO. 04-37

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE NO. 01-08, AS HERETOFORE AMENDED, SO AS TO AMEND "PD-11" PLANNED DEVELOPMENT DISTRICT NO. 11 TO REQUIRE A MINIMUM FRONT YARD SETBACK OF TWENTY (20) FEET ON AN APPROXIMATE 37.423-ACRE TRACT OF LAND KNOWN AS HILLCREST SHORES PHASE 3 AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A DEVELOPMENT PLAN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE AND EVERY DAY THE OFFENSE CONTINUES SHALL BE DEEMED A SEPARATE OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Joey Howell of Rockwall Shores, Ltd., for an amendment to PD-11, Planned Development District No. 11 for an approximate 37.423-acre tract known as Hillcrest Shores Phase 3 and more specifically described in Exhibit "A" attached hereto and made a part hereof for all purposes; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 01-08 of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended so as to require a minimum front yard setback of twenty (20) feet on the property more specifically described in Exhibit "A" attached hereto.

Section 2. That the portion of Planned Development District No. 11 as described above shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 01-08 of the City of Rockwall, as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

Section 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of Two Thousand

Dollars ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 5. This ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this ordinance.

Section 6. That this ordinance shall take effect immediately from and after its passage and approval, and it is so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 7th day of June, 2004.

Ken Jones, Mayor

ATTEST:

Dorothy Brooks, City Secretary

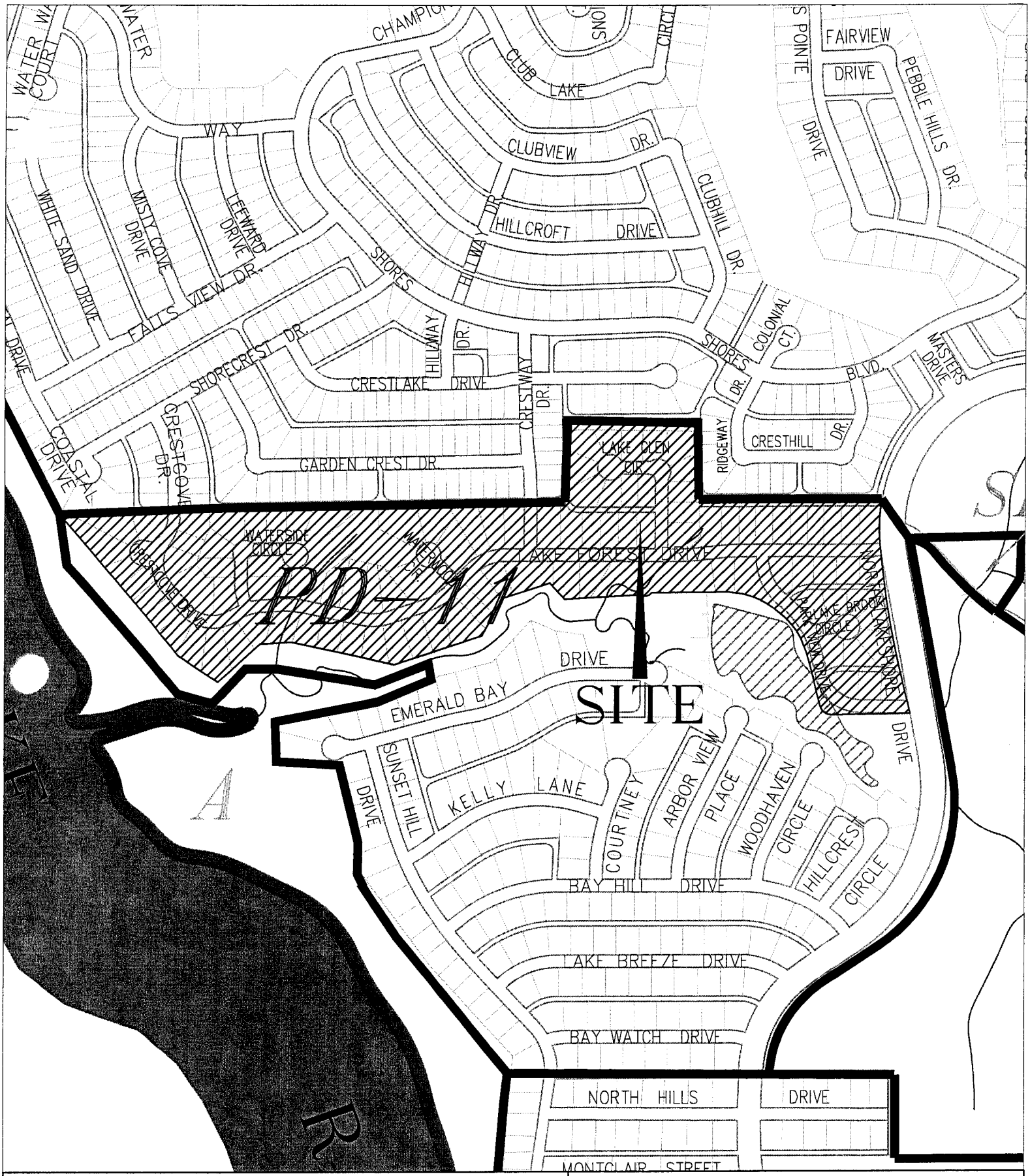
APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: May 17, 2004

2nd Reading: June 7, 2004

CITY OF ROCKWALL TEXAS
SEAL



Z2004-020

20-ft Front Yard Setback

PD-11 Amendment (Hillcrest Shores 3)

N

1" = 500'

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 11 (PD-11) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 118.53-ACRE TRACT OF LAND SITUATED WITHIN THE A. HANNA SURVEY, ABSTRACT NO. 98, AND THE N. BUTLER SURVEY, ABSTRACT NO. 21, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has initiated an amendment to the Planned Development District 11 (PD-11) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 73-52, 80-13, 93-11, 94-28, 01-08, & 04-37*]; and,

WHEREAS, Planned Development District 11 (PD-11) is a 118.53-acre tract of land situated within the A. Hanna Survey, Abstract No. 98, and the N. Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 11 (PD-11) [*Ordinance No.'s 73-52, 80-13, 93-11, 94-28, 01-08, & 04-37*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 73-52, 80-13, 93-11, 94-28, 01-08, & 04-37*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated

DRAFT 06.24.2025

herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (*$2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: July 21, 2025

2nd Reading: August 4, 2025

DRAFT ORDINANCE 06.24.2025

Exhibit 'A':
Legal Description

BEING 118.53 acres of land situated in Abstract 98, A. Hanna and Abstract 21, N. Butler Surveys in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Southeast corner of Lot 16, Block M, Hillcrest Shores Addition, RCAD # 44180, and the West Right of Way line of North Lakeshore Drive *(NAD83 Texas State Plane GPS Coordinate (Grid): E2,588,906.727, N7,030,070.403 Feet);*

1 **THENCE** North 88°-56'-18" West, along the Southern boundary line of the Hillcrest Shore Addition, a distance of 724.279 feet to a point;
2 **THENCE** North 83°-45'-12" West, continuing along said boundary line, a distance of 49.405 feet to a point;
3 **THENCE** South 02°-36'-24" West, a distance of 5.253 feet to a point;
4 **THENCE** North 86°-25'-49" West, a distance of 121.1 feet for a corner;
5 **THENCE** North 05°-32'-43" East, along the City of Dallas Lake Ray Hubbard Takeline, a distance of 60.502 feet for a corner;
6 **THENCE** North 42°-07'-32" West, continuing along said Takeline, a distance of 503.224 feet to a point;
7 **THENCE** North 34°-38'-28" West, a distance of 119.083 feet to a point;
8 **THENCE** North 36°-04'-27" West, a distance of 359.701 feet to a point;
9 **THENCE** North 01°-58'-02" East, a distance of 106.557 feet to a point;
10 **THENCE** North 14°-10'-52" West, a distance of 326.452 feet to a point;
11 **THENCE** North 84°-56'-38" West, a distance of 238.245 feet to a point;
12 **THENCE** North 02°-26-00" East, a distance of 153.538 feet to a point;
13 **THENCE** North 81°-55'-48" East, a distance of 200.961 feet to a point;
14 **THENCE** North 80°-31'-26" East, a distance of 216.91 feet to a point;
15 **THENCE** North 68°-22'-45" East, a distance of 260.441 feet to a point;
16 **THENCE** North 23°-23'-19" West, a distance of 96.295 feet to a point;
17 **THENCE** South 71°-49'-15" West, a distance of 229.31 feet to a point;
18 **THENCE** North 77°-23'-38" West, a distance of 356.781 feet to a point;
19 **THENCE** South 86°-51'-07" West, a distance of 125.365 feet to a point;
20 **THENCE** South 47°-47'-09" West, a distance of 220.357 feet to a point;
21 **THENCE** North 57°-32'-43" West, a distance of 190.446 feet to a point;
22 **THENCE** North 41°-36'-42" West, a distance of 688.446 feet to a point;
23 **THENCE** North 30°-34'-19" West, a distance of 45.538 feet for a corner *(NAD83 Texas State Plane GPS Coordinate (Grid): E2,586,183.472, 7,032,240.766 Feet);*
24 **THENCE** North 89°-54'-31" East, along the Northern boundary line of the Hillcrest Shore Addition Phase 3, a distance of 606.247 feet to a point;
25 **THENCE** North 00°-12'-51" East, continuing along said boundary line, a distance of 15.459 feet to a point;
26 **THENCE** South 89°-29'-32" East, a distance of 665.819 feet to a point;
27 **THENCE** South 89°-52'-24" East, a distance of 762.35 feet for a corner;
28 **THENCE** North 00°-21'-55" West 291.147 feet to the beginning of a curve;
29 **THENCE** along said curve to the right having an angle of 70°-50'-26", and a radius of 34.945 feet, with a chord bearing of North 49°-30'-26" East, and a chord distance of 40.506 feet;
30 **THENCE** South 89-15-07" East, a distance of 437.391 to the beginning of a curve;
31 **THENCE** along said curve to the right having an angle of 94°-01'-39", and a radius of 35.92 feet, with a chord bearing of South 42°-21-29" East, and a chord distance of 52.552 feet;
32 **THENCE** South 01°-21'-08" East, a distance of 273.833 feet for a corner;
33 **THENCE** South 89°-25'-39" East, a distance of 737.795 feet to a point;
34 **THENCE** South 74°-56'-00" East, crossing North Lakeshore Drive, a distance of 83.869 feet to a point;
35 **THENCE** South 89°-35'-03" East, a distance of 17.421 to the beginning of a curve;
36 **THENCE** along said curve to the left and along the Eastern Right of Way line of North Lakeshore Drive, having an angle of 18°-18'-37", and a radius of 282.065 feet, with a chord bearing of South 05°-33'-18" West, and a chord distance of 89.757 feet;
37 **THENCE** continuing along said curve to the left having an angle of 05°-07'-36" and a radius of

DRAFT 08.14.2025

750.064 feet, with a chord bearing of South 05°-02'-27" East, and a chord distance of 67.09 feet;

THENCE South 10°-08'-02" East, a distance of 268.924 feet to a point;

THENCE South 10°-18'-33" East, a distance of 463.091 feet to a point;

THENCE South 10°-18'-22" East, a distance of 103.877 feet to the beginning of a curve;

THENCE along said curve to the right having an angle of 30°-06'-45", and a radius of 681.101 feet, with a chord bearing of South 04°-45'-34" West, and a chord distance of 353.855 feet;

THENCE along said curve to the right having an angle of 37°-09'-18", and a radius of 681.094 feet, with a chord bearing of South 38°-23'-35" West, and a chord distance of 433.974 feet;

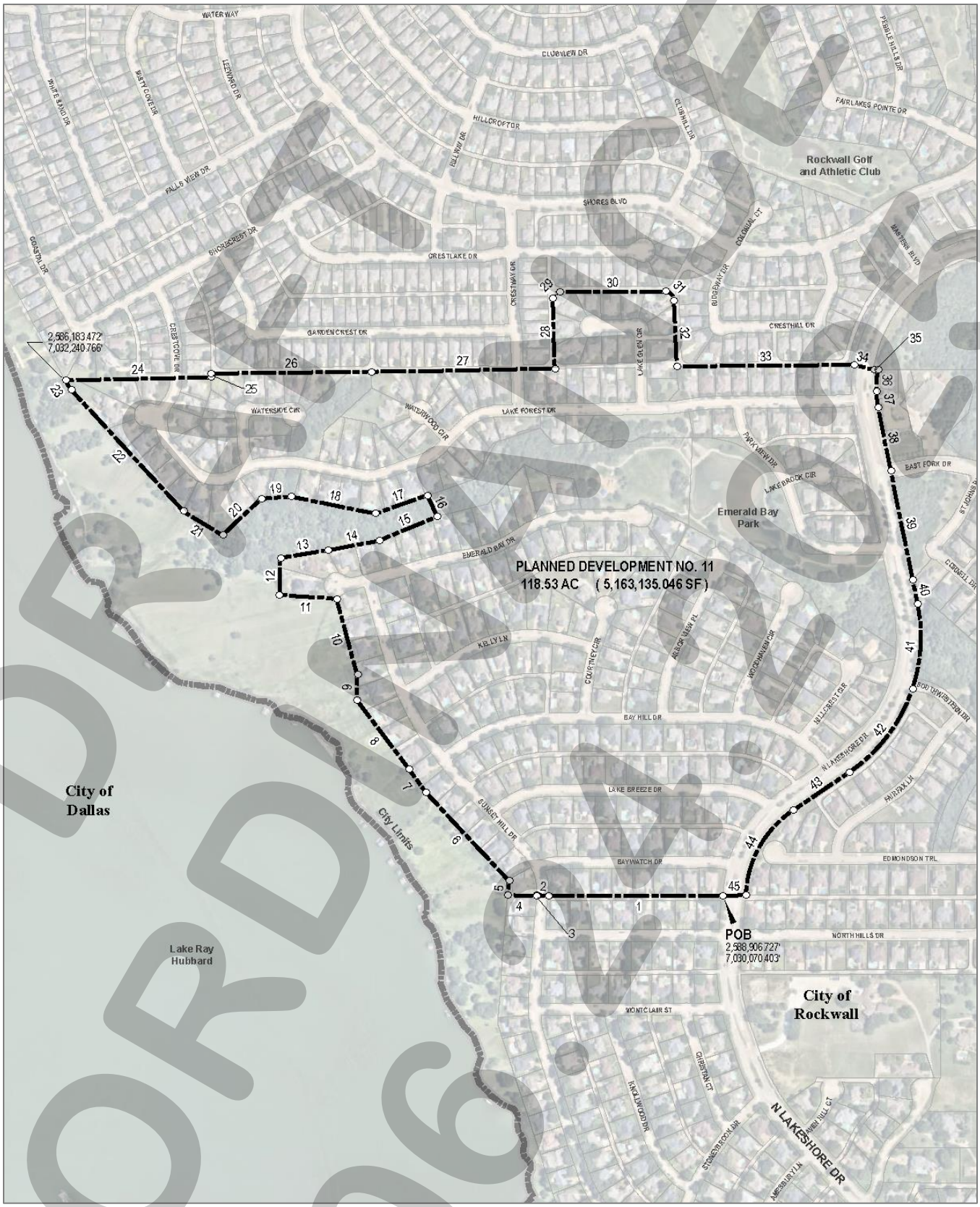
THENCE South 56°-58'-57" West, a distance of 279.925 feet to the beginning of a curve;

THENCE along said curve to the left having an angle of 53°-15'-29", and a radius of 450.979 feet, with a chord bearing of South 30°-19'-37" West, and a chord distance of 404.269 feet, for a corner;

THENCE South 88°-43'-09" West, crossing North Lakeshore Drive, a distance of 95.674 feet to the POINT OF BEGINNING AND CONTAINING 118.53 acres of land (5,163,135.046 square feet) more or less.

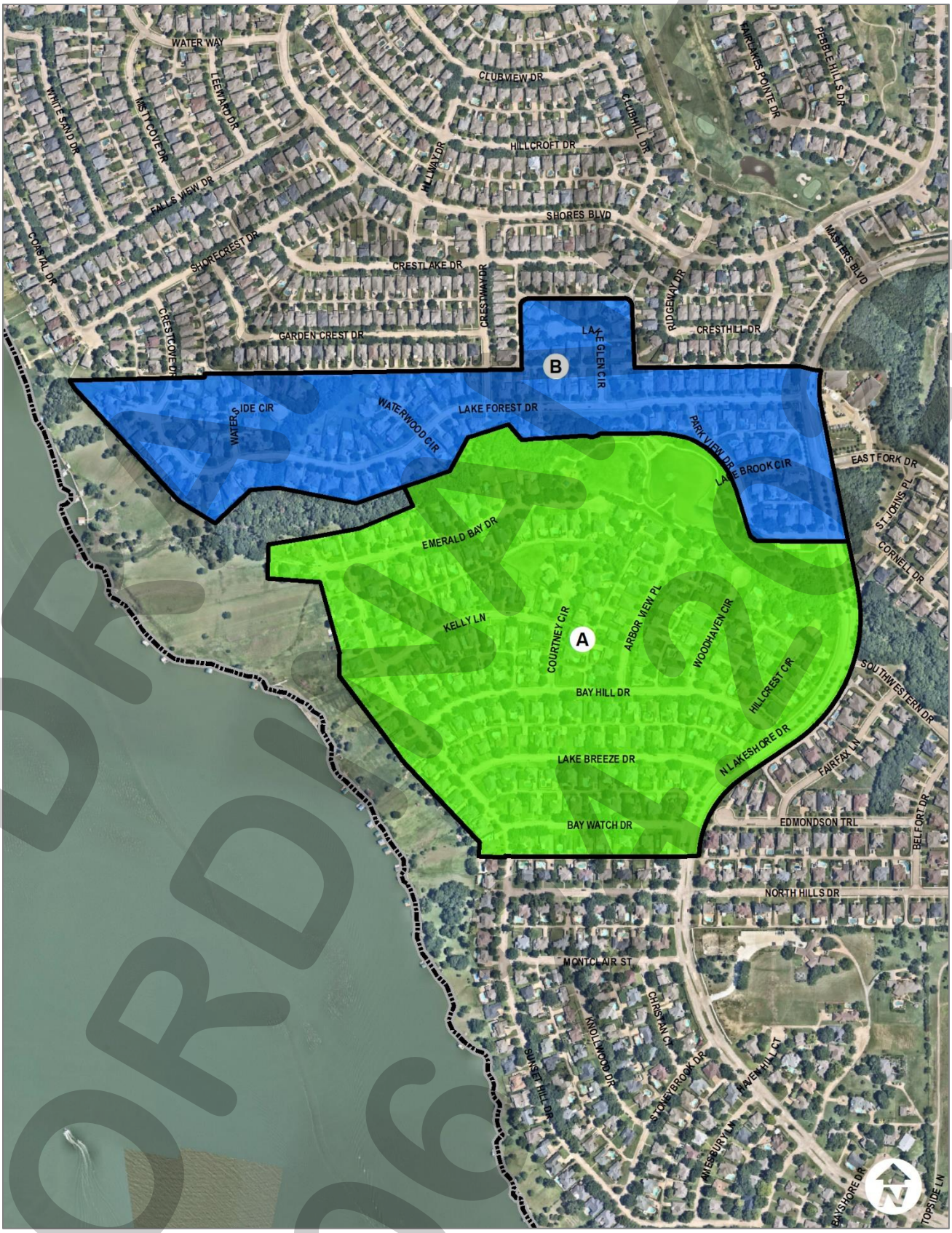
DRAFT ORDINANCE 06.24.2025

Exhibit 'B':
Survey



DRAFT
ORDINANCE
06.17.25

Exhibit 'C':
Concept Plan



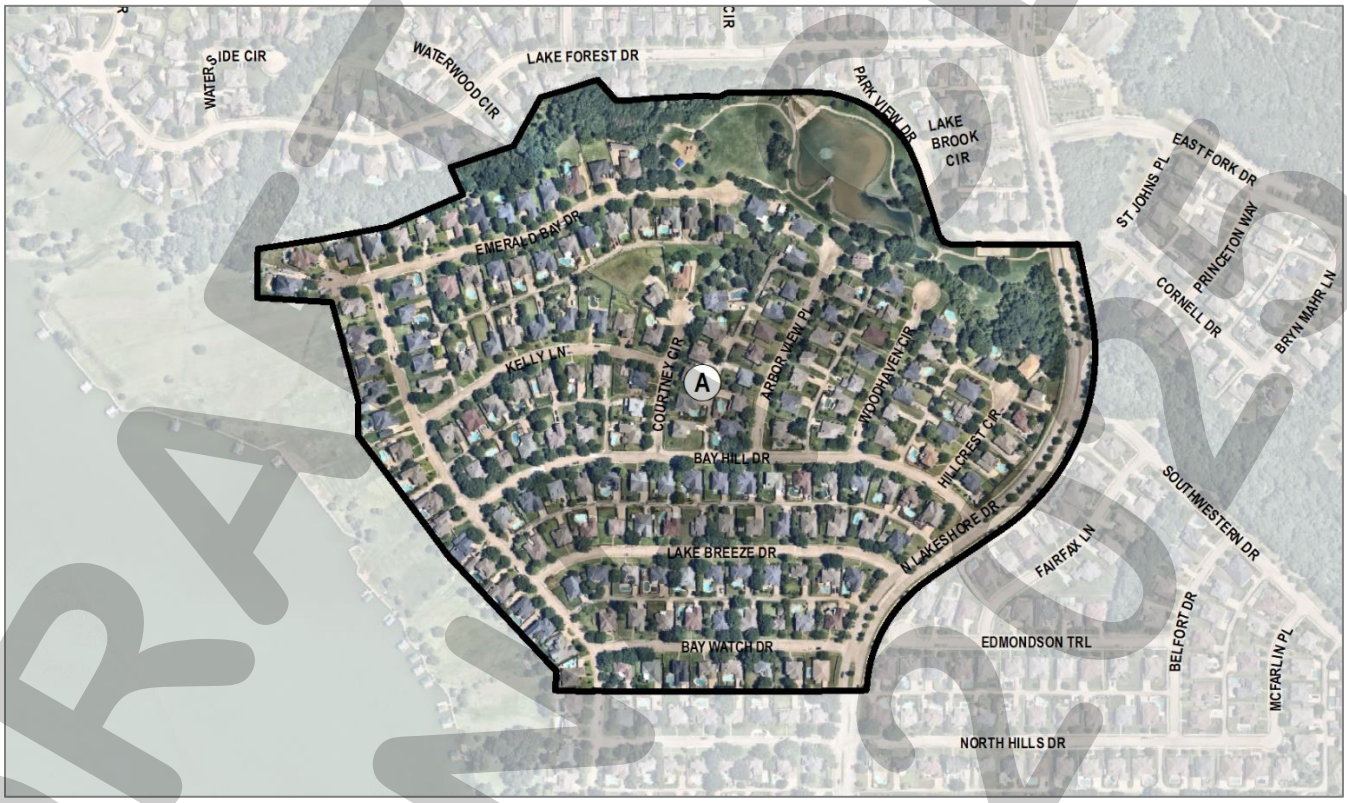
DRAFT ORDINANCE

Exhibit 'D':
Density and Development Standards

(A) *TRACT A*. [*Hillcrest Shores, Phases 1 & 2*]

(1) *Concept Plan*. All development of *Tract A* shall conform with the *Concept Plan* depicted in *Figure 1*.

FIGURE 1. CONCEPT PLAN FOR TRACT A



(2) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract A* -- *as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses stipulated for properties in a Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) *Density and Development Standards*. Unless specifically provided by this Planned Development District, the development of *Tract A* -- *as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for properties in a Single-Family 10 (SF-10) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, all lots in *Tract A* shall conform to the additional standards depicted in *Table 1*, which are as follows:

TABLE 1: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY IN TRACT A

LOT TYPE ►	**SINGLE-FAMILY**
MINIMUM FRONT YARD SETBACK	
ONE (1) STORY STRUCTURE	20'
TWO (2) STORY STRUCTURE	25'

DRAFT ORDINANCE 06.4.2025

(B) *TRACT B*. [*Hillcrest Shores, Phase 3*]

(1) *Concept Plan*. All development of *Tract B* shall conform with the *Concept Plan* depicted in *Figure 2*.

FIGURE 2. CONCEPT PLAN FOR TRACT B



(2) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract B -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses stipulated for properties in a Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) *Density and Development Standards*. Unless specifically provided by this Planned Development District, the development of *Tract B -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for properties in a Single-Family 10 (SF-10) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, all lots in *Tract B* shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY IN TRACT B

LOT TYPE ►	**SINGLE-FAMILY**
AVERAGE LOT SIZE [1]	10,600 SF
MINIMUM DWELLING UNIT SIZE	2,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	6'
MINIMUM SIDE YARD ADJACENT TO A STREET [2]	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES [3]	2

GENERAL NOTES:
[1]: *Tract B -- as depicted in Exhibit 'C' of this ordinance* -- may consist of 117 lots with at least 83 lots having a minimum lot size of 10,000 SF and the remaining 34 lots having a minimum lot size of 8,400 SF.
[2]: The side yard setback adjacent to North Lakeshore Drive shall be 20-feet.
[3]: Minimum of a two (2) car garage is required for each dwelling unit. All garages shall be side or rear entry only.

DRAFT 08.21.25

(4) *Masonry Requirement*. The exterior façades of the dwelling unit shall consist of a minimum of 75.00% masonry materials.

(5) *Roof Design Standards*. The minimum roof pitch shall be 6:12 or higher.

(6) *Subdivision Entry Signage and Fencing*. The screening walls or fences along North Lakeshore Drive shall be wrought iron with masonry columns. The entry sign will be stone or masonry.

(7) *Anti-Monotony Standards*. Building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and no closer than 200-feet on the opposite side of the street or around a corner.

(8) *Access to Public Park and Takeline*. *Tract B -- as depicted in Exhibit 'C' of this ordinance --* shall adhere to the following:

(a) Access to the public park and takeline shall be provided via walkways at approximately the locations as shown in *Exhibit 'C'* of this ordinance and as was established by the subdivision plat for Phase 3 of the Hillcrest Shores Subdivision.

(b) If requested by the City, the developer will build up to eight (8) parking spaces adjacent to the public park.

DRAFT ORDINANCE 06.24.2025

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/19/2025

PROJECT NUMBER: Z2025-033
PROJECT NAME: SUP for an Accesory Building
SITE ADDRESS/LOCATIONS: 802 JACKSON ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	06/19/2025	Approved w/ Comments

06/19/2025: Z2025-033; Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit at 802 Jackson Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (Z2025-033) in the lower right-hand corner of all pages on future submittals.

I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Guest Quarters/Secondary Living Unit requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District.

I.5 The Conditional Land Use Standards for the Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit are as follows:

(1) Guest Quarters or Secondary Living Units may be allowed on a property in a residential zoning district provided that it is ancillary to a single-family home.
(2) The area of such quarters shall not exceed 30% of the area of the main structure.
(3) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.

I.6 The proposed Guest Quarters/Secondary Living Unit will have a building footprint of 800 SF. The square footage of the primary structure is 1,660 SF, which would allow a maximum Guest Quarters/Secondary Living Unit size of 498 SF. Based on this, the proposed structure exceeds the maximum allowable size by 302 SF.

I.7 The total height of the proposed Guest Quarters is 12-feet, 6-inches. The maximum height permitted for structures in a Single-Family 7 (SF-7) District is 32-feet; however, Article 05, District Development Standards, of the Unified Development Code (UDC) limits the height of accessory structures to 15-feet. Based on this, the proposed structure is in conformance with the height requirements for this district.

I.8 The floor plan provided by the applicant indicates that the proposed structure will have two (2) bedrooms, two (2) baths, pantry, kitchen, living room, and laundry room. Staff should note that only one (1) dwelling unit is allowed per lot in a Single-Family 7 (SF-7) District. The plans will need to be updated to reflect adherence to this.

I.9 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

1. The development of the Subject Property shall generally conform to the Site Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
2. The construction of a Guest Quarters/Secondary Living Unit on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.
3. The Guest Quarters/Secondary Living Unit shall not exceed a maximum size of 800 SF.
4. The Guest Quarters/Secondary Living Unit shall not incorporate full kitchen facilities.
5. The Guest Quarters/Secondary Living Unit shall incorporate only (1) dwelling unit.
6. The Guest Quarters/Secondary Living Unit shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

I.10 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings are permitted. In this case, there is an existing 10' x 12' shed (120 SF) and the proposed guest quarters/secondary living unit is 800 SF. Based on this, the building meets this requirement for a Guest Quarters/Secondary Living Unit.

M.11 Ordinances. Please review the attached draft ordinance prior to the July 15, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by July 1, 2025.

I.12 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 1, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 15, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.13 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 24, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on July 15, 2025.

I.14 City Council Meeting Dates. The projected City Council meeting dates for this case will be July 21, 2025 (1st Reading) and August 4, 2025 (2nd Reading).

I.15 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/17/2025	Approved w/ Comments

06/17/2025: 1. Need to show on the survey where the guest quarters will be located. May not be located in setbacks or easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/18/2025	Approved w/ Comments

06/18/2025: If approved, a separate Building Permit application will be required.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2025	Approved

No Comments

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	802 Jackson St, Rockwall, TX 75087				
SUBDIVISION	Wade Addition	LOT	19	BLOCK	B
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Single-Family 7 (SF-7)		CURRENT USE	Single living unit	
PROPOSED ZONING			PROPOSED USE	800SF guest quarters/secondary living unit	
ACREAGE	0.2380	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER	Cecilia Meca	☐ APPLICANT	SAME
CONTACT PERSON		CONTACT PERSON	
ADDRESS	692 Channel Ridge Dr	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	
PHONE	[redacted]	PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Cecilia Meca [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 200.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* June, 20 25 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

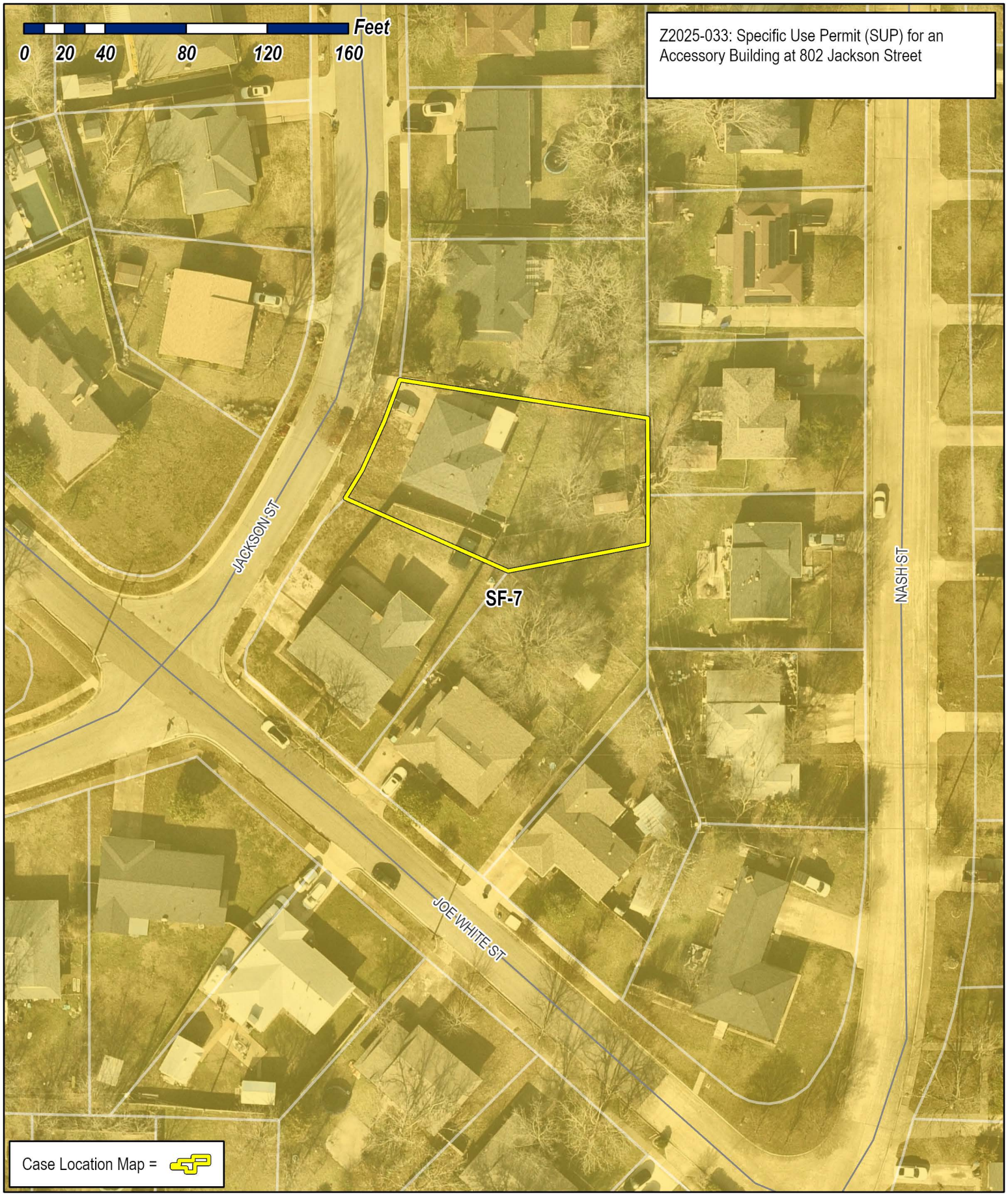
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* June, 2025.

DAISY ALMAGUER
Notary ID #126213186
My Commission Expires
September 12, 2027

OWNER'S SIGNATURE Cecilia Meca

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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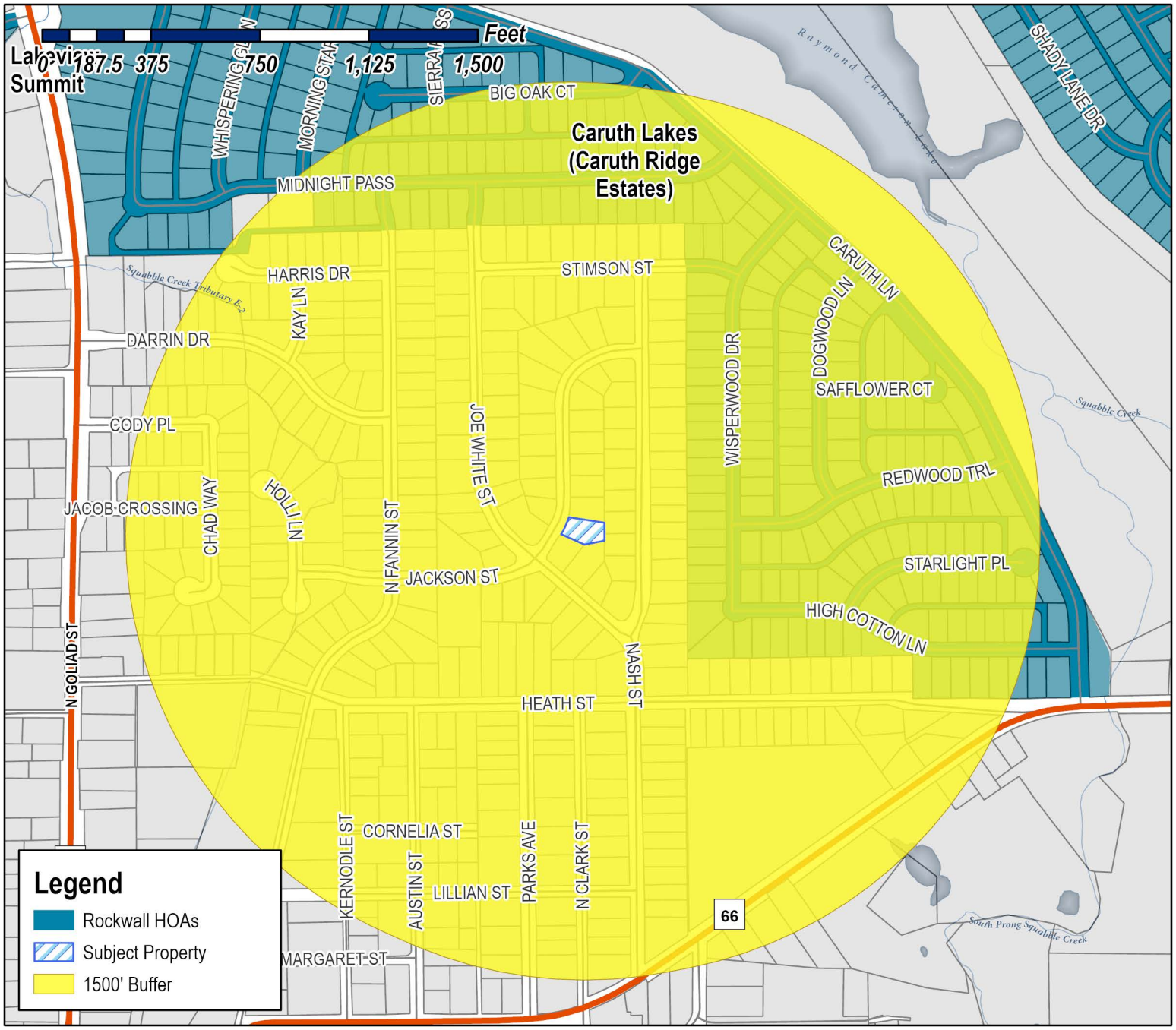

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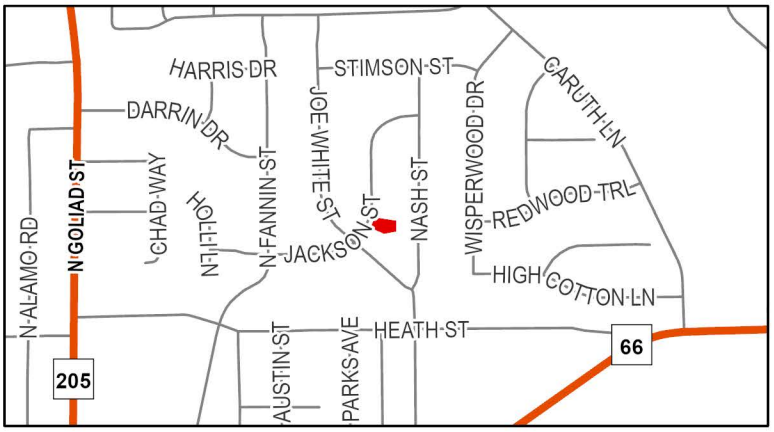
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 802 Jackson Street



Date Saved: 6/12/2025
For Questions on this Case Call (972) 771-7745

From: Zavala, Melanie
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2025-033]
Date: Friday, June 20, 2025 10:05:01 AM
Attachments: Public Notice (06.16.2025).pdf
HOA Map.pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2025-033: SUP for a Guest Quarters/Secondary Living Unit
Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and take any action necessary.

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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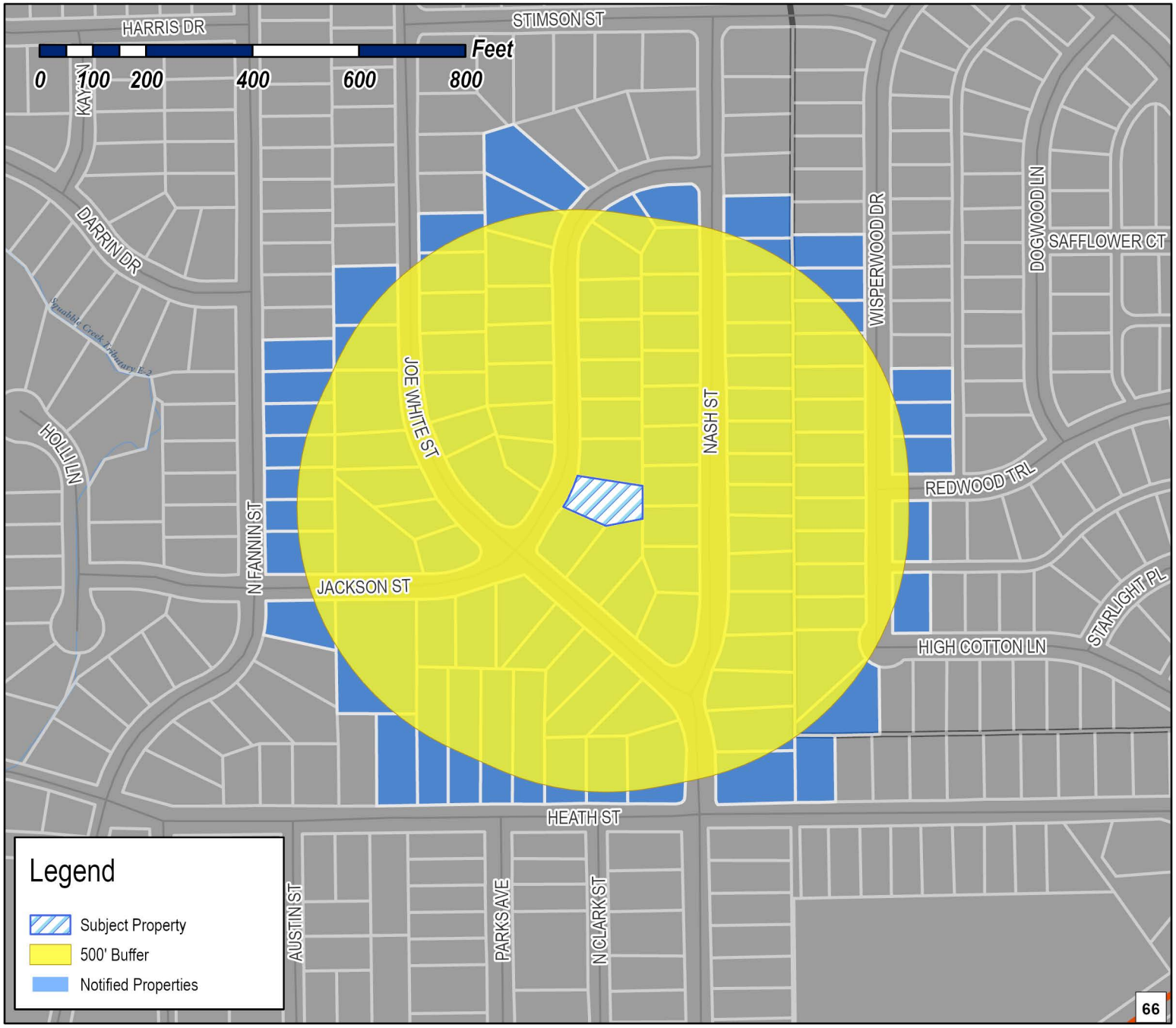

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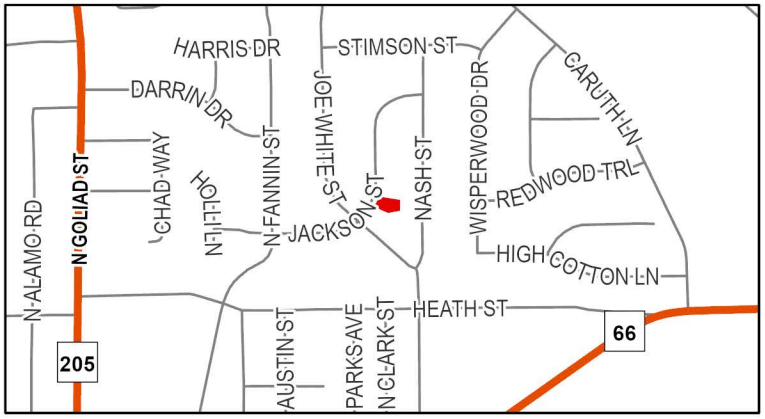

Date Saved: 6/12/2025
For Questions on this Case Call: (972) 771-7745

BURLESON CHRISTOPHER
1000 N FANNIN
ROCKWALL, TX 75087

GARNER ROY O & KAREN
1002 N FANNIN ST
ROCKWALL, TX 75087

PACHECO RUBEN & AMANDA
1004 N FANNIN ST
ROCKWALL, TX 75087

SPRINGER KATIE
1006 N FANNIN STREET
ROCKWALL, TX 75087

THOMAS THOMAS LEE AND LIZETTE
1008 N FANNIN ST
ROCKWALL, TX 75087

ROLAND RANDY C AND ANDREA B
101 JOE WHITE ST
ROCKWALL, TX 75087

SARVER WANDA L
1010 N FANNIN ST
ROCKWALL, TX 75087

BAUTISTA TEOBALDO SANTOS AND
MARIA LOURDES ORTEGA AGUILLON
1012 NORTH FANNIN STREET
ROCKWALL, TX 75087

PYLAND KENNETH C & MELANIE M
102 JOE WHITE ST
ROCKWALL, TX 75087

RESIDENT
103 JOE WHITE ST
ROCKWALL, TX 75087

WOODARD EMILY E AND BRACY
1030 N BEN PAYNE RD
ROCKWALL, TX 75087

PERRY HERMAN E & DIANNA L
104 JOE WHITE ST
ROCKWALL, TX 75087

RESIDENT
105 JOE WHITE ST
ROCKWALL, TX 75087

RESIDENT
106 JOE WHITE ST
ROCKWALL, TX 75087

KRIZAN RASTISLAV
107 JOE WHITE
ROCKWALL, TX 75087

RESIDENT
108 JOE WHITE ST
ROCKWALL, TX 75087

RESIDENT
109 JOE WHITE ST
ROCKWALL, TX 75087

JOSEY CHRIS
C/O BROOKE PADACHY
121 QUEENS DR
POTTSBORO, TX 75076

KHANNA NISHCHALE AND
SHRIYA ARORA
148 FLYNN AVE
MOUNTAIN VIEW, CA 94043

ANGUISH ROBERT H ET UX
1550 CHAMPIONS DR
ROCKWALL, TX 75087

GRIFFITH SARAH & JESSE
1578 FM 1141
ROCKWALL, TX 75087

MAYER GORDON E
1633 JUNIOR DR
DALLAS, TX 75208

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202 JOE WHITE ST
ROCKWALL, TX 75087

DEAN LUTHER A
2026 SUN DR
ROCKWALL, TX 75032

RESIDENT
203 JOE WHITE ST
ROCKWALL, TX 75087

JONES MATTHEW AND MYA
204 JOE WHITE STREET
ROCKWALL, TX 75087

RESIDENT
205 JOE WHITE ST
ROCKWALL, TX 75087

WASHERLESKY MAKENZIE
206 JOE WHITE ST
ROCKWALL, TX 75087

GARNER RYAN ANDREW AND JENNY
207 Joe White St
Rockwall, TX 75087

RESIDENT
208 JOE WHITE ST
ROCKWALL, TX 75087

RESIDENT
209 JOE WHITE ST
ROCKWALL, TX 75087

THOMPSON BLAKE & JENNIFER LYNN
210 JOE WHITE
ROCKWALL, TX 75087

RESIDENT
211 JOE WHITE ST
ROCKWALL, TX 75087

RESIDENT
212 JOE WHITE ST
ROCKWALL, TX 75087

GARVEY DAPHNE POTTER AND STEVEN T
213 BUSHWHACKER DR
MABANK, TX 75156

REDDEN POLLY PEOPLES
213 SOVEREIGN CT
ROCKWALL, TX 75032

RESIDENT
214 JOE WHITE ST
ROCKWALL, TX 75087

SHAWPAK DEVELOPMENT & TRADING LLC
2140 ERIKA LN
FORNEY, TX 75126

RESIDENT
215 JOE WHITE ST
ROCKWALL, TX 75087

THOMAS ANGELA SUE
2200 KINGS PASS
ROCKWALL, TX 75032

BARFIELD JOHN A
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ORANGE GROVE, TX 78372

CROWTHER CHAD ETHAN
2500 Summer Lee Dr
Rockwall, TX 75032

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ROBERT A & SHIRLEY M STANDARD TRUSTEE
2750 S NOLINA PL
CHANDLER, AZ 85286

GLASS JERRY R
301 MEADOWDALE DR
ROCKWALL, TX 75087

LASKY KRISTINE ELIZABETH
3021 Ridge Rd Ste A-66
Rockwall, TX 75032

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

STARK ROBERT S & TINA J
3090 N GOLIAD ST SUITE 102 #213
ROCKWALL, TX 75087

CHAPMAN CHRISTOPHER G AND
JAMES K CHAPMAN
3131 S HASKELL AVE
DALLAS, TX 75223

GRUBBS RUSSELL WAYNE
317 NORTHFORK RD
ROYSE CITY, TX 75189

DAVILA JUAN CARLOS
3740 CASA DEL SOL LANE
DALLAS, TX 75228

CG HOLDINGS LLC
4 SUNSET TR
HEATH, TX 75032

RODRIGUEZ SELVIN
401 WINCHESTER DR
CELINA, TX 75009

J&G HOME RENOVATIONS LLC & GREENBRIAR
REALTY LLC
4324 LONGWOOD DR
FRISCO, TX 75033

HODGES TERESA ANN
481 ARACADIA WAY
ROCKWALL, TX 75087

SPAFFORD SARAH
494 Dowell Rd
Rockwall, TX 75032

RESIDENT
509 E HEATH ST
ROCKWALL, TX 75087

RICHARDSON PATRICE
510 COVE RIDGE RD
HEATH, TX 75032

RESIDENT
511 E HEATH ST
ROCKWALL, TX 75087

GREENAWALT PATRICK AND COURTNEY
513 E HEATH ST
ROCKWALL, TX 75087

SIDDALL RYAN AND
TAYLOR GILSTRAP
5469 JEFFERSON DR
SACHSE, TX 75048

RESIDENT
601 E HEATH ST
ROCKWALL, TX 75087

SUTTON JUDITH A
603 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
605 E HEATH ST
ROCKWALL, TX 75087

SPERLING SANDY
607 E HEATH ST
ROCKWALL, TX 75087

JOHN B PEDDIE AND VIRGINIA A PEDDIE
REVOCABLE LIVING TRUST
JUDY C SYLVESTER, JOE W PEDDIE, JASON H
PEDDIE & JANONA LCON
6220 BENTWOOD TRAIL, #1002 C/O JUDY C
SYLVESTER
DALLAS, TX 75252

TAYLOR JACOB DAVID AND
CAROLE ANNE TAYLOR
703 JACKSON STREET
ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE
704 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
706 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
708 JACKSON ST
ROCKWALL, TX 75087

SPARACIO RUTHANN
720 KENSINGTON DRIVE
ROCKWALL, TX 75032

PATINO'S LEGACY SERIES #1
723 DOVE HAVEN WAY
LAVON, TX 75166

LOPEZ IRMA A
741 E FM 550
ROCKWALL, TX 75032

WIMPEE TYLER
801 E HEATH STREET
ROCKWALL, TX 75087

RESIDENT
802 NASH ST
ROCKWALL, TX 75087

AZURDIA CECILIA RAQUEL
802 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
803 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
804 JACKSON ST
ROCKWALL, TX 75087

TANNER MATTHEW &
SHELBI SHAW
804 Nash St
Rockwall, TX 75087

HUDSON ALEC AND SHELBY
805 Jackson St
Rockwall, TX 75087

RESIDENT
806 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
806 NASH ST
ROCKWALL, TX 75087

HARGROVE JOSHUA
807 JACKSON ST
ROCKWALL, TX 75087

MILBY BOBBY
808 JACKSON ST
ROCKWALL, TX 75087

MCCASLAND R E
808 NASH ST
ROCKWALL, TX 75087

ISBELL KATHARINE A
809 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
810 JACKSON ST
ROCKWALL, TX 75087

COPAUS PHILLIP
810 NASH ST
ROCKWALL, TX 75087

KINSHELLA TYLER
811 JACKSON
ROCKWALL, TX 75087

RESIDENT
812 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
812 NASH ST
ROCKWALL, TX 75087

NEAL MERCY DAVID
813 JACKSON STREET
ROCKWALL, TX 75087

MASSEY BOBBY JOE
813 NASH ST
ROCKWALL, TX 75087

RESIDENT
814 NASH ST
ROCKWALL, TX 75087

DAWE BEVERLY G AND CURTIS J
814 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
815 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
815 NASH ST
ROCKWALL, TX 75087

LEROY RAYMOND
816 JACKSON ST
ROCKWALL, TX 75087

DAVIS MARY FRANCINE
816 NASH ST
ROCKWALL, TX 75087

GARZA YOLANDA & JUAN
817 JACKSON ST
ROCKWALL, TX 75087

CAMPBELL JIMMY
817 NASH ST
ROCKWALL, TX 75087

WADE LAURA LOCKHART
818 NASH STREET
ROCKWALL, TX 75087

FREEMAN DARLENE KING
819 NASH STREET
ROCKWALL, TX 75087

RESIDENT
820 NASH ST
ROCKWALL, TX 75087

RESIDENT
821 NASH ST
ROCKWALL, TX 75087

RESIDENT
822 NASH ST
ROCKWALL, TX 75087

GARRETT JOHN AND DONNA
823 NASH STREET
ROCKWALL, TX 75087

BICKEL JAMES R & CONNIE L
824 NASH ST
ROCKWALL, TX 75087

DOOLEY THOMAS W
825 NASH ST
ROCKWALL, TX 75087

RESIDENT
826 NASH ST
ROCKWALL, TX 75087

RESIDENT
827 NASH ST
ROCKWALL, TX 75087

RESIDENT
828 NASH ST
ROCKWALL, TX 75087

RESIDENT
829 NASH ST
ROCKWALL, TX 75087

STEWART IRIS J
830 NASH STREET
ROCKWALL, TX 75087

RESIDENT
831 NASH ST
ROCKWALL, TX 75087

BAGWELL LAURA
832 NASH STREET
ROCKWALL, TX 75087

RANDALL ROBERT S & SHERY B
835 HIGH COTTON LN
ROCKWALL, TX 75087

MINCE RANDY JOE & RHONDA LYNN
844 HIGH COTTON LN
ROCKWALL, TX 75087

KORMOS RUSTIN AND NATALIE
845 REDWOOD TRAIL
ROCKWALL, TX 75087

MCGEE JEFFRY S & DONNA L
851 WISPERWOOD DR
ROCKWALL, TX 75087

RESIDENT
857 WISPERWOOD DR
ROCKWALL, TX 75087

LEVANDOWSKI SHANON
863 WISPERWOOD DRIVE
ROCKWALL, TX 75087

PETERSON MIRIAM P & RONALD S
869 WISPERWOOD DR
ROCKWALL, TX 75087

SMITH SUSAN
875 WHISPERWOOD
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

CONFIDENTIAL
907 WISPERWOOD DRIVE
ROCKWALL, TX 75032

RESIDENT
912 WISPERWOOD DR
ROCKWALL, TX 75087

MOORE NICKY A & JUDY A
912 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
913 WISPERWOOD DR
ROCKWALL, TX 75087

TOM MANLEY PROPERTIES INC
915 SUNSET HILL DRIVE
ROCKWALL, TX 75087

JELIC ANTHONY M & MOLLY A
919 WISPERWOOD DR
ROCKWALL, TX 75087

TIMIS MARIA R & DANUT
920 WHISPERWOOD DR
ROCKWALL, TX 75087

FOWLER ROBERT M
925 WISPERWOOD DR
ROCKWALL, TX 75087

PLOWMAN BRENDA
926 WISPERWOOD DRIVE
ROCKWALL, TX 75087

PAUL TIMOTHY AND ESTHER R
931 WISPERWOOD DR
ROCKWALL, TX 75087

SPADE LESLIE & TERESA
937 WISPERWOOD DRIVE
ROCKWALL, TX 75087

MICHALENKO WILLIAM J JR
943 WISPERWOOD DR
ROCKWALL, TX 75087

BORGERDING REVOCABLE TRUST
JOSEPH F BORGERDING JR - TRUSTEE
949 WISPERWOOD DR
ROCKWALL, TX 75087

RICKERSON CHARLES
9922 Donegal Dr
Dallas, TX 75218

601 E. HEATH, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

VICENTI RUBY E
PO BOX 202
ROCKWALL, TX 75087

CUNNINGHAM BUDDY A & CATHEY L
REVOCABLE LIVING TRUST
PO BOX 96
ROYSE CITY, TX 75189

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-033: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, July 21, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-033: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

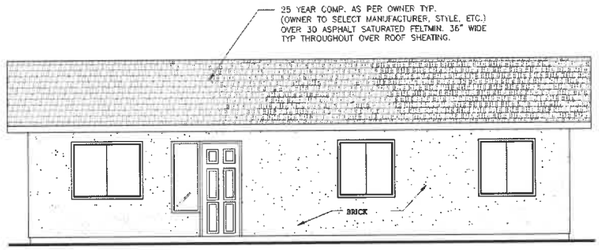
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

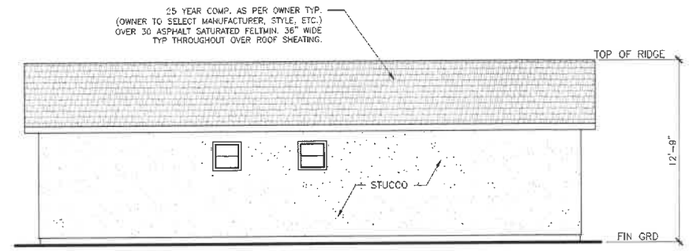


Front Elevation

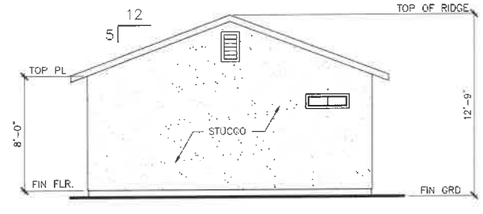
ELEVATION NOTES:

NOTE: PROVIDE 26 GA. CORROSION-RESISTANT WEEP SCREED WHICH WILL ALLOW WATER TRAPPED BEHIND THE STUCCO TO. WEEP SCREED MUST HAVE 4" CLEARANCE ABOVE GRADE AND 2" PAVED AREAS.

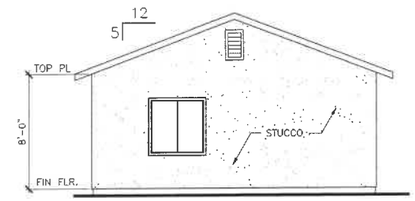
3- COAT 7/8" STUCCO FIN. TYP.
3 SIDES OVER PAPER BACKED METAL LATH, STUCCO, APPLIED OVER WOOD SHEATING SHALL HAVE (2) LAYERS GRADE "D" PAPER (VERIFY W OWNER/ CONTRACTOR)



Rear Elevation

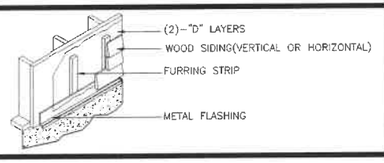


Right Elevation

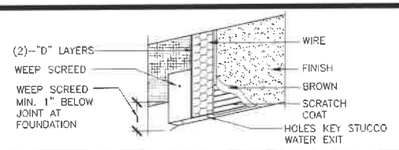


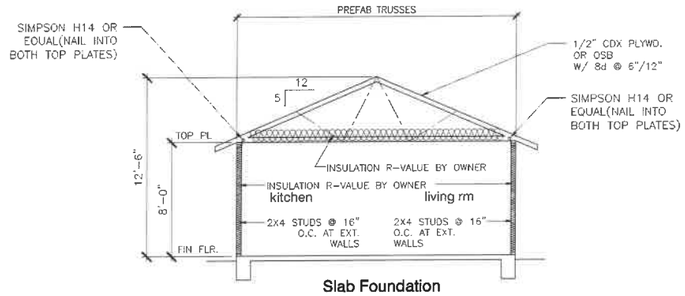
Left Elevation

TYPICAL EXTERIOR WOOD SIDING FINISH DETAIL
NTS

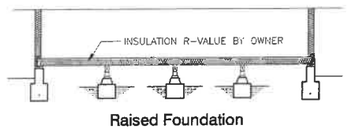


TYPICAL EXTERIOR STUCCO FINISH DETAIL
NTS





Slab Foundation



Raised Foundation

Section AA

ADU Plan
101 800SF

Project Address:

Sheet Name

ELEVATIONS
SECTION

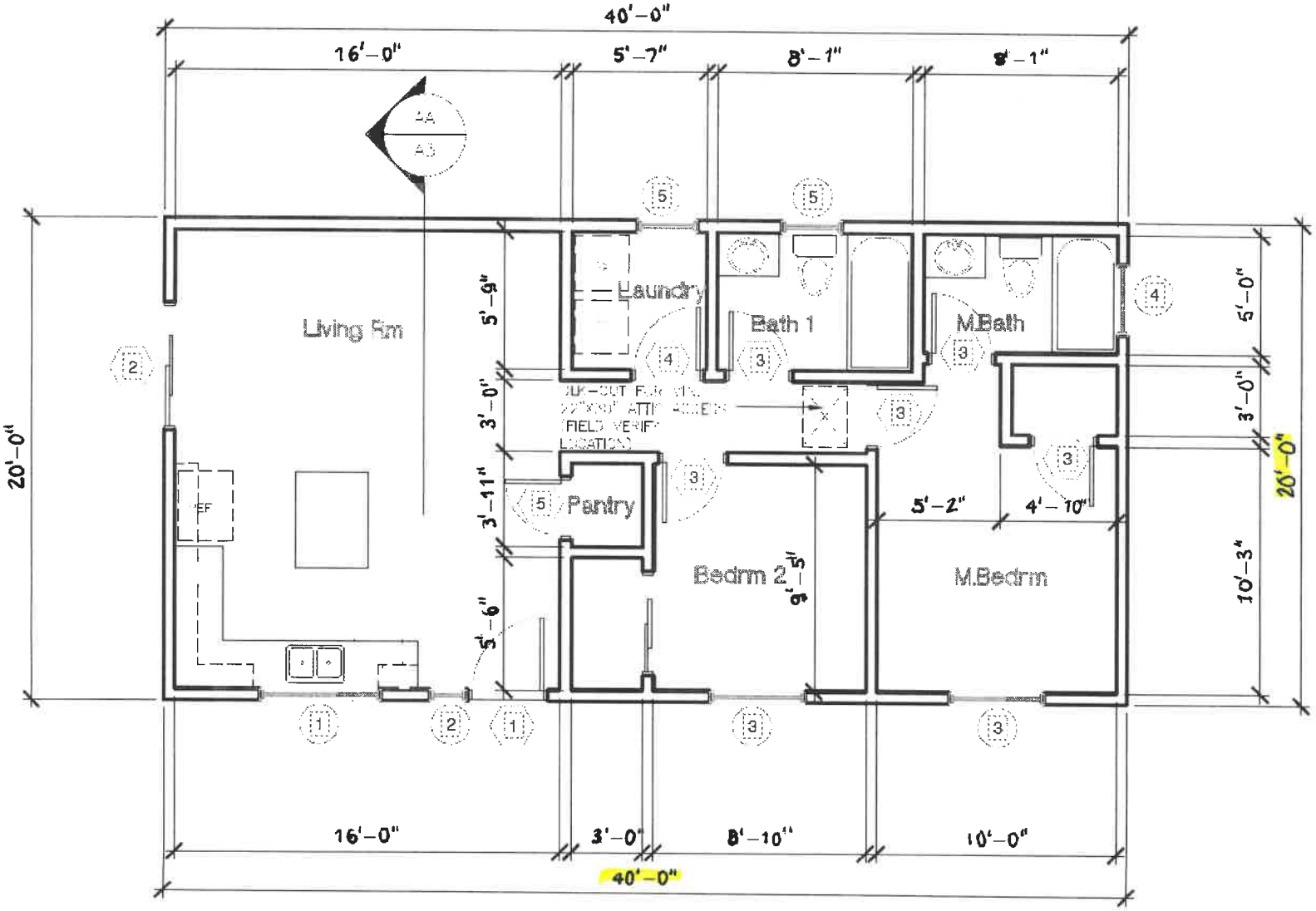
Scale: 1/4"= 1'-0"

Sheet Number

A5



ADU - 802 Jackson St - Cecilia Meca



802 Jackson St
Cecilia Meca



SOUTH 66.52'

CM

10ft

6ft

Accessory Dwelling Unit

20ft

40ft

40 x 20

S 82°47'03" W 72.91'

LOT 21

LOT 18

S 86°25'18" E 123.71'

LOT 19

28.1

13.5'

11.5'

9.3' GAS METER

25.0'

ONE STORY BRICK

38.5'

16.5'

12.7'

3.0'

10.7'

3.0'

16.2'

24.3'

N 70°03'07" W 78.40'

LOT 20

CM

WATER METER

A=61.09'

R=294.00'

JACKSON

CM

E

S

W

CSG TEXAS

802 Jackson Street

Being Lot 19, in Block B of WADE ADDITION to the City of Rockwall County, Texas, according to the Plat recorded in Volume 50, Page 55, Real Property Records of Rockwall County, Texas, and Cabinet A, Slide 3, Map Records of Rockwall County, Texas.



LEGEND

- ○ 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- ○ 1" PIPE FOUND
- ⊠ "X" FOUND/SET
- ⊛ 5/8" ROD FOUND
- ✦ POINT FOR CORNER
- □ FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- ■ COLUMN
- ● POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- —OHP— OVERHEAD ELECTRIC POWER
- —OES— OVERHEAD ELECTRIC SERVICE
- —O— CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE

EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0030L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by The Client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____ Purchaser

Date: _____

_____ Purchaser

Drawn By: JM/WRV

Scale: 1" = 20'

Date: 4-23-2020

GF No.: N/A

Job No. 2006896

CBG SURVEYING, TEXAS LLC

12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10188800
www.cbgtxllc.com

STATE OF TEXAS REGISTERED TODD FINCHER 5633 PROFESSIONAL LAND SURVEYOR TODD FINCHER R.P.L.S. No. 5633

Scanned by TapScanner

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *GUEST QUARTERS/SECONDARY LIVING UNIT* ON A 0.2380-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 19, BLOCK B, WADE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Cecilia Meca for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential Standards*, Subsection 03.09, *Single-Family 7 (SF-7) District Standards* and Subsection 07.04, A*ccessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

DRAFT 06.24.2025

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Guest Quarters/Secondary Living Unit* shall generally conform to the *Site Plan* as depicted in Exhibit 'B' of this ordinance.

2) The construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance.

3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum size of 800 SF.

4) The *Guest Quarters/Secondary Living Unit* shall not incorporate full kitchen facilities.

5) The *Guest Quarters/Secondary Living Unit* shall incorporate only one (1) dwelling unit.

6) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

DRAFT ORDINANCE 04.24.2025

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 06.24.2025

Exhibit 'A':
Location Map

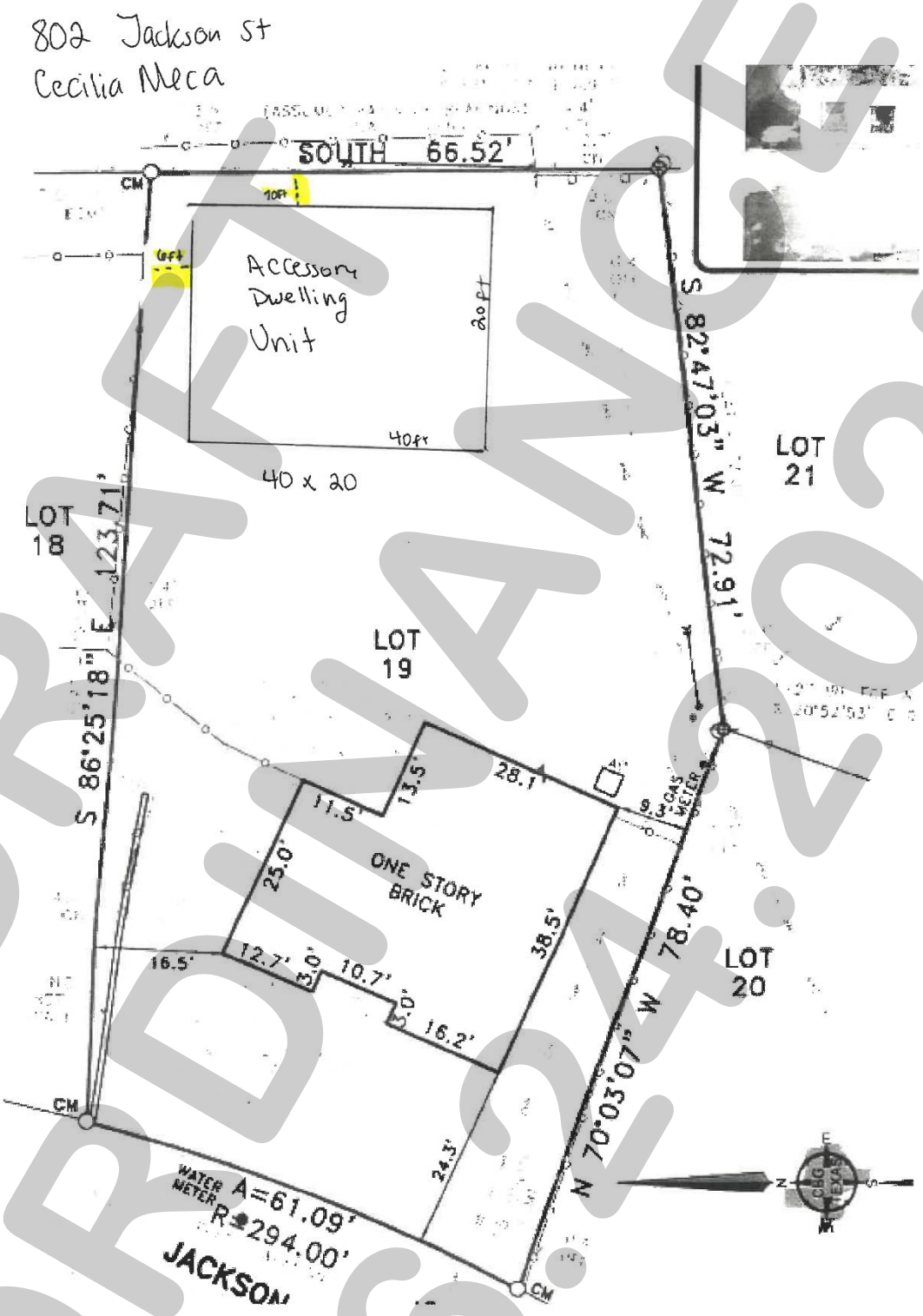
Address: *802 Jackson Street*

Legal Description: *Lot 19, Block B, Wade Addition*



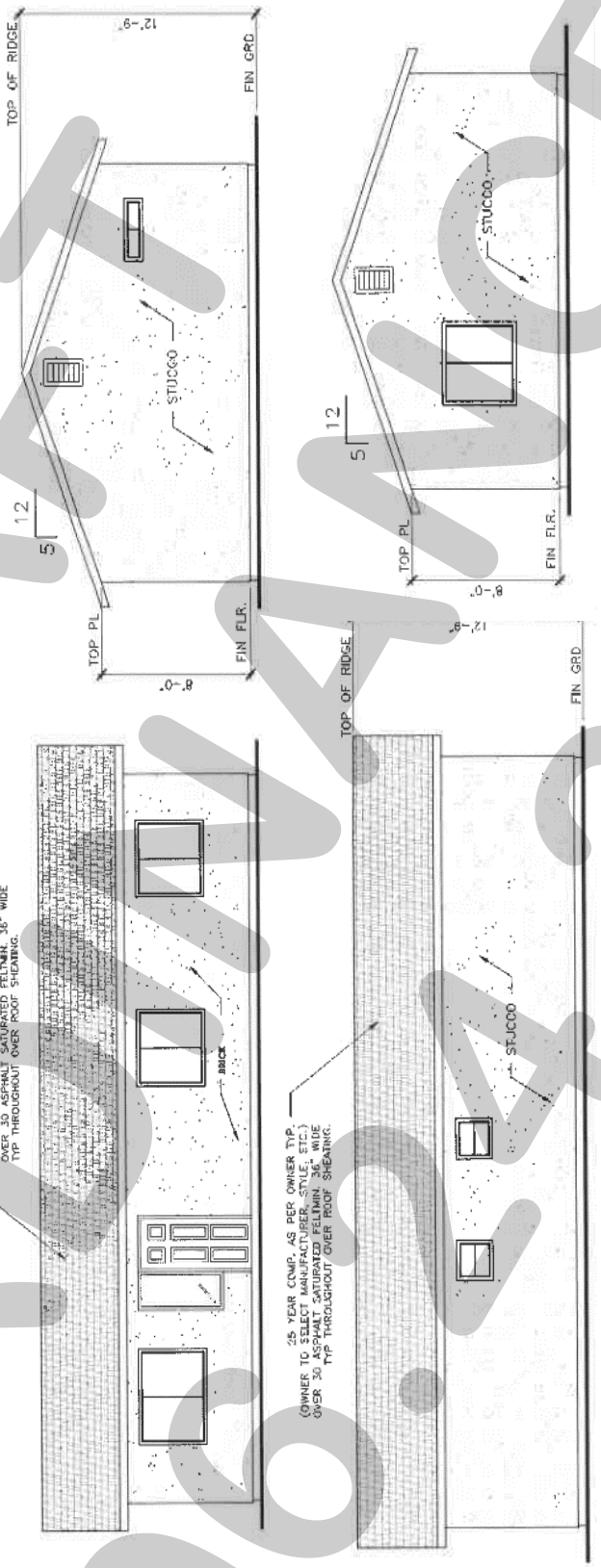
DRAFT
Oct 2025

Exhibit 'B':
Site Plan



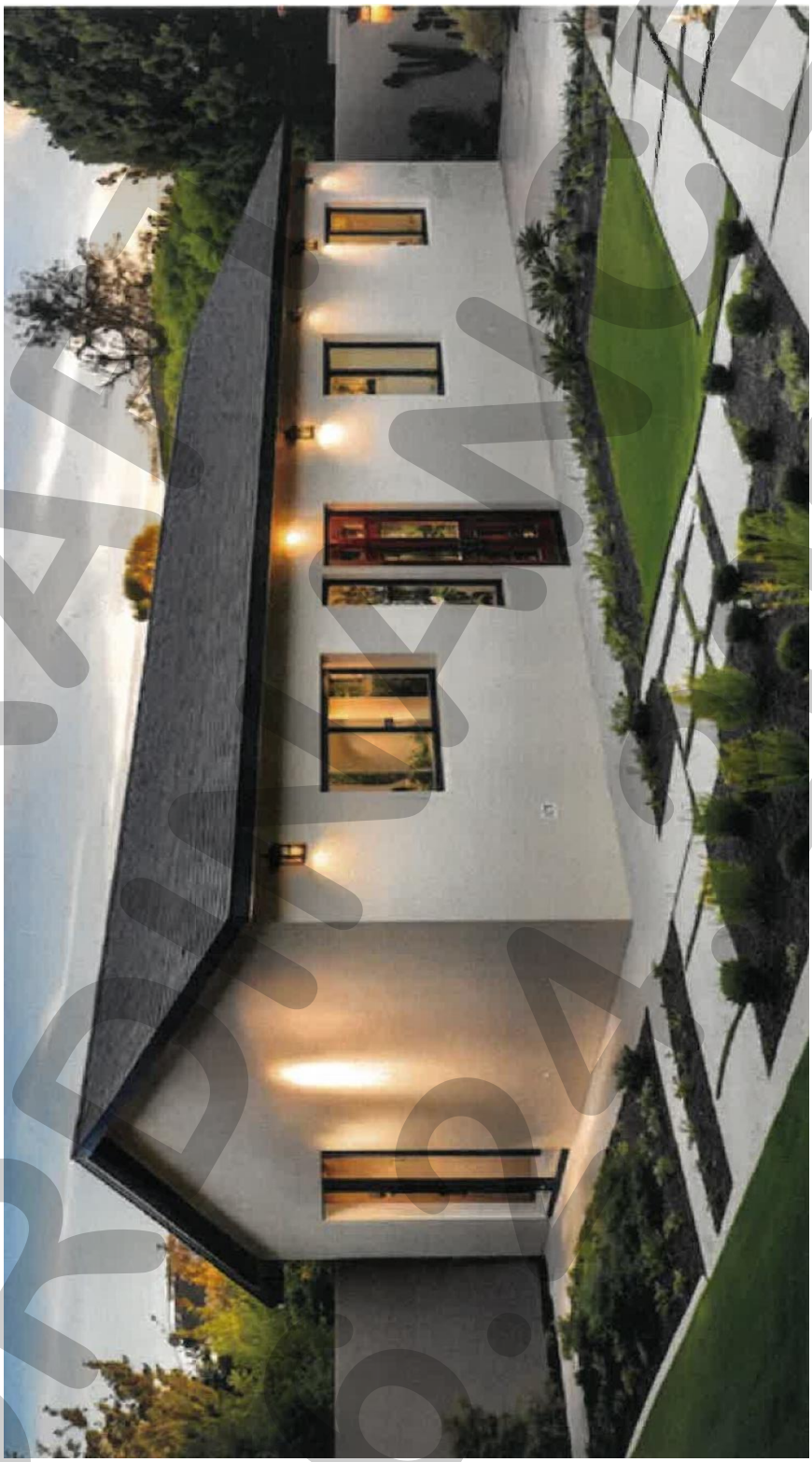
DRAFT ORDINANCE 06.24.2025

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 08.14.2025

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
09.04.2025

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/19/2025

PROJECT NUMBER: Z2025-034
PROJECT NAME: SUP for a Short-Term Rental
SITE ADDRESS/LOCATIONS: 3985 HORIZON RD

CASE CAPTION: Hold a public hearing to discuss and consider a request by Himmat Chauhan of Homestay Rentals, LP for the approval of a Specific Use Permit (SUP) for a Non-Owner Occupied Short-Term Rental on a 0.2250-acre tract of land identified as a portion of Lot 609 and all of Lot 610, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 3985 Horizon Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	06/19/2025	Approved w/ Comments

06/19/2025: Z2025-034; Specific Use Permit (SUP) for a Short-Term Rental (STR) at 3985 Horizon Road
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for a Non-Owner Occupied Short-Term on a 0.2250-acre tract of land identified as a portion of Lot 609 and all of Lot 610, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, and addressed as 3985 Horizon Road.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (Z2025-034) in the lower right-hand corner of all pages on future submittals.

I.4 According to Article 13, Definitions, of the Unified Development Code (UDC), Short Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex) is defined as, “(a) single-family home, townhome, or duplex -- or portion thereof -- in which the property owner or operator, as reflected in a valid lease agreement, is a resident (i.e. occupies the primary structure) and is present during the rental. This includes when a Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.”

I.5 According to Article 04, Permissible Uses, of the Unified Development Code (UDC), the following conditional land use standards apply to the proposed use, [i.e. Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex)]:

(A) Short-Term Rentals that are Non-Owner-Occupied shall not be located within 1,000-feet of another Short-Term Rental that is Non-Owner Occupied; however, Short Term Rentals that were in existence prior to April 1, 2024 that [1] meet the criteria established in Subsection 06.05, Non-Conforming Short-Term Rentals, of Article 04, Permissible Uses, of the Unified Development Code (UDC), and [2] received a valid permit and registration -- in accordance with Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances -- prior to July 1, 2024 shall be exempted from the proximity requirements.

(B) Short-Term Rentals that are Non-Owner-Occupied that do not meet proximity requirements may be considered on a case-by-case basis by the Planning and Zoning Commission and City Council through a Specific Use Permit (SUP). In considering a Specific Use Permit (SUP) for a Short-Term Rental that is Non-Owner-Occupied the Planning

and Zoning Commission and City Council shall consider the size, location, and impact of the proposed and existing Short-Term Rentals on the adjacent residential properties and their occupants.

(C) The Short-Term Rental shall not incorporate accessory land uses that are not permitted within the underlying zoning district (e.g. Banquet Facility/Event Hall which includes meeting halls and wedding venues) as stipulated by the Permissible Use Charts contained within Article 04, Permissible Uses, of the Unified Development Code (UDC).

(D) In order to establish and operate a Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex) in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances.

I.6 In accordance with item I.5(B) above, the Specific Use Permit (SUP) is required due to the proposed Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex) being unable to meet item I.5(A) above. In this case, the proposed Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex) is 814.5-feet from one existing and permitted Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex).

M.7 Ordinances. Review the attached draft ordinance prior to the June 24, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by July 1, 2025.

I.8 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 1, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 15, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.9 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 24, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on July 15, 2025.

I.10 City Council Meeting Dates. The projected City Council meeting dates for this case will be July 21, 2025 (1st Reading) and August 4, 2025 (2nd Reading).

I.11 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/17/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/18/2025	Approved w/ Comments

06/18/2025: If approved, all required paperwork will need to be submitted to the Building Inspection Department.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

PARKS	Travis Sales	06/17/2025	Approved

No Comments

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	3985 Horizon Rd, Rockwall TX 75032				
SUBDIVISION	Rockwall Lake Estate No.1	LOT	609	BLOCK	C
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE	STR		
ACREAGE	0.17	LOTS [CURRENT]		LOTS [PROPOSED]	

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER	Himmat chauhan	☑ APPLICANT	Homestay Rentals, LP
CONTACT PERSON		CONTACT PERSON	
ADDRESS	996 E. I-30	ADDRESS	996 E. I-30
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	Rockwall TX 75087
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ *[OWNER]* THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

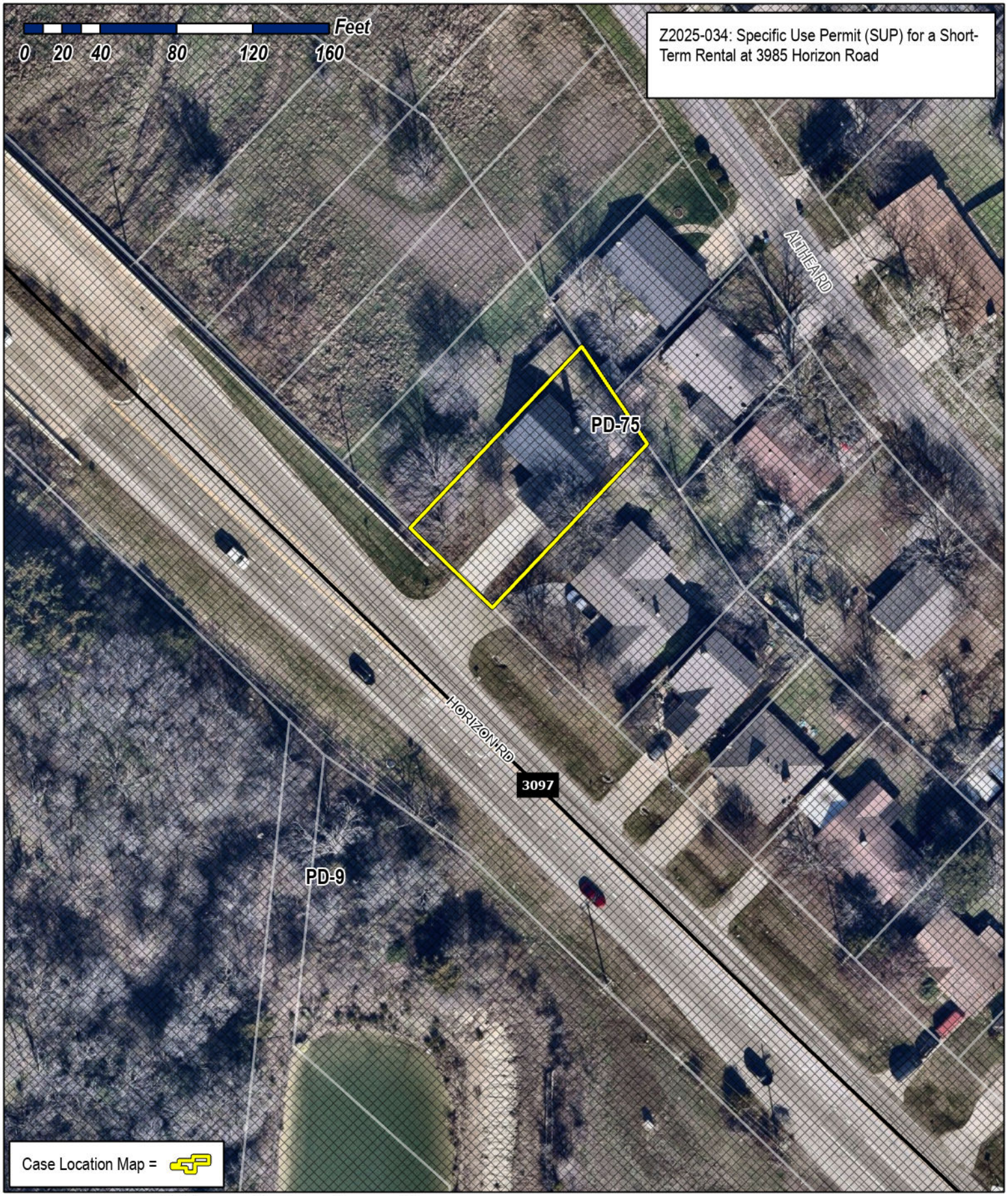
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* June *, 20* 25

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PAT TURNER
Notary Public, State of Texas
Comm. Expires 09-16-2025
Notary ID 131226555

MY COMMISSION EXPIRES



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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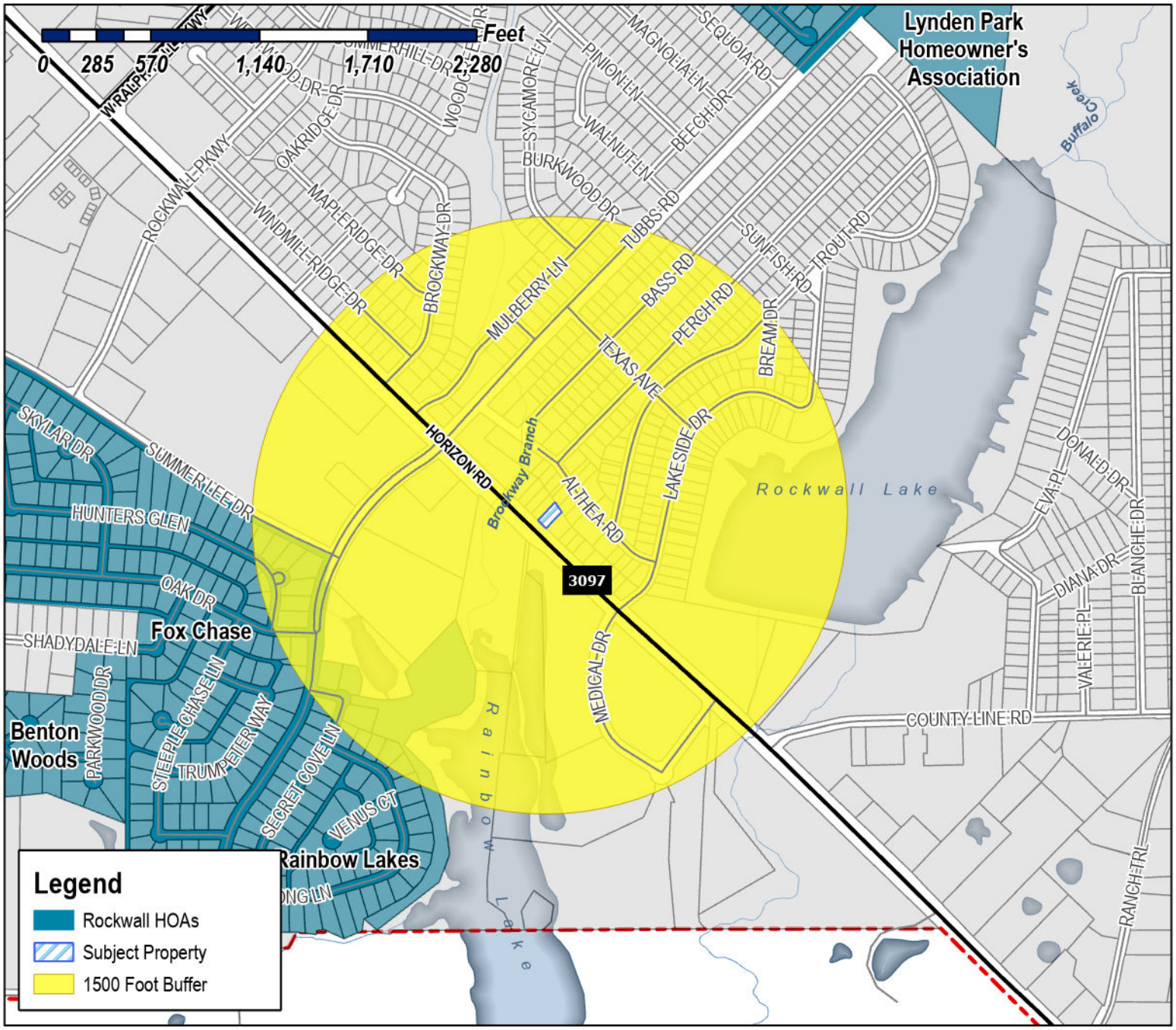
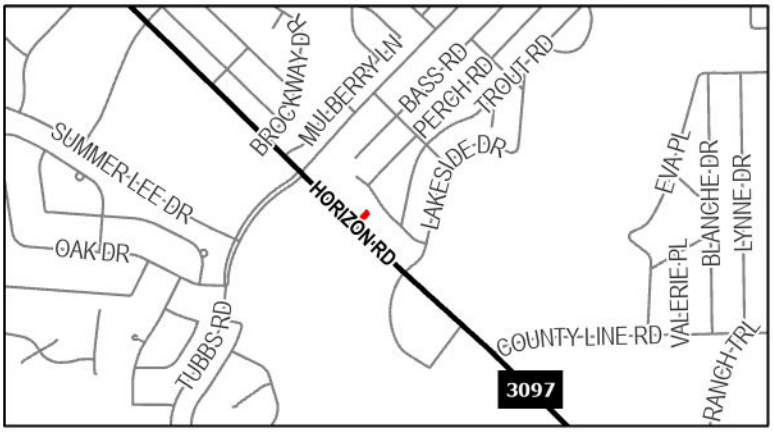


Case Number: Z2025-034
Case Name: Specific Use Permit (SUP) for a Short-Term Rental
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 3985 Horizon Road

Date Saved: 6/13/2025
For Questions on this Case Call (972) 771-7745



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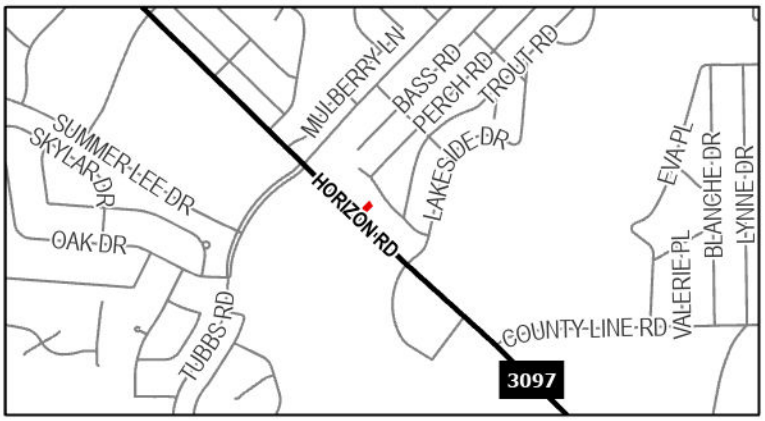

RESIDENT
0
FM3097 0
ROCKWALL, TX 75087

RESIDENT
103 ALTHEA RD
ROCKWALL, TX 75087

SHARING SMILES LLC
108 CRYSTAL CT
RICHARDSON, TX 75081

HUCK AMBER L
111 TROUT ST
ROCKWALL, TX 75032

RESIDENT
116 BASS RD
ROCKWALL, TX 75087

ESCOBAR SERGIO & ANABEL
118 ALTHEA RD
ROCKWALL, TX 75032

SFR BORROWER 2021-2 LLC
120 S RIVERSIDE PLAZ SUITE 2000
CHICAGO, IL 60606

ZOMER JOHN DAVID
123 Trout St
Rockwall, TX 75032

TYRELL ROBERT & KATHY
127 BASS RD
ROCKWALL, TX 75032

HERNANDEZ SESAR M & MARTA P
127 PERCH RD
ROCKWALL, TX 75032

OJEDA ELIZABETH RODRIGUEZ
128 Althea Rd
Rockwall, TX 75032

RESIDENT
130 PERCH RD
ROCKWALL, TX 75087

SALAZAR JOSE & MARIA E
132 ALTHEA RD
ROCKWALL, TX 75032

WADE CHELSEA L
133 ALTHEA ROAD
ROCKWALL, TX 75032

PALMER CHRIS
135 TROUT ST
ROCKWALL, TX 75032

RESIDENT
0
140 TROUT RD 0
ROCKWALL, TX 75087

SANCHEZ NANCY C AND VIDAL SANCHEZ-CRUZ
141 BASS RD
ROCKWALL, TX 75032

TAYLOR MARGOE
141 PERCH RD
ROCKWALL, TX 75032

RESIDENT
142 PERCH RD
ROCKWALL, TX 75087

GUZMAN LUIS & YOLANDA
142 ALTHEA RD
ROCKWALL, TX 75032

VASQUEZ THOMAS J AND
0
147 TROUT ST
ROCKWALL, TX 75032

RESIDENT
151 BASS RD
ROCKWALL, TX 75087

CASTILLO ARTURO & VICTORIA
151 PERCH RD
ROCKWALL, TX 75032

RESIDENT
152 ALTHEA RD
ROCKWALL, TX 75087

PEREZ JOSE D & MARIA M
152 PERCH RD
ROCKWALL, TX 75032

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE A
154 TROUT ST
ROCKWALL, TX 75032

SFR JV-1 2019-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

SFR JV-1-202-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

BAUTISTA FRANCISCO GAMEZ AND MARIA DE LOS ANGELES ELIAS-GAMEZ
163 PERCH ST
ROCKWALL, TX 75032

JARAMILLO VERONICA
163 TROUT ST
ROCKWALL, TX 75032

RESIDENT
164 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
166 TROUT RD
ROCKWALL, TX 75087

PEDRAZA FRANCISCO JAVIER AND
0
168 PERCH RD
ROCKWALL, TX 75032

BAMFO GEORGE A & DONNA
173 TROUT ST
ROCKWALL, TX 75032

RESIDENT
174 TROUT DR
ROCKWALL, TX 75087

ESPINOSA DAVID AND ERIN
174 LAKESIDE DR
ROCKWALL, TX 75032

MCCREARY LARRY &
0
176 ALTHEA RD
ROCKWALL, TX 75032

AGUILAR IVAN D
177 ALTHEA RD
ROCKWALL, TX 75032

ALCALA GUADALUPE R
180 TROUT
ROCKWALL, TX 75032

RESIDENT
182 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
185 TROUT RD
ROCKWALL, TX 75087

RESIDENT
188 ALTHEA RD
ROCKWALL, TX 75087

WHITE JOHN N AND
0
1929 S Lakeshore Dr
Rockwall, TX 75087

RESIDENT
193 TROUT RD
ROCKWALL, TX 75087

RAMIREZ EDDIE RAFAEL & CASSANDRA GAYLE
194 Lakeside Dr
Rockwall, TX 75032

GARCIA CITLALLI SARAHI GONZALEZ
194 Trout St
Rockwall, TX 75032

RESIDENT
0
199 ALTHEA RD 0
ROCKWALL, TX 75087

RESIDENT
202 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
208 TROUT RD
ROCKWALL, TX 75087

CULEBRO EDGAR HAMED AND
0
208 Althea Rd
Rockwall, TX 75032

HAYMAC VENTURES LLC
218 CULLINS ROAD
ROCKWALL, TX 75032

CAMACHO JOEL MEJIA AND
0
218 LAKESIDE DRIVE
ROCKWALL, TX 75032

RESIDENT
220 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
223 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
230 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
232 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
235 ALTHEA RD
ROCKWALL, TX 75087

MIGUELS RENOVATION & CONSTRUCTION LLC
2381 FIELDCREST DR
ROCKWALL, TX 75032

ARP 2014-1 BORROWER LLC
0
23975 Park Sorrento Ste 300
Calabasas, CA 91302

GAMEZ BRIGIDO & MARIA NATALIA
240 BASS RD
ROCKWALL, TX 75032

RESIDENT
242 ALTHEA RD
ROCKWALL, TX 75087

REED JENNIFER LATRICE
242 LAKESIDE DRIVE
ROCKWALL, TX 75032

TOVAR LUISIHNO
245 ALTHEA RD
ROCKWALL, TX 75032

SIDNEY S NOE REVOCABLE TRUST
0
2497 ASHBURY CIRCLE
CAPE CORAL, FL 33991

RESIDENT
252 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
264 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
265 ALTHEA RD
ROCKWALL, TX 75087

PEOPLES BILLY W
302 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3520 HORIZON
ROCKWALL, TX 75087

PARKER SLURPEE 2 LLC
3600 POTOMAC AVENUE
HIGHLAND PARK, TX 75205

RESIDENT
3615 FM3097
ROCKWALL, TX 75087

RESIDENT
3775 FM3097
ROCKWALL, TX 75087

RESIDENT
3835 FM3097
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL TEXAS
385 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3885 FM3097
ROCKWALL, TX 75087

RESIDENT
3935 FM3097
ROCKWALL, TX 75087

RESIDENT
3985 FM3097
ROCKWALL, TX 75087

RESIDENT
4065 FM3097
ROCKWALL, TX 75087

CASTILLO SILVIA
4125 FM 3097
ROCKWALL, TX 75032

RESIDENT
4175 FM3097
ROCKWALL, TX 75087

RESIDENT
4215 FM3097
ROCKWALL, TX 75087

RESIDENT
4275 FM3097
ROCKWALL, TX 75087

RESIDENT
0
4325 FM3097 0
ROCKWALL, TX 75087

RESIDENT
4375 FM3097
ROCKWALL, TX 75087

RESIDENT
4425 FM3097
ROCKWALL, TX 75087

RESIDENT
4475 TUBBS RD
ROCKWALL, TX 75087

RESIDENT
4485 HORIZON RD
ROCKWALL, TX 75087

GAGNON STEVEN C ETUX SUZANNE
459 WINDING RIDGE LN
ROCKWALL, TX 75032

VANDERGRIFFT IRA E & MARY L
4975 HORIZON RD
ROCKWALL, TX 75032

BAF 3 LLC
5001 Plaza on the Lk Ste 200
Austin, TX 78746

CORNELIUS FAMILY TRUST
0
501 SCENIC PL
HEATH, TX 75032

LOPEZ RICARDO C
519 E Interstate 30 PMB 306
Rockwall, TX 75087

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

BALDERAS VICTORIO AND
0
602 LAWRENCE
HEATH, TX 75032

NGUYEN TAMMY
7910 SARAHVILLE DR
DALLAS, TX 75252

GOYAL SANJAY K
8008 STRECKER LN
PLANO, TX 75025

NUNEZ LUZ ISELA
8655 Brookhollow Blvd Apt 8102
Frisco, TX 75034

SALDANA FLOR
8820 COUNTY RD 136
TERRELL, TX 75161

KLEIN ELIZABETH C
M/R

RESIDENT
0
N/A 0
ROCKWALL, TX 75087

GIST JESSE JR AND
0
PO BOX 1381
ROCKWALL, TX 75087

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

JWS LAND LTD
PO Box 6621
McKinney, TX 75071

MURPHY ROAD LTD
0
PO Box 6621
McKinney, TX 75071

WHITECAP VENTURES LLC & WELCOME DFW
HOMES FUNDING LLC
PO BOX 7640
FORT WORTH, TX 76111

GRUBBS DAVID G
PO BOX 852
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-034: Specific Use Permit (SUP) for a Non-Owner Occupied Short-Term Rental

Hold a public hearing to discuss and consider a request by Himmat Chauhan of Homestay Rentals, LP for the approval of a Specific Use Permit (SUP) for a Non-Owner Occupied Short-Term Rental on a 0.2250-acre tract of land identified as a portion of Lot 609 and all of Lot 610, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 3985 Horizon Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, July 21, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-034: Specific Use Permit (SUP) for a Non-Owner Occupied Short-Term Rental

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

HomeStay Rentals, LP

(Stay with Confidence) Rockwall or Rowlett

Tel: 469-465-8444 or 405-401-4626 Email: oklahomahotels@gmail.com

June 12-2025

To Mr. Ryan Miller

Planning & Zoning Director

City of Rockwall, TX

Short Term Rental Permit Application

Ref: 3985 Horizon Road, Rockwall, TX 75032. Previous address 4973 Horizon Road.

Dear Mr. Miller,

I hope this message finds you well. I am writing to express my continued enthusiasm for investing in the City of Rockwall and to respectfully request reconsideration or guidance regarding my recent short-term rental (STR) permit application for my newly purchased property—a two-story, single-family home featuring 4 bedrooms, 3 full bathrooms, and a 2-car garage.

One of the key reasons I chose this property was its location in a neighborhood with no HOA restrictions, making it ideal for STR. My vision for the home is to offer a high-quality, well-managed, and professionally operated rental experience that aligns with the standards and expectations of the community.

Although I was surprised to learn that my application was denied due to the 1,000-foot buffer rule, I remain optimistic and committed to working with the city to find a positive path forward.

I bring to this venture more than two decades of experience in the hospitality industry. For the past 24 years, I have owned and operated multiple franchised hotels, including the **Best Western Plus Rockwall Inn & Suites**, which I've successfully managed since 2010. As a long-time Rockwall resident living in Lake Side Village for the last 14 years, I am proud of my roots in the community and my commitment to operating respectfully and professionally.

HomeStay Rentals, LP

My experience with short-term rentals includes two additional properties:

- A former property in Rockwall at **786 Sunflower Trail**, which I operated as a short-term rental from 2021 to 2023—without a single complaint.
- An ongoing STR in Rowlett at **5505 Edgewater Circle**, successfully managed for five years with a perfect record of neighbor satisfaction.

The positive track record I've maintained is the result of consistent, responsible practices:

- A **minimum 5-night stay** policy, discouraging weekend party rentals.
- A thorough **guest screening process**, including ID checks and signed house rules.
- **In-person greetings** for every guest, ensuring a welcoming and accountable presence.
- High standards for **cleanliness and décor**, which support our promise: *"Stay with Confidence."*
- *I am paying my City Occupancy Tax for last 15 years in* ***"Timely manners".***

Since closing on this home, I've already begun making significant investments in furnishing and improving the property, with the goal of offering another outstanding guest experience.

While I understand and respect the city's regulations, I kindly ask that you consider the unique qualifications, proven history, and local investment I bring to this endeavor. I remain committed to upholding all city guidelines and am eager to work collaboratively to explore any options that may allow this property to be approved for STR use.

Thank you for your time, consideration, and ongoing support of responsible operators in our city.

Sincerely,

Himmat Chauhan, CHA

Certified Hotel Administrator.

6/12/2025

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
RECEIVED BY:
DATE RECEIVED:
STR PERMIT NO.

ACKNOWLEDGEMENTS BY PROPERTY OWNER [PLEASE INITIAL BY EACH STATEMENT]

HC I acknowledge that a *Short-Term Rental Permit* granted by the City of Rockwall does not supersede any property specific restrictions against *Short-Term Rentals* that may exist under law, agreement, lease, covenant, or deed restriction.

HC I acknowledge that if three (3) violations/citations occur in any consecutive 12-month period, that my *Short-Term Rental Permit* will be revoked and that I will not be eligible to apply for a new *Short-Term Rental Permit* for 12-months from the date of revocation. In addition, I acknowledge that the City of Rockwall will have the right to inspect my property when a violation is reported or suspected.

HC I acknowledge that a *Short-Term Rental Permit* and any non-conforming rights associated with a *Short-Term Rental Permit* are non-transferable to another property owner or operator, or address or location.

HC I acknowledge that I am responsible for remitting all applicable state, county, and local hotel occupancy taxes in a timely manner pursuant to all applicable laws and the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinance. I also acknowledge that failure to pay hotel occupancy tax will result in the revocation of my *Short-Term Rental Permit*.

HC I acknowledge that a *Short-Term Rental Permit* is valid for a period of three (3) years, and -- *as the owner of the subject property* -- it is my responsibility to apply for a renewal 30-days prior to the expiration of my *Short-Term Rental Permit*. Should I fail to submit a renewal application in this time period, I will forfeit all non-conforming rights and be required to submit a new application that will be subject to all the current requirements stipulated by the Unified Development Code (UDC) and Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

REGISTRATION TYPE

☑ New Registration | ☐ Renewal of an Existing Registration

Was this property being used as a short-term rental prior to April 1, 2024? ☐ Yes | ☐ No

PROPERTY INFORMATION [PLEASE PRINT]

Address	3985 Horizon Road		Zoning				
Subdivision	ROCKWALL LAKE ESTATE NO.1		Lot	609		Block	C
General Location							

TYPE OF SHORT-TERM RENTAL

Please indicate the type of short-term rental being permitted and registered:

☐ *SHORT-TERM RENTAL (OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or portion thereof* -- in which the property owner or operator, as reflected in a valid lease agreement, is a resident (*i.e. occupies the primary structure*) and is present during the rental. This includes when a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.

☑ *SHORT-TERM RENTAL (NON-OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or a portion thereof* -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- *or portion thereof* -- on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*).

☐ *SHORT-TERM RENTAL (APARTMENT OR CONDOMINIUM)*. An apartment or condominium (*or similar multi-family structure, excluding duplexes, but including triplexes or quadplexes, as defined in this Unified Development Code [UDC]*) -- *or a portion thereof* -- in which the property owner or operator may or may not be an occupant of the dwelling unit during the rental.

PROPERTY OWNER INFORMATION [PLEASE PRINT]

Name	HomeStay Rentals, LP (Himmat Chauhan)		Phone	405-401-4626			
Mailing Address	996 E. Interstate 30		City	Rockwall	State	TX	Zip Code 75032
Email	oklahomahotels@gmail.com						

RESPONSIBLE PARTY [PLEASE PRINT]

Please note that a *Responsible Party* is required for all *Short-Term Rental Permit* applications. A *Responsible Party* is a local representative that resides in Rockwall County and who is available at all time the rental is in use. The *Responsible Party* must be available within one (1) hour of contact and must be authorized to make decisions regarding the property and its occupants.

☑ Same as Property Owner

Name	Himmat Chauhan		Phone				
Mailing Address			City		State		Zip Code
Email							

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City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

REQUIREMENTS CHECKLIST

Please indicate that the following required items have been provided with this application by checking the box next to each required item:

- ☑ *REGISTRATION FEE*. A $500.00 application fee payable to the City of Rockwall.
- ☑ *SITE PLAN*. A site plan showing the location of the *Short-Term Rental* and the parking areas provided for the *Short-Term Rental*.
- ☑ *PICTURES*. Pictures of the subject property showing the rear, front, and side yards of the subject property. In addition, pictures of all structures -- *one (1) per each façade of a structure* -- and any on-site amenities.
- ☑ *COMMERCIAL INSURANCE*. Each *Short-Term Rental* shall be required to have and provide proof of general commercial insurance (*or an equivalent*) coverage of a minimum of $500,000.00 per occurrence coverage and an aggregate of $1,000,000.00.
- ☑ *DRIVER LICENSE*. A copy of the driver license for the property owner and responsible party.

GENERAL STANDARDS CHECKLIST

Please indicate that subject property currently conforms with the following requirements by checking the box next to each general standard:

- ☑ *ADVERTISING*. All advertising for the *Short-Term Rental -- including online or on a proprietary website, application, or other technology* -- will include the *Short-Term Rental Permit Number* within the description or body of the advertisement for public reference.
- ☑ *PARKING*. The parking on the subject property currently conforms to the requirements of *Table 5: Parking Requirement Schedule* of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, I understand that all parking shall be on an improved surface (*i.e. gravel, pavers, asphalt, or concrete*) and no guest or occupant will park on an unimproved surface (*e.g. grass, vegetation, soil, etc.*).
- ☑ *EVACUATION PLAN*. [*ONLY APPLICABLE TO APARTMENTS AND CONDOMINIUMS THAT DO NOT HAVE DIRECT INGRESS/EGRESS TO THE EXTERIOR OF THE BUILDING FROM THE FRONT DOOR*] An evacuation plan showing how to exit the building has been posted on the front door.
- ☑ *TEMPORARY STRUCTURES*. There are *no* temporary structures (*i.e. recreational vehicles/campers, vehicles intended for occupancy, tents, canopies or shade structures that are not permitted by the City of Rockwall, or similar structures or vehicles*) being utilized as a *Short-Term Rental*.
- ☑ *TRASH/RUBBISH/SOLID WASTE*. There are enough City approved containers (*i.e. a polycarts or approved garage cans*) to hold all trash/rubbish/solid waste produced on-site. I also understand that it will be a violation to have any trash/rubbish/solid waste -- *bagged or otherwise* -- placed on the ground.
- ☑ *SIGNAGE*. No external signage shall be installed or constructed on the property indicating or advertising the property as a *Short-Term Rental*.
- ☑ *FIRE EXTINGUISHER*. A standard five (5) pound fire extinguisher (*i.e. 2A:10B:C*) has been properly mounted within 75-feet of all portions of the *Short-Term Rental* on each floor.
- ☑ *SMOKE AND CARBON MONOXIDE DETECTORS*. Operable smoke and carbon monoxide detectors have been installed in the *Short-Term Rental* in accordance with all applicable City of Rockwall codes.
- ☑ *INGRESS/EGRESS*. All bedrooms in the *Short-Term Rental* have at least one (1) operable emergency point of ingress/egress for rescue and escape (*i.e. windows and/or doors*).
- ☑ *SLEEPING ACCOMODATION*. There is no overnight sleeping outdoors or outdoor sleeping spaces provided as part of the *Short-Term Rental*.
- ☑ *TENANT NOTIFICATION*. The following information has been posted in a visible and obvious location inside the *Short-Term Rental*: [*1*] the property owner's and/or the *Responsible Party's* contact information and phone number; [*2*] pertinent information relating to the aforementioned standards (*i.e. the location of the required off-street parking; the schedule, location, and requirements regarding trash/rubbish/solid waste; information regarding the conduct of guests; and etc.*); [*3*] information to assist guests in the case of an emergency (*i.e. emergency and non-emergency telephone numbers for police, fire, and medical services*); and, [*4*] a notice that failure to conform to the requirements and codes of the City of Rockwall is a violation, and that an owner, occupant, or visitor can be cited for violations to these requirements.

RESPONSIBLE PARTY'S CERTIFICATION

I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and consent to have my information posted online. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 *DAY OF* JUNE, *20* 25

RESPONSIBLE PARTY'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

PAT TURNER
Notary Public, State of Texas
Comm. Expires 09-16-2025
Notary ID 131226555

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and that it is my sole responsibility to ensure that the property continues to be in compliance with the rules, requirements, and regulations of the City of Rockwall. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 *DAY OF* JUNE, *20* 25

PROPERTY OWNER'S SIGNATURE

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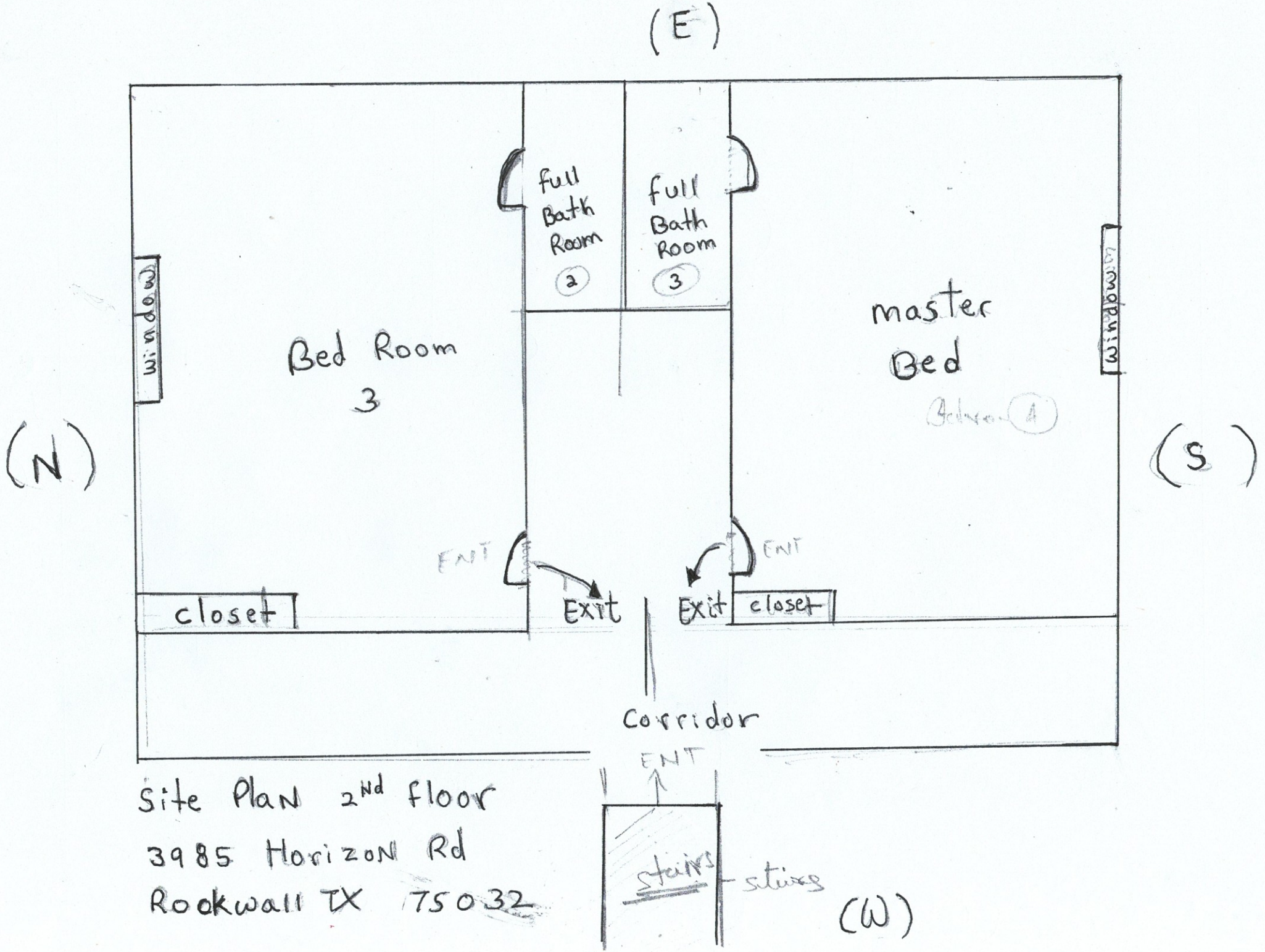
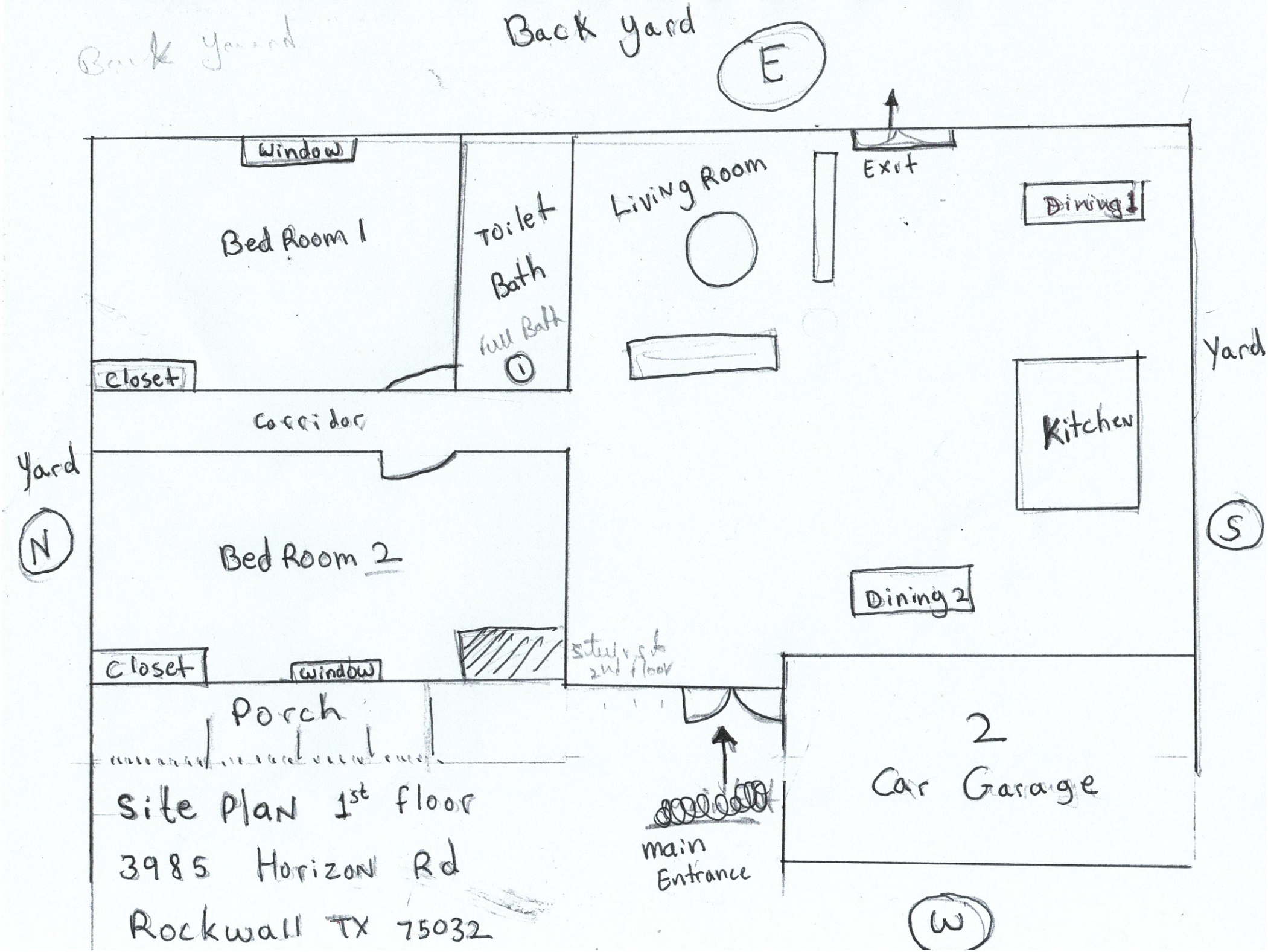
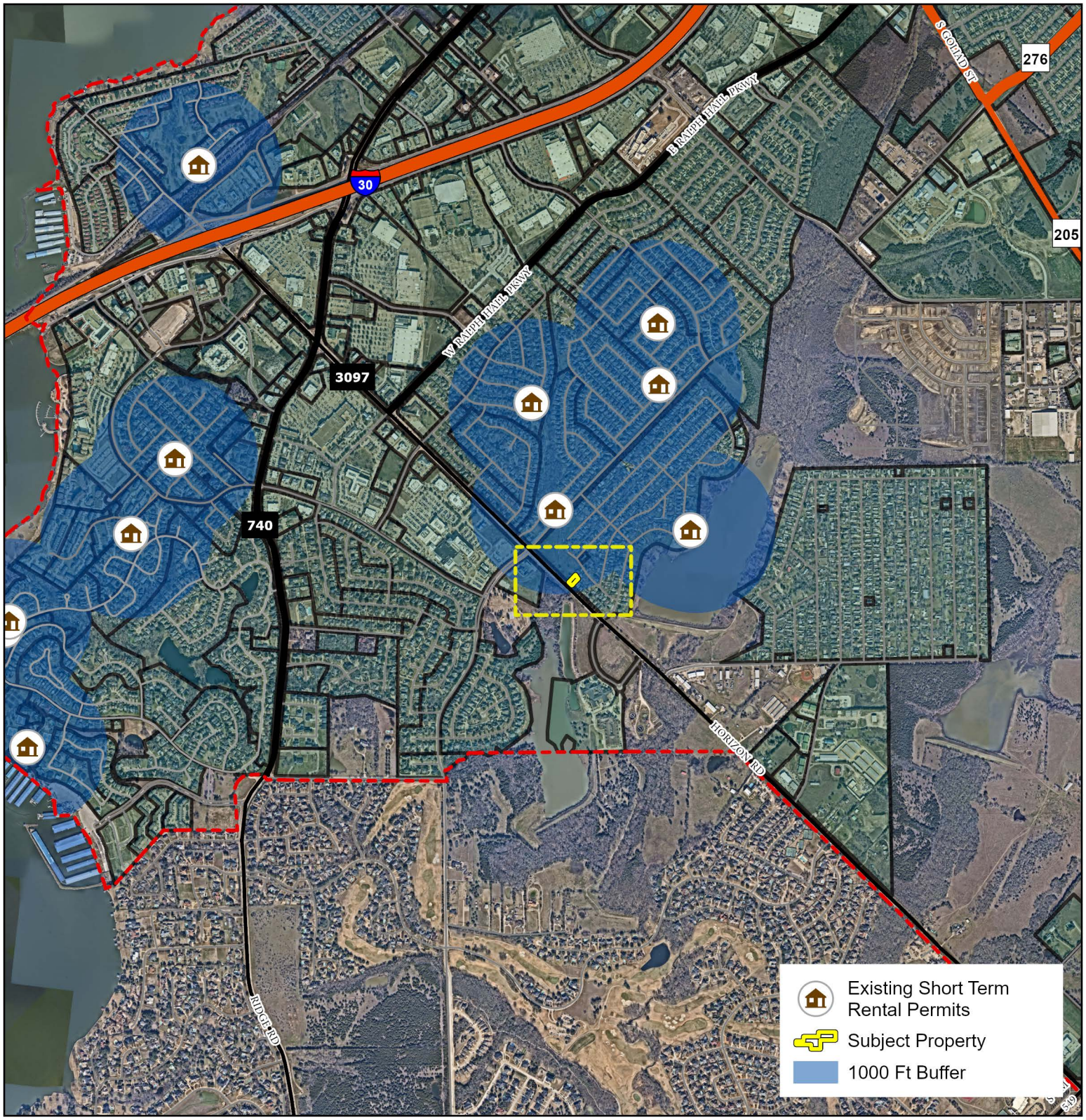


Site Plan 2ND floor

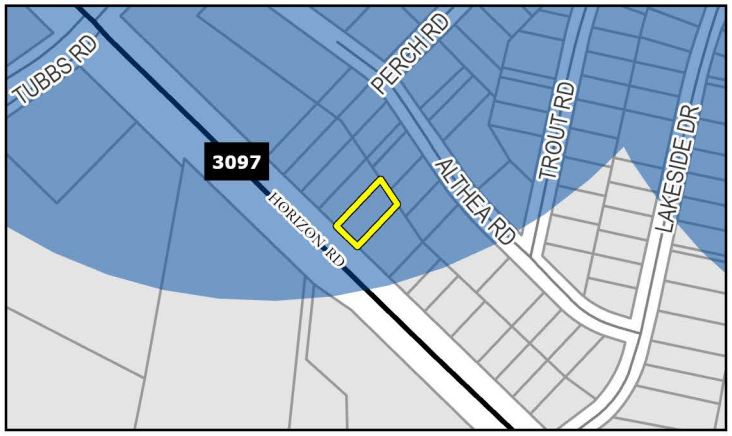
3985 Horizon Rd

Rockwall TX 75032


Back yard
E
Window
Bed Room 1
Toilet
Bath
Full Bath
1
Living Room
Exit
Dining 1
Yard
Closet
Corridor
Kitchen
Yard
N
Bed Room 2
S
Dining 2
Closet
window
stairs to 2nd floor
Porch
2
Car Garage
main Entrance
W
Site Plan 1st floor
3985 Horizon Rd
Rockwall TX 75032



Case Number: Z2025-034
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 3985 Horizon Rd



Date Saved: 6/20/2025
For Questions on this Case Call (972) 771-7745

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NON-OWNER-OCCUPIED SHORT-TERM RENTAL* ON A 0.2250-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 609, AND ALL OF 610, ROCKWALL LAKE ESTATES #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Himmat Chauhan of Homestay Rentals. LP for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.2250-acre parcel of land identified as a portion of Lot 609 and all of 610, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) [*Ordinance No. 16-01*], addressed as 3985 Horizon Road, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *a Non-Owner-Occupied Short-Term Rental* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 75 (PD-75) [*Ordinance No. 16-01*]; Subsection 02.03, *Conditional*

DRAFT 06/24/2025

Land Use Standards, of Article 04, *Permissible Uses*, and Subsection 03.01, *General Residential Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; and, Article 02, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances -- as heretofore amended and as may be amended in the future* --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Non-Owner-Occupied Short-Term Rental* on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) The *Subject Property* shall conform to the information provided within the *Short-Term Rental Permit Application* depicted in *Exhibits 'B'* of this ordinance.

(2) After the issuance of a *Short-Term Rental Permit and Registration* by the City of Rockwall, should the applicant allow this permit/registration to expire, lapse or be revoked by the City of Rockwall, this Specific Use Permit (SUP) shall automatically expire and be considered abandoned in accordance with Subsection 02.02, *Specific Use Permit (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require compliance to the following:

(1) Upon obtaining a *Short-Term Rental Permit and Registration*, should the property owner/responsible party operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this

DRAFT ORDINANCE 09.24.2025

ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4th DAY OF AUGUST, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 06.24.2025

Exhibit 'A'
Legal Description

Address: *3985 Horizon Road*
Legal Description: *A portion of Lot 609 and all of Lot 610, Rockwall Lake Estates Addition #1*

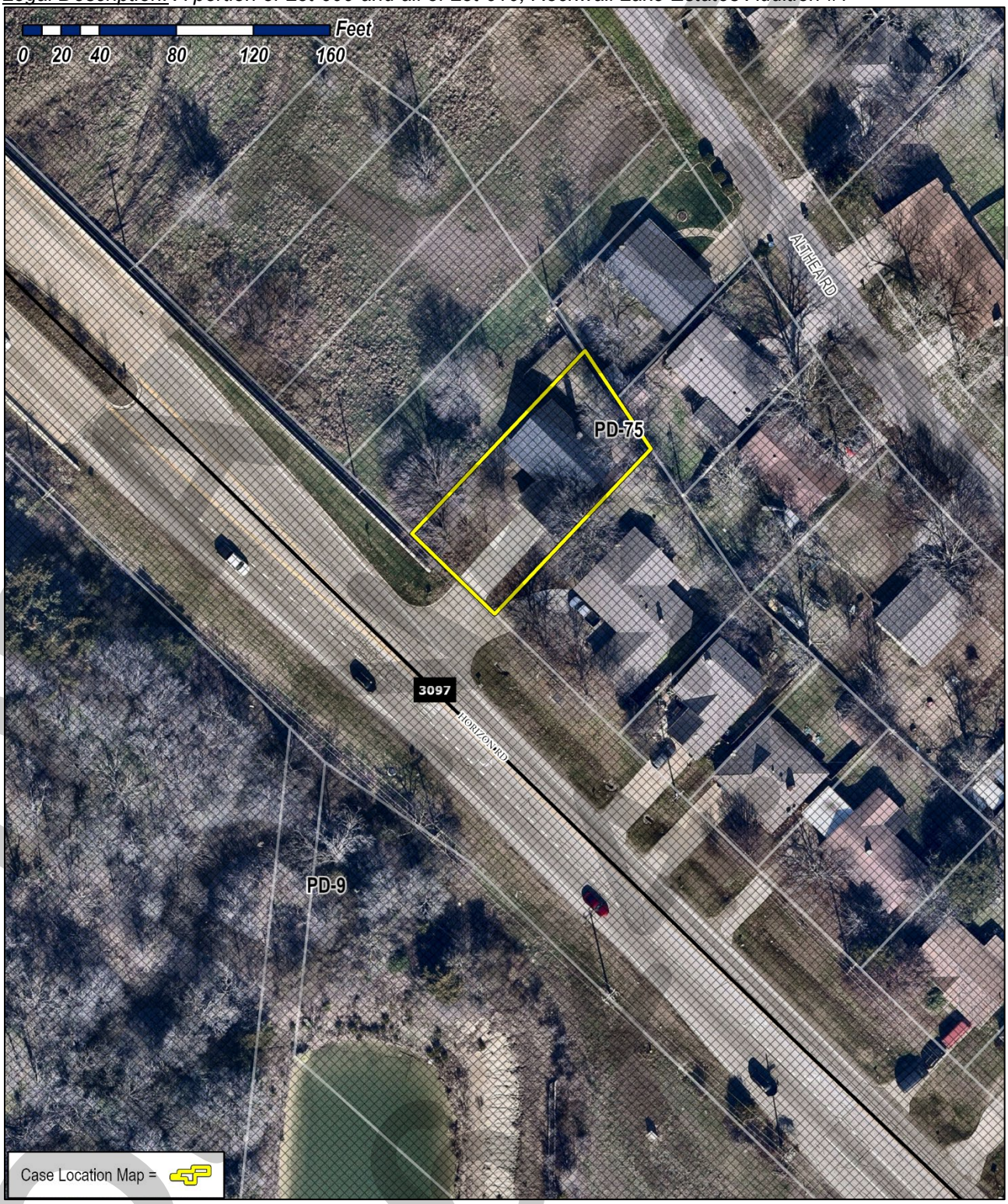


Exhibit 'B'
Short Term Rental Application

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
RECEIVED BY:
DATE RECEIVED:
STR PERMIT NO.

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Name: HomeStay Rentals, LP (Himmat Chauhan) — Phone: 405-401-4626
Mailing Address: 996 E. Interstate 30 — City: Rockwall — State: TX — Zip Code: 75032
Email: oklahomahotels@gmail.com

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Name: Himmat Chauhan — Phone:
Mailing Address: — City: — State: — Zip Code:
Email:

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION
City of Rockwall
Neighborhood Improvement Services (NIS) Department
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Please indicate that subject property currently conforms with the following requirements by checking the box next to each general standard:

☑ *ADVERTISING*. All advertising for the *Short-Term Rental* -- *including online or on a proprietary website, application, or other technology* -- will include the *Short-Term Rental Permit Number* within the description or body of the advertisement for public reference.
☑ *PARKING*. The parking on the subject property currently conforms to the requirements of *Table 5: Parking Requirement Schedule* of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, I understand that all parking shall be on an improved surface (*i.e. gravel, pavers, asphalt, or concrete*) and no guest or occupant will park on an unimproved surface (*e.g. grass, vegetation, soil, etc.*).
☑ *EVACUATION PLAN*. [*ONLY APPLICABLE TO APARTMENTS AND CONDOMINIUMS THAT DO NOT HAVE DIRECT INGRESS/EGRESS TO THE EXTERIOR OF THE BUILDING FROM THE FRONT DOOR*] An evacuation plan showing how to exit the building has been posted on the front door.
☑ *TEMPORARY STRUCTURES*. There are no temporary structures (*i.e. recreational vehicles/campers, vehicles intended for occupancy, tents, canopies or shade structures that are not permitted by the City of Rockwall, or similar structures or vehicles*) being utilized as a *Short-Term Rental*.
☑ *TRASH/RUBBISH/SOLID WASTE*. There are enough City approved containers (*i.e. a polycarts or approved garage cans*) to hold all trash/rubbish/solid waste produced on-site. I also understand that it will be a violation to have any trash/rubbish/solid waste -- *bagged or otherwise* -- placed on the ground.
☑ *SIGNAGE*. No external signage shall be installed or constructed on the property indicating or advertising the property as a *Short-Term Rental*.
☑ *FIRE EXTINGUISHER*. A standard five (5) pound fire extinguisher (*i.e. 2A:10B:C*) has been properly mounted within 75-feet of all portions of the *Short-Term Rental* on each floor.
☑ *SMOKE AND CARBON MONOXIDE DETECTORS*. Operable smoke and carbon monoxide detectors have been installed in the *Short-Term Rental* in accordance with all applicable City of Rockwall codes.
☑ *INGRESS/EGRESS*. All bedrooms in the *Short-Term Rental* have at least one (1) operable emergency point of ingress/egress for rescue and escape (*i.e. windows and/or doors*).
☑ *SLEEPING ACCOMODATION*. There is no overnight sleeping outdoors or outdoor sleeping spaces provided as part of the *Short-Term Rental*.
☑ *TENANT NOTIFICATION*. The following information has been posted in a visible and obvious location inside the *Short-Term Rental*: [1] the property owner's and/or the *Responsible Party's* contact information and phone number; [2] pertinent information relating to the aforementioned standards (*i.e. the location of the required off-street parking; the schedule, location, and requirements regarding trash/rubbish/solid waste; information regarding the conduct of guests; and etc.*); [3] information to assist guests in the case of an emergency (*i.e. emergency and non-emergency telephone numbers for police, fire, and medical services*); and, [4] a notice that failure to conform to the requirements and codes of the City of Rockwall is a violation, and that an owner, occupant, or visitor can be cited for violations to these requirements.

RESPONSIBLE PARTY'S CERTIFICATION

I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and consent to have my information posted online. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF JUNE 2025
RESPONSIBLE PARTY'S SIGNATURE
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES

PAT TURNER
Notary Public, State of Texas
Comm. Expires 09-16-2025
Notary ID 131226555

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and that it is my sole responsibility to ensure that the property continues to be in compliance with the rules, requirements, and regulations of the City of Rockwall. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

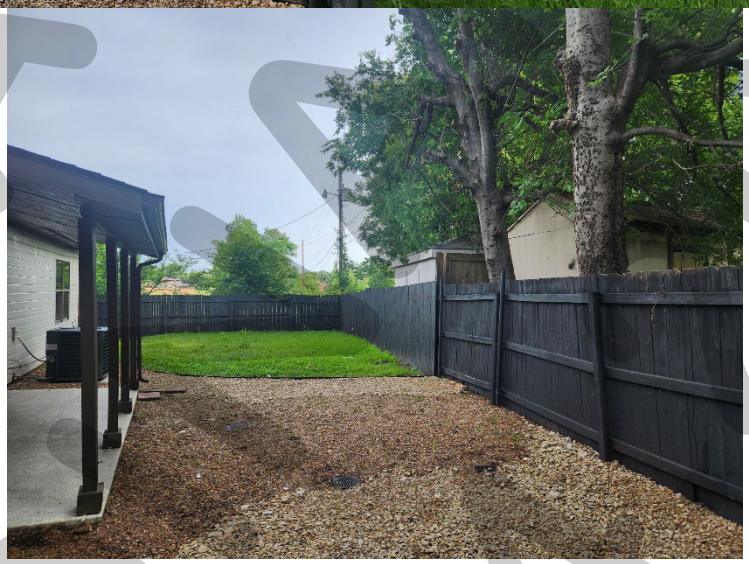
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF JUNE 2025
PROPERTY OWNER'S SIGNATURE
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES

PAT TURNER
Notary Public, State of Texas
Comm. Expires 09-16-2025
Notary ID 131226555

DRAFT ORDINANCE 06.24.2025

Exhibit 'C':
Short-Term Rental Photographs





DRAFT
ORDINANCE
06.24.2025

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/20/2025

PROJECT NUMBER: Z2025-035
PROJECT NAME: SUP for a Daycare
SITE ADDRESS/LOCATIONS: 305 S FANNIN ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a Specific Use Permit (SUP) for a Daycare Facility on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	06/19/2025	Approved w/ Comments

06/19/2025: Z2025-035; Specific Use Permit (SUP) for a Daycare Facility at 305 S. Fannin Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for a Daycare Facility on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, and addressed as 305 S. Fannin Street.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (Z2025-035) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.02(C)(4), Institutional and Community Service Land Uses, of Article 13, Definitions, of the Unified Development Code (UDC), states that a Church/House of Worship is an "…facility or area primarily used for religious gatherings, ceremonies, and worship services. It typically includes a sanctuary or worship hall, administrative offices, classrooms for religious education, and often ancillary facilities such as a fellowship hall, kitchen, and parking lot. These facilities serve as places for spiritual practice, community gatherings, and religious observance for adherents of a particular faith or denomination."

I.5 According to Subsection 02.02(C)(9), Institutional and Community Service Land Uses, of Article 13, Definitions, of the Unified Development Code (UDC), states that a Daycare with Seven (7) or More Children is "(a) state licensed facility excluding public or private schools, dedicated to caring for seven (7) or more children under the age of 14 years old. This care is provided for less than 24-hours per day, typically during daytime hours, and is situated at a non-residential location."

I.6 The subject property is zoned Downtown (DT) District. In the Downtown (DT) District the Church/House of Worship land use and Daycare Facility is permitted by Specific Use Permit (SUP). The SUP process allows "…discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." In this case, there is currently a 7,700 SF Church/House of Worship and the applicant is proposing a ~720 SF Daycare Facility in conjunction with the Church/House of Worship.

M.7 The letter of explanation calls out a playground area will be submitted under a separate permit. Please indicate what kind of screening (i.e. landscape or fencing), if any, will be used.

M.8 Ordinances. Please review the attached draft ordinance prior to the June 24, 2025 Planning & Zoning Commission Work Session meeting, and provide staff with your markups by July 1, 2025.

I.9 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 1, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 15, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.10 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 24, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on July 15, 2025.

I.11 City Council Meeting Dates. The projected City Council meeting dates for this case will be July 21, 2025 (1st Reading) and August 4, 2025 (2nd Reading).

I.12 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/17/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/18/2025	Approved w/ Comments

06/18/2025: If approved, a separate Building Permit will be required for any remodeling, and be approved/issued before any work is started.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2025	Approved

No Comments

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 305 S Fannin St, Rockwall, TX 75087

SUBDIVISION: S4820 LOT: 1,2,3 BLOCK: W

GENERAL LOCATION: Downtown Rockwall

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: DT (Downtown District) CURRENT USE: Church

PROPOSED ZONING: DT (Downtown District) PROPOSED USE: Child Care (in addition to current use)

ACREAGE: 0.344 LOTS [CURRENT]: 3 LOTS [PROPOSED]: 3

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER	Divine Peace Evangelical Lutheran Church	☐ APPLICANT	Divine Peace Evangelical Lutheran Church
CONTACT PERSON	Gunnar Ledermann	CONTACT PERSON	Gunnar Ledermann
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Gunnar Ledermann [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 219.30 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* June, 2025 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

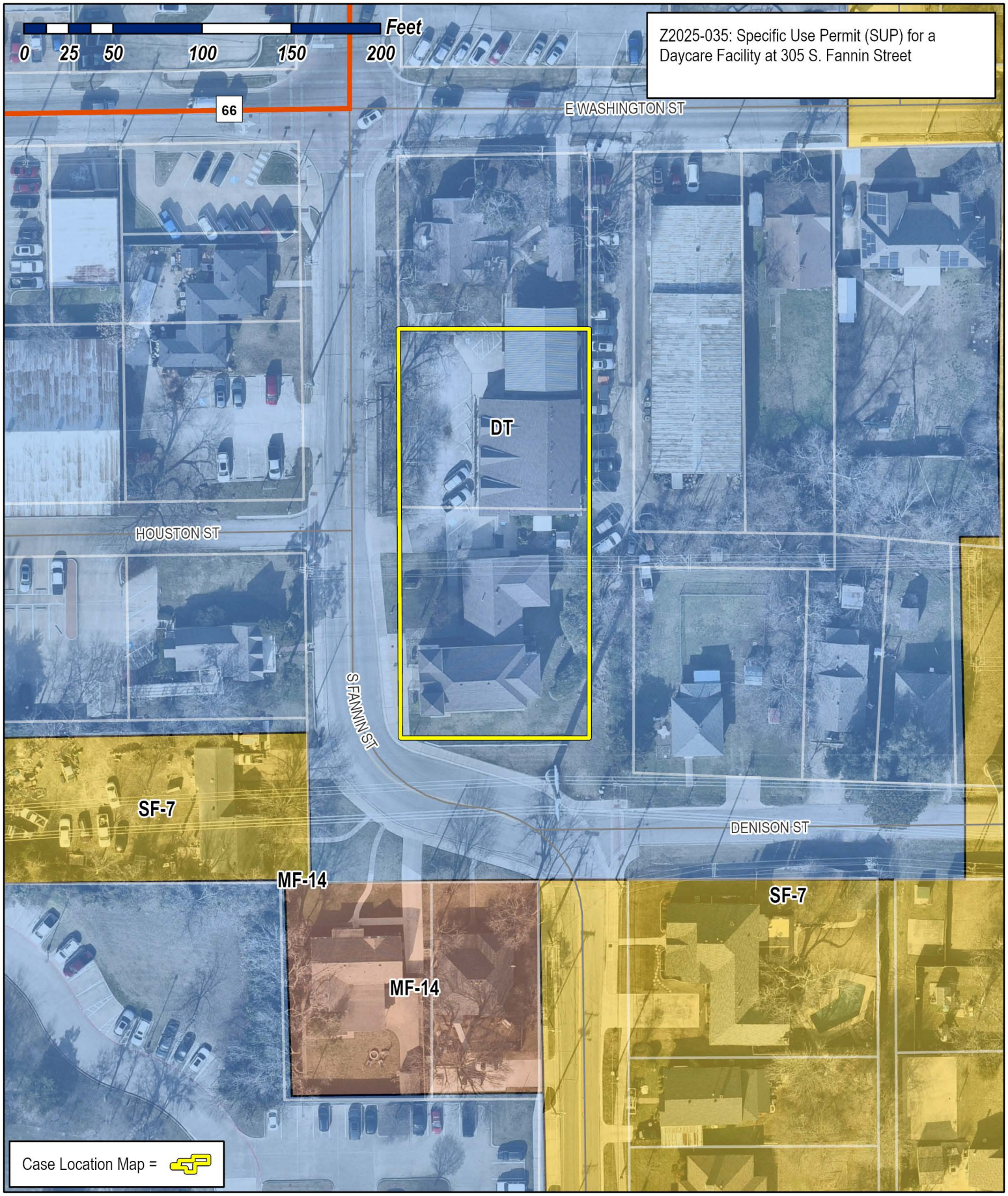
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* June, 2025

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Theresa L Moss

THERESA L. MOSS
Notary ID #130926177
My Commission Expires
December 8, 2028

MY COMMISSION EXPIRES 12-08-2028



City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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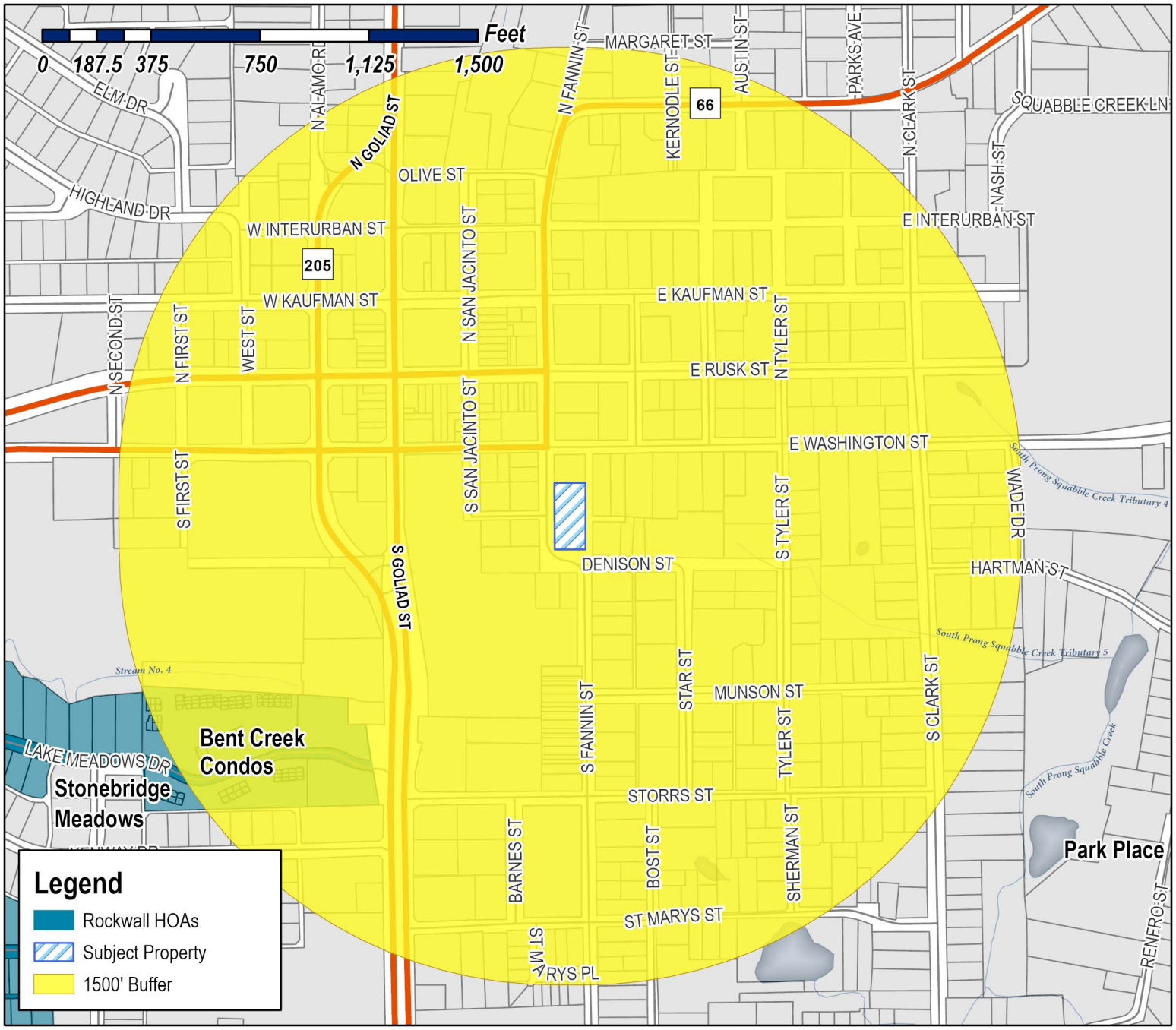
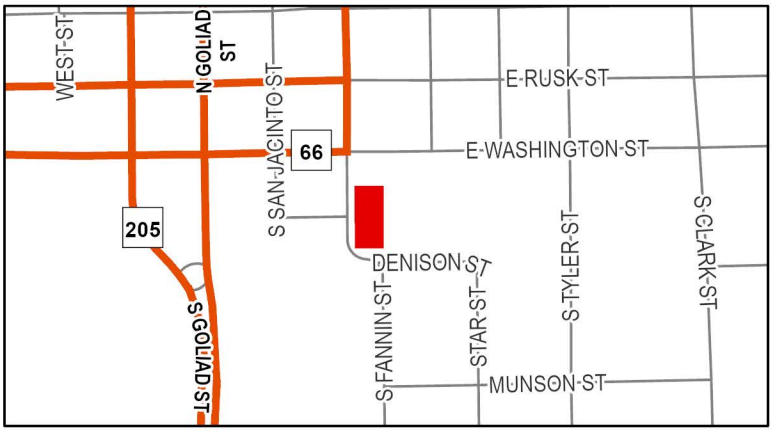


Case Number: Z2025-035
Case Name: SUP for a Daycare Facility
Case Type: Zoning
Zoning: Downtown (DT) District
Case Address: 305 S. Fannin Street



Date Saved: 6/13/2025
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2025-035]
Date:	Friday, June 20, 2025 10:18:54 AM
Attachments:	Public Notice (06.16.2025).pdf HOA Map (06.13.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2025-035: SUP for a Daycare Facility
Hold a public hearing to discuss and consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a Specific Use Permit (SUP) for a Daycare Facility on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and take any action necessary.

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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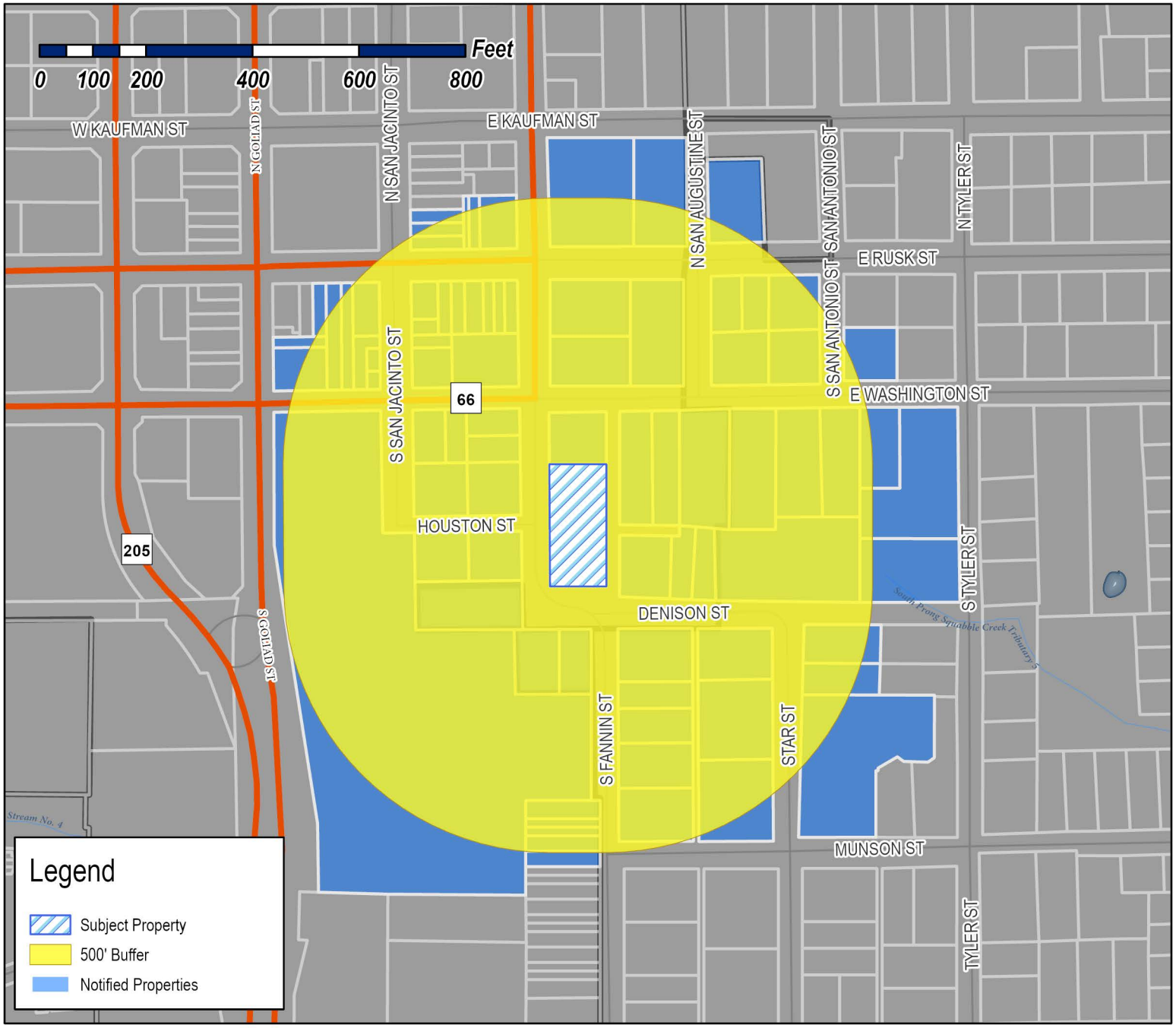

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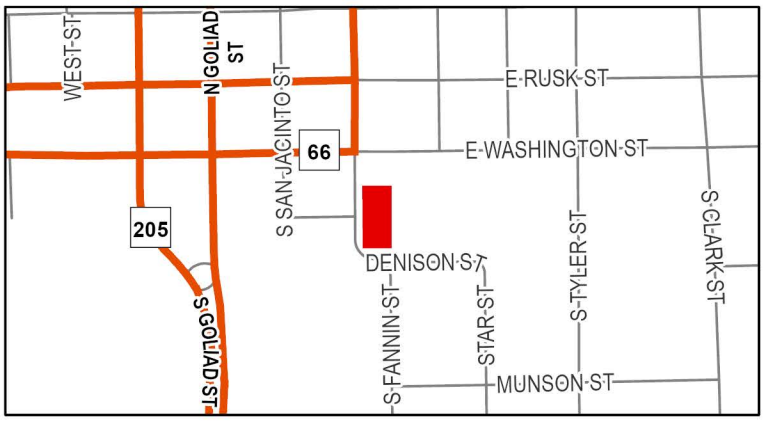


Date Saved: 6/13/2025
For Questions on this Case Call: (972) 771-7745

RESIDENT
101 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
101 S FANNIN ST
ROCKWALL, TX 75087

LATHAM MARK
1010 RIDGE ROAD COURT
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
102 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
102 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
102 S FANNIN ST
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 Gross Rd Ste A
Mesquite, TX 75149

RESIDENT
103 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
104 N SAN JACINTO
ROCKWALL, TX 75087

SKY 306 E WASHINGTON SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 111-115 S GOLIAD SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 2- 109 S GOLIAD SERIES LLC, A SERIES OF
SKY ASSET HOLDINGS 2 LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SITST 114 E RUSK SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

RESIDENT
106 S SAN JACINTO
ROCKWALL, TX 75087

HOOKER ROBERT AND KELLIE
10653 COUNTY ROAD 1141
TYLER, TX 75709

RESIDENT
107 SAN JACINTO
ROCKWALL, TX 75087

GMDR PROPERTIES LLC
107 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
108 FANNIN ST
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
108 N SAN JACINTO
ROCKWALL, TX 75087

ASHMOREX2, LLC
108 S SAN JACINTO ST
ROCKWALL, TX 75087

RESIDENT
109 E WASHINGTON
ROCKWALL, TX 75087

112 E RUSK ST LLC
109 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
109 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
110 E RUSK
ROCKWALL, TX 75087

RESIDENT
112 E RUSK
ROCKWALL, TX 75087

RESIDENT
114 E RUSK
ROCKWALL, TX 75087

RESIDENT
115 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
116 E RUSK
ROCKWALL, TX 75087

HUGHES THOMAS P
1209 S LAKESHORE DR
ROCKWALL, TX 75087

TOVAR JOSE G & FELIPA
1269 S. MUNSON RD
ROYSE CITY, TX 75189

DIVINE PEACE EVANGELICAL LUTHERAN CHURCH
A TEXAS NON-PROFIT CORPORATION
1346 PLEASANT VALLEY ROAD
GARLAND, TX 75040

GROOVYS BUSINESS PROPERTIES LLC
138 SAWGRASS DR
ROCKWALL, TX 75032

JOHNSON GREGORY DON AND SANDRA
1390 GOLD COAST DR
ROCKWALL, TX 75087

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

FOX WILLIAM G & ALISON L
1601 BAY CREST TRL
HEATH, TX 75032

ROBERSON RAY ETUX
201 E WASHINGTON
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
202 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
203 S FANNIN ST
ROCKWALL, TX 75087

WILLESS LADONA
204 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
205 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
206 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
206.5 E RUSK
ROCKWALL, TX 75087

HALL J BLAKELEY
207 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
210 TYLER ST
ROCKWALL, TX 75087

RESIDENT
210 E RUSK
ROCKWALL, TX 75087

RESIDENT
210 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
212 E RUSK
ROCKWALL, TX 75087

RESIDENT
213 E RUSK
ROCKWALL, TX 75087

TURNER V H
214 E RUSK
ROCKWALL, TX 75087

RESIDENT
216 E RUSK
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES, SERIES 11 LLC
22 MANOR CT
HEATH, TX 75032

EXODUS 314 INVESTMENTS LLC
221 BLUE HERON LN
HEATH, TX 75032

4031ROCKWALL, LLC
236 Summer Tanager Ln
Heath, TX 75032

RESIDENT
301 DENNISON
ROCKWALL, TX 75087

TUNMIRE EARL & PAT
301 STAR ST
ROCKWALL, TX 75087

RESIDENT
302 S FANNIN ST
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA
303 DENISON ST
ROCKWALL, TX 75087

TOVAR JUSTINO ET UX
303 DENISON ST
ROCKWALL, TX 75087

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

FIGUEROA ELIZABETH
304 STAR STREET
ROCKWALL, TX 75087

RESIDENT
305 DENISON
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
305 S FANNIN ST
ROCKWALL, TX 75087

RATH RICKY JOHN
305 STAR ST
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE CAIN-TRUSTEE, AMY DAWN CAIN 2012 L PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN
2012 LONG TERM TRU
305 STONEBRIDGE DRIVE
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
306 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
306 S FANNIN ST
ROCKWALL, TX 75087

SOTO AMADO C &
DEBORAH J HUDSON
306 STAR ST
ROCKWALL, TX 75087

ANDERSEN KERRY AND SUSAN
307 MUNSON STREET
ROCKWALL, TX 75087

RESIDENT
308 E WASHINGTON
ROCKWALL, TX 75087

GSJ PROPERTIES LLC
308 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
308 S FANNIN ST
ROCKWALL, TX 75087

ROGGENKAMP KAREN
309 STAR ST
ROCKWALL, TX 75087

HUMPHREY GARY B ET UX
310 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
310 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
311 DENISON ST
ROCKWALL, TX 75087

CAFFEY MICHAEL M
311 S FANNIN ST
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
3111 ANNETTE CT
GARLAND, TX 75044

MAYS KATHERINE KAYE
313 S FANNIN ST
ROCKWALL, TX 75087

CULLINS JAMES & SHARON DAY
315 S FANNIN
ROCKWALL, TX 75087

RESIDENT
317 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
319 S FANNIN ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

WELCH DAVID T & TERRY E
401 E WASHINGTON STREET
ROCKWALL, TX 75087

WEST CHRISTOPHER AND
KATHERINE ROWE
401 EAST RUSK
ROCKWALL, TX 75087

RESIDENT
402 E RUSK
ROCKWALL, TX 75087

KILPATRICK KENDRA
402 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
402 S FANNIN ST
ROCKWALL, TX 75087

WHITE BAILEY
402 S FANNIN ST # B
ROCKWALL, TX 75087

RESIDENT
404 E RUSK
ROCKWALL, TX 75087

COLSON RENEE AND
AMANDA GAIL COLSON
404 E WASHINGTON ST
ROCKWALL, TX 75087

IVIE VIRGINIA
404 S Fannin St Apt A
Rockwall, TX 75087

SALVADOR MARY PEARL
405 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
406 E RUSK
ROCKWALL, TX 75087

RESIDENT
406 E WASHINGTON
ROCKWALL, TX 75087

SHIPLEY ZACHARY S AND
JASON SHIPLEY
412 RENFRO ST
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

RESIDENT
503 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
505 E WASHINGTON
ROCKWALL, TX 75087

PYRON MARSHA G
505 PETERSON ST
ROYSE CITY, TX 75189

BETHEL TEMPLE BAPTIST
520 E WASHINGTON STREET
ROCKWALL, TX 75087

CAIN CHAD
5705 ALLEN LN
ROWLETT, TX 75088

HENDRICKS 7 PROPERTIES LLC SERIES 3
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

HENDRICKS 7 PROPERTIES LLC SERIES 2
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

ODOM JAY
601 N FANNIN ST
ROCKWALL, TX 75087

ROBERT COOK ESTATE
C/O ALICIA COOK
901 PIONEER ROAD
MESQUITE, TX 75149

WALKER TOM
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

JO SUNGRAE
960 MIDNIGHT PASS
ROCKWALL, TX 75087

RICKERSON CHARLES & VIRGINIA
9922 Donegal Dr
Dallas, TX 75218

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

ROCKWALL LIONS CLUB
C/O OLIVER R SPILLER
PO BOX 663
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-035: Specific Use Permit (SUP) for a Daycare Facility

Hold a public hearing to discuss and consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a Specific Use Permit (SUP) for a Daycare Facility on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, July 21, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-035: Specific Use Permit (SUP) for a Daycare Facility

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

DIVINE PEACE
CHURCH

June 13, 2025

TO: Ryan Miller, Director of Planning
City of Rockwall Planning and Zoning Department
385 S. Goliad St
Rockwall, TX 75087

SUBJECT: Letter of Explanation for Zoning Application (Specific Use Permit) for 305 S Fannin St

Mr. Miller,

The purpose of this Zoning Application is to obtain a Specific Use Permit to utilize a portion of our existing church building as a childcare center for children 2 ½ to 4 years old. The existing building has been reviewed in depth by an architect to ensure the space will be brought into compliance for this intended use. That said, plans have been produced and are being submitted for permit to make a few necessary building modifications (attached is an overall plan view extracted from that drawing set for reference). A separate set of plans is being produced for the proposed outdoor play area fencing to be installed at the back side of the building which will be submitted under a separate permit application shortly.

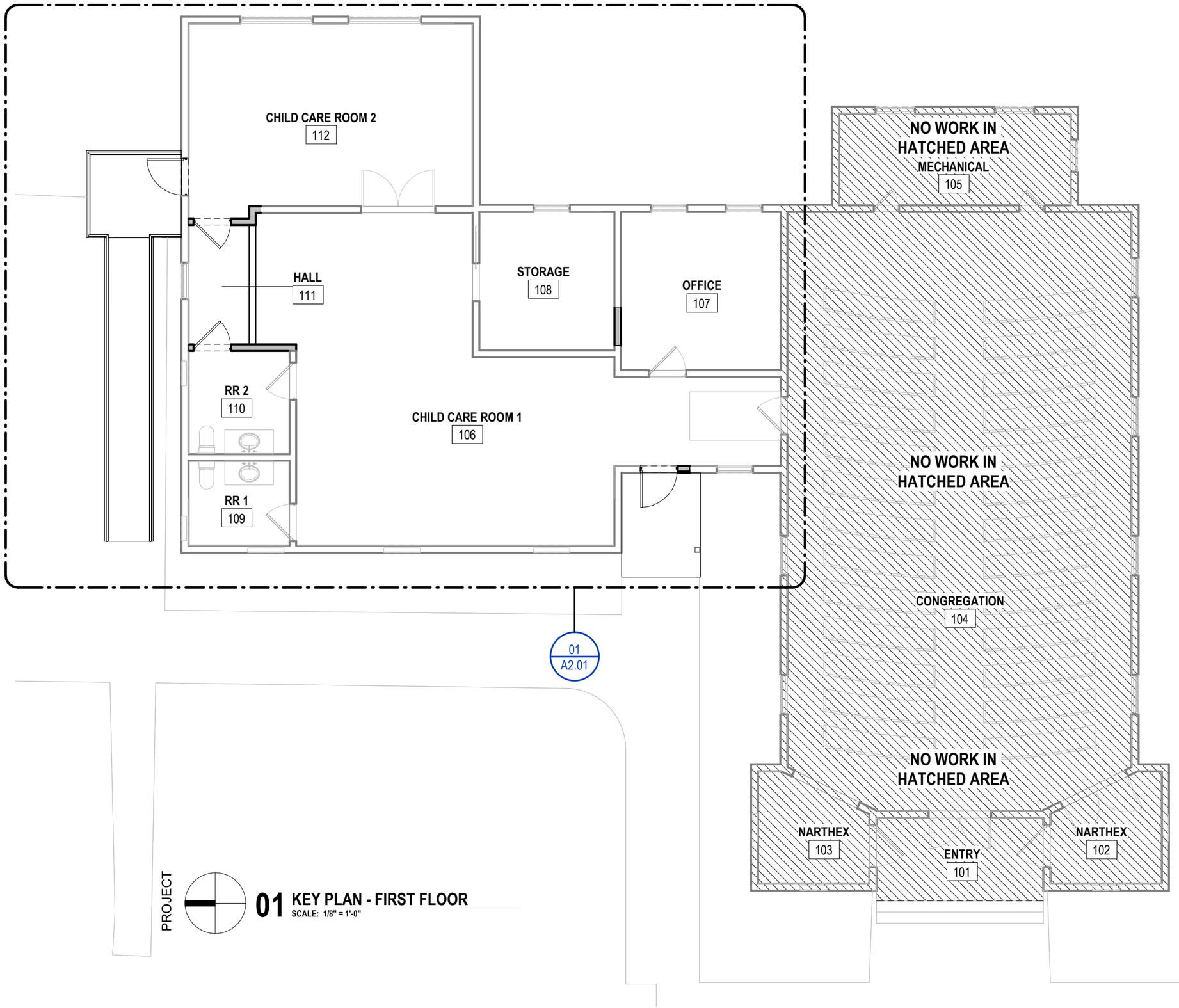
The legal description of the property is "ROCKWALL O T, BLOCK W, LOT 1,2,3, ACRES 0.344".

Please let us know if anything further is needed to consider and process this request. We can be best reached a[redacted]

Sincerely,

Gunnar Ledermann

Divine Peace Church
305 S Fannin St
Rockwall, TX 75087



01 KEY PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"

SHM
5646 Milton Street, Suite 900 ·
Dallas, Texas 75206
214.252.3830
shmarchitects.com

© STOCKER HOESTEREY MONTENEGRO, PLLC, 2025
These documents have been prepared specifically for
THE DIVINE PEACE CHURCH
They are not suitable for use on other projects or in
other locations without the approval of the Architect.

REGISTERED ARCHITECT
W. DAVID STOCKER
12171
STATE OF TEXAS
5.29.25

DIVINE PEACE CHURCH
ROCKWALL, TEXAS
Permit and Construction

SHM PROJECT#
22-025

ISSUE DATE
05/29/2025

KEY FLOOR PLANS

A2.00

PROPERTY DESCRIPTION:

BEING LOTS 1, 2, 3 AND 4, BLOCK T, AND LOTS 1 AND 2, BLOCK W, OF THE PLAT OF THE TOWN OF ROCKWALL, AN ADDITION TO ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 555, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, AND A PORTION OF HOUSTON STREET WHICH LIES BETWEEN SAID LOT 1 (BLOCK W) AND SAID LOT 4, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" FOUND IN CONCRETE AT THE NORTHWEST CORNER OF SAID LOT 1 (BLOCK T), SAID "X" BEING THE INTERSECTION OF THE EAST LINE OF S. FANNIN STREET (60 FOOT RIGHT-OF-WAY) AND THE SOUTH LINE OF E. WASHINGTON STREET (30 FOOT RIGHT-OF-WAY);

THENCE EAST, A DISTANCE OF 100.00 FEET ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1 (BLOCK T), SAID IRON ROD BEING THE INTERSECTION OF SAID SOUTH LINE AND THE WEST LINE OF ROSE STREET;

THENCE SOUTH, PASSING THE COMMON EAST CORNER OF SAID LOT 1 (BLOCK T) AND AFORESAID LOT 2 (BLOCK T) AT A DISTANCE OF 50.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 2 (BLOCK T) AND AFORESAID LOT 3 AT A DISTANCE OF 100.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 3 AND AFORESAID LOT 4 AT A DISTANCE OF 150.00 FEET, PASSING THE SOUTHEAST CORNER OF SAID LOT 4 AND THE NORTH LINE OF AFORESAID HOUSTON STREET AT A DISTANCE OF 200.00 FEET, PASSING THE NORTHEAST CORNER OF AFORESAID LOT 1(BLOCK W) AND THE SOUTH LINE OF SAID HOUSTON STREET AT A DISTANCE OF 230.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 1 (BLOCK W) AND AFORESAID LOT 2 (BLOCK W) AT A DISTANCE OF 280.00 FEET AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET ALONG SAID WEST LINE TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2 (BLOCK W);

THENCE WEST, A DISTANCE OF 100.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2 (BLOCK W) TO AN "X" FOUND IN CONCRETE AT THE SOUTHWEST CORNER OF SAID LOT 2 (BLOCK W), SAID "X" BEING ON THE AFORESAID EAST LINE OF S. FANNIN STREET;

THENCE NORTH, PASSING THE COMMON WEST CORNER OF SAID LOT 2 (BLOCK W) AND AFORESAID LOT 1 (BLOCK W) AT A DISTANCE OF 50.00 FEET, PASSING A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1 (BLOCK W) AND THE AFORESAID SOUTH LINE OF HOUSTON STREET AT A DISTANCE OF 100.00 FEET, PASSING THE SOUTHWEST CORNER OF AFORESAID LOT 4 AND THE NORTH LINE OF HOUSTON STREET AT A DISTANCE OF 130.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 4 AND AFORESAID LOT 3 AT A DISTANCE OF 180.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 3 AND AFORESAID LOT 2 (BLOCK T) AT A DISTANCE OF 230.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 2 (BLOCK T) AND AFORESAID LOT 1 (BLOCK T) AT A DISTANCE OF 280.00 FEET AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 33,000 SQUARE FEET OR 0.758 OF ONE ACRE OF LAND.

THIS PROPERTY IS AFFECTED BY THE FOLLOWING:
(10h)-ENCROACHMENT PERMIT, VOL. 6392, PG. 170, D.R.R.C.T.
TWO STORY FRAME AND ONE STORY BRICK AND FRAME EXTEND INTO 30' PUBLIC UTILITY EASEMENT AS SHOWN.

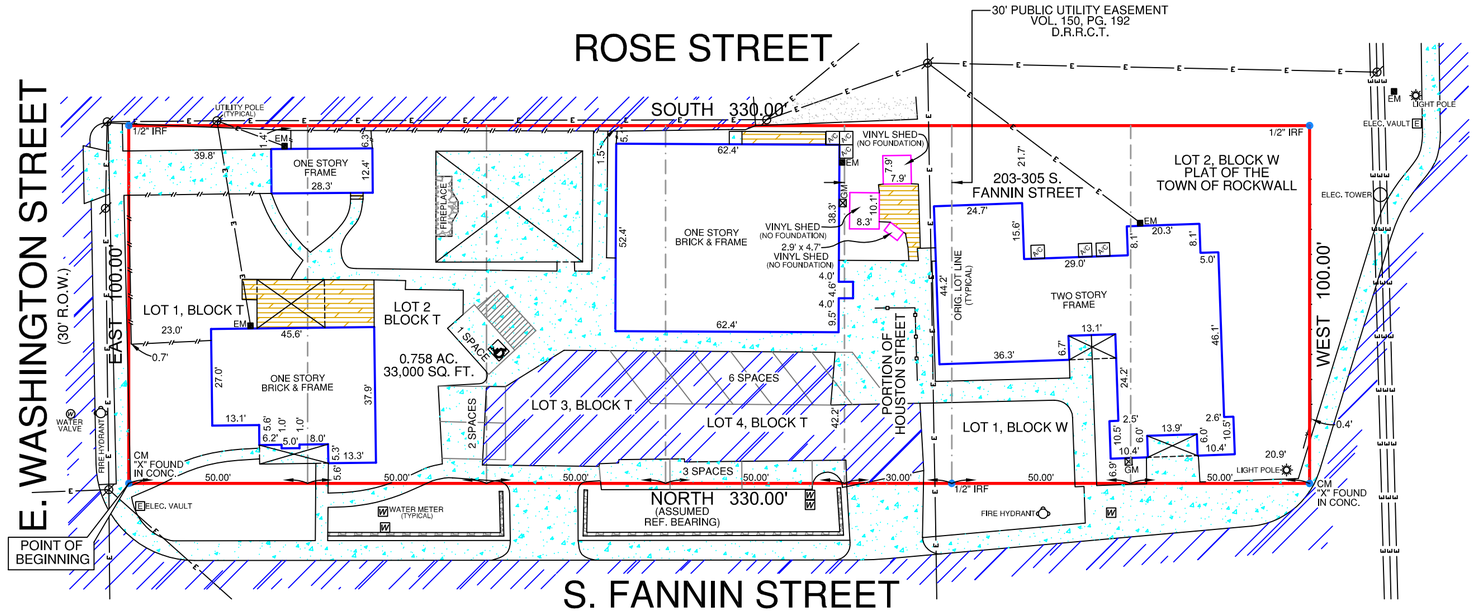
FEMA NOTE

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48397C0040 L, DATED SEPTEMBER 26, 2008.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS, THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON, THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GENERAL NOTES

1.) THE BEARINGS FOR THIS SURVEY ARE ASSUMED.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



0' 15' 30' 60'
SCALE: 1"= 30'

CONCRETE
BRICK
ASPHALT
WOOD
STONE
GRAVEL
COVERED AREA
CM = CONTROLLING MONUMENT

WOOD FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
VINYL FENCE
R.R. TIE RETAINING WALL
BRICK WALL
STONE WALL
OVERHEAD TELEPHONE LINE
OVERHEAD ELECTRIC LINE
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
IRS = IRON ROD SET
MFCP = METAL FENCE COR POST
WFCP = WOOD FENCE COR POST

TITLE SURVEY

203-305 S. FANNIN STREET
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

GF#: 14702-17-05043

BORROWER:
DIVINE PEACE EVANGELICAL LUTHERAN CHURCH

PREMIER JOB #: 17-07447

TECH: MSP | DATE: 11/14/17

FIELD: JC | FIELD DATE: 11/10/17



NORTH AMERICAN TITLE COMPANY
Like Clockwork®

Premier Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200

STATE OF TEXAS
REGISTERED
ROBERT T. PAUL, JR.
4984
PROFESSIONAL LAND SURVEYOR

Robert T. Paul, Jr.
Registered Professional Land Surveyor

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *DAYCARE FACILITY* IN CONJUCTION WITH AN EXISTING *CHURCH/HOUSE OF WORSHIP* ON A 0.344-ACRE PARCEL OF LAND IDENTIFIED LOTS 1, 2, 3 & 4, BLOCK T, AND LOTS 1, 2, & 3, BLOCK W, OF THE ROCKWALL OT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a *Specific Use Permit (SUP)* for a *Daycare Facility* in conjunction with an existing *Church/House of Worship* on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 17-61, S-179*;

SECTION 2. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Daycare Facility* in conjunction with an existing *Church/House of Worship* as stipulated by Article 04*, Permissible Uses,* of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 3. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth

DRAFT
ORDINANCE
06.24.25

in Subsection 01.01*, Land Use Schedule,* of Article 04*, Permissible Uses,* and Subsection 04.07*, Downtown (DT) District*, and Subsection 04.01, *General Commercial District Standards,* of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Daycare Facility* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The proposed *Daycare Facility* shall generally conform to the *Floor Plan* depicted in *Exhibit 'B'* of this ordinance.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

DRAFT NOT FOR OFFICE 06.24.2025

Tim McCallum, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

DRAFT
ORDINANCE
06.24.2025

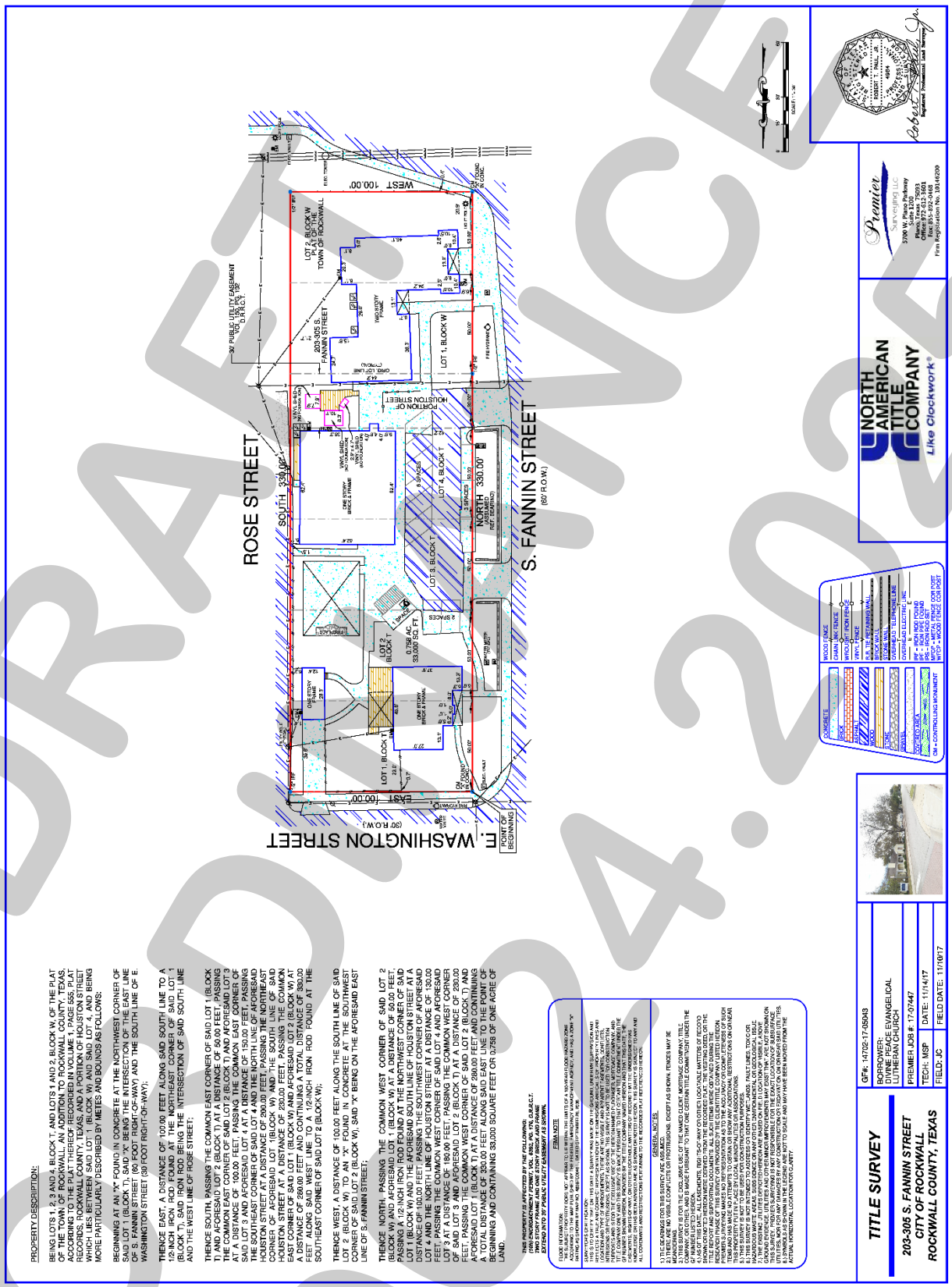

TITLE SURVEY
203-305 S. FANNIN STREET
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
GF#: 14702-17-05043
BORROWER:
DIVINE PEACE EVANGELICAL LUTHERAN CHURCH
PREMIER JOB #: 17-07447
TECH: MSP
DATE: 11/14/17
FIELD: JC
FIELD DATE: 11/16/17
PROPERTY DESCRIPTION:
BEING LOTS 1, 2, 3 AND 4, BLOCK T, AND LOTS 1 AND 2, BLOCK W, OF THE PLAT OF THE TOWN OF ROCKWALL, AN ADDITION TO ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 555, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, AND A PORTION OF HOUSTON STREET (VARIABLE WIDTH RIGHT-OF-WAY) AS ESTABLISHED BY USE, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT AN "X" FOUND IN CONCRETE AT THE NORTHWEST CORNER OF SAID LOT 1 (BLOCK T), SAID "X" BEING THE INTERSECTION OF THE EAST LINE OF S. FANNIN STREET (80 FOOT RIGHT-OF-WAY) AND THE SOUTH LINE OF E. WASHINGTON STREET (80 FOOT RIGHT-OF-WAY);
THENCE EAST, A DISTANCE OF 100.00 FEET ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1 (BLOCK T), SAID IRON ROD BEING THE INTERSECTION OF SAID SOUTH LINE AND THE WEST LINE OF ROSE STREET;
THENCE SOUTH, PASSING THE COMMON EAST CORNER OF SAID LOT 1 (BLOCK T) AND AFORESAID LOT 2 (BLOCK T) AT A DISTANCE OF 50.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 2 (BLOCK T) AND AFORESAID LOT 3 AT A DISTANCE OF 100.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 3 AND AFORESAID LOT 4 AT A DISTANCE OF 150.00 FEET, PASSING THE SOUTHEAST CORNER OF SAID LOT 4 AND THE NORTH LINE OF AFORESAID HOUSTON STREET AT A DISTANCE OF 230.00 FEET, PASSING THE SOUTHEAST CORNER OF AFORESAID LOT 1 (BLOCK W) AND THE SOUTH LINE OF SAID HOUSTON STREET AT A DISTANCE OF 280.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 1 (BLOCK W) AND AFORESAID LOT 2 (BLOCK W) AT A DISTANCE OF 330.00 FEET AND CONTINUING A TOTAL DISTANCE OF 380.00 FEET ALONG SAID WEST LINE TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2 (BLOCK W);
THENCE WEST, A DISTANCE OF 100.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2 (BLOCK W) TO AN "X" FOUND IN CONCRETE AT THE SOUTHWEST CORNER OF SAID LOT 2 (BLOCK W), SAID "X" BEING ON THE AFORESAID EAST LINE OF S. FANNIN STREET;
THENCE NORTH, PASSING THE COMMON WEST CORNER OF SAID LOT 2 (BLOCK W) AND AFORESAID LOT 1 (BLOCK W) AT A DISTANCE OF 50.00 FEET, PASSING A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1 (BLOCK W) AND THE AFORESAID SOUTH LINE OF HOUSTON STREET AT A DISTANCE OF 100.00 FEET, PASSING THE SOUTHWEST CORNER OF AFORESAID LOT 4 AND THE NORTH LINE OF AFORESAID HOUSTON STREET AT A DISTANCE OF 150.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 4 AND AFORESAID LOT 3 AT A DISTANCE OF 180.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 3 AND AFORESAID LOT 2 (BLOCK T) AT A DISTANCE OF 280.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 2 (BLOCK T) AND AFORESAID LOT 1 (BLOCK T) AT A DISTANCE OF 280.00 FEET AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 80,000 SQUARE FEET OR 10.758 OF ONE ACRE OF LAND.
THIS PROPERTY IS AFFECTED BY THE FOLLOWING:
(1001) ENGROACHMENT PERMIT, VOL. 4882, PG. 176, D.R.R.C.T.
(1002) 30' PUBLIC UTILITY EASEMENT AS SHOWN.
EXTEND INTO 30' PUBLIC UTILITY EASEMENT AS SHOWN.
FEMA NOTE
GENERAL NOTES:
1.) TITLE DESCRIBING FOR THIS SURVEY ARE ASSUMED.
2.) THERE ARE NO VISIBLE COMPLAINTS OR ENCROACHMENTS. EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT. MODIFIED COPIES OF THIS SURVEY ISSUED TO THE CLIENT OR OTHERS WITHOUT THE PRIOR CONSENT OF PREMIER SURVEYING, LLC. SHALL VOID THIS SURVEY AND RELEASE PREMIER SURVEYING, LLC. FROM ANY LIABILITY ASSOCIATED WITH THE USE OF THIS SURVEY.
4.) ALL BEARINGS, DISTANCES, AREAS, MONUMENTS, ROD / PIPE SIZES, AND OTHER DETAILS SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF. ALL AREAS SHOWN HEREON ARE CALCULATED BY THE COORDINATE METHOD.
5.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WET LANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE MATERIALS, OR ENVIRONMENTAL ISSUES OF ANY KIND. NO ENVIRONMENTAL ASSESSMENT STUDIES WERE PERFORMED OR REVIEWED BY THIS SURVEYOR.
6.) THE EASEMENTS, SETBACKS, RESTRICTIONS AND OTHER MATTERS SHOWN HEREON ARE BASED ON THE TITLE COMMITMENT LISTED HEREON. THIS SURVEYOR DOES NOT WARRANT THAT ALL EASEMENTS AND OTHER MATTERS AFFECTING THE PROPERTY HAVE BEEN SHOWN HEREON. THIS SURVEYOR IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE ABOVE GROUND EVIDENCE AND/OR UTILITY MARKINGS PROVIDED BY OTHERS.
7.) THE EVIDENCE UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE ABOVE GROUND APPURTENANCES AND/OR UTILITY MARKINGS PROVIDED BY OTHERS AT THE TIME OF SURVEY. THIS SURVEY IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES. THE SURVEYOR SHALL BE NOTIFIED 48 HOURS PRIOR TO EXCAVATION BY CONTRACTOR FOR FIELD LOCATION OF UTILITIES.
8.) SYMBOLS ARE SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.
SURVEYOR'S CERTIFICATE
TO: NORTH AMERICAN TITLE COMPANY; DIVINE PEACE EVANGELICAL LUTHERAN CHURCH
THIS IS TO CERTIFY THAT I HAVE THIS DAY MADE A SURVEY ON THE LAND DESCRIBED IN THE CAPTION HEREON AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS THE RESULTS OF SAID SURVEY. I FURTHER CERTIFY THAT THE BOUNDARIES AND IMPROVEMENTS ARE AS SHOWN; THIS SURVEY IS NEITHER MORE NOR LESS THAN THE PROPERTY CONVEYED BY DEED AS SHOWN; THE SURVEY IS NEITHER MORE NOR LESS THAN THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT; THERE ARE NO VISIBLE ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN; THE TITLE COMPANY OR ANY OTHER PARTY NAMED TO THAT CERTAIN TITLE COMMITMENT NAMED IN THE CAPTION HEREON HAS NOT REQUESTED ANY EASEMENTS OR BUILDING LINES AFFECTING THE PROPERTY EXCEPT AS SHOWN; THERE ARE NO VISIBLE CONFLICTS OR DISCREPANCIES; RIGHTS-OF-WAY, ON EITHER SIDE OF LAST METES OR RECORD, MEET WITH ABOUTERS OR GORES; THERE ARE NO VISIBLE CEMETERIES OR BURIAL GROUNDS; THERE ARE NO VISIBLE EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED; THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS; AND ALL CONTIGUITY AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.
FLOOD INFORMATION:
THE PROPERTY APPEARS TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE AS SCALED FROM THE MAP. NO SPECIFIC DETERMINATION HAS BEEN MADE BY THE SURVEYOR. SEE FLOOD MAP NO. 48397C0045K, DATED SEPTEMBER 26, 2008, FOR ADDITIONAL INFORMATION.
SURVEY TITLES EXPLANATION
(1) TITLE COMMITMENT ISSUED BY NORTH AMERICAN TITLE COMPANY, GF NO. 14702-17-05043, EFFECTIVE DATE OCTOBER 30, 2017 AT 8:00 AM.
(2) SCHEDULE B, PART II EXCEPTIONS:
(a) RIGHTS OF PARTIES IN POSSESSION. (NOT SURVEY RELATED)
(b) ANY VISIBLE AND APPARENT EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. (NOT SURVEY RELATED)
(c) ANY ADVERSE CLAIM TO ANY PORTION OF THE LAND WHICH CONSISTS OF THE BED OR BANK OF ANY STREAM, OR WHICH IS CREATED BY ANY CHANGE IN THE BED OR BANK OF ANY STREAM, OR WHICH IS CREATED BY ANY ACCRETION TO OR RECESSION FROM ANY BODY OF WATER WHICH BORDERS ON THE LAND. (NOT SURVEY RELATED)
(d) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT SURVEY RELATED)
(e) ANY LIEN FOR TAXES OR ASSESSMENTS BY A VOLUNTEER FIRE DEPARTMENT OR SPECIAL WATER DISTRICT. (NOT SURVEY RELATED)
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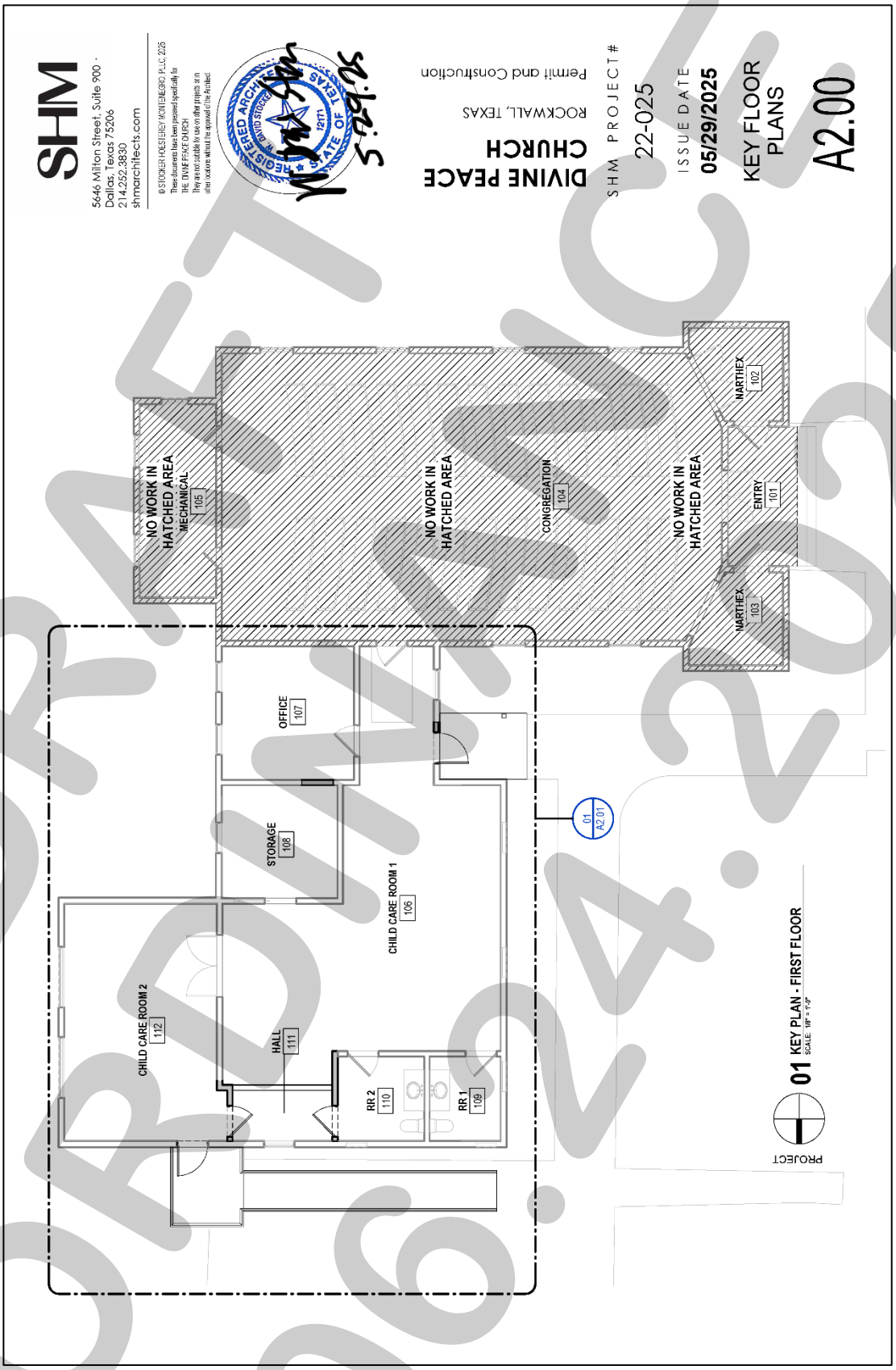
Exhibit 'B':
Floor Plan



DRAFT
ORDINANCE
06.24.2025

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/19/2025

PROJECT NUMBER: Z2025-036
PROJECT NAME: SUP for Residential Infill
SITE ADDRESS/LOCATIONS: 803 SAM HOUSTON ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 803 Sam Houston Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	06/19/2025	Approved w/ Comments

06/19/2025: Z2025-036; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 803 Sam Houston Street.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (Z2025-036) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is situated within the Sanger Subdivision which has been in existence since March 11, 2004, consists of 90 lots, and is considered to be more than 90.00% developed.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that “(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision … [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision.”

M.6 Building Coverage. Subsection 06.05, Southside Residential Neighborhood Overlay (SRO) District, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that the maximum building coverage as a percentage of lot area is 40%. Seeing as the lot is 5,000 SF then the maximum lot coverage would be 2,000 SF. In this case, the proposed home is a total of 2,564 SF exceeding the maximum lot coverage by 564 SF.

M.7 Please specify roof material for the proposed home.

M.8 Garage Requirements. Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the proposed garage is located 4-feet, 8-inches in front of the front façade of the home. This will require a variance from the Planning and Zoning Commission.

M.9 Ordinances. Please review the attached draft ordinance prior to the July 15, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by July 1, 2025.

I.10 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 1, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 15, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.11 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 24, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on July 15, 2025.

I.12 City Council Meeting Dates. The projected City Council meeting dates for this case will be July 21, 2025 (1st Reading) and August 4, 2025 (2nd Reading).

I.13 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/17/2025	Approved w/ Comments

06/17/2025: 1. Show manhole and curb alignment to ensure no conflict.
2. Must have drainage swales to keep water off of adjacent property. A/C unit maybe in the way. Can't block drainage

General Comments:
General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There is an existing 8" sewer main along Sam Houston available for use.
- There is an existing 8" water main along Sam Houston available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/18/2025	Needs Review

06/18/2025: Structure exceeds the allowed lot coverage of 40% (2,000 square feet allowed) proposed 2,564 square feet

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved w/ Comments

06/16/2025: Addressing assignment:
805A will be 803 Sam Houston St, Rockwall, TX 75087
805B will be 805 Sam Houston St, Rockwall, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2025	Approved

No Comments

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
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- No gravel or asphalt allowed in any area.
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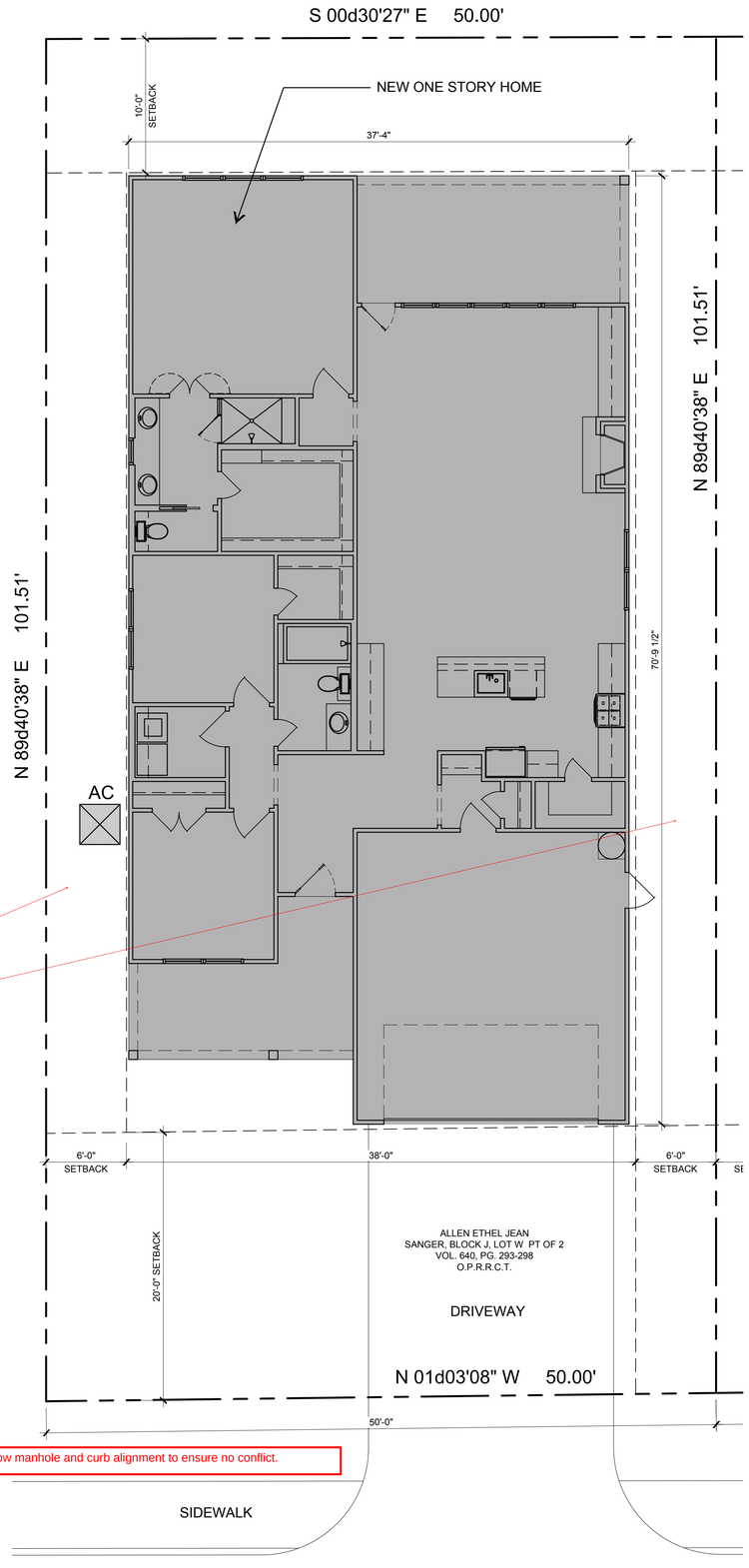
Must have drainage swales to keep water off of adjacent property. A/C unit maybe in the way. Can't block drainage



Show manhole and curb alignment to ensure no conflict.

01 ARCHITECTURAL SITE PLAN
SCALE: 3/16"=1'-0"

A NEW RESIDENCE

805A SAM HOUSTON STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
06/11/25	SUP

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:
- [x] PRELIMINARY -
- [ ] BIDDING / PERMIT
- [ ] REVISION
- [ ] FOR CONSTRUCTION

FANNINGPHILIPS DESIGN

CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9462
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #:	SCALE:
25109	REF. DRAWING

SHEET NO.

A2.1

SITE PLAN

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	805A Sam Houston Street				
SUBDIVISION	Allen Ethel, Jean Sanger Block	LOT	W	BLOCK	J
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Residetial	CURRENT USE			
PROPOSED ZONING	Residential	PROPOSED USE			
ACREAGE		LOTS [CURRENT]		LOTS [PROPOSED]	

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	JMS Custom Homes LLC	☐ APPLICANT	
CONTACT PERSON	Javier Silva	CONTACT PERSON	
ADDRESS	58 windsor DR.	ADDRESS	
CITY, STATE & ZIP	Rockwall TX 75032	CITY, STATE & ZIP	
PHONE	[redacted]	PHONE	
E-MAIL	[redacted]	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Javier Silva [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

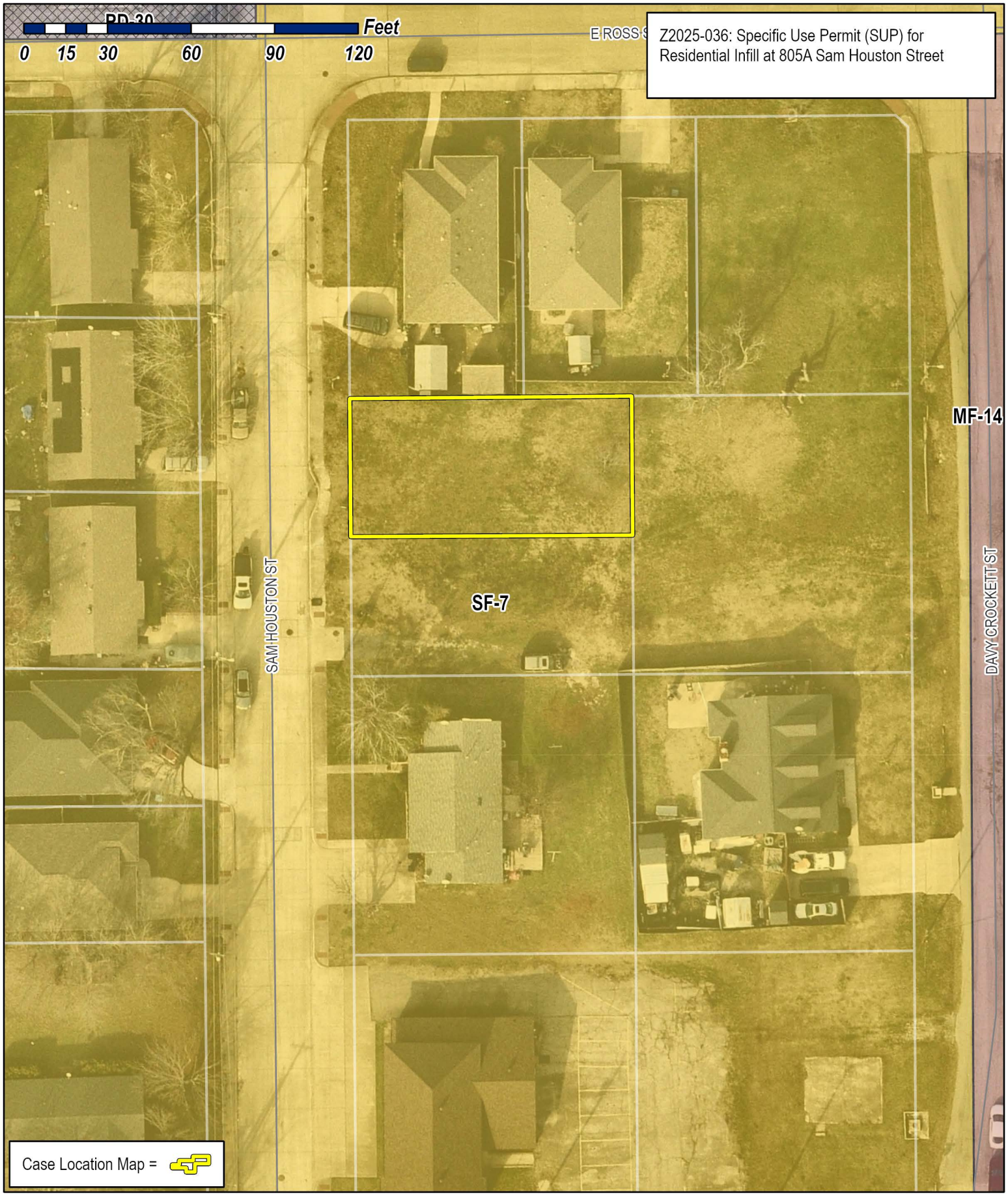
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* June *20*25

AMANDA POTTER
Notary ID # 132292778
My Commission Expires
April 22, 2026

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amanda Potter

MY COMMISSION EXPIRES April 22, 2026



City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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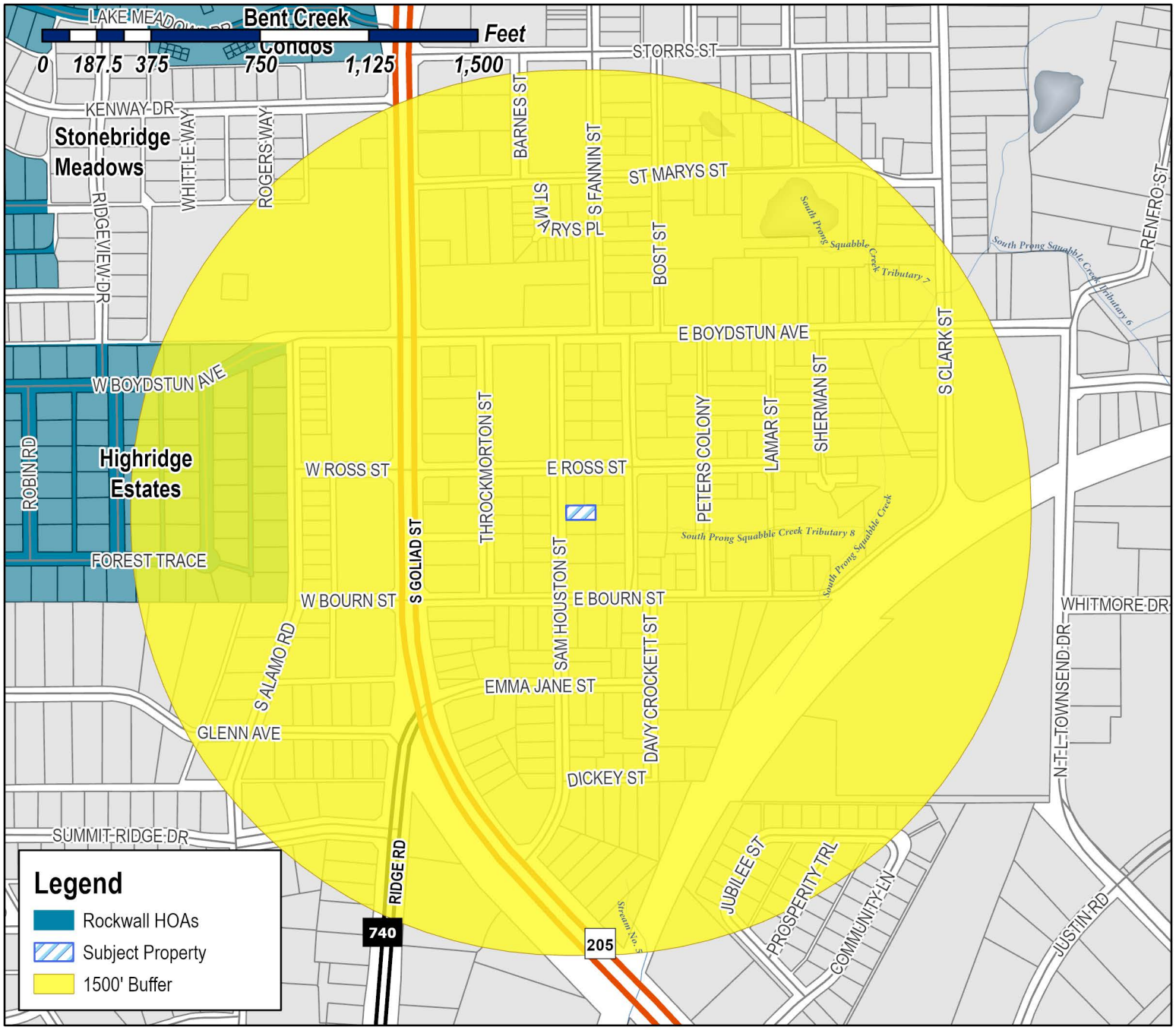
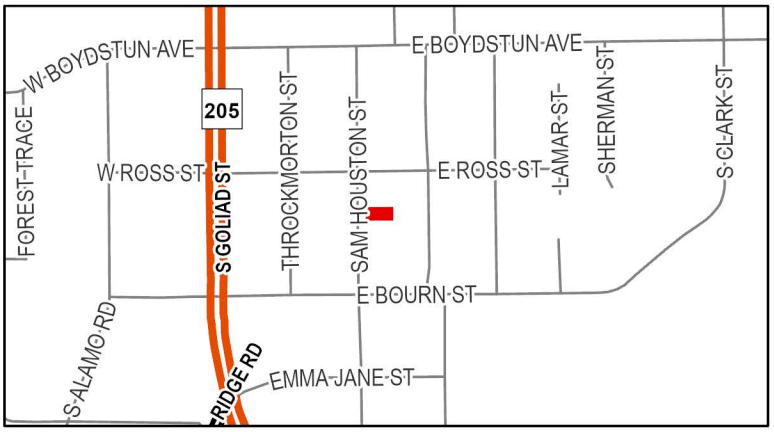


Case Number: Z2025-036
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 805A Sam Houston Street



Date Saved: 6/13/2025
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2025-036]
Date:	Friday, June 20, 2025 10:23:18 AM
Attachments:	Public Notice (06.16.2025).pdf HOA Map (06.13.2025).pdf

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HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2025-036: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 803 Sam Houston Street, and take any action necessary.

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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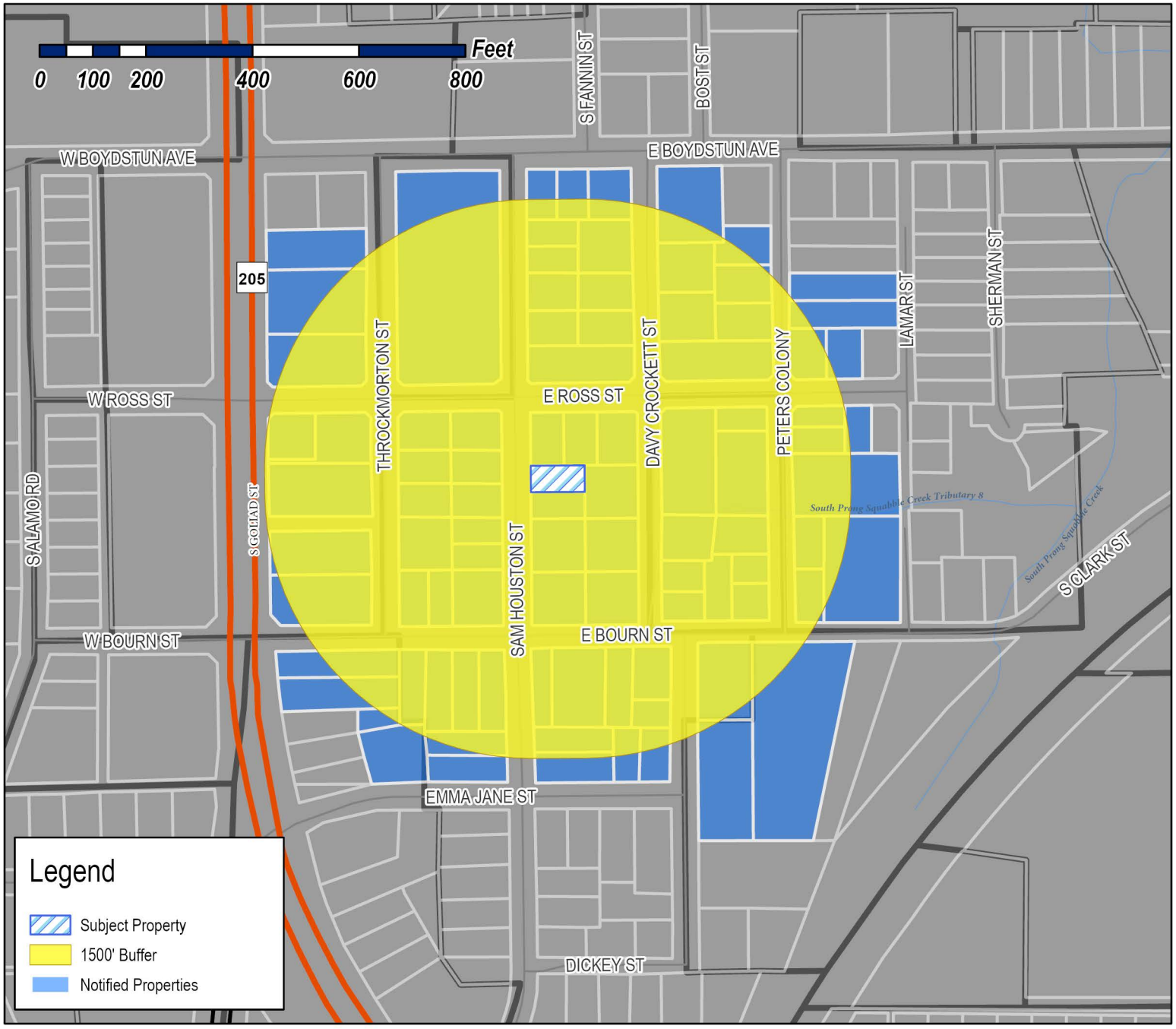

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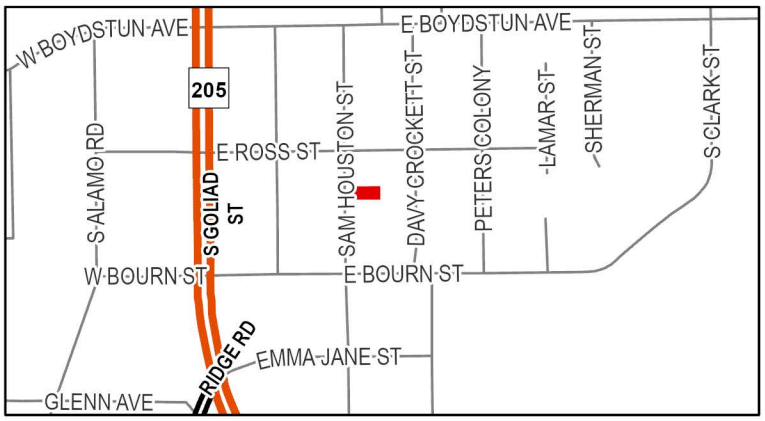


Date Saved: 6/13/2025
For Questions on this Case Call: (972) 771-7745

EDWARDS JASON
10 DANCING WATERS
ROCKWALL, TX 75032

PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

RESIDENT
102 E ROSS AVE
ROCKWALL, TX 75087

ESTATE OF RHODA MAE HEARD
ANDREW HEARD JR - INDPENDENT EXECUTOR
10800 MCCOMBS ST APT 102
EL PASO, TX 79924

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

SFR JV-1 2021-1 BORROWER LLC
C/O. TRICON AMERICAN HOMES LLC
15771 RED HILL AVE
TUSTN, CA 92780

SFR JV-1-202-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

TAYLOR THOMAS M & KAY D
2000 Country Club Dr
Plano, TX 75074

BATRES MARIA DELL REFUGIO
202 BOURN STREET
ROCKWALL, TX 75087

LRG GROUP LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
203 E BOURN
ROCKWALL, TX 75087

RIVERA JAIME & MARIA
204 E BOURN ST
ROCKWALL, TX 75087

MIMS KATHY
206 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
207 BOURN AVE
ROCKWALL, TX 75087

RESIDENT
208 EMMA JANE ST
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE
208 E BOURN ST
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

DELGADILLO KIMBERLY
2222 Medical District Dr Apt 1208
Dallas, TX 75235

FRASER FAMILY REVOCABLE LIVING TRUST
2631 White Rock Rd
Dallas, TX 75214

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

NEW CALDONIA BAPTIST CHURCH
301 E BOURNE AVE
ROCKWALL, TX 75087

CONFIA HOMES LLC
302 BOURN
ROCKWALL, TX 75087

WILLIAMS FREDDIE R & JO ANN
302 E BOYDSTUN AVE
ROCKWALL, TX 75087

VILLALOBOS JOSE MARVIN & JACKELIN IZELA
302 E ROSS
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-HERNANDEZ
304 E Bourn St
Rockwall, TX 75087

ESTATE OF THE LANIER FAMILY TRUST
TERRY LEE LANIER AND JEREMY ROBERT LANIER - TRUSTEES
304 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
304 E ROSS AVE
ROCKWALL, TX 75087

RESIDENT
306 BOURN AVE
ROCKWALL, TX 75087

ESTATE OF ARCHIE & JUANITA JONES
308 E BOURN ST
ROCKWALL, TX 75087

CUMMINGS JOHN AND LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N
309 EMMA JANE ST
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

RESIDENT
402 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
403 E BOURN ST
ROCKWALL, TX 75087

WALTER MARY
408 E BOURN ST
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA
414 E. COACHLIGHT TRAIL
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

HECKARD ALLEN
4906 FREEMAN DR
ROWLETT, TX 75088

TEXAN MUTUAL LLC
5000 Riverside Dr Ste 100W Bldg 5
Irving, TX 75039

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
504 ROSS
ROCKWALL, TX 75087

RESIDENT
505 E BOURN ST
ROCKWALL, TX 75087

NUAMERICA PROPERTIES LLC
5657 SOUTHERN FERN RD
GARLAND, TX 75043

STAR 2022 SFR3 BORROWER LP
591 WEST PUTNAM AVE
GREENWICH, CT 6830

ALLEN DONNA ANETTE AND
JACQUELINE YVETTE JACOBS AND JEFFREY
DWAYNE JACOBS
5961 CONNIE LANE
ROCKWALL, TX 75032

CAMELI CHAZ CRISTIAN NECOLA & LAUREN
604 E ROSS ST
ROCKWALL, TX 75087

KRONLAGE HOLLIE
605 E ROSS STREET
ROCKWALL, TX 75087

DEATON SHELLEY MARIE AND
BRIANNA ORNELAS
701 SAM HOUSTON STREET
ROCKWALL, TX 75087

RESIDENT
703 SAM HOUSTON ST
ROCKWALL, TX 75087

TAYLOR LISA AND PAUL TAYLOR
704 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
705 DAVY CROCKETT
ROCKWALL, TX 75087

MILLER ANNE
705 SAM HOUSTON ST
ROCKWALL, TX 75087

GREER JOSEPH CARLTON III AND CORI
705 SOUTH GOLIAD STREET
ROCKWALL, TX 75087

WILLIAMS SHIRLEY B ETAL
706 DAVY CROCKETT ST
ROCKWALL, TX 75087

ESTATE OF DABNEY AUDRY
706 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
707 SAM HOUSTON
ROCKWALL, TX 75087

CRENSHAW LORENZA
707 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
708 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
708 PETERS COLONY
ROCKWALL, TX 75087

MURPHREE LYNDI LOUISE & CAMERON JUSTIN LEE
709 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
710 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
710 PETERS COLONY
ROCKWALL, TX 75087

MILLER FRANK
711 S GOLIAD ST
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

BENNETT A L EST
C/O OLIVER LINVELL
712 PETERS COLONY
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

CABRERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
725 PETERS COLONY
ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

RESIDENT
800 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
801 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
801 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
801 S GOLIAD
ROCKWALL, TX 75087

LAFAYETTE ESTELLE
801 THROCKMORTON ST
ROCKWALL, TX 75087

U S HOUSING AUTHORITY
802 N GOLIAD ST
ROCKWALL, TX 75087

JACKSON CALVIN
802 SAM HOUSTON ST
ROCKWALL, TX 75087

FISHER JESSICA
803 PETERS COLONY
ROCKWALL, TX 75087

DANIELS ANNIE L
803 THROCKMORTON ST
ROCKWALL, TX 75087

DIXON ALMA
804 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
805 SAM HOUSTON
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

ESTATE OF FRANKIE MAE ALLEN
805 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
806 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
807 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
808 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
809 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
809 SAM HOUSTON
ROCKWALL, TX 75087

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA
810 DAVY CROCKETT ST
ROCKWALL, TX 75087

BARRON BLAKELEIGH
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
811 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
812 PETERS COLONY
ROCKWALL, TX 75087

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

HERNANDEZ ALMA VELIA
815 THROCKMORTON ST
ROCKWALL, TX 75087

AUL PROPERTIES LLC
8502 Huntington Dr
Rowlett, TX 75089

DENTON GLENDA K & LANCE
900 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
901 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
902 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
903 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
905 SAM HOUSTON
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO
906 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
907 SAM HOUSTON
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

DATIBRAN HOLDINGS LLC
PO Box 1137
Rockwall, TX 75087

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

D&A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

SMITH TIMOTHY
PSC 3 BOX 5631
APO, AP 96266

OWENS RICHARD DUANE
905 SAM HOUSTON
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-036: Specific Use Permit (SUP) for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 803 Sam Houston Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, July 21, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-036: Specific Use Permit (SUP) for Residential Infill

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

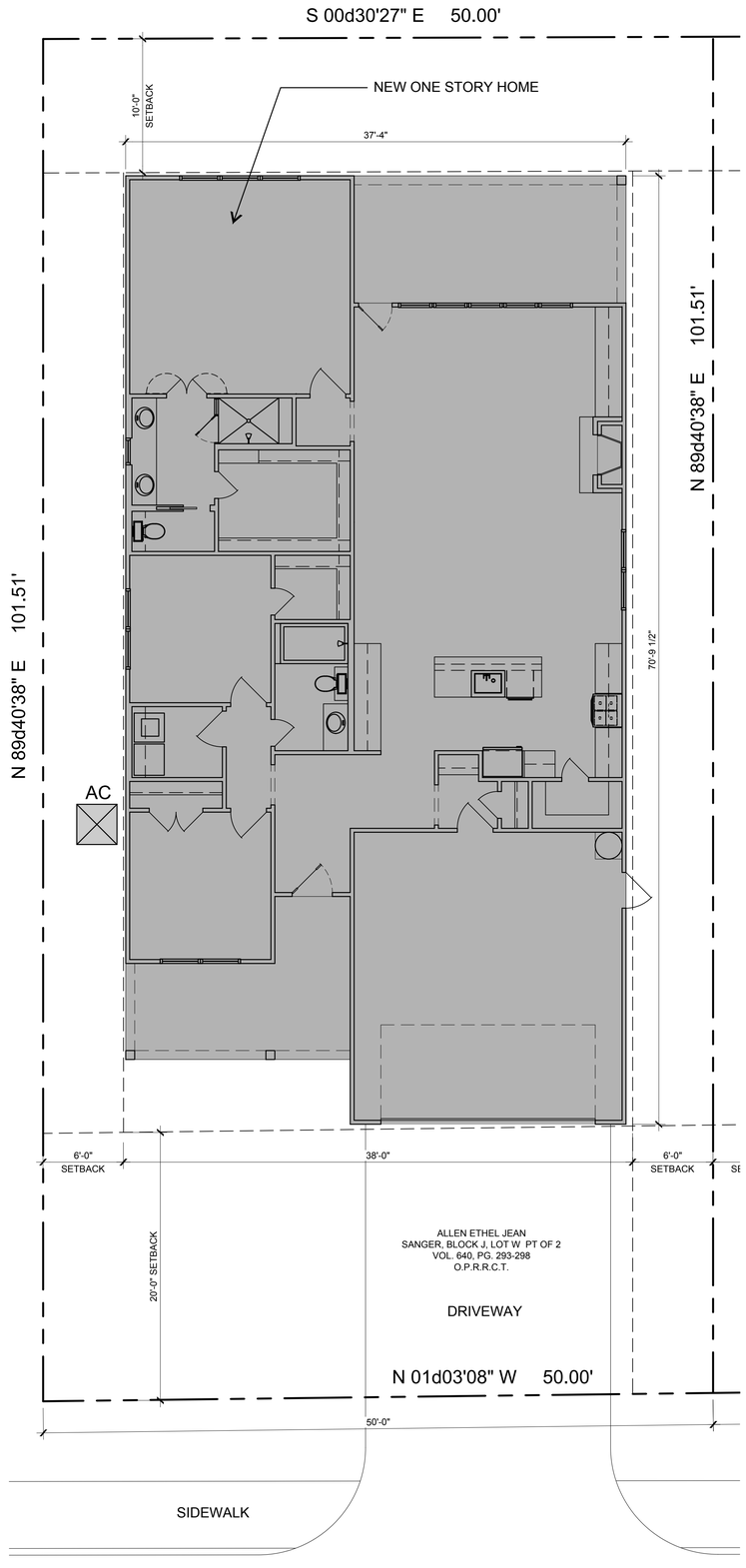
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



01 ARCHITECTURAL SITE PLAN

SCALE: 3/16"=1'-0"

A NEW RESIDENCE

805A SAM HOUSTON STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
06/11/25	SUP

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- [x] PRELIMINARY -
- [ ] BIDDING / PERMIT
- [ ] REVISION
- [ ] FOR CONSTRUCTION

FANNINGPHILIPS DESIGN

CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9462

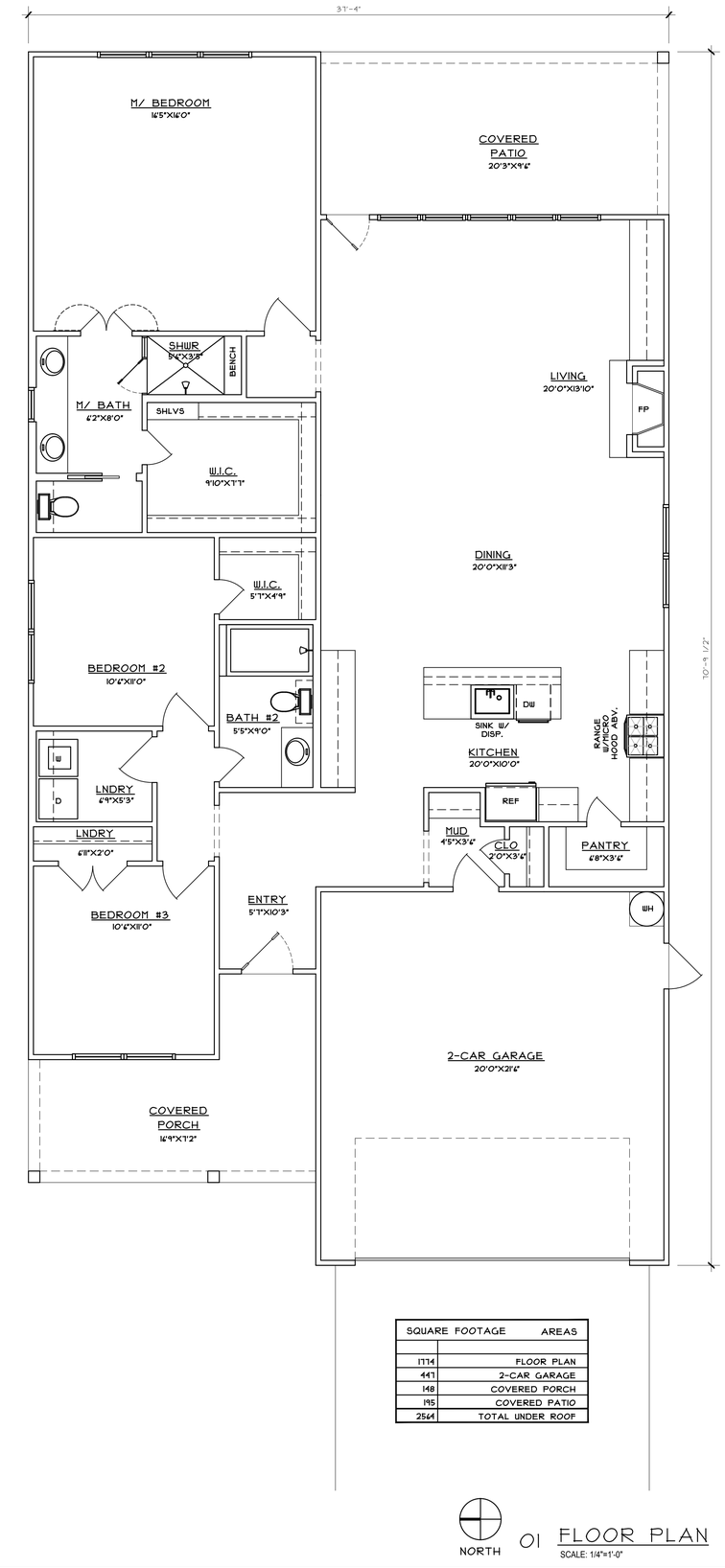
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #:	SCALE:
25109	REF. DRAWING

SHEET NO.

A2.1

SITE PLAN



SQUARE FOOTAGE	AREAS
1774	FLOOR PLAN
447	2-CAR GARAGE
148	COVERED PORCH
195	COVERED PATIO
2564	TOTAL UNDER ROOF

NORTH

01 FLOOR PLAN

SCALE: 1/4"=1'-0"

A NEW RESIDENCE

805A SAM HOUSTON STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
06/11/25	SUP

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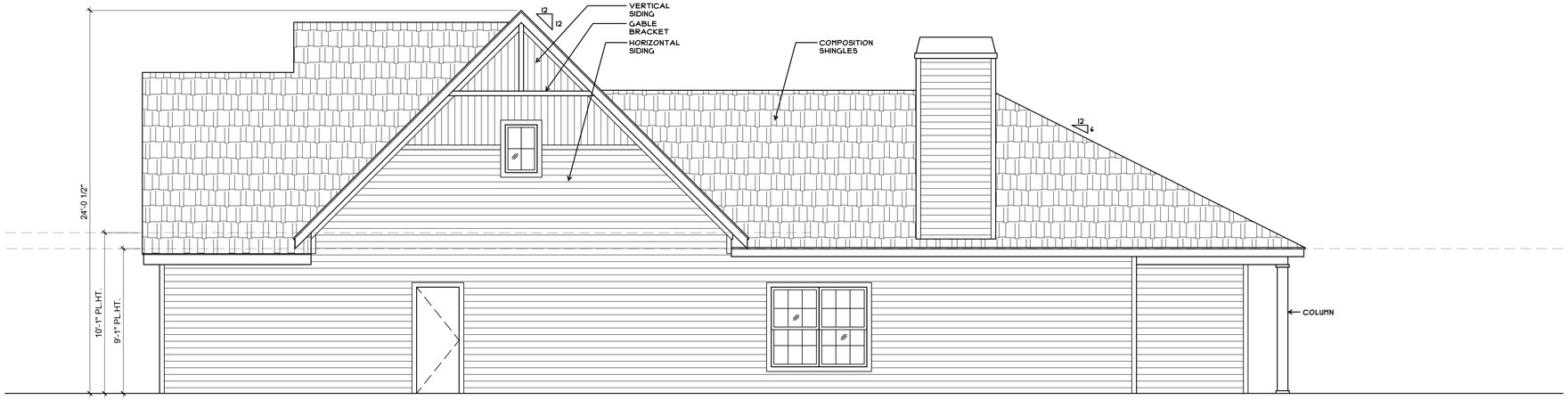
214-284-8734

ARCH. PROJ. #:	SCALE:
25109	REF. DRAWING

SHEET NO.

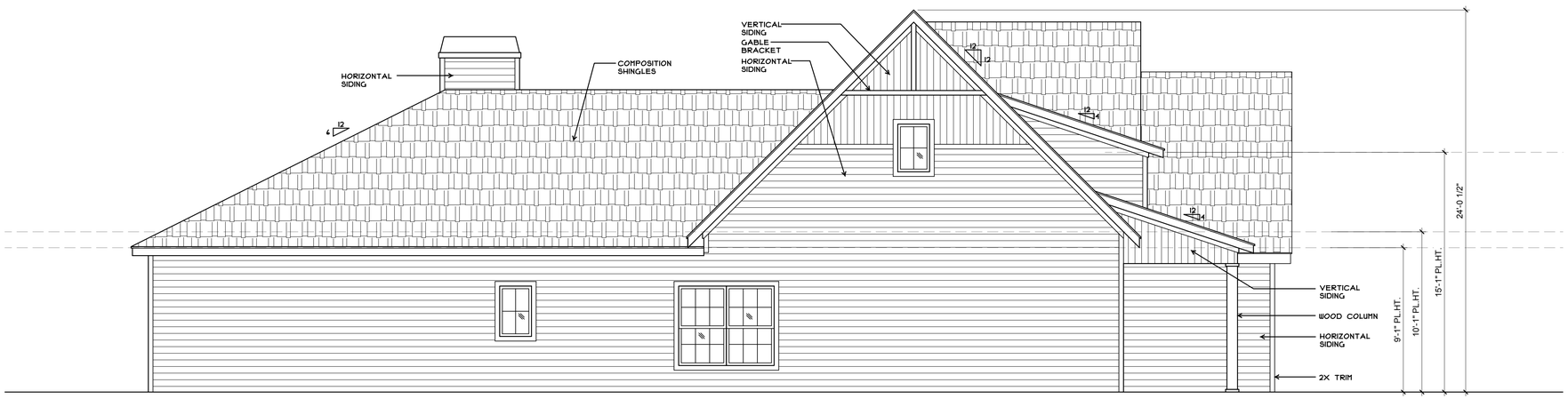
A3.2

FLOOR PLAN



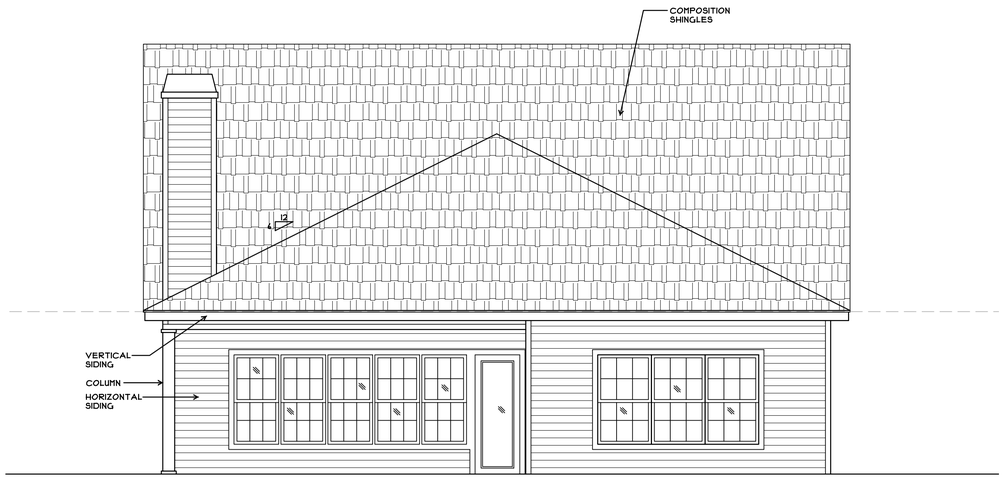
04 SOUTH ELEVATION

SCALE: 1/4"=1'-0"



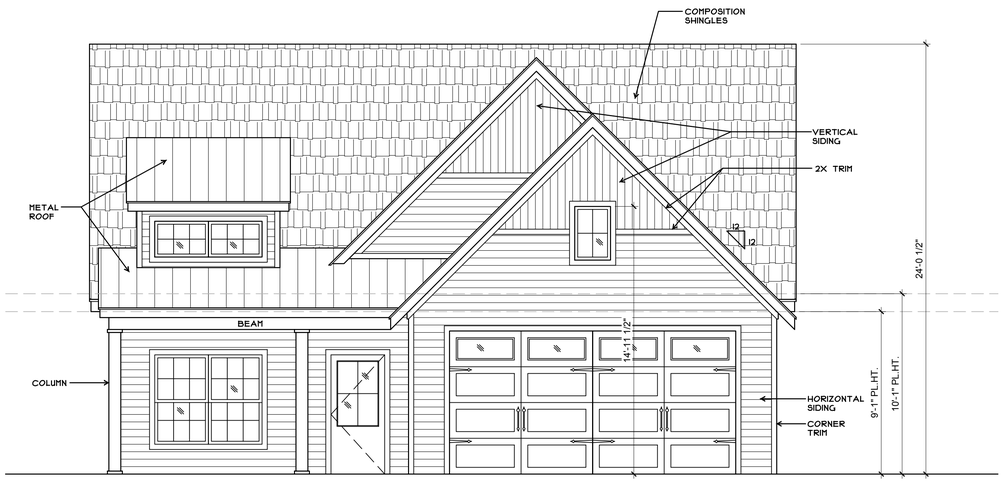
03 NORTH ELEVATION

SCALE: 1/4"=1'-0"



02 EAST ELEVATION

SCALE: 1/4"=1'-0"



01 WEST ELEVATION

SCALE: 1/4"=1'-0"

A NEW RESIDENCE

805A SAM HOUSTON STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
06/11/25	SUP

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- ■ PRELIMINARY -
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214-284-8734

ARCH. PROJ. #	SCALE:
25109	REF. DRAWING

SHEET NO.

A5.1

ELEVATIONS

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A ~0.115-ACRE PARCEL OF LAND, IDENTIFIED AS LOT W, BLOCK J, SANGER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Javier Silva of JMS Custom Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.1150-acre parcel of land identified as Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 803 Sam Houston Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

DRAFT 06.24.2025

(UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;

3) The subject property will have to be replatted prior to the issuance of a Building Permit.

4) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

DRAFT ORDINANCE 06-24-2025

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 06.24.2025

Exhibit 'A':
Location Map

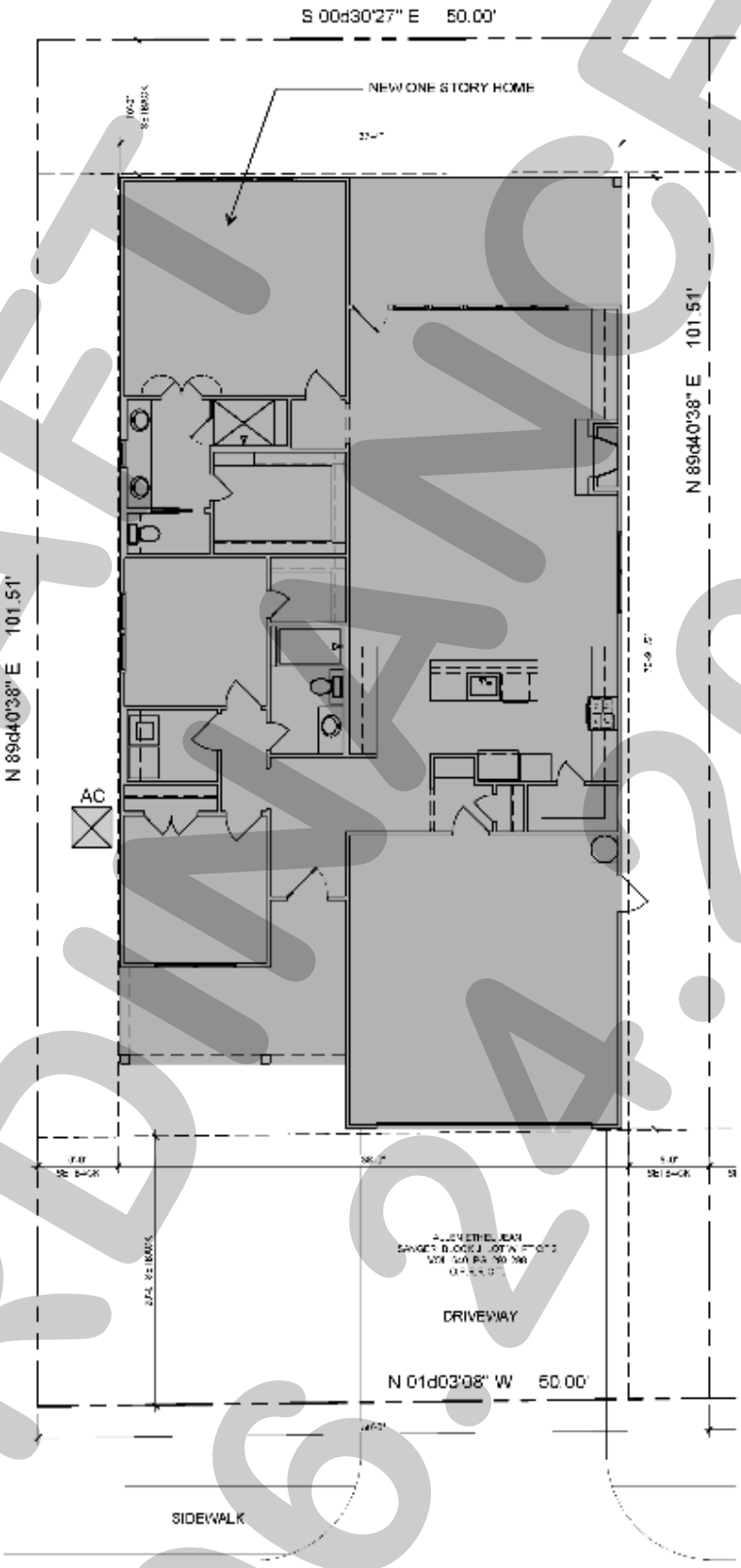
Address: *803 Sam Houston Street*

Legal Description: *Lot W, Block J, Sanger Addition*



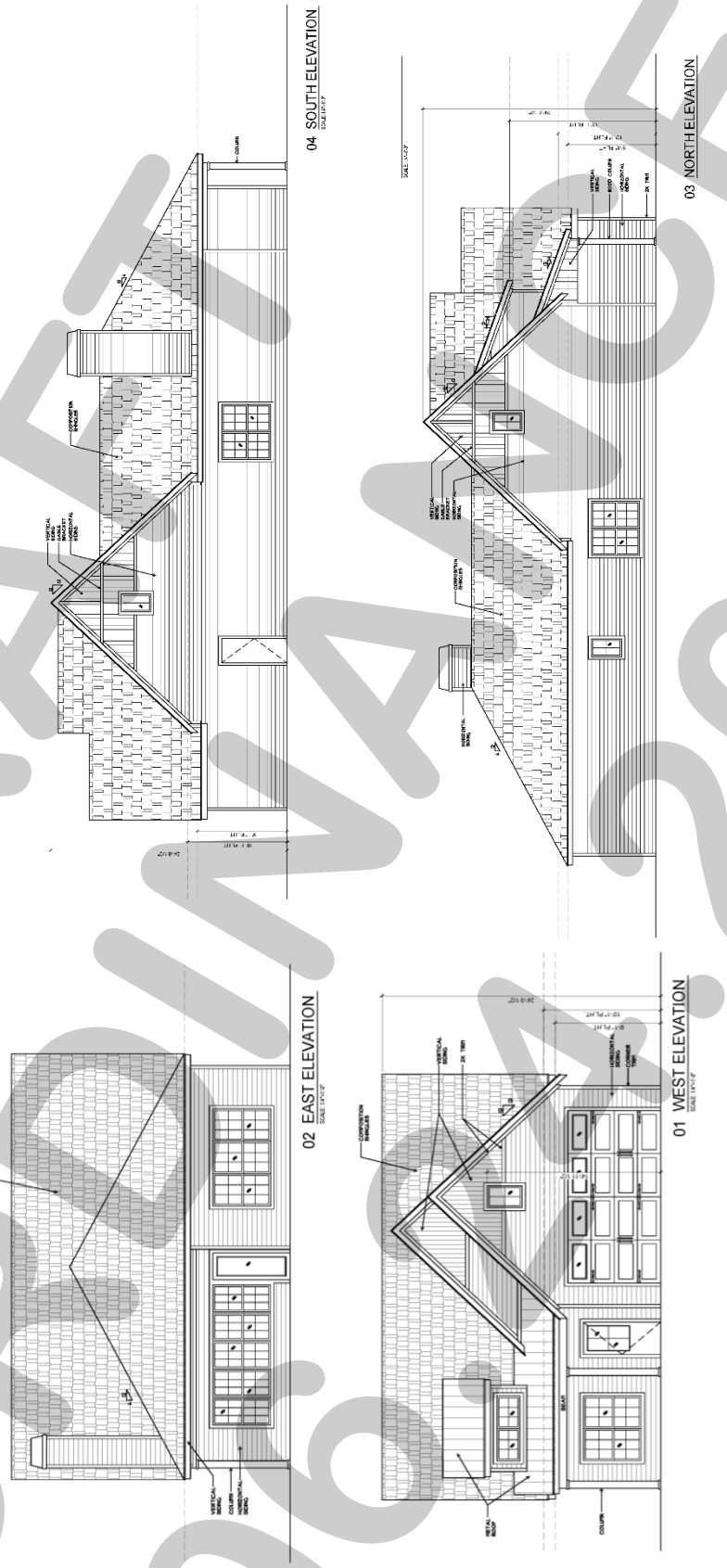
DRAFT 09/4/2025

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 06.24.2025

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 06.03.2025

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/19/2025

PROJECT NUMBER: Z2025-037
PROJECT NAME: SUP for Residential Infill
SITE ADDRESS/LOCATIONS: 805 SAM HOUSTON ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 805 Sam Houston Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	06/19/2025	Approved w/ Comments

06/19/2025: Z2025-037; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 805 Sam Houston Street.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (Z2025-037) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is situated within the Sanger Subdivision which has been in existence since March 11, 2004, consists of 90 lots, and is considered to be more than 90.00% developed.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that “(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision … [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision.”

M.6 Garage Requirements. Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the proposed garage is located 16-feet, 3-inches in front of the front façade of the home. This will require a variance from the Planning and Zoning Commission.

M.7 Ordinances. Please review the attached draft ordinance prior to the July 15, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by July 1, 2025.

I.8 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 1, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 15, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.9 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 24, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on July 15, 2025.

I.10 City Council Meeting Dates. The projected City Council meeting dates for this case will be July 21, 2025 (1st Reading) and August 4, 2025 (2nd Reading).

I.11 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/17/2025	Approved w/ Comments

06/17/2025: 1. Must have drainage swales to keep water off of adjacent property. A/C unit maybe in the way. Can't block drainage
2. Show manhole and curb alignment to ensure no conflict.
3. Please keep in mind proposed fencing will not be allowed within this easement. When crossing the sewer main within this easement, the fence posts will need to span the main 5' on each side, ie. a 10' fence panel when crossing the main.

General Comments:
General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There is an existing 8" sewer main along Sam Houston available for use.
- There is an existing 8" water main along Sam Houston available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved w/ Comments

06/16/2025: Addressing assignment:

805A will be 803 Sam Houston St, Rockwall, TX 75087
805B will be 805 Sam Houston St, Rockwall, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2025	Approved

No Comments

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
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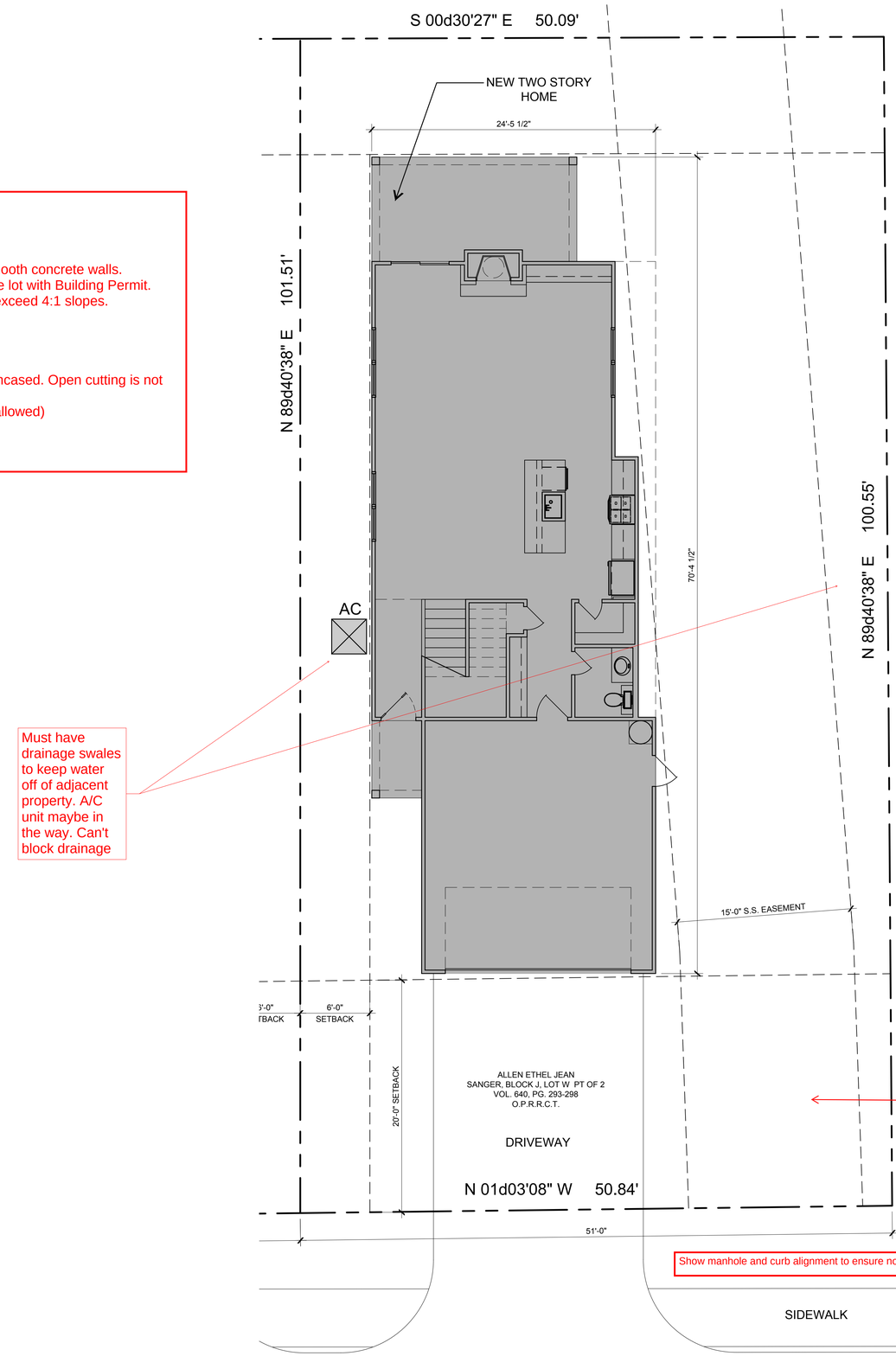
- There is an existing 8" sewer main along Sam Houston available for use.
- There is an existing 8" water main along Sam Houston available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.



01 ARCHITECTURAL SITE PLAN
SCALE: 3/16"=1'-0"

A NEW RESIDENCE

805B SAM HOUSTON STREET

JMS CUSTOM HOMES

ISSUE LOG

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214-284-8734

ARCH. PROJ. #:	SCALE:
25110	REF. DRAWING

SHEET NO.

A2.1

SITE PLAN

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	805 B Sam Houston St.				
SUBDIVISION	Allen Ethel, Jean Sanger	LOT	W	BLOCK	J
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Residential		CURRENT USE		
PROPOSED ZONING	Residential		PROPOSED USE		
ACREAGE		LOTS [CURRENT]		LOTS [PROPOSED]	

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	JMS Custom Homes, LLC	☐ APPLICANT	
CONTACT PERSON	Javier Silva	CONTACT PERSON	
ADDRESS	58 windsor DR.	ADDRESS	
CITY, STATE & ZIP	Rockwall Tx 75032	CITY, STATE & ZIP	
PHONE	[redacted]	PHONE	
E-MAIL	[redacted]	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Javier Silva [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* June, 20 25

AMANDA POTTHOFF
Notary ID #126292778
My Commission Expires
April 22, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amanda Potthoff

MY COMMISSION EXPIRES April 22, 2026



City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
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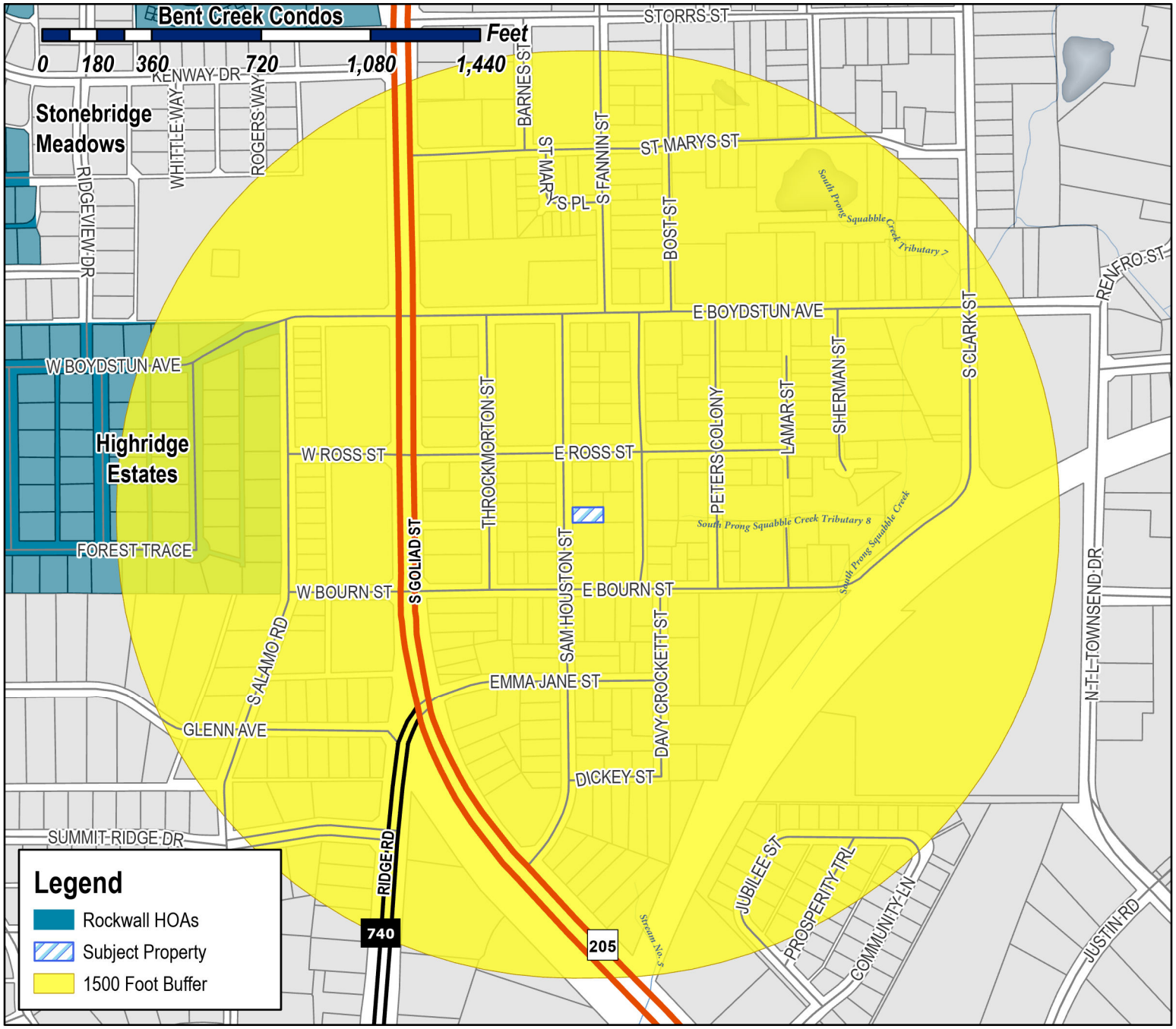
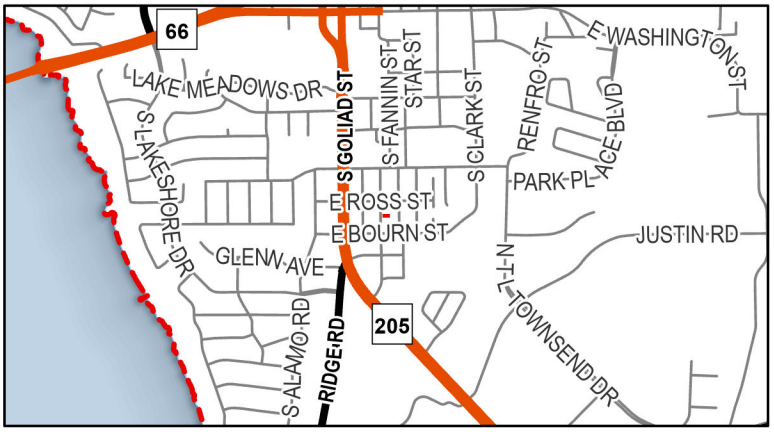


Case Number: Z2025-037
Case Name: SUP for Residential Infill at 805B Sam Houston
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 805B Sam Houston



Date Saved: 6/13/2025
For Questions on this Case Call (972) 771-7745

From: Zavala, Melanie
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2025-037]
Date: Friday, June 20, 2025 10:26:22 AM
Attachments: Public Notice (06.16.2025).pdf
HOA Map.pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2025-037: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 805 Sam Houston Street, and take any action necessary.

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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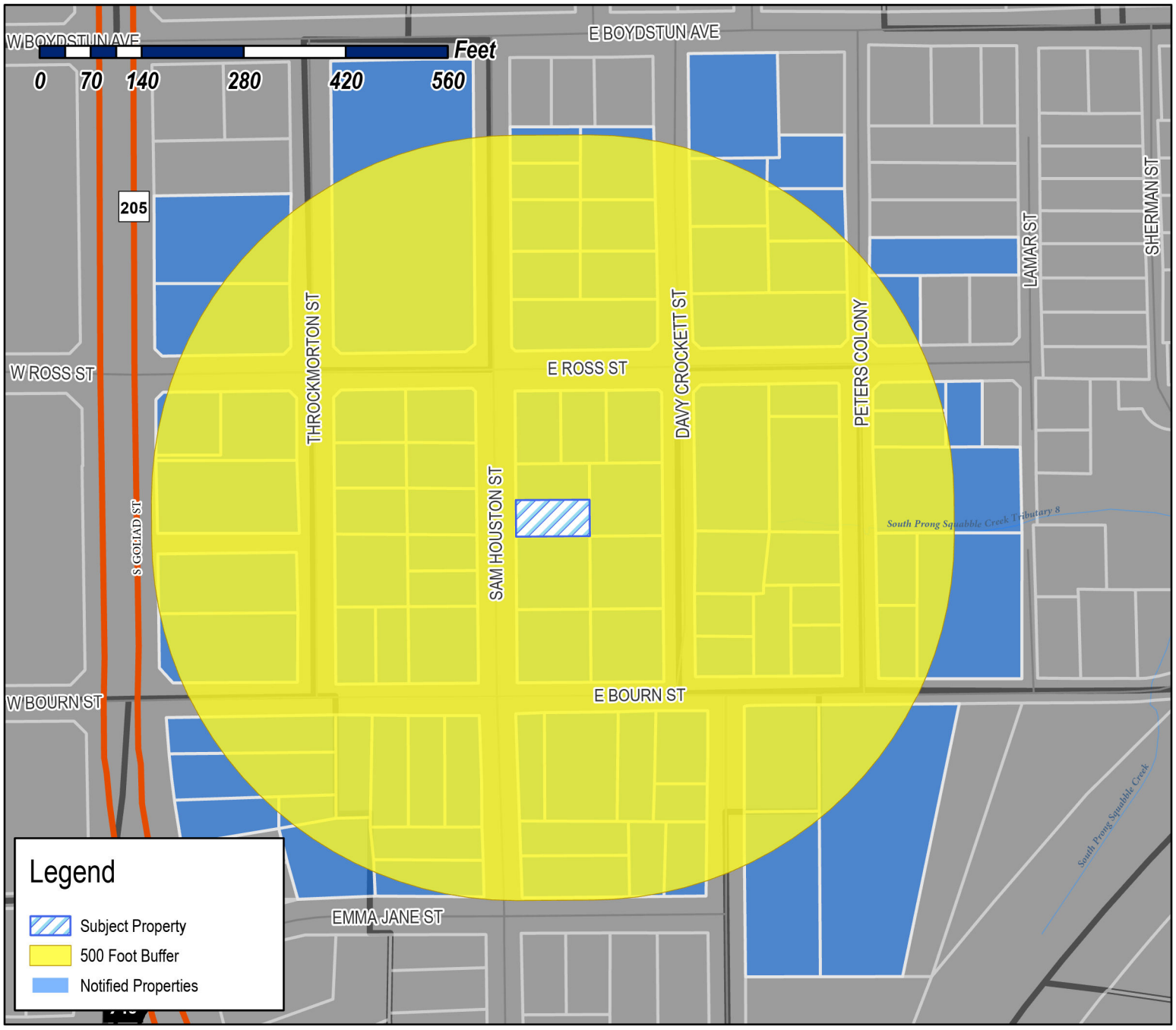


Case Number: Z2025-037
Case Name: SUP for Residential Infill at 805B Sam Houston
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 805B Sam Houston

Date Saved: 6/13/2025
For Questions on this Case Call: (972) 771-7745



EDWARDS JASON
10 DANCING WATERS
ROCKWALL, TX 75032

PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

RESIDENT
102 E ROSS AVE
ROCKWALL, TX 75087

ESTATE OF RHODA MAE HEARD
ANDREW HEARD JR - INDPENDENT EXECUTOR
10800 MCCOMBS ST APT 102
EL PASO, TX 79924

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

SFR JV-1 2021-1 BORROWER LLC
C/O. TRICON AMERICAN HOMES LLC
15771 RED HILL AVE
TUSTN, CA 92780

SFR JV-1-202-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

TAYLOR THOMAS M & KAY D
2000 Country Club Dr
Plano, TX 75074

BATRES MARIA DELL REFUGIO
202 BOURN STREET
ROCKWALL, TX 75087

LRG GROUP LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
203 E BOURN
ROCKWALL, TX 75087

RIVERA JAIME & MARIA
204 E BOURN ST
ROCKWALL, TX 75087

MIMS KATHY
206 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
207 BOURN AVE
ROCKWALL, TX 75087

RESIDENT
208 EMMA JANE ST
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE
208 E BOURN ST
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

DELGADILLO KIMBERLY
2222 Medical District Dr Apt 1208
Dallas, TX 75235

FRASER FAMILY REVOCABLE LIVING TRUST
2631 White Rock Rd
Dallas, TX 75214

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

NEW CALDONIA BAPTIST CHURCH
301 E BOURNE AVE
ROCKWALL, TX 75087

CONFIA HOMES LLC
302 BOURN
ROCKWALL, TX 75087

VILLALOBOS JOSE MARVIN & JACKELIN IZELA
302 E ROSS
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-HERNANDEZ
304 E Bourn St
Rockwall, TX 75087

RESIDENT
304 E ROSS AVE
ROCKWALL, TX 75087

RESIDENT
306 BOURN AVE
ROCKWALL, TX 75087

ESTATE OF ARCHIE & JUANITA JONES
308 E BOURN ST
ROCKWALL, TX 75087

CUMMINGS JOHN AND LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N
309 EMMA JANE ST
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

RESIDENT
402 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
403 E BOURN ST
ROCKWALL, TX 75087

WALTER MARY
408 E BOURN ST
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA
414 E. COACHLIGHT TRAIL
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

HECKARD ALLEN
4906 FREEMAN DR
ROWLETT, TX 75088

TEXAN MUTUAL LLC
5000 Riverside Dr Ste 100W Bldg 5
Irving, TX 75039

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
504 ROSS
ROCKWALL, TX 75087

RESIDENT
505 E BOURN ST
ROCKWALL, TX 75087

NUAMERICA PROPERTIES LLC
5657 SOUTHERN FERN RD
GARLAND, TX 75043

STAR 2022 SFR3 BORROWER LP
591 WEST PUTNAM AVE
GREENWICH, CT 6830

ALLEN DONNA ANETTE AND
JACQUELINE YVETTE JACOBS AND JEFFREY
DWAYNE JACOBS
5961 CONNIE LANE
ROCKWALL, TX 75032

CAMELI CHAZ CRISTIAN NECOLA & LAUREN
604 E ROSS ST
ROCKWALL, TX 75087

DEATON SHELLEY MARIE AND
BRIANNA ORNELAS
701 SAM HOUSTON STREET
ROCKWALL, TX 75087

RESIDENT
703 SAM HOUSTON ST
ROCKWALL, TX 75087

TAYLOR LISA AND PAUL TAYLOR
704 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
705 DAVY CROCKETT
ROCKWALL, TX 75087

MILLER ANNE
705 SAM HOUSTON ST
ROCKWALL, TX 75087

WILLIAMS SHIRLEY B ETAL
706 DAVY CROCKETT ST
ROCKWALL, TX 75087

ESTATE OF DABNEY AUDRY
706 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
707 SAM HOUSTON
ROCKWALL, TX 75087

CRENSHAW LORENZA
707 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
708 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
708 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
710 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
710 PETERS COLONY
ROCKWALL, TX 75087

MILLER FRANK
711 S GOLIAD ST
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

BENNETT A L EST
C/O OLIVER LINVELL
712 PETERS COLONY
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

CABRERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
725 PETERS COLONY
ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

RESIDENT
800 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
801 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
801 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
801 S GOLIAD
ROCKWALL, TX 75087

LAFAYETTE ESTELLE
801 THROCKMORTON ST
ROCKWALL, TX 75087

U S HOUSING AUTHORITY
802 N GOLIAD ST
ROCKWALL, TX 75087

JACKSON CALVIN
802 SAM HOUSTON ST
ROCKWALL, TX 75087

FISHER JESSICA
803 PETERS COLONY
ROCKWALL, TX 75087

DANIELS ANNIE L
803 THROCKMORTON ST
ROCKWALL, TX 75087

DIXON ALMA
804 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
805 SAM HOUSTON
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

ESTATE OF FRANKIE MAE ALLEN
805 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
806 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
807 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
808 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
809 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
809 SAM HOUSTON
ROCKWALL, TX 75087

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA
810 DAVY CROCKETT ST
ROCKWALL, TX 75087

BARRON BLAKELEIGH
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
811 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
812 PETERS COLONY
ROCKWALL, TX 75087

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

HERNANDEZ ALMA VELIA
815 THROCKMORTON ST
ROCKWALL, TX 75087

AUL PROPERTIES LLC
8502 Huntington Dr
Rowlett, TX 75089

DENTON GLENDA K & LANCE
900 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
901 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
902 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
903 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
905 S GOLIAD
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO
906 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
907 SAM HOUSTON
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

DATIBRAN HOLDINGS LLC
PO Box 1137
Rockwall, TX 75087

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

D&A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

SMITH TIMOTHY
PSC 3 BOX 5631
APO, AP 96266

OWENS RICHARD DUANE
905 SAM HOUSTON
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-037: Specific Use Permit (SUP) for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 805 Sam Houston Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, July 21, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-037: Specific Use Permit (SUP) for Residential Infill

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

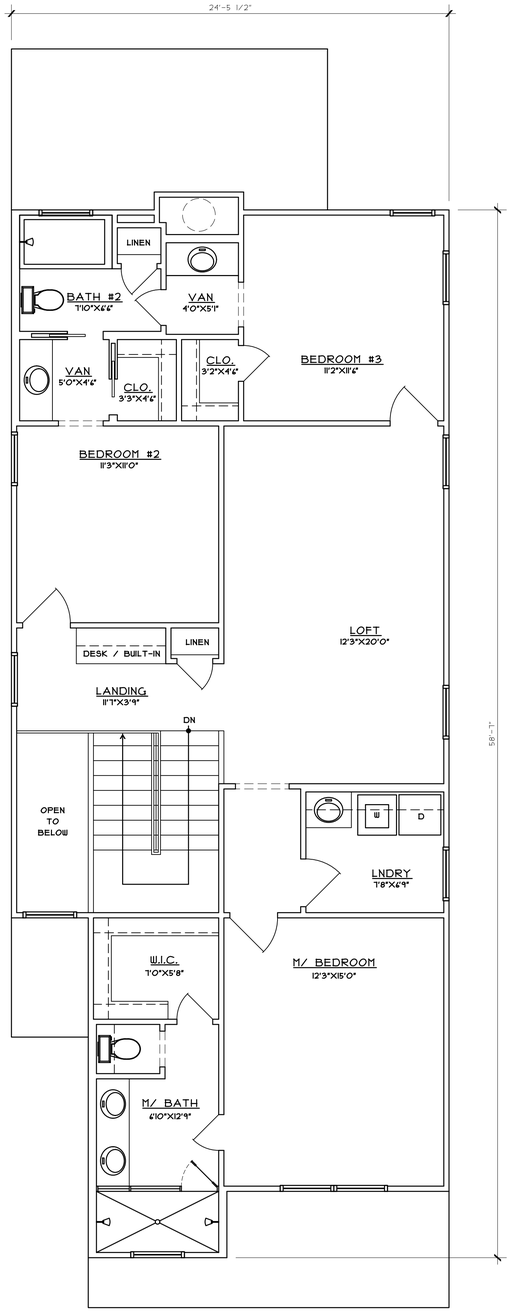
☐ I am opposed to the request for the reasons listed below.

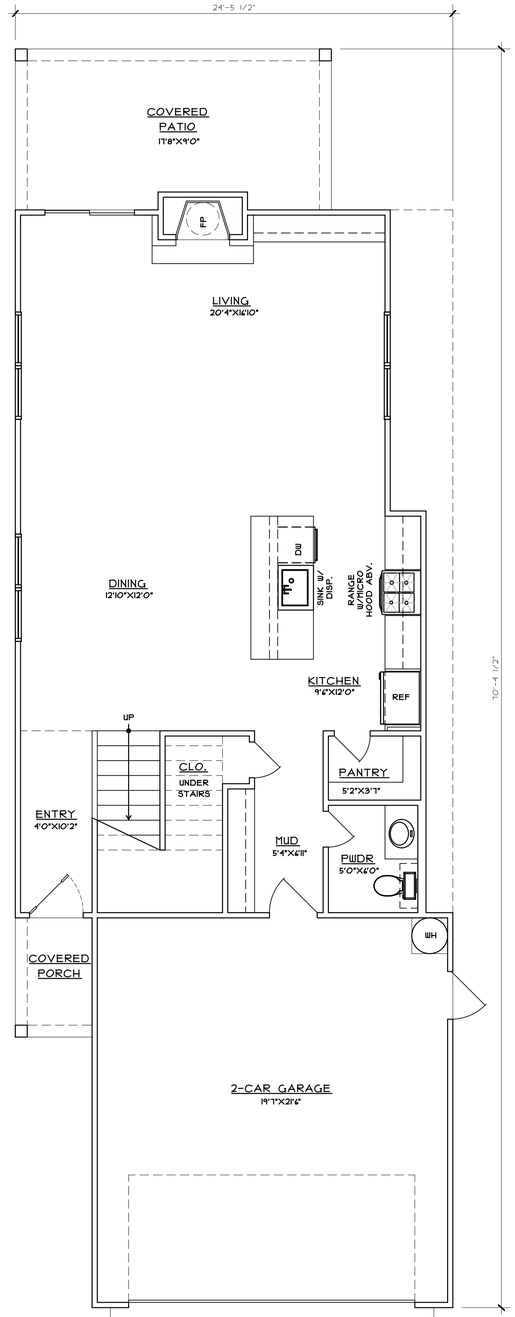
Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE





SQUARE FOOTAGE	AREAS
815	FIRST FLOOR PLAN
1170	SECOND FLOOR PLAN
2045	TOTAL CONDITIONED
440	2-CAR GARAGE
29	COVERED PORCH
159	COVERED PATIO
628	TOTAL UNCONDITIONED
2673	TOTAL UNDER ROOF

NORTH

02 SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

NORTH

01 FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

A NEW RESIDENCE

805B SAM HOUSTON STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
06/11/25	SUP

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- [x] PRELIMINARY -
- [ ] BIDDING / PERMIT
- [ ] REVISION
- [ ] FOR CONSTRUCTION

FANNINGPHILIPS DESIGN

CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9462

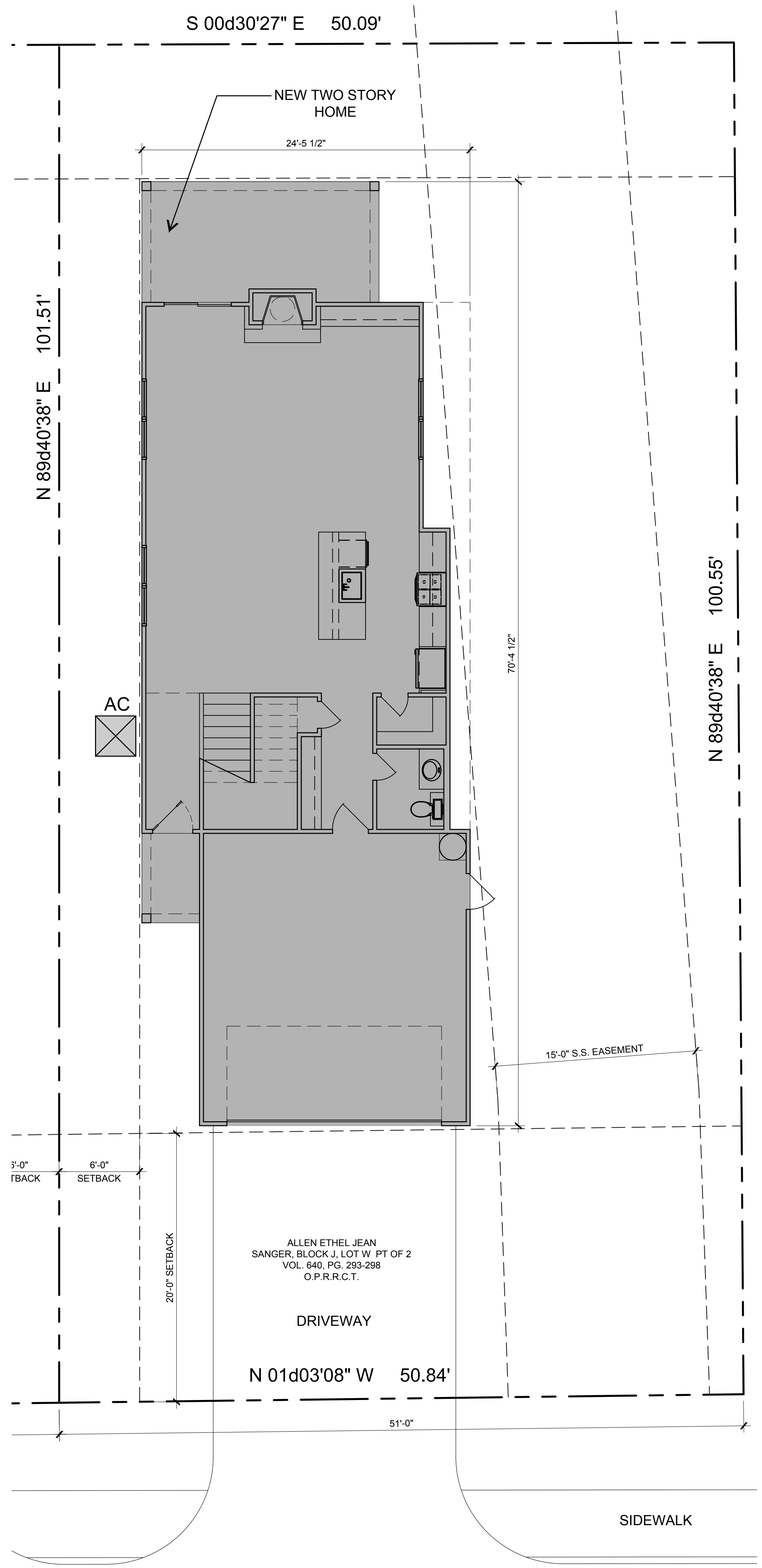
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #	SCALE:
25110	REF. DRAWING

SHEET NO.

A3.2

FLOOR PLAN



01 ARCHITECTURAL SITE PLAN

SCALE: 3/16"=1'-0"

A NEW RESIDENCE

805B SAM HOUSTON STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
06/11/25	SUP

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- [x] PRELIMINARY -
- [ ] BIDDING / PERMIT
- [ ] REVISION
- [ ] FOR CONSTRUCTION

FANNINGPHILIPS DESIGN

CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9452

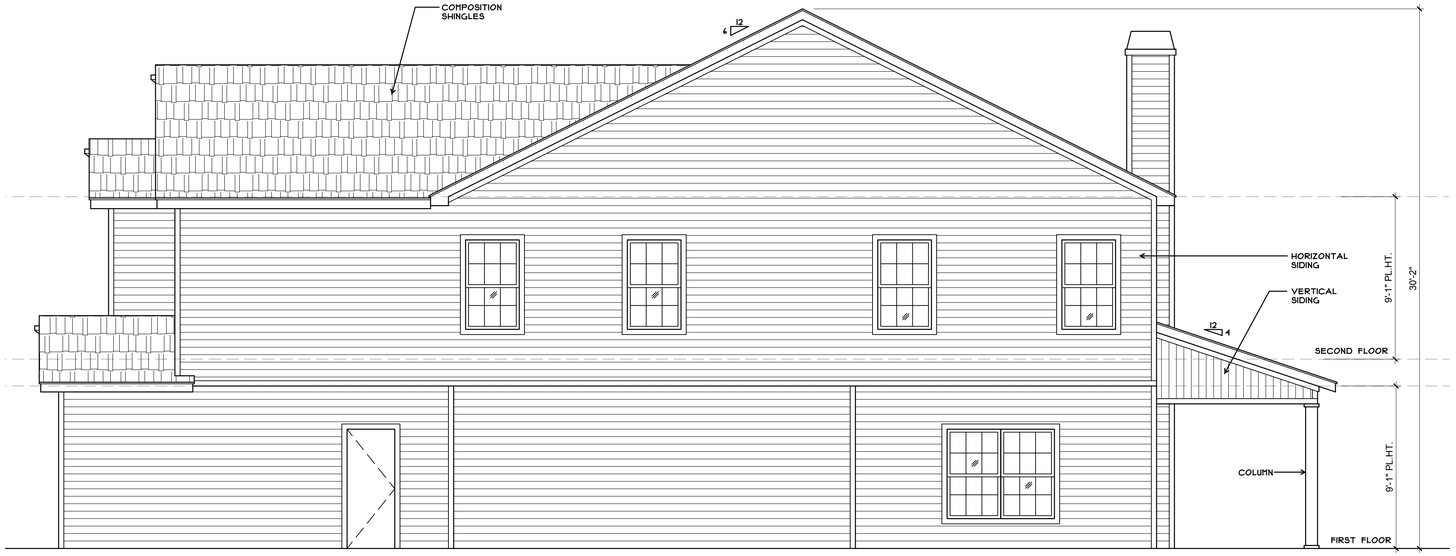
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #:	SCALE:
25110	REF. DRAWING

SHEET NO.

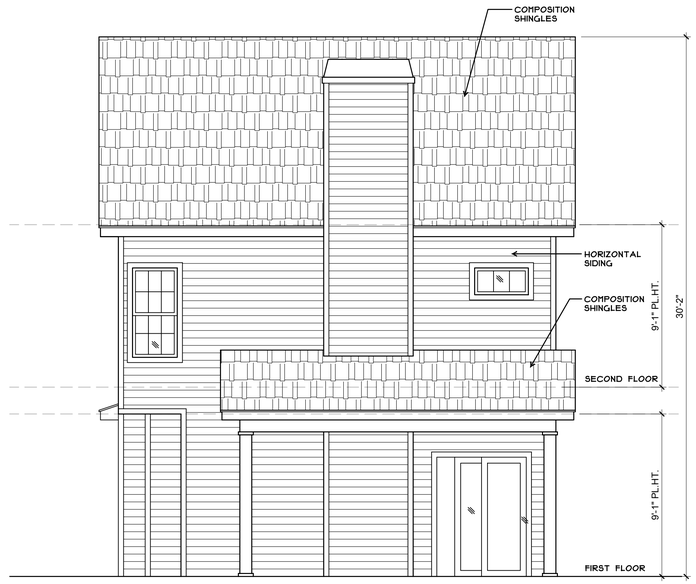
A2.1

SITE PLAN



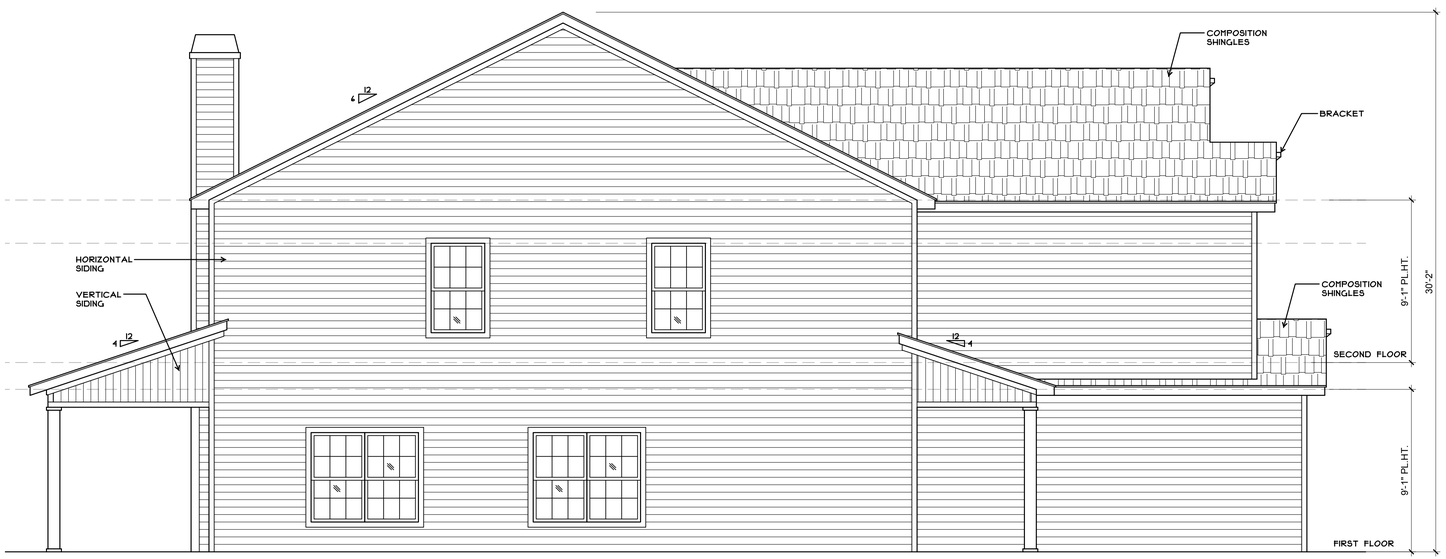
04 SOUTH ELEVATION

SCALE: 1/4"=1'-0"



03 EAST ELEVATION

SCALE: 1/4"=1'-0"



02 NORTH ELEVATION

SCALE: 1/4"=1'-0"



01 WEST ELEVATION

SCALE: 1/4"=1'-0"

A NEW RESIDENCE

805B SAM HOUSTON STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
06/11/25	SUP

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- [x] PRELIMINARY -
- [ ] BIDDING / PERMIT
- [ ] REVISION
- [ ] FOR CONSTRUCTION

FANNINGPHILIPS DESIGN

CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9462

DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #:	SCALE:
25110	REF. DRAWING

SHEET NO.

A5.1

ELEVATIONS

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A ~0.115-ACRE PARCEL OF LAND, IDENTIFIED AS LOT W, BLOCK J, SANGER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Javier Silva of JMS Custom Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.1150-acre parcel of land identified as Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 805 Sam Houston Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

DRAFT 06.25.2025

(UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;

3) The subject property will have to be replatted prior to the issuance of a Building Permit.

4) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

DRAFT ORDINANCE 05.14.2025

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 06.24.2025

Exhibit 'A':
Location Map

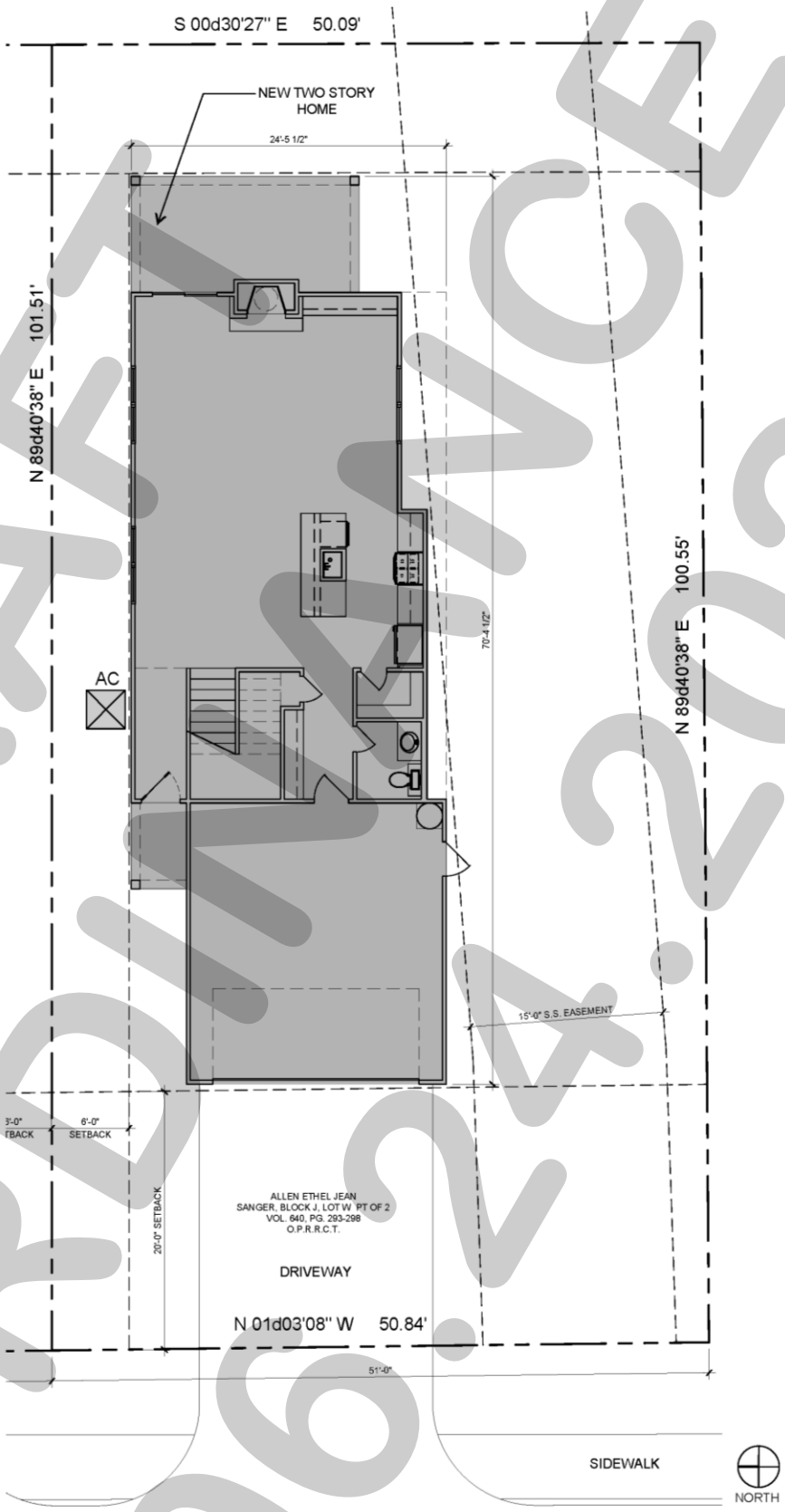
Address: *805 Sam Houston Street*

Legal Description: *Lot W, Block J, Sanger Addition*



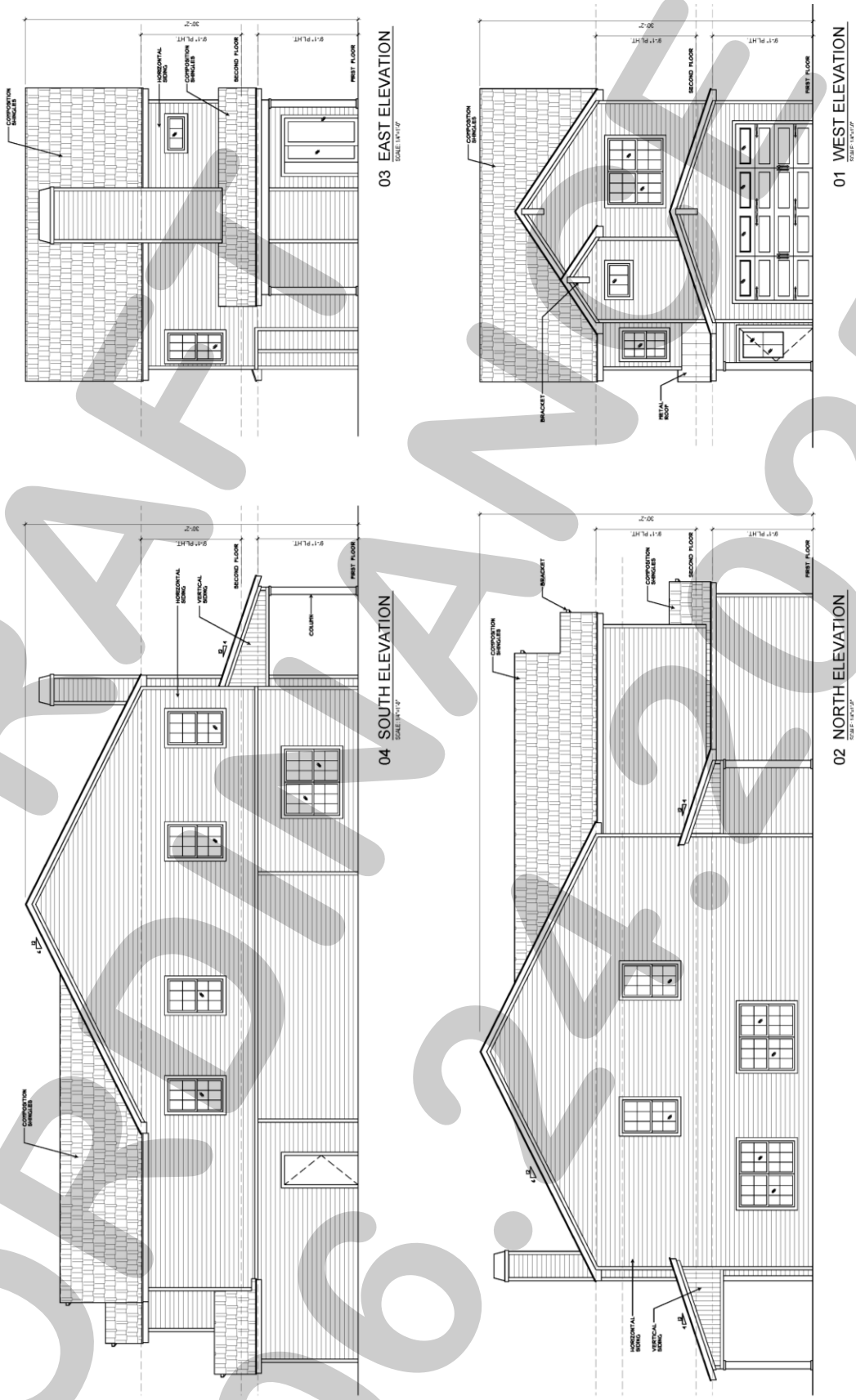
DRAFT 08/29/2025

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 06.24.2025

Exhibit 'C':
Building Elevations



DRAFT
06.24.25

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/19/2025

PROJECT NUMBER: Z2025-038
PROJECT NAME: SUP for Residential Infill
SITE ADDRESS/LOCATIONS: 704 S ALAMO RD

CASE CAPTION: Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	06/19/2025	Approved w/ Comments

06/19/2025: Z2025-038; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 704 S. Alamo Road.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (Z2025-038) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is situated within the Highridge Estates Subdivision which has been in existence since June 1, 1972, consist 97 lots, and is considered to be 98.00% developed.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that “(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision … [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision.”

M.6 Building Setbacks. Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that properties in a Single-Family 10 (SF-10) District should have a minimum side setback of 6-feet. In this request, the proposed home has a side setback of 5-feet. This will need to be corrected on the site plan.

M.7 Ordinances. Please review the attached draft ordinance prior to the July 15, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by July 1, 2025.

I.8 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 1, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 15, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.9 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 24, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on July 15, 2025.

I.10 City Council Meeting Dates. The projected City Council meeting dates for this case will be July 21, 2025 (1st Reading) and August 4, 2025 (2nd Reading).

I.11 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/17/2025	Approved w/ Comments

06/17/2025: General Comments:
General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There is an existing 6" sewer main along along the Alley available for use.
- There is an existing 16" water main along S. Alamo available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/18/2025	Needs Review

06/18/2025: * Structure exceeds the allowed 45% lot coverage (3,841 sq ft allowed) proposed is 4,486 sq ft
* Plan indicates two different side setbacks/build lines, revise plan to indicate 6 feet on each side
* Need to indicate the 10' rear setback/ build line on the plans
* Side entry garage does not meet the requirement of 20' behind the front facade
* Side entry garage - will be difficult for the homeowners to maneuver vehicles in and out of the garage with less than 16 feet of driveway wide, at least 24 feet is required to be able to manuever vehicles

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

POLICE	Chris Cleveland	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2025	Approved

No Comments

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Retaining walls 3' and over must be engineered.
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- No gravel or asphalt allowed in any area.
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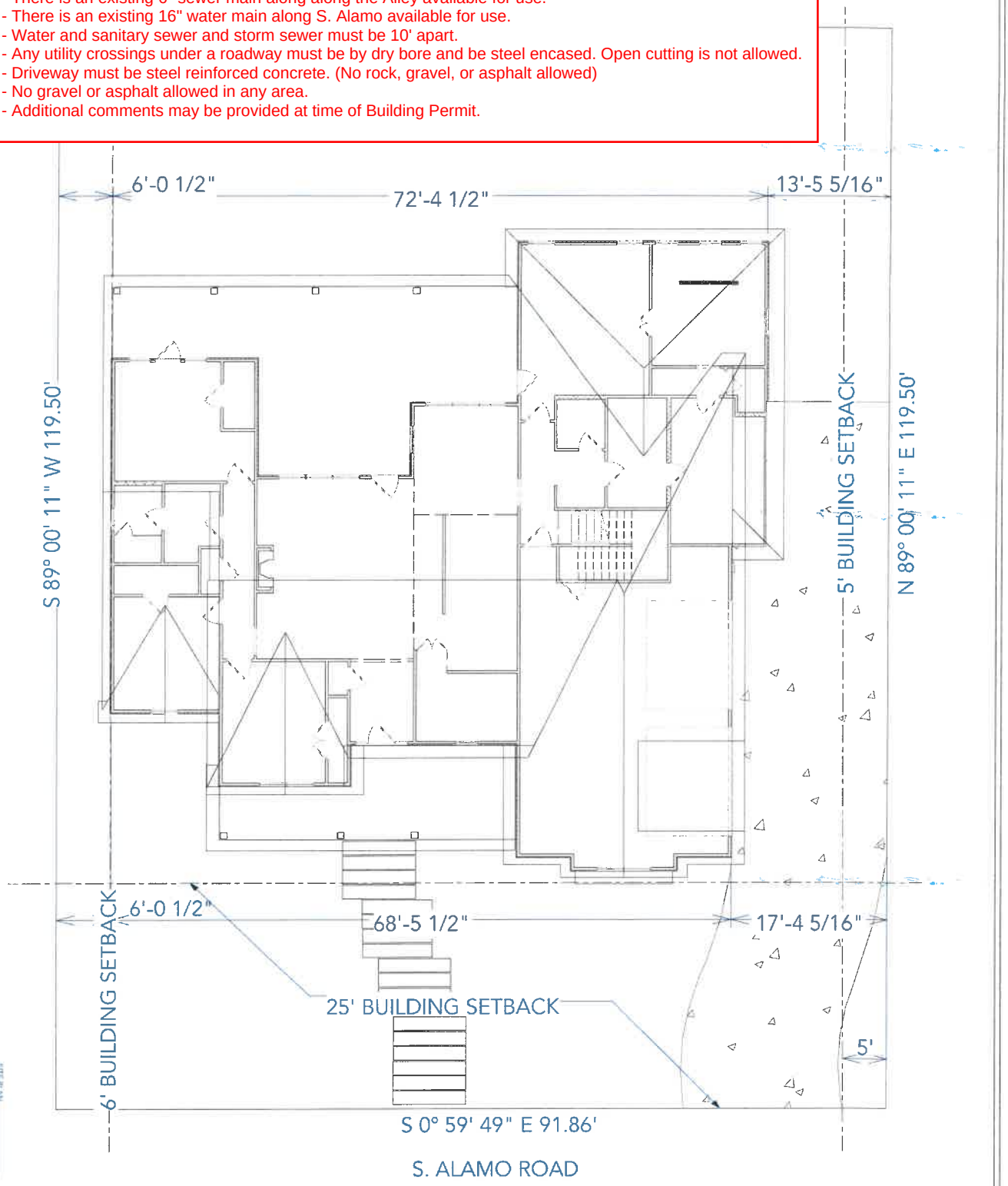


A-2	SHEET:	As Noted	SCALE:	12/11/2024	DATE:	DRAWINGS PROVIDED BY: Chanda Steele Drafting, Royse City, TX 469-338-1194	Site Plan

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

#	DATE	BY	REVISION TABLE DESCRIPTION
1	12/24	CAS	REDUCE SIZE FOR BUILDING SETBACK

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	704 S Alamo Rockwall TX 75087				
SUBDIVISION	Highridge Est	LOT	2	BLOCK	A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE			
ACREAGE	0.1960	LOTS [CURRENT]		LOTS [PROPOSED]	

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER	Jerret R. Smith	☐ APPLICANT	
CONTACT PERSON	Jerret R Smith	CONTACT PERSON	
ADDRESS	9091 FM 2728	ADDRESS	
CITY, STATE & ZIP	Terrell TX 75161	CITY, STATE & ZIP	
PHONE	[redacted]	PHONE	
E-MAIL	[redacted]	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jerret R Smith [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

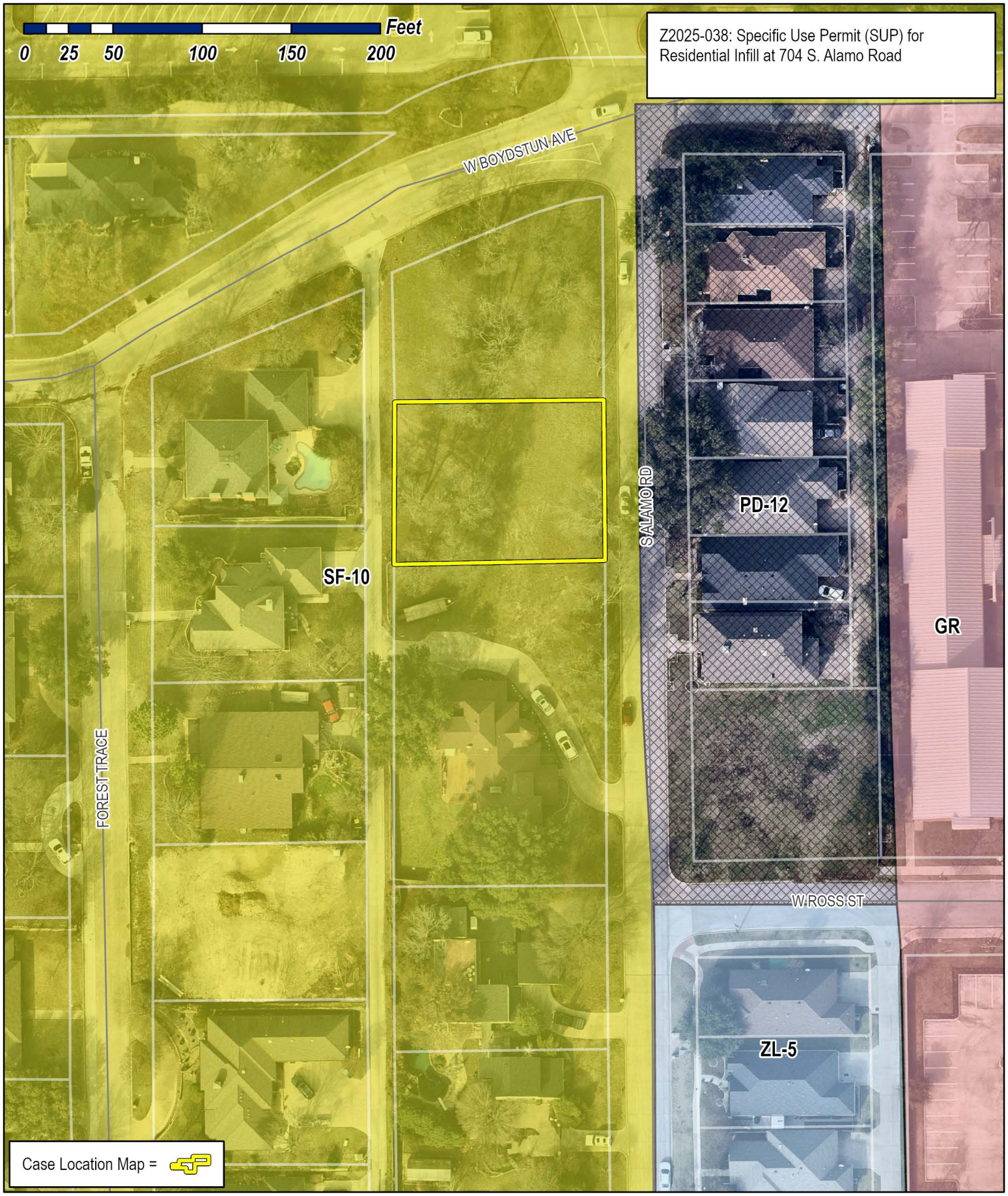
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* June 2025

AMBER SHINN
Notary Public, State of Texas
Comm. Expires 08-28-2028
Notary ID 129105582

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amber Shinn

MY COMMISSION EXPIRES 8.28.2028



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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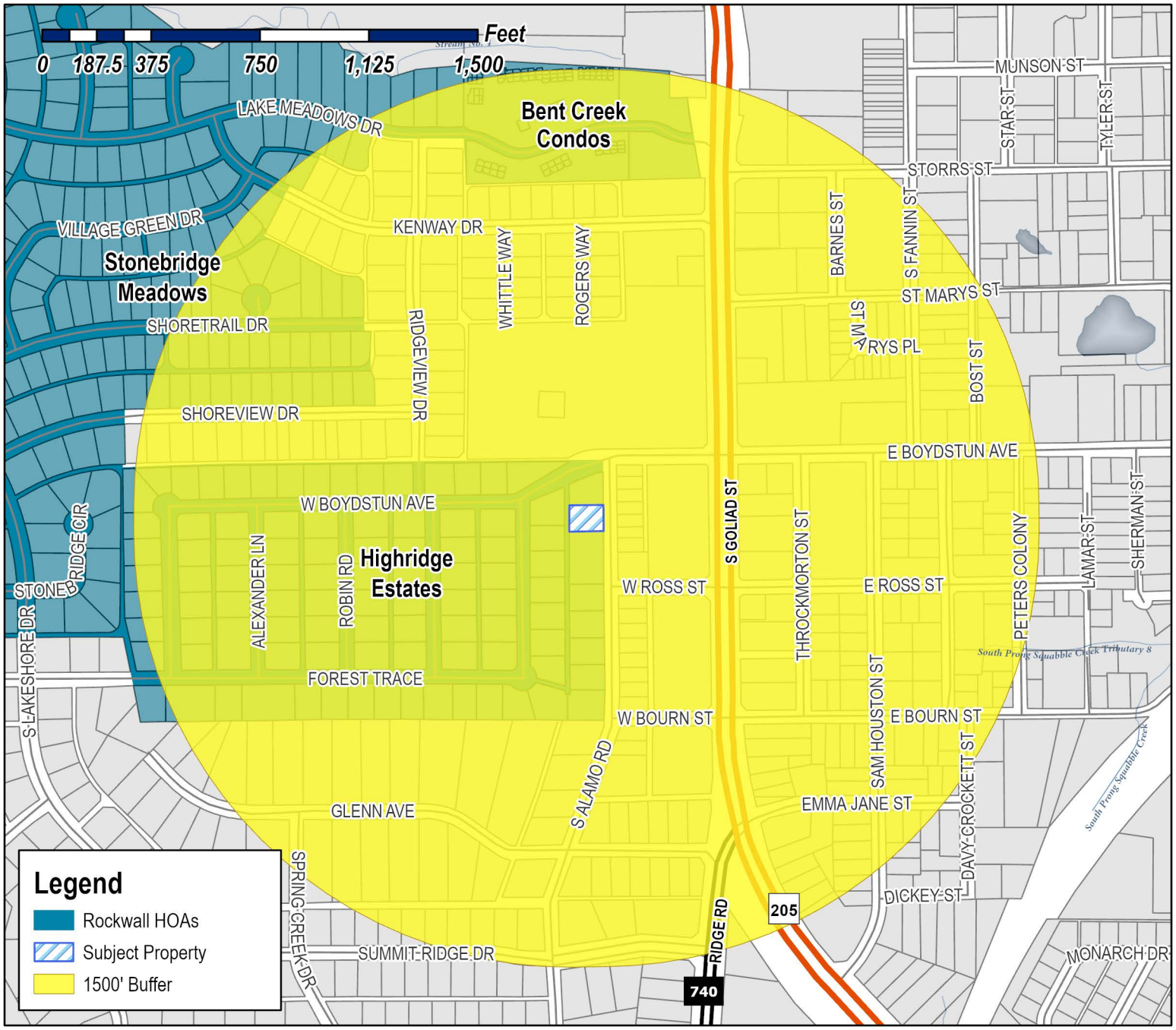
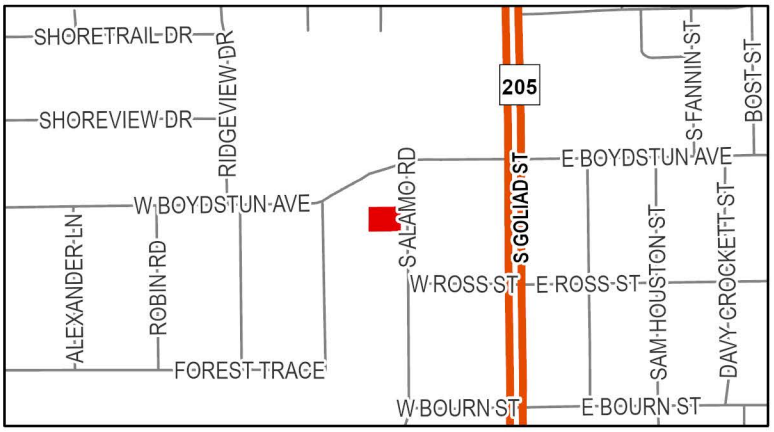


Case Number: Z2025-038
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 704 S. Alamo Road



Date Saved: 6/13/2025
For Questions on this Case Call (972) 771-7745

From: Zavala, Melanie
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2025-038]
Date: Friday, June 20, 2025 10:33:28 AM
Attachments: Public Notice (06.16.2025).pdf
HOA Map (06.13.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2025-038: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and take any action necessary.

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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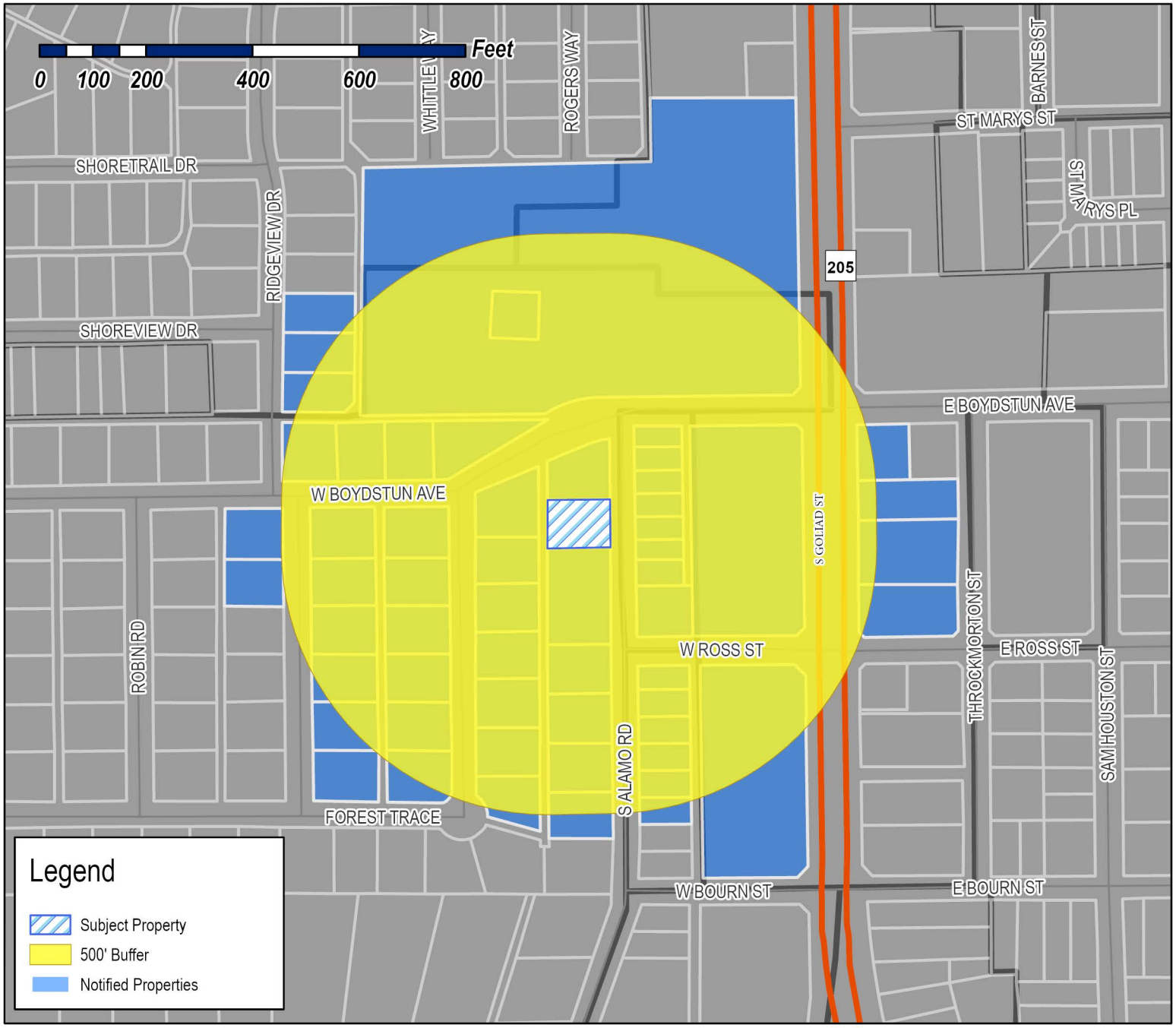

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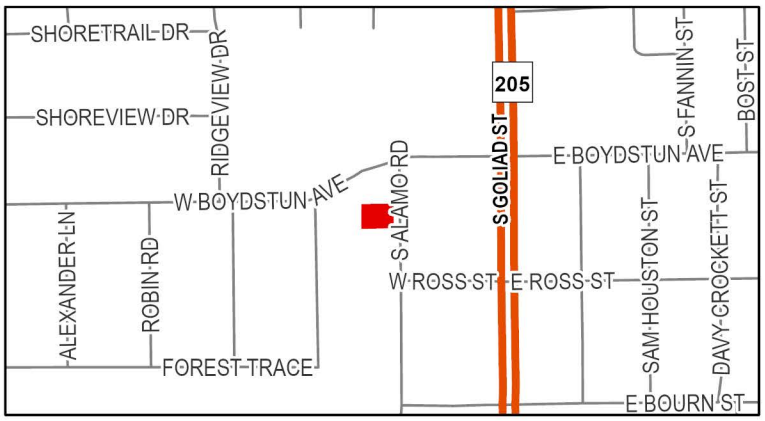


Date Saved: 6/13/2025
For Questions on this Case Call: (972) 771-7745

BAUMANN HARRY EDWARD
10 WATERS EDGE CT
HEATH, TX 75032

FIRST BAPTIST CHURCH OF ROCKWALL
108 W ROSS ST
ROCKWALL, TX 75087

FLEMING LINDA
1116 SQUAW VALLEY
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S
1203 WYNDEN CREEK DR
HOUSTON, TX 77056

OTTO IRIS
1502 S 1st St Ste 3
Garland, TX 75040

TIJERINA MANUEL
1713 MISSION DR
GARLAND, TX 75042

BARNHILL BARNEY M
202 DARTBROOK
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

RUESS JOHN CHARLES & KATHY LEA
202 W BOYDSTUN ST
ROCKWALL, TX 75087

VEST JEREMY DEREK
204 W BOYDSTUN AVE
ROCKWALL, TX 75087

REX AND PATTY PREDDY FAMILY TRUST OF 2011
REX M PREDDY AND PATTI S PREDDY- TRUSTEES
206 WEST BOYDSTUN AVE
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA
208 BOYDSTUN AVE
ROCKWALL, TX 75087

BOYDSTON CEMETERY
C/O JOHN R HANEY
308 S FANNIN ST
ROCKWALL, TX 75087

HOGUE NEVA MAE
513 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
515 RIDGEVIEW DR
ROCKWALL, TX 75087

ROGGE CONNIE PENNINGTON
517 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
602 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

THE SCUDDER FAMILY LIVING TRUST
664 Sorita Cir
Heath, TX 75032

REED DARLENE
701 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
702 S ALAMO DR
ROCKWALL, TX 75087

CRESPO DENYS AND HALEY
703 FOREST TRACE
ROCKWALL, TX 75087

JOHNSON ROBERT M AND CATHY
703 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

RESIDENT
703 S ALAMO
ROCKWALL, TX 75087

FREED SARAH
704 FOREST TRACE
ROCKWALL, TX 75087

PASSON BRETT A & LAURIE J
704 RIDGEVIEW DR
ROCKWALL, TX 75087

SMITH JERRET R & ALICIA N
704 S ALAMO RD
ROCKWALL, TX 75087

CULLINS JENNIFER L
705 FOREST TRACE
ROCKWALL, TX 75087

SCHLUMPF REVOCABLE TRUST
C/O ROBERT LOUIS AND
705 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
705 S ALAMO
ROCKWALL, TX 75087

GREER JOSEPH CARLTON III AND CORI
705 SOUTH GOLIAD STREET
ROCKWALL, TX 75087

KIM LYNN & TODD J MOUNCE
706 FOREST TRACE
ROCKWALL, TX 75087

REYNOLDS MICHAEL EUGENE & FRANCES S
706 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

MILLS CHARLES O
706 S ALAMO RD
ROCKWALL, TX 75087

WRIGHT MELISSA ANN &
DAVID SCOTT
707 FOREST TRCE
ROCKWALL, TX 75087

BRADFORD KENNETH AND LESLIE
707 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
707 S ALAMO
ROCKWALL, TX 75087

KELEMEN ANNA V AND
MATTHEW BURBRIDGE
708 FOREST TRACE
ROCKWALL, TX 75087

RESIDENT
709 FOREST TRACE
ROCKWALL, TX 75087

FALCON ANN L & LEONARD
709 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
709 S ALAMO
ROCKWALL, TX 75087

PERSYN KYLE AND LINDSEY
710 FOREST TRACE
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
710 S GOLIAD ST
ROCKWALL, TX 75087

SMITH MARY
711 FOREST TRACE
ROCKWALL, TX 75087

CONWAY SCOTT A & DEIRDRE M
711 RIDGEVIEW
ROCKWALL, TX 75087

POPP KATHLEEN
711 S ALAMO
ROCKWALL, TX 75087

MILLER FRANK R
711 S GOLIAD ST
ROCKWALL, TX 75087

GRAY JIM
712 FOREST TRACE
ROCKWALL, TX 75087

HILLMAN DORIANN AND
JOEL OTT
713 FOREST TRACE
ROCKWALL, TX 75087

COHEN MARK A
713 RIDGEVIEW DR
ROCKWALL, TX 75087

SHERA DEBORAH K
713 S ALAMO RD
ROCKWALL, TX 75087

COLLETT CYNTHIA DAVISS
714 FOREST TRCE
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P
715 FOREST TRCE
ROCKWALL, TX 75087

RESIDENT
715 S ALAMO RD
ROCKWALL, TX 75087

WATSON RONNIE BILL AND BARBARA JEAN
801 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
802 S GOLIAD
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S
803 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
804 S ALAMO DR
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA
805 S ALAMO RD
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST
SHARON K FRENCH, TRUSTEE
806 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
807 S ALAMO RD
ROCKWALL, TX 75087

KELLY RYAN AND
LACEY WALLACE
808 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
809 ALAMO RD
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE
811 S ALAMO RD
ROCKWALL, TX 75087

CONFIDENTIAL
PO BOX 1816
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-038: Specific Use Permit (SUP) for Residential Infill

Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, July 21, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-038: Specific Use Permit (SUP) for Residential Infill

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

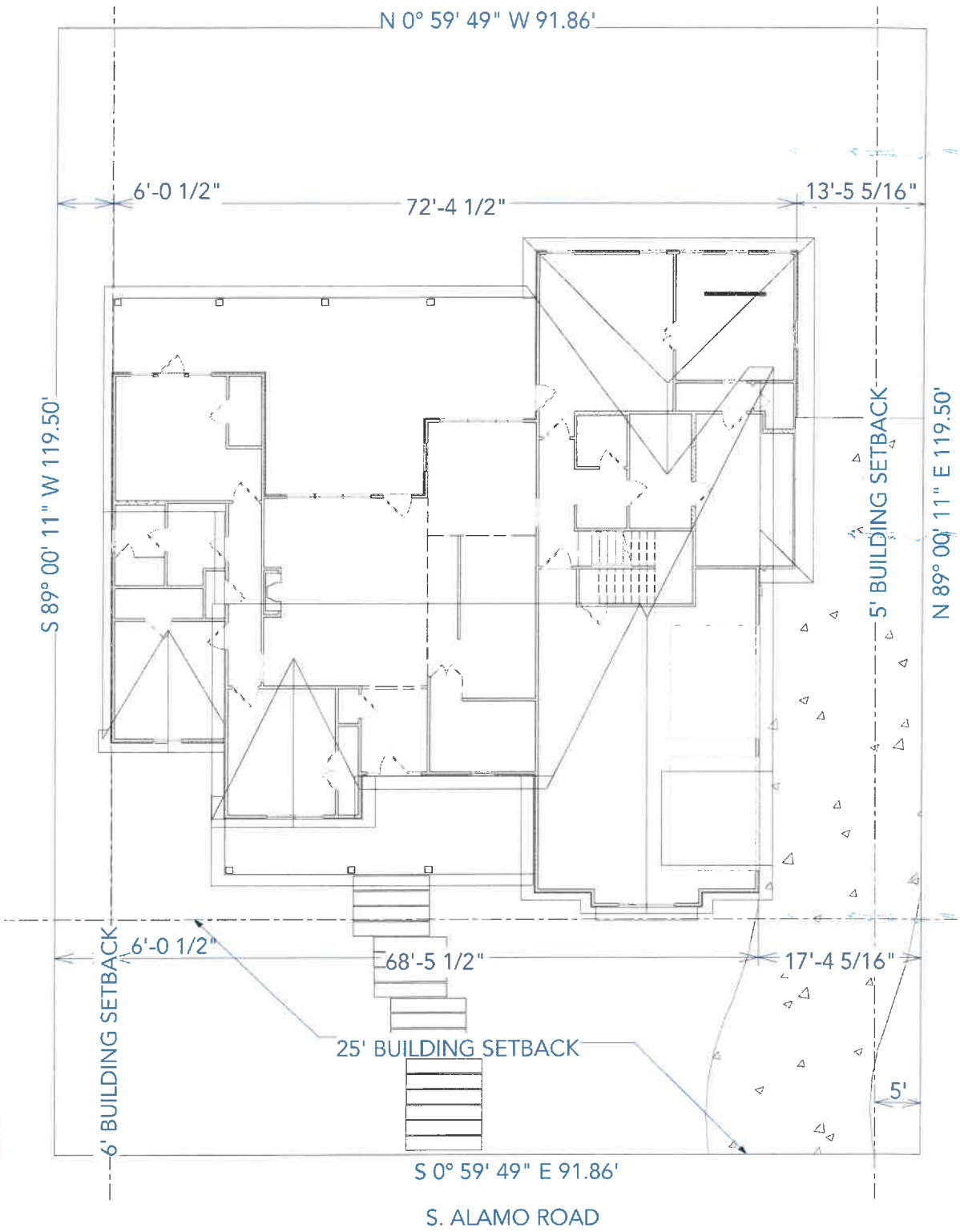
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

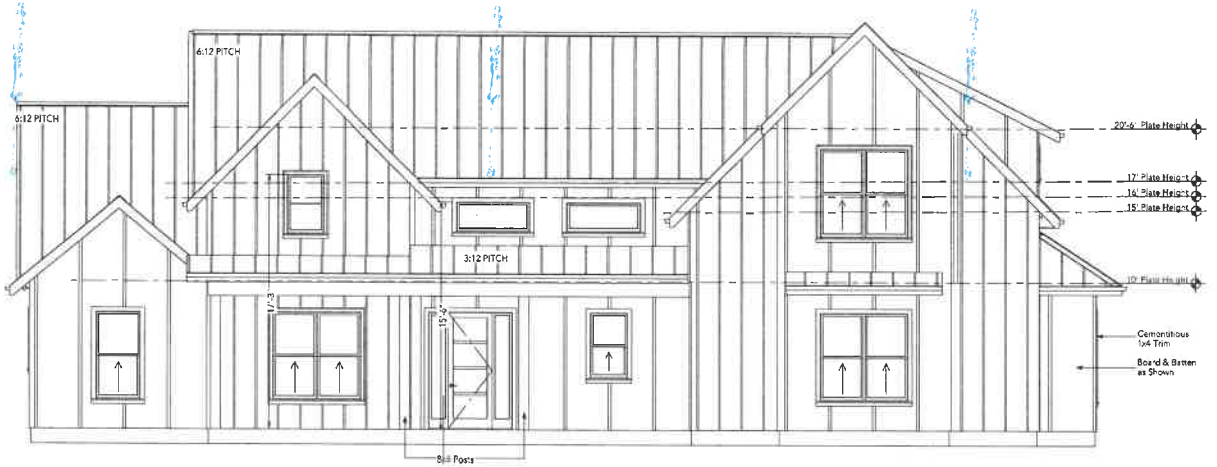


A-2	SHEET:	As Noted	SCALE:	12/11/2024	DATE:	DRAWINGS PROVIDED BY: Chanda Steele Drafting, Royse City, TX 469-338-1194

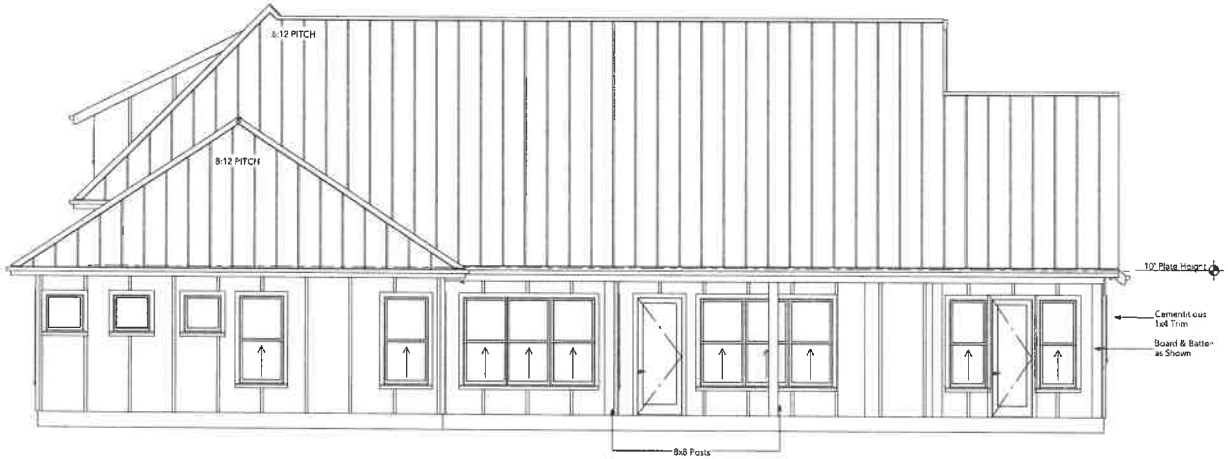
Site Plan

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

#	DATE	BY	REVISION TABLE DESCRIPTION
1	12/24	CAS	REDUCE SIZE FOR BUILDING SETBACK



FRONT ELEVATION



REAR ELEVATION

REVISION TABLE

#	DATE	BY	DESCRIPTION
1	12/24	CAS	REDUCE SIZE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

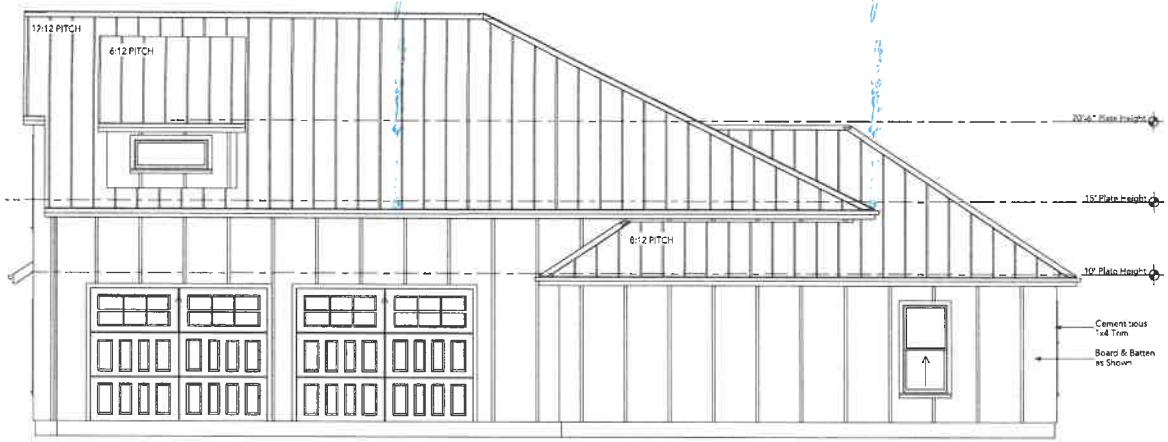
Front & Rear Elevations

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 469-338-1194

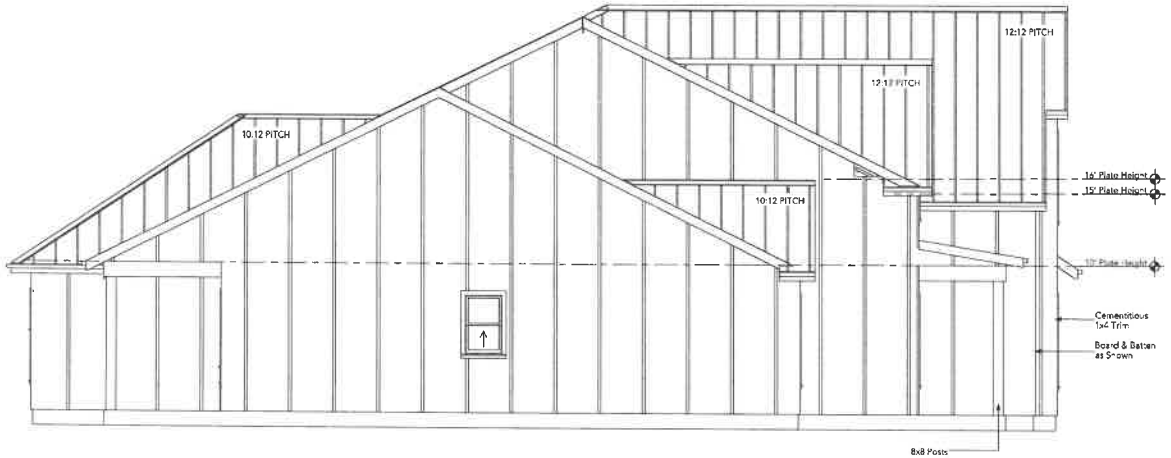
DATE:
12/11/2024

SCALE:
As Noted

SHEET:
A-3



RIGHT ELEVATION



LEFT ELEVATION

REVISION TABLE			
#	DATE	BY	DESCRIPTION
1	12/24	CAS	REDUCE SIZE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

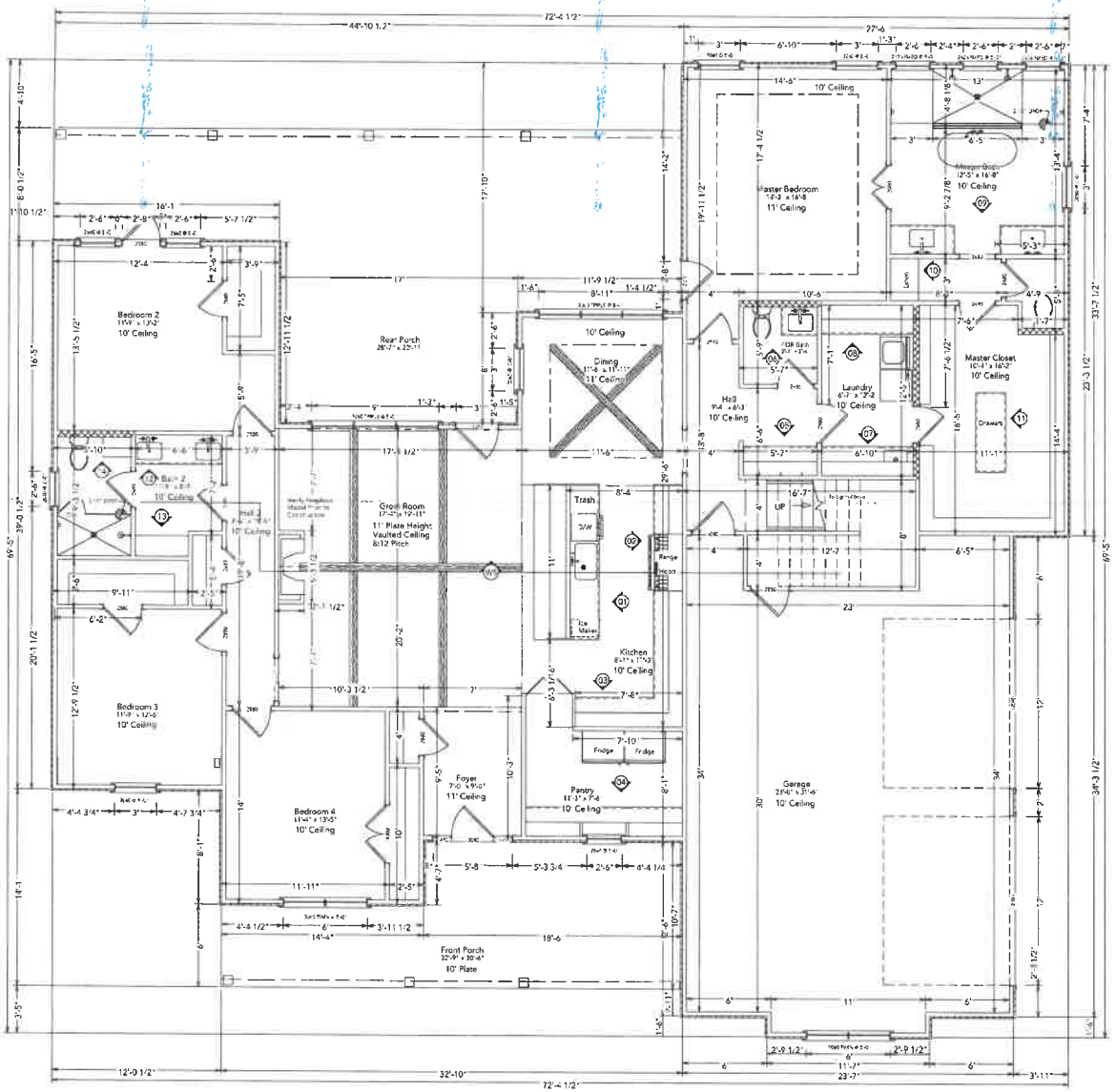
Right & Left Elevations

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 469-338-1194

DATE: 12/11/2024

SCALE: As Noted

SHEET: A-4



1st FLOOR PLAN

Tabulations		
1st Floor	-	2,635 s.f.
2nd Floor	-	564 s.f.
Ft. Porch	-	285 s.f.
Bk Porch	-	640 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,050 s.f.

#	DATE	BY	DESCRIPTION
1	12/24	CAS	REVISE SITE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

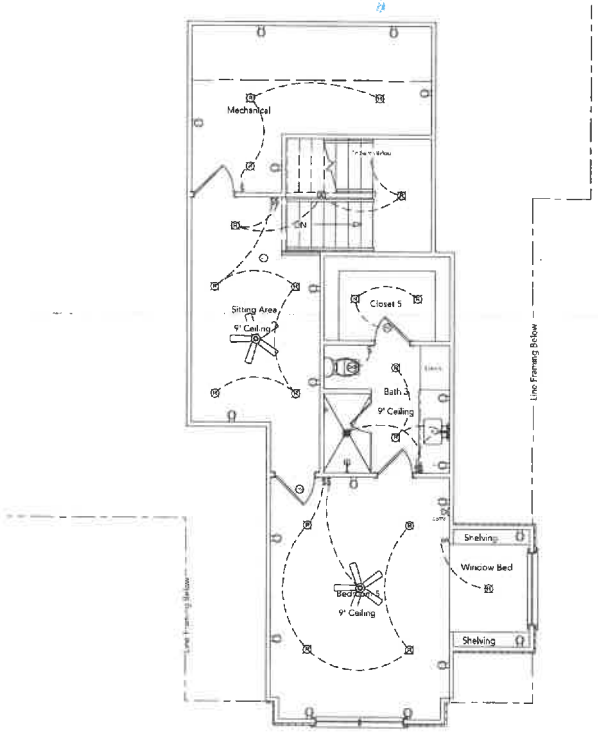
1st Floor Plan

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 469.338.1194

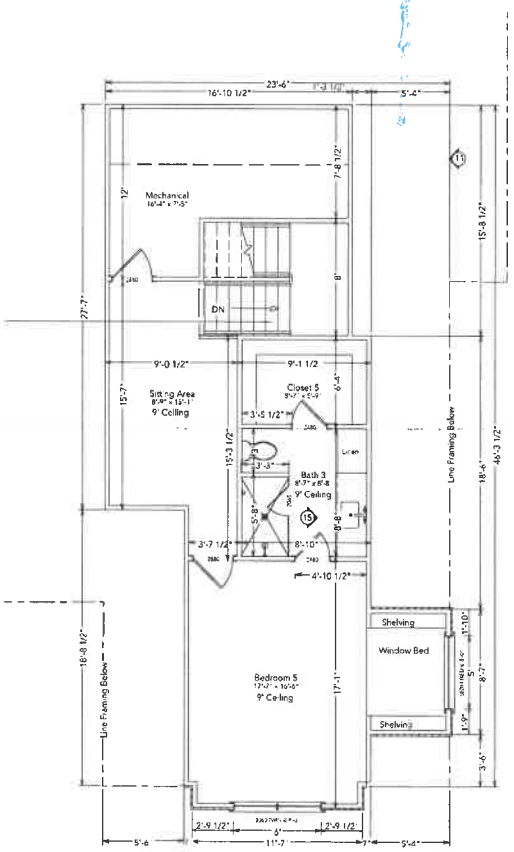
DATE:
12/11/2024

SCALE:
As Noted

SHEET:
A-5



2nd FLOOR ELECTRICAL



2nd FLOOR PLAN

Tabulations		
1st Floor	-	2,635 s.f.
2nd Floor	-	564 s.f.
Ft. Porch	-	285 s.f.
Bk Porch	-	640 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,050 s.f.

REVISION TABLE			
#	DATE	BY	DESCRIPTION
1	12/24	CAS	REDUCE SIDE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

2nd Floor Plan/
2nd Floor Electrical

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 469-338-1194

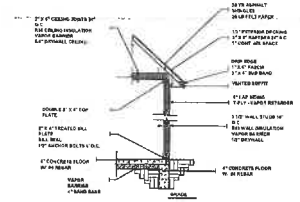
DATE:
12/11/2024

SCALE:
As Noted

SHEET:
A-6

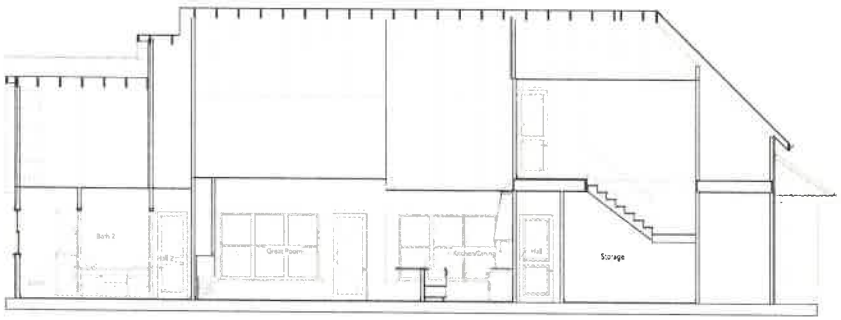
WINDOW SCHEDULE				
ROOM NAME	QTY	SIZE	DESCRIPTION	HEADER COMMENTS
BEDROOM 2	1	3060	SINGLE HUNG	8'-0"
BEDROOM 3	1	3060	SINGLE HUNG	8'-0"
BEDROOM 4	1	3060TWIN	SINGLE HUNG	8'-0"
PANTRY	1	2646	SINGLE HUNG	8'-0"
GARAGE	1	3060TWIN	SINGLE HUNG	8'-0"
MASTER BATH	1	3060	SINGLE HUNG	8'-0"
MASTER BATH	1	2478	FIXED GLASS	8'-0"
MASTER BEDROOM	2	3060	SINGLE HUNG	8'-0"
DINING	1	3060TRIPLET	SINGLE HUNG	8'-0"
DINING	1	3060	SINGLE HUNG	8'-0"
GREAT ROOM	1	3060TRIPLE	SINGLE HUNG	8'-0"
BEDROOM 2	2	2660	SINGLE HUNG	8'-0"
BATH 2	1	2640	SINGLE HUNG	8'-0"
BEDROOM 3	1	3060TWIN	SINGLE HUNG	8'-0"
BEDROOM 5	1	5020	FIXED GLASS	8'-0"
ATTIC	2	5070	FIXED GLASS	15'-6"
ATTIC	1	2640	FIXED GLASS	12'-3"

DOOR SCHEDULE				
ROOM NAME	QTY	SIZE	DESCRIPTION	COMMENTS
FRONT PORCH FOYER	1	3580 RH	EXT. HINGED DOOR	GLASS PANEL
REAR PORCH/GREAT ROOM	1	3080 RH	EXT. HINGED DOOR	GLASS PANEL
REAR PORCH/MASTER BED	1	3980 RH	EXT. HINGED DOOR	GLASS PANEL
REAR PORCH/BED 2	1	2980 LH	EXT. HINGED DOOR	GLASS PANEL
GARAGE/STORAGE	1	3980 RH	EXT. HINGED DOOR	
GARAGE/WALL	1	3080 LH	EXT. HINGED DOOR	
FOYER/CLOSET	1	2680 LH	HINGED DOOR	
HALL/LAUNDRY	1	2680 RH	HINGED DOOR	
HALL/POWDER BATH	1	2680 RH	HINGED DOOR	
HALL/MASTER BED	1	2680 LH	HINGED DOOR	
MASTER BED/MASTER BATH	1	3080 DR	DOUBLE HINGED	
MASTER BATH	1	2480 LH	HINGED DOOR	
MASTER BATH/CLOSET	1	2680 LH	HINGED DOOR	
MASTER CLOSET/LAUNDRY	1	2680 RH	HINGED DOOR	
HALL 2/BED 3	1	2680 RH	HINGED DOOR	
BED 4/CLOSET 4	1	4080 L/R	DOUBLE HINGED	
HALL 3/BED 3	1	2680 RH	HINGED DOOR	
BEDROOM 3/CLOSET 3	1	2680 RH	HINGED DOOR	
HALL 3/LINEN	1	2680 LH	HINGED DOOR	
HALL 2/BATH 2	1	2680 LH	HINGED DOOR	
BATH 2	1	2480 LH	HINGED DOOR	
HALL 2/BEDROOM 2	1	2680 RH	HINGED DOOR	
BEDROOM 2/CLOSET 2	1	2680 RH	HINGED DOOR	
SITTING AREA/MECHANICAL	1	2680 LH	HINGED DOOR	
SITTING AREA/BED 5	1	2680 RH	HINGED DOOR	
BEDROOM 5/BATH 5	1	2480 LH	HINGED DOOR	
BATH 5/CLOSET 5	1	2480 RH	HINGED DOOR	

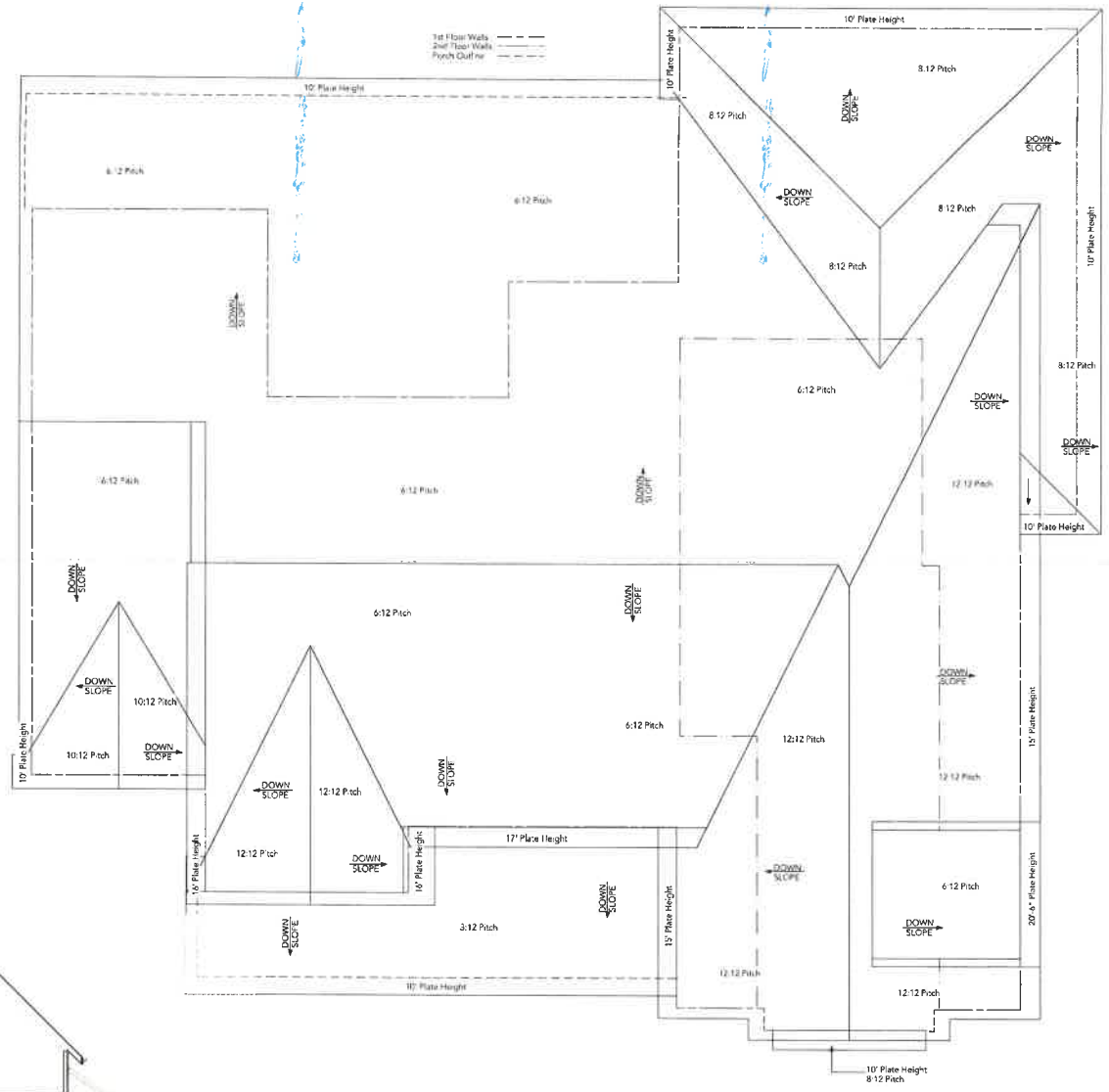


Typical 1 Story Section

TYP. WALL SECTION



WALL SECTION



ROOF PLAN

REVISION TABLE			
#	DATE	BY	DESCRIPTION
1	12/24	CAS	REDUCE LINE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

Roof Plan/Wall Sections & Schedules

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 469-338-1194

DATE: 12/11/2024

SCALE: As Noted

SHEET: A-8

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1960-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, HIGHRIDGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Jerret R.Smith for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development

DRAFT 06.24.2025

Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;

3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

DRAFT ORDINANCE 06.24.2025

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

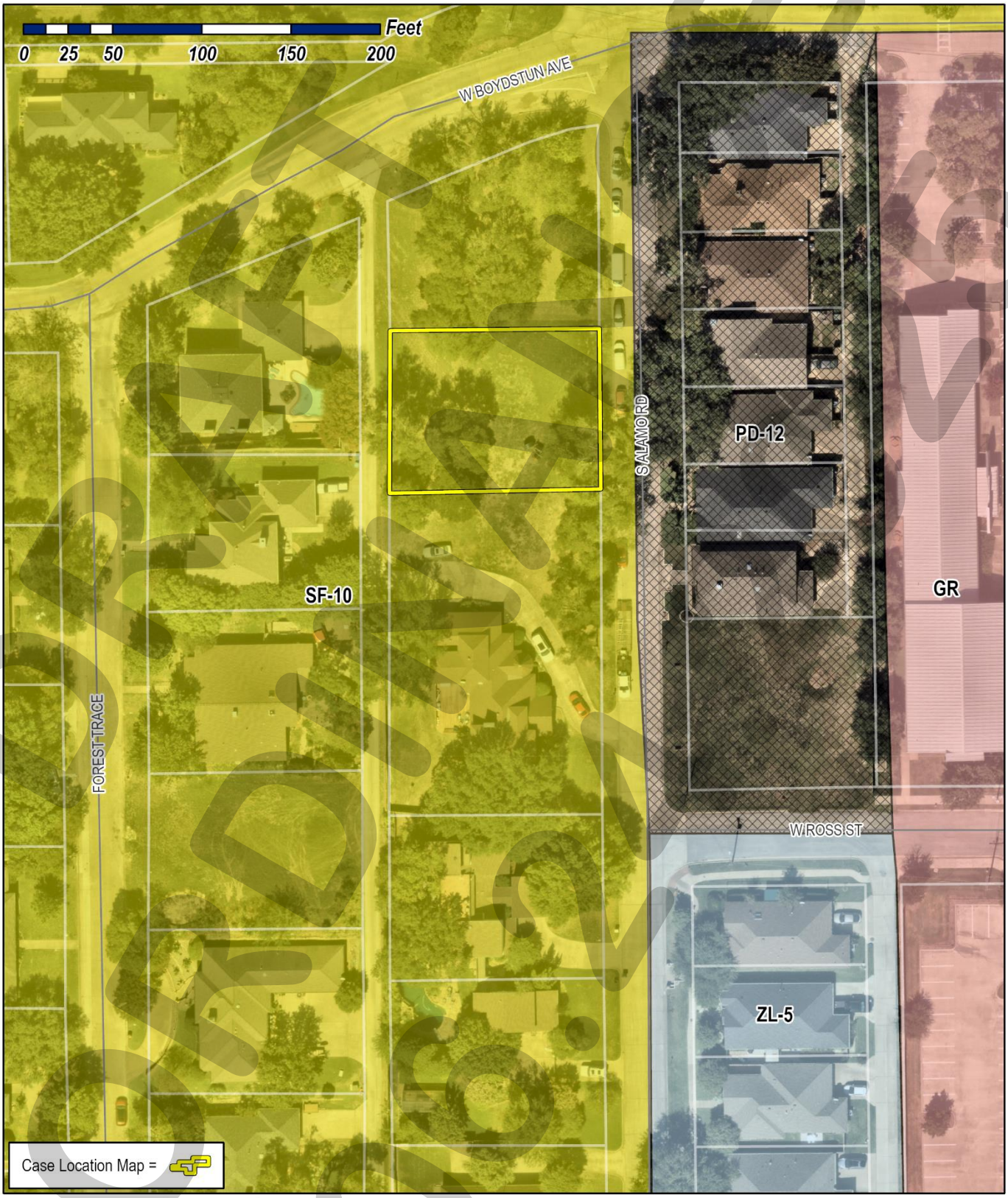
2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 06.24.2025

Exhibit 'A':
Location Map

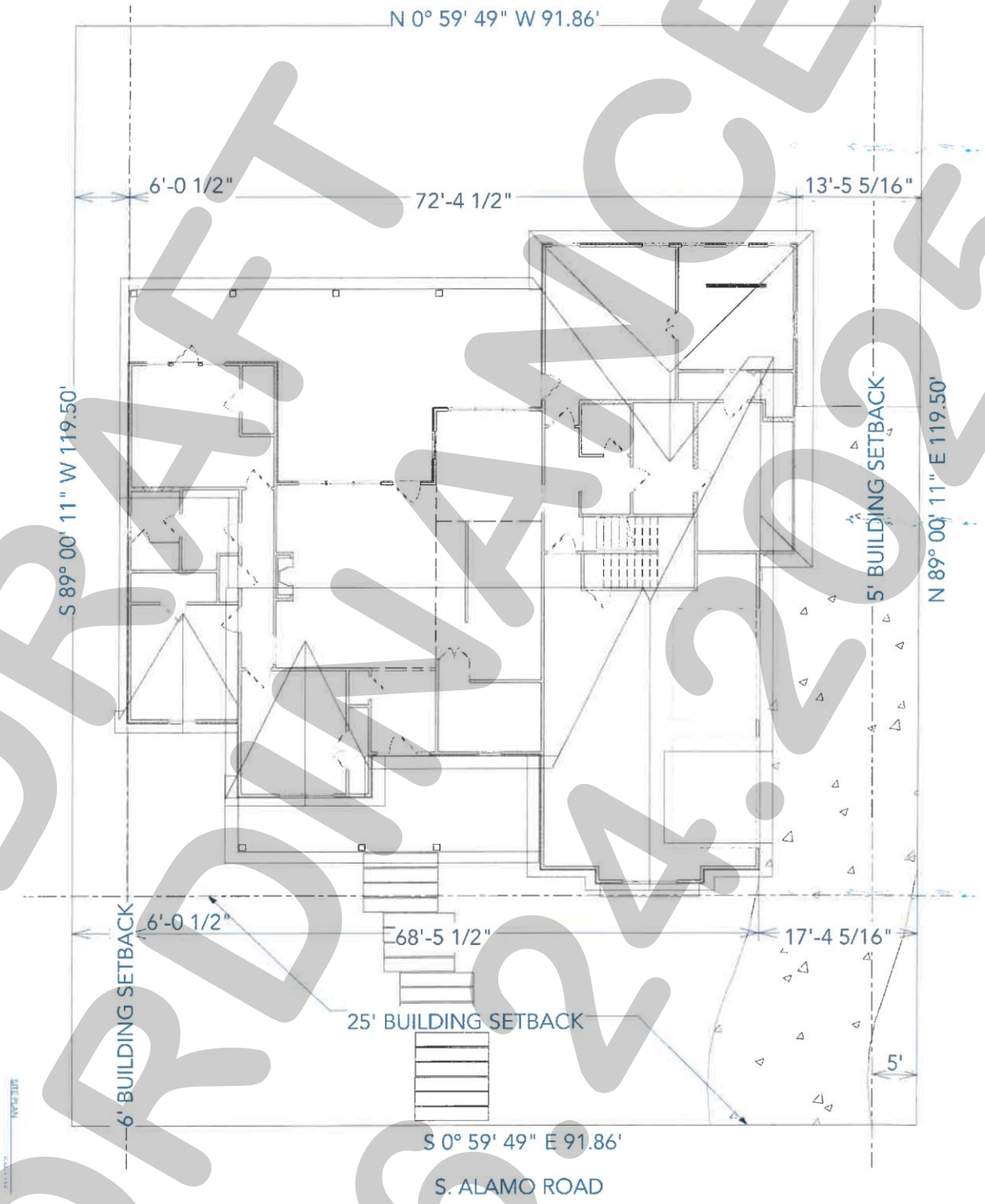
Address: *704 S. Alamo Road*

Legal Description: *Lot 2, Block A, Highridge Addition*



DRAFT

Exhibit 'B':
Residential Plot Plan



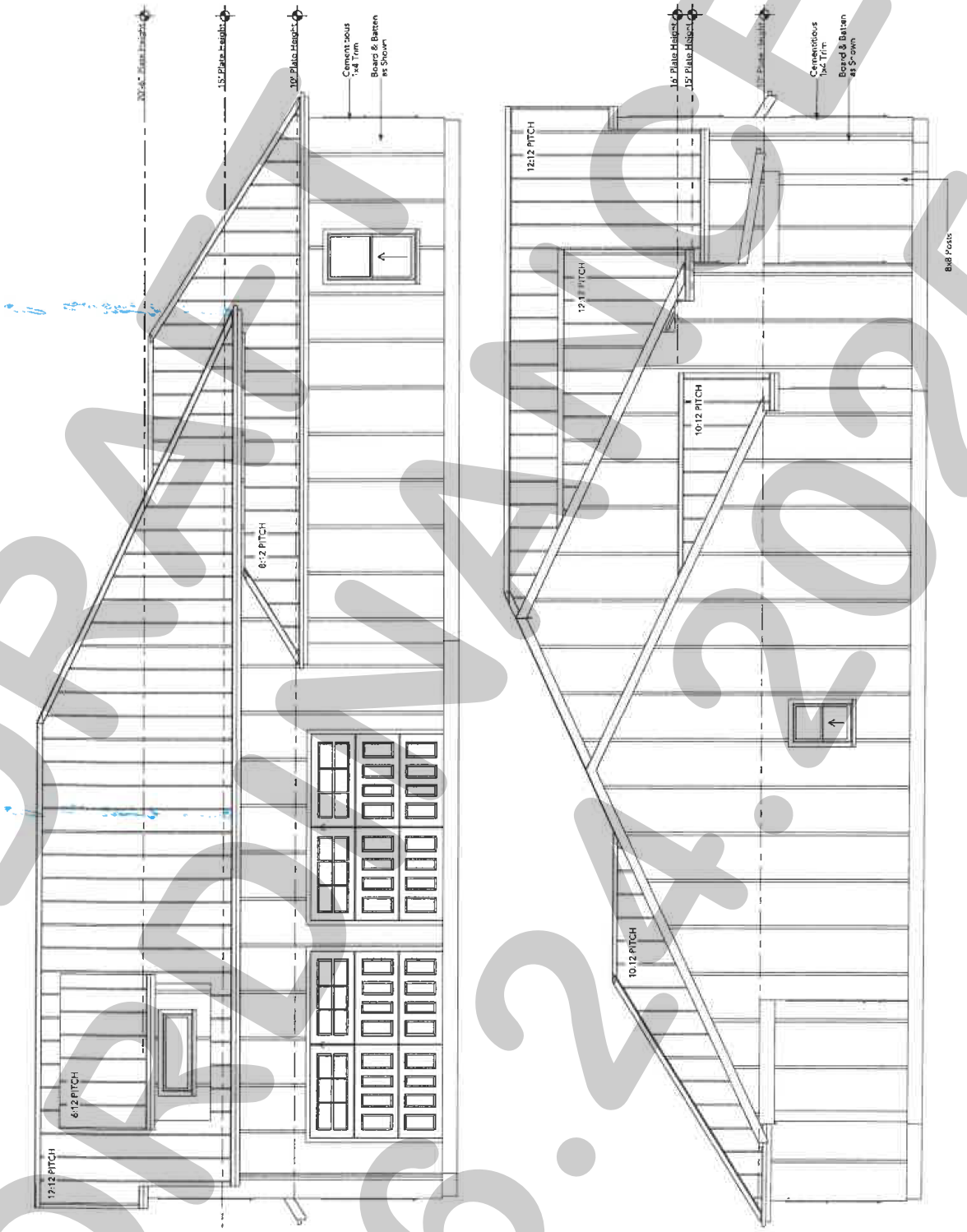
DRAFT ORDINANCE 06.24.2025

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
06.24.25

Exhibit 'C':
Building Elevations



DRAFT
06.24.2025

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/20/2025

PROJECT NUMBER: Z2025-040
PROJECT NAME: Zoning Change from AG to LI
SITE ADDRESS/LOCATIONS: North of Justin Road & Between FM3549 and S. John King

CASE CAPTION: Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a Zoning Change from Agricultural (AG) District to Light Industrial (LI) District for an 80.50-acre tract of land identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	06/20/2025	Approved w/ Comments

06/20/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Change from an Agricultural (AG) District to Light Industrial (LI) District for an 80.50-acre tract of land identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (Z2025-040) in the lower right-hand corner of all pages on future submittals.

I.4 According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for Technology/Employment Center (TEC) land uses and is situated within the Central District; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the Special Commercial Corridor. The Central District, is "…composed of a wide range of land uses that vary from single-family to industrial." Currently, the subject property is designated for Technology/Employment Center (TEC) land uses, which is defined as "...employment-oriented businesses, which are generally situated in larger centers (e.g. Rockwall Technology Park) with access to key transportation networks." If this zoning change is approved, the applicants' proposed request would not require any changes the Future Land Use Map. In addition, if approved, the zoning change would limit the subject property from developing as part of the Special Commercial Corridor.

M.5 Please review the attached Draft Ordinance prior to the June 24, 2025 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than July 1, 2025.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 1, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 15, 2025 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 24, 2025.

I.7 The projected City Council meeting dates for this case will be July 21, 2025 (1st Reading) and August 4, 2025 (2nd Reading).

I.8 All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the planning and zoning commission or city council.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/17/2025	Approved w/ Comments

06/17/2025: General Comments:

General Items:

- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements.
- No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone faced. Smooth faced concrete walls are not allowed.
- No signage is allowed within easements or ROW.
- No structures or fences within easements.
- All utilities must be underground.
- Tree mitigation will be required for the removal of any existing trees on site.
- Dumpsters may not directly face a roadway.
- Required 10' utility easement along all street frontages.
- The property will need to be platted.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Engineering.

Drainage Items:

- Existing flow patterns must be maintained.
- Detention must be provided for the entire site.
- Detention cannot be within its own lot, it must be incorporated into a larger lot that is being developed.
- Detention is based on property zoning, not land use of specific area.
- Detention must be above the 100yr floodplain elevation where adjacent and not allowed in the floodplain at all.
- Stormwater cannot increase off the property in any direction.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at the freeboard elevation.
- No vertical walls are allowed in detention easement.
- No water or sewer lines allowed in detention easement.
- Detention pond is required to have an emergency spillway.
- Detention ponds must be irrigated.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area and floodplain area. Minimum 2' above 100-year WSEL.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must show and meet erosion hazard setback for all creeks/streams.
- Flood Study Required. Review fees apply.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Any public sewer lines must be a minimum of 8", and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is an existing 12" water main located on the north side of Justin Road available for use.
- There is an existing 12" sewer main that runs from the west side of the property to the east side of the property available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered within an easement. Min 20' utility easements.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
- A 12" water main is required to be installed per the City's Master Water Plan down the John King Blvd frontage (North to South) and along the west side of the property to the east side of the property, connecting to the existing 12" water main along Justin Road. Easements must be dedicated.
- An Infrastructure Study will be required. Review fees apply.
- Must follow and construct per the City's master water and sanitary sewer plans, or requirements in the infrastructure study, whichever is most stringent.

Roadway Paving Items:
- All driveways must meet City spacing requirements.
- All parking, storage, and drive aisles must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an approved City turnaround, 15'x64' striped no parking area.
- Drive isles to be 24' wide.
- Must install sidewalks along all public roadways
- All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- Drainage culverts for driveways (if needed) will need to be engineered.
- Must construct all roadways on the current Master Thoroughfare Plan.
- A Minor Arterial divided four (4) lane roadway (A4D), within a 85' ROW, must be installed throughout the property from the west side of the property to the east side of the property (Justin Road) per the City's Master Thoroughfare Plan. A 5' sidewalk will be required on each side of the roadway. There are portions where the entire A4D roadway section will need to be built on the subject property, and there are portions where only half of the A4D roadway section will need to be built because it centers along the southern property lines. Please refer to the Master Thoroughfare Plan for the approximate alignment.
- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved

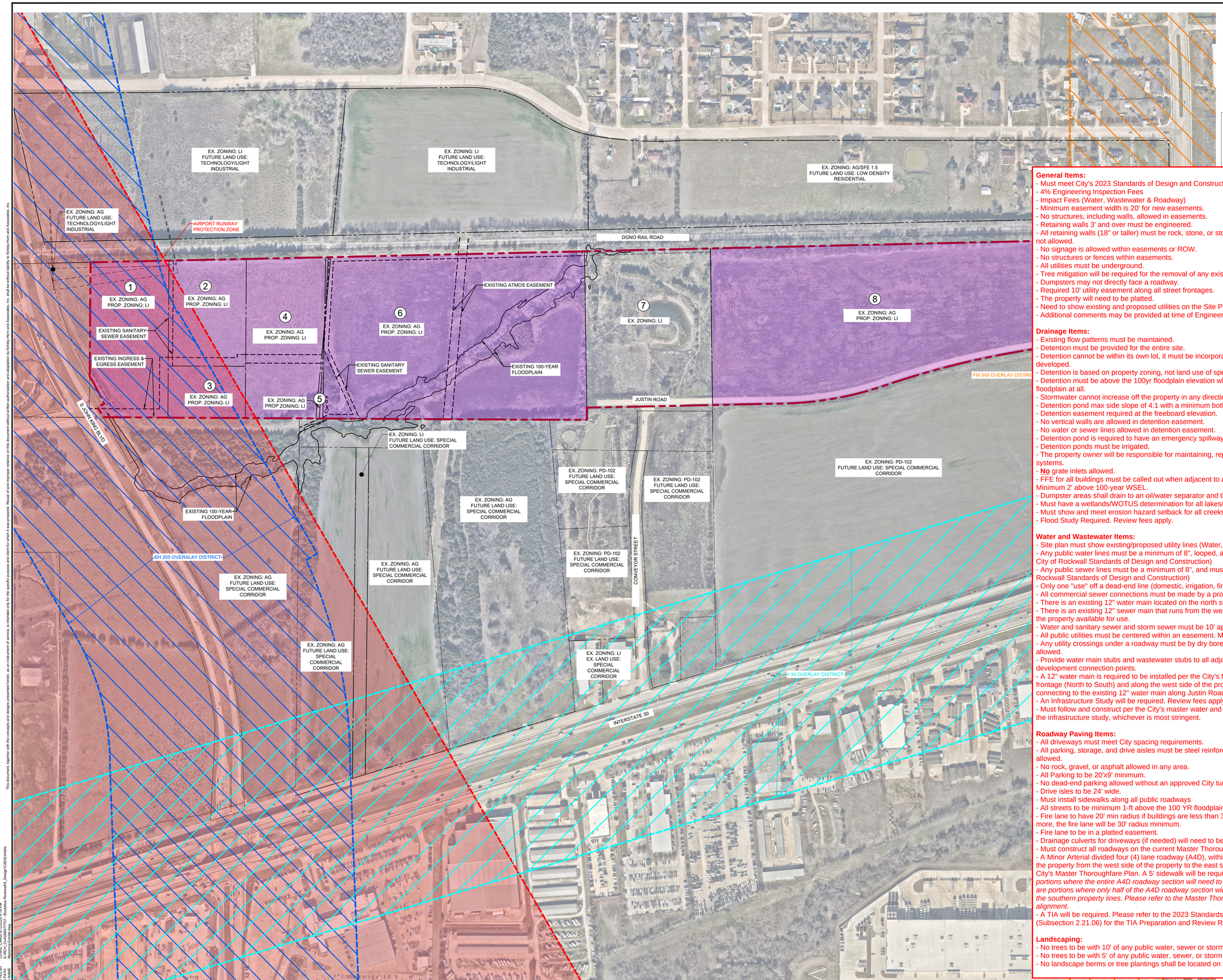
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2025	Approved

No Comments



NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

LEGEND	
PROPERTY LINE	
EXISTING EASEMENT	
AIRPORT RUNWAY PROTECTION ZONE	
PROPOSED LIGHT	

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No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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PRELIMINARY
Not for construction or permit purposes.
Kimley»Horn
PLAN MANAGER
P.E. No. 138132 Date JUNE 2025

KHA PROJECT	068077707
DATE	JUNE 2025
SCALE	AS SHOWN
DESIGNED BY	CAL
DRAWN BY	CAL
CHECKED BY	DSA

BROADDUS ROCKWALL
PREPARED FOR
BROADDUS PLANNING
TEXAS
ROCKWALL

REZONING EXHIBIT

SHEET NUMBER
EX

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
XREFS
MATERIALS SAVED
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LAYERS
DWG NAME
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Rezoning Exhibit.dwg

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☑ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	N/A				
SUBDIVISION	ROCKWALL COMMERCIAL	LOT	1	BLOCK	A
GENERAL LOCATION	PROPERTIES NORTH OF JUSTIN ROAD & BETWEEN FM3549 AND S JOHN KING ROAD				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG		CURRENT USE	UNDEVELOPED	
PROPOSED ZONING	LI		PROPOSED USE	LIGHT MANUFACTURING	
ACREAGE	80.5	LOTS [CURRENT]	5	LOTS [PROPOSED]	5

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER	JAMES COLLIER PROPERTIES INC.	☑ APPLICANT	KIMLEY HORN & ASSOCIATES
CONTACT PERSON	CLAY COLLIER	CONTACT PERSON	DYLAN ADAME P.E
ADDRESS	3333 MILLER PARK S	ADDRESS	2600 N CENTRAL EXPRESSWAY
			SUITE 400
CITY, STATE & ZIP	GARLAND, TX 75042	CITY, STATE & ZIP	RICHARDSON, TEXAS 75080
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jennifer Anderson [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

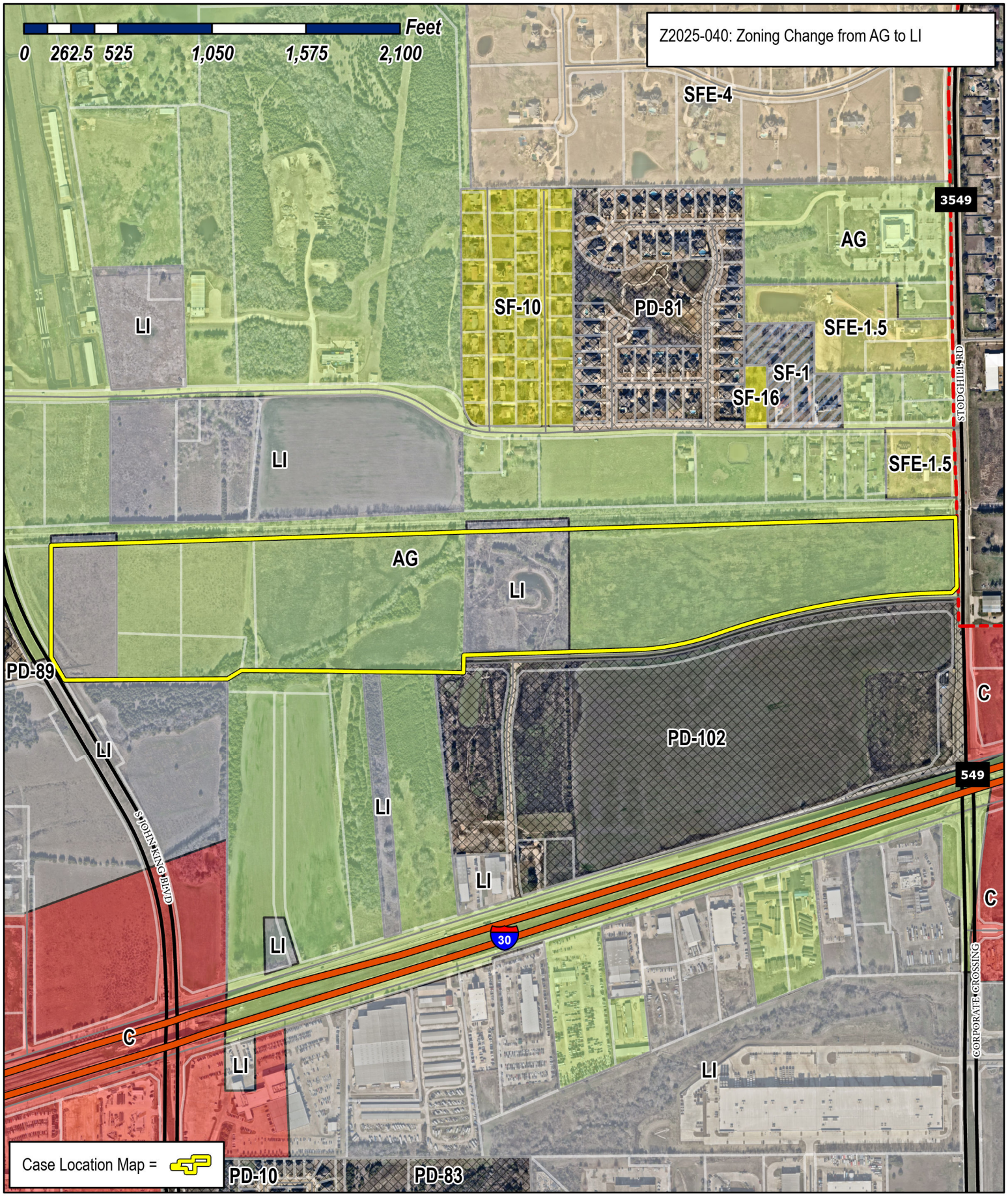
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th *DAY OF* June, 20 25

OWNER'S SIGNATURE Clay Collier

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer Anderson

JENNIFER ANDERSON
NOTARY PUBLIC
STATE OF TEXAS
ID 134061726
EXPIRES 11-11-2026

MY COMMISSION EXPIRES 11-11-26



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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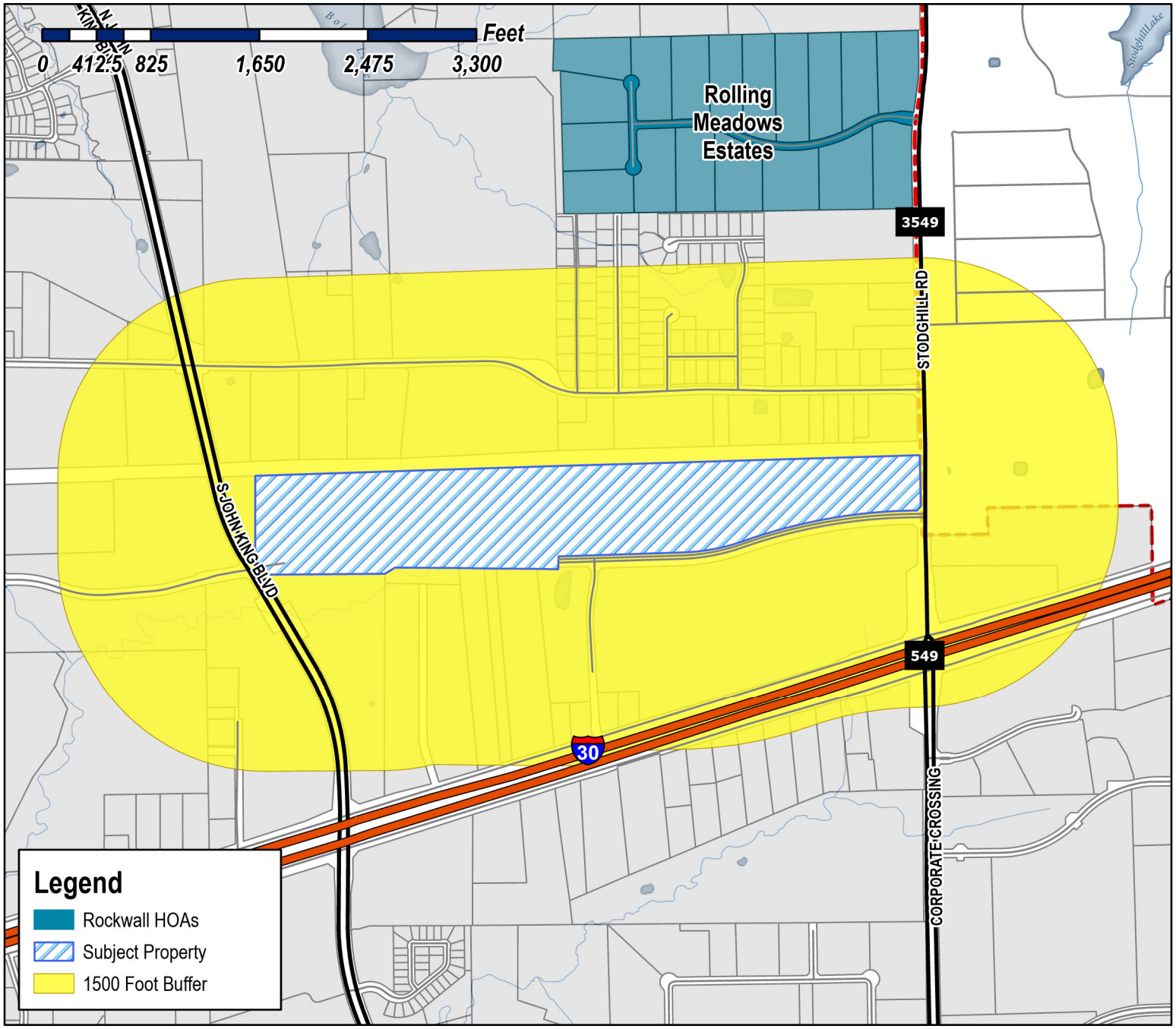
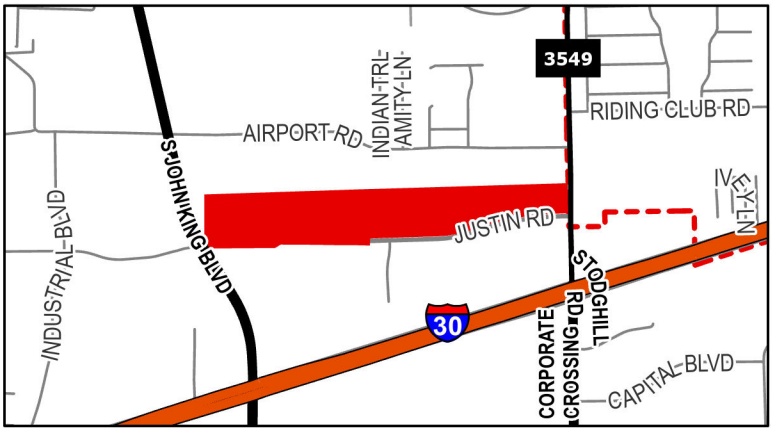


Case Number: Z2025-040
Case Name: Zoning Change from AG to LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Justin Road Between 3549 and John King



Date Saved: 6/13/2025
For Questions on this Case Call (972) 771-7745

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Rockwall, Texas 75087
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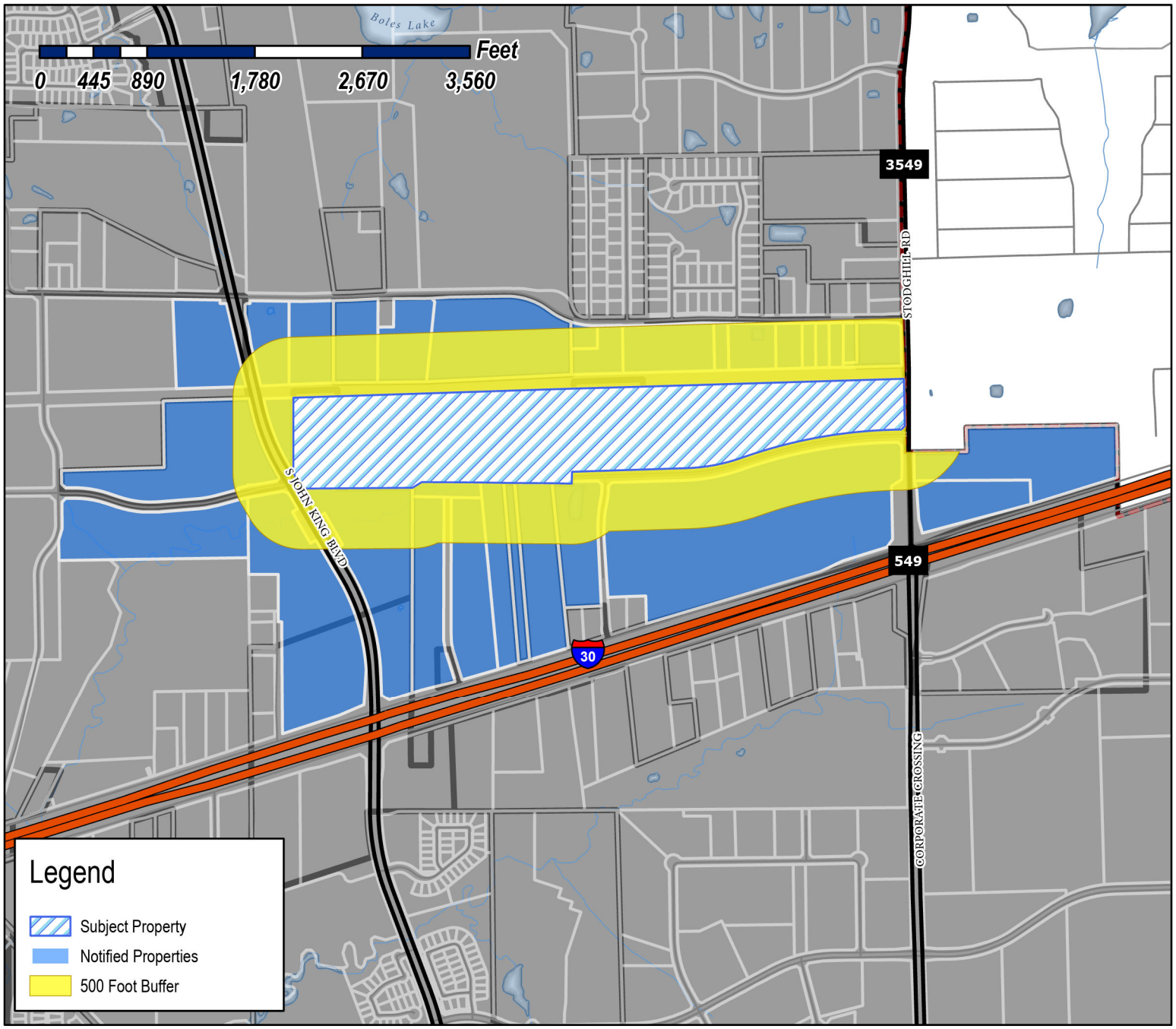

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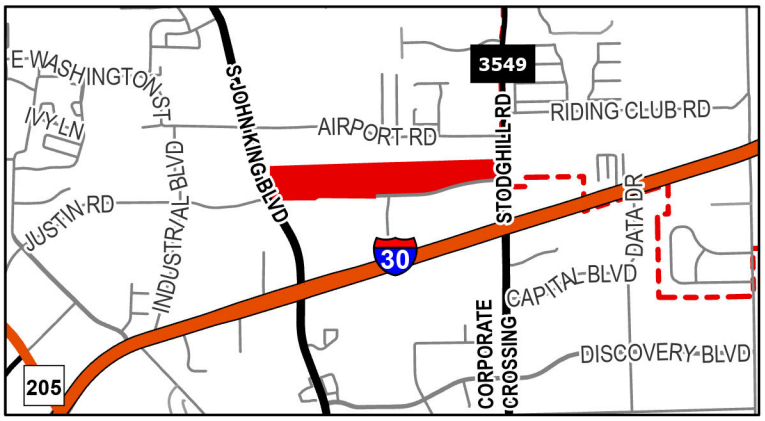


Date Saved: 6/13/2025
For Questions on this Case Call: (972) 771-7745

COLUMBIA NORTH TEXAS HEALTHCARE SYSTEM LP
1100 DR MARTIN L KING JR BLVD STE 500
NASHVILLE, TN 37203

RAFIZADEH M & M FAMILY LTD
C/O REPUBLIC MOTORSPORTS INC
12707 SOUTHWEST FREEWAY
STAFFORD, TX 77477

RAFIZADEH M & M FAMILY LTD
C/O REPUBLIC MOTORSPORTS INC
12707 SOUTHWEST FREEWAY
STAFFORD, TX 77477

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

RESIDENT
1600 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
1700 JUSTIN RD
ROCKWALL, TX 75087

RESIDENT
1780 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
1820 JUSTIN RD
ROCKWALL, TX 75087

RESIDENT
1824 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
1890 AIRPORT RD
ROCKWALL, TX 75087

GARRETT GLORIA SALINAS
1930 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2000 AIRPORT RD
ROCKWALL, TX 75087

SPRINGER OUIDA MRS
2000 AIRPORT RD
ROCKWALL, TX 75087

SCHUELER BARBARA JEAN AND
MARK SCHUELER
2070 AIRPORT RD
ROCKWALL, TX 75087

STANDLEY VEANETA TRUSTEE
OF THE VEANETA B STANDLEY FAMILY TR
2080 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2140 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2150 AIRPORT RD
ROCKWALL, TX 75087

PUCKETT DONNA MAY & MIKE
2160 AIRPORT RD
ROCKWALL, TX 75087

SPEARMAN MAHLON A & SHELLY S
2180 AIRPORT RD
ROCKWALL, TX 75087

TEMUNOVIC PARTNERSHIP LTD
3021 Ridge Rd Ste A57
Rockwall, TX 75032

JAMES COLLIER PROPERTIES INC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

BACKWARDS L LLC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

JAMES COLLIER PROPERTIES INC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

JCP JUSTIN LLC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

JAMES COLLIER PROPERTIES INC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

PLATFORM ROCKWALL LP
ATTN JUSTIN T DAY
3616 Far West Blvd Ste 117-134
Austin, TX 78731

FLEXSPACE BUSINESS PARKS LLC
835 Tillman Dr
Allen, TX 75013

ROCKWALL 549/I30 PARTNERS LP
8750 N Central Expy Ste 1735
Dallas, TX 75231

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

WILLCAR HOLDINGS LLC
ATTN: WILLIAM H CHANNELL JR
P O BOX 9022
TEMECULA, CA 92589

BLACKLAND WATER CORP
ATTN ADA JO PHILLIPS
PO BOX 215
FATE, TX 75132

GRIFFIN PATTY JEAN CORNELIUS
PO BOX 511
FATE, TX 75132

GRIFFIN PATTY C & J T
PO BOX 511
FATE, TX 75132

ADD REAL ESTATE LTD
PO BOX 679
KELLER, TX 76248

MEALS ON WHEELS SENIOR SERVICES OF
ROCKWALL COUNTY
PO BOX 910
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-040: Zoning Change from AG to LI

Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a *Zoning Change* from Agricultural (AG) District to Light Industrial (LI) District for an 80.50-acre tract of land identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, July 21, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-040: Zoning Change from AG to LI

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

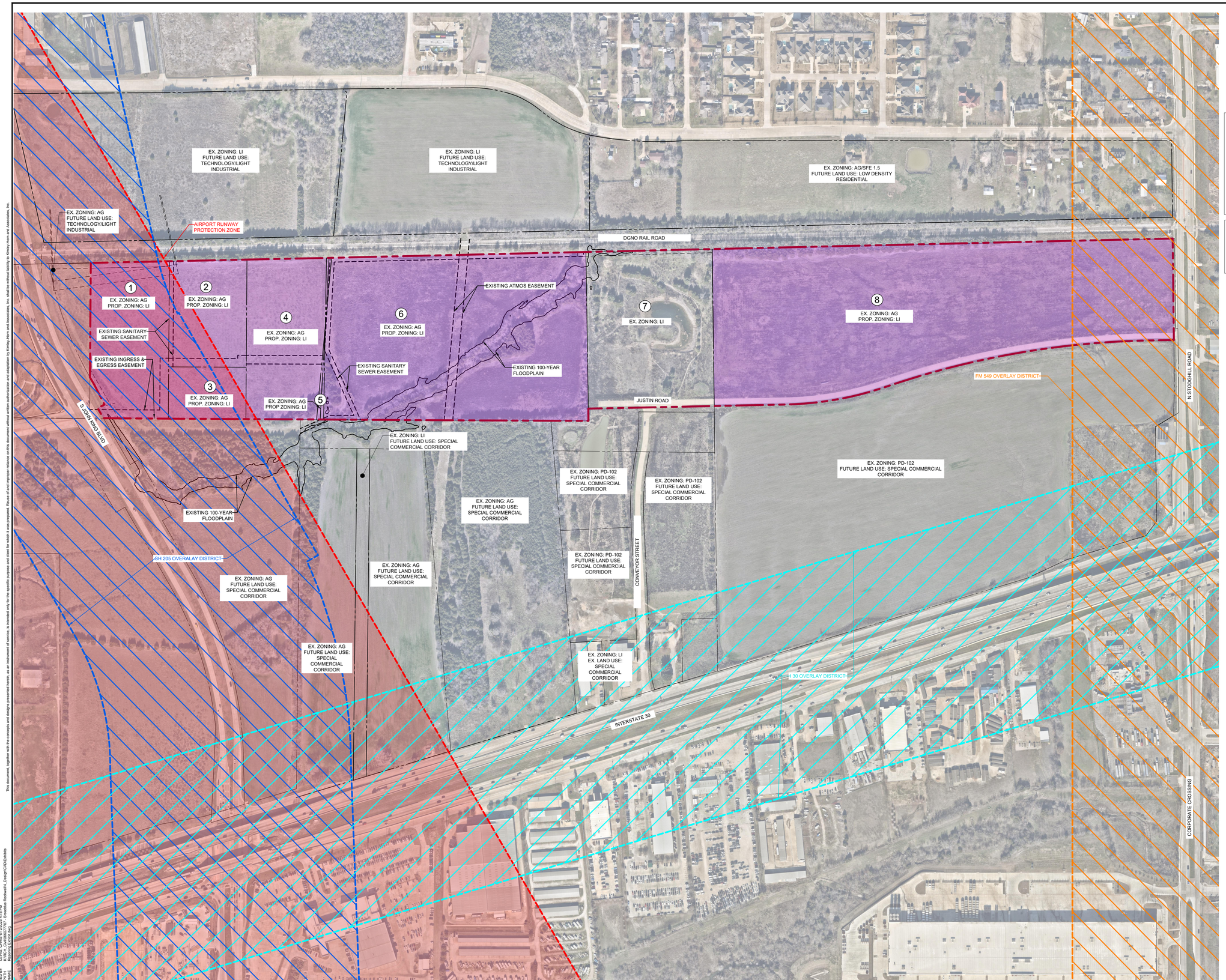
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



NORTH

GRAPHIC SCALE IN FEET

0 100 200 400

LEGEND	
PROPERTY LINE	
EXISTING EASEMENT	
AIRPORT RUNWAY PROTECTION ZONE	
PROPOSED LIGHT INDUSTRIAL ZONING	
FM 549 OVERLAY DISTRICT	
SH 205 OVERLAY DISTRICT	
I 30 OVERLAY DISTRICT	

NOTES

1. THESE DOCUMENTS ARE SCHEMATIC IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.
2. NEARMAP AERIAL PUBLISHED 01/23/2025

1. Called 6.114 Acres
Bobby Frank Athey
Special Warranty Deed
Document 2006-00368906
Tract B-2

2. Called 4.115 Acres
JCP 11029, LLC
General Warranty Deed
Document 20200000009617

3. Called 2.000 Acres
Bobby Frank Athey
Special Warranty Deed
Document 2006-00368906
Tract A-3

4. Called 8.114 Acres
James Collier
Properties,Inc.
Special Warranty Deed
Doc. # 20200000017598
Backwards L, LLC
Warranty Deed
Doc. # 20200000001720

5. CALLED 0.165 ACRE
JAMES COLLIER
PROPERTIES, INC
INST. NO.
20250000000009013
O.P.R.R.C.T.

6. Called 21.554 Acres
James Collier Properties, Inc.
Special Warranty Deed
Document 20200000017597
Document 20200000001431
JCP 11029, LLC
Special Warranty Deed
Document 20200000001438

7. Called 26.79 Acres
Rockwall 549/I-30 Partners, L.P.
Declaration of Covenant
Document No. 2009-00423191
Vol. 5925, Pg. 89

8. Called 36.10 Acres
James Collier Properties, Inc.
Special Warranty Deed
Document 20190000002250

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JEFFREY A. MARAK, P.E. 138172 DATE JUNE 2025. IT IS NOT TO BE USED FOR BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.
Not for construction or permit purposes.
Kimley»Horn

KHA PROJECT 068077707
DATE JUNE 2025
SCALE AS SHOWN
DESIGNED BY CAL
DRAWN BY CAL
CHECKED BY DSA

BROADDUS ROCKWALL

PREPARED FOR
BROADDUS PLANNING

ROCKWALL TEXAS

REZONING EXHIBIT

SHEET NUMBER
EX

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
XREFS
USAGE RESTRICTED
PLOTTED BY
LOGIN NAME
DWG NAME
EPSG:2276, Date:20250113, Lat32.820783, Lon-96.430212, Mag#:300, Vert: 4947702696C DSA : dbhdy , xSite -> xEnv: xAerial : KH CLEAN - 16706-0002 Client Copy : xTb LEWIS, CHRIS 6/12/2025 4:18 PM
C:\Users\chris.lewis\Kimley-Horn\Rockwall, Design\CADD\Exhibits Rezoning Exhibit.dwg

June 13, 2025

Ryan C. Miller, AICP
Director of Planning & Zoning
Planning & Zoning Division
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

RE: ***Zoning Description***
Colmet Industrial
Rockwall, Texas

ZONING DESCRIPTION

BEING a tract of land situated in the E. M. Elliott Survey, Abstract No. 77 and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Rockwall Commercial, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20210000008470 of the Plat Records of Rockwall County, Texas, a portion of a tract of land, described in a deed to James Collier Properties Inc., recorded in Instrument No. 20190000002250, all of a called 21.554-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017597, all of a called 0.165-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009013, all of a called 8.114-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017598, all of a called 4.115-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009011, a portion of a called 6.027-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009012, and a portion of a called 6.149-acre tract of land, described in a deed to the City of Rockwall, Texas, recorded in Volume 5418, Page 54, all of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped “KHA” found for the northeast corner of said Lot 1, Block A, same being on the current west right of way line of F. M. Highway 3549, a variable width right of way;

THENCE South 01°08'02" East, along the east line of said Lot 1, Block A and the west right of way line of said F. M. Highway 3549, a distance of 399.55 feet to a point for the easterly, southeast corner of said Lot 1, same being the intersection of the west right of way line of said Lot 1 with the northerly right of way line of Justin Road, a variable width right of way at this point;

THENCE in a westerly direction, departing the westerly right of way line of said F. M. Highway 3549, along the southerly line of said Lot 1, Block A and the northerly right of way line of said Justin Road, the following:

South 43°51'50" West, a distance of 42.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped “KHA” found for corner;

South 88°52'34" West, a distance of 49.82 feet to a 5/8-inch iron rod with a red plastic cap, stamped “KHA” found at the beginning of a tangent curve to the left with a radius of 4,064.40 feet, a central angle of 18°16'32", and a chord bearing and distance of South 79°44'18" West, 1,290.93 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 1,296.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped “KHA” found at the beginning of a reverse curve to the right with a radius of 1,507.50 feet, a central angle of 17°40'38", and a chord bearing and distance of South 79°26'21" West, 463.26 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 465.10 feet to a 5/8-inch iron rod with a red plastic cap, stamped “KHA” found for corner;

South 88°16'40" West, a distance of 916.91 feet to a point for the southwest corner of said Lot 1, Block A and the northwest corner of the westerly terminus of said Justin Road, same being on the east line of aforesaid 21.554-acre tract;

THENCE South 01°22'57" East, along the westerly terminus of said Justin Road and the east line of said 21.554-acre tract, passing at a distance of 42.5 feet, a found 1/2-inch iron rod, passing at a distance of 85.0 feet, the southwest corner of said westerly terminus, and the northerly, northwest corner of Lot 1R, Block C of aforesaid Rockwall Commercial, continuing along a westerly line of said Lot 1R, a total distance of 99.36 feet to a 1/2-inch iron rod found for the southeast corner of said 21.554-acre tract;

THENCE South 89°44'43" West, along the southerly line of said 21.554-acre tract, passing the westerly, northwest corner of said Lot 1R, and the northeast corner of a called 19.99-acre tract of land, described in a deed to Rafizadeh M & M Family Ltd., recorded in in Volume 5359, Page 179 of the Real Property Records of Rockwall County, Texas, continuing along the north line of said 19.99-acre tract, a total distance of 776.32 feet to the northwest corner of said 19.99-acre tract, and the northeast corner of Tract 2 (called 1.76-acres), described in a deed to Columbia North Texas Healthcare System, L.P., recorded in Instrument No. 20230000018917 of the Real Property Records of Rockwall County, Texas;;

THENCE South 89°51'46" West, continuing along the southerly line of said 21.554-acre tract and the northerly line of said Tract 2 (called 1.76-acres), passing the southwest corner of said 21.554-acre tract, the southeast corner of aforesaid 0.165-acre tract, the southwest corner of said 0.165-acre tract and the southeast corner of aforesaid 8.114-acre tract, continuing along the southerly line of said 8.114-acre tract, a total distance of 564.90 feet to a point for the northwest corner of said Tract 2 (called 1.76-acres);

THENCE South 89°47'42" West, continuing along the southerly line of said 8.114-acre tract, a distance of 613.84 feet to the southwest corner of said 8.114-acre tract, and the southeast corner of aforesaid 6.027-acre tract;

THENCE South 89°54'17" West, along the southerly line of said 6.027-acre tract, a distance of 301.89 feet to a point for corner on the easterly right of way line of the John King Boulevard (S. H. 205 Bypass), a variable width right of way as described as Parcel 24 in a deed to the City of Rockwall, Texas, recorded in Volume 5659, Page 36 of the Real Property Records of Rockwall County, Texas;

THENCE North 30°30'49" West, departing the southerly line of said 6.027-acre tract and along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 54.36 feet to a point for the southwest corner of a called Parcel 6, described in a deed to the State of Texas, recorded in Instrument No. 20220000025271, of the Real Property Records of Rockwall County, Texas;

THENCE North 62°24'11" East, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.86 feet to a point for the southeast corner of said Parcel 6;

THENCE North 27°34'28" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 101.37 feet to a point for corner;

THENCE North 30°36'15" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.13 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,638.00 feet, a central angle of 17°06'10", and a chord bearing and distance of North 21°53'07" West, 487.13 feet;

THENCE in a northerly direction, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), passing the north corner of said Parcel 6, the westerly line of said 6.027-acre tract and the easterly line of aforesaid 6.149-acre tract, continuing across said 6.149-acre tract, with said non-tangent curve to the right, an arc distance of 488.94 feet to a point for corner;

THENCE North 13°12'04" West, continuing across said 6.149-acre tract, a distance of 83.44 feet to a point for corner on the northerly line of said 6.149-acre tract, same being on the south line of the M. K. & T. Railroad Company right of way;

THENCE North 88°17'24" East, along the northerly line of said 6.149-acre tract, the northerly line of aforesaid 6.027-acre tract, the northerly line of aforesaid 4.115-acre tract and the northerly line of aforesaid 8.114-acre tract, and the southerly line of said M. K. & T. Railroad Company right of way, a distance of 1,293.06 feet to a point for the northeast corner of said 8.114-acre tract and the northwest corner of aforesaid 21.554-acre tract;

THENCE North 88°08'36" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said 21.554-acre tract, a distance of 1,206.75 feet to a point for the northeast corner of said 21.554-acre tract and the northwest corner of aforesaid Lot 1, Block A;

THENCE North 88°12'00" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said Lot 1, Block A, a distance of 2,732.04 feet to the **POINT OF BEGINNING** and containing 77.86 acres (3,391,721 square feet) of land, more or less.

Kimley»Horn

June 13, 2025

Ryan C. Miller, AICP
Director of Planning & Zoning
Planning & Zoning Division
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

RE: ***Letter of Intent***
Colmet Industrial
Rockwall, Texas

Dear Ryan:

In accordance with the guidelines provided in the City's Development Application Packet, Kimley-Horn is submitting this Letter of Intent to rezone property owned by James Collier Properties Inc. in the municipal limits of Rockwall, Texas.

The intent of the Light Industrial District Zoning is generally described as follows:

- Rezone the Agriculture (AG) zoned tracts to Light Industrial (LI) use within the subject property as depicted on the included Rezoning Exhibit; intended to enhance the developability of land consistent with the owner's manufacturing needs.

We look forward to navigating the City's process in close coordination with City Staff, Planning and Zoning Commission, and City Council. We are hopeful that our submittal will allow us to be placed on the July 15, 2025 P&Z hearing and of July 21, 2025 City Council hearing. Please reach out with any questions or concerns regarding our application, and send along comments once available.

Please contact me at [redacted] or [redacted] should you need any further information.

Sincerely,



Dylan Adame, P.E.

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR AN 80.50-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-2, 2-5, 2-8, 2-9, & 20 OF THE D. HARR SURVEY, ABSTRACT NO. 102 AND LOT 1, BLOCK A, ROCKWALL COMMERCIAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Dylan Adame of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a *Zoning Change* from an Agricultural (AG) District to a Light Industrial (LI) District for a 80.50-acre identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property f*rom an Agricultural (AG) District to a Light Industrial (LI) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Light Industrial (LI) District* as stipulated in Subsection 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses*; and, Subsection 05.01*, General Industrial District Standards*, Subsection 05.02, *Light Industrial (LI) District,* and Subsection 06.02, *General Overlay District Standards*, of Article 05*, District Development Standards,* of the Unified Development

DRAFT 06.24.2025

Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4th DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 06.24.2025

Exhibit 'A'
Legal Description

BEING a tract of land situated in the E. M. Elliott Survey, Abstract No. 77 and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Rockwall Commercial, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20210000008470 of the Plat Records of Rockwall County, Texas, a portion of a tract of land, described in a deed to James Collier Properties Inc., recorded in Instrument No. 20190000002250, all of a called 21.554-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017597, all of a called 0.165-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009013, all of a called 8.114-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017598, all of a called 4.115-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009011, a portion of a called 6.027-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009012, and a portion of a called 6.149-acre tract of land, described in a deed to the City of Rockwall, Texas, recorded in Volume 5418, Page 54, all of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northeast corner of said Lot 1, Block A, same being on the current west right of way line of F. M. Highway 3549, a variable width right of way;

THENCE South 01°08'02" East, along the east line of said Lot 1, Block A and the west right of way line of said F. M. Highway 3549, a distance of 399.55 feet to a point for the easterly, southeast corner of said Lot 1, same being the intersection of the west right of way line of said Lot 1 with the northerly right of way line of Justin Road, a variable width right of way at this point;

THENCE in a westerly direction, departing the westerly right of way line of said F. M. Highway 3549, along the southerly line of said Lot 1, Block A and the northerly right of way line of said Justin Road, the following:

South 43°51'50" West, a distance of 42.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°52'34" West, a distance of 49.82 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 4,064.40 feet, a central angle of 18°16'32", and a chord bearing and distance of South 79°44'18" West, 1,290.93 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 1,296.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 1,507.50 feet, a central angle of 17°40'38", and a chord bearing and distance of South 79°26'21" West, 463.26 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 465.10 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°16'40" West, a distance of 916.91 feet to a point for the southwest corner of said Lot 1, Block A and the northwest corner of the westerly terminus of said Justin Road, same being on the east line of aforesaid 21.554-acre tract;

THENCE South 01°22'57" East, along the westerly terminus of said Justin Road and the east line of said 21.554-acre tract, passing at a distance of 42.5 feet, a found 1/2-inch iron rod, passing at a distance of 85.0 feet, the southwest corner of said westerly terminus, and the northerly, northwest corner of Lot 1R, Block C of aforesaid Rockwall Commercial, continuing along a westerly line of said Lot 1R, a total distance of 99.36 feet to a 1/2-inch iron rod found for the southeast corner of said 21.554-acre tract;

THENCE South 89°44'43" West, along the southerly line of said 21.554-acre tract, passing the westerly,

DRAFT 06.24.2025

northwest corner of said Lot 1R, and the northeast corner of a called 19.99-acre tract of land, described in a deed to Rafizadeh M & M Family Ltd., recorded in in Volume 5359, Page 179 of the Real Property Records of Rockwall County, Texas, continuing along the north line of said 19.99-acre tract, a total distance of 776.32 feet to the northwest corner of said 19.99-acre tract, and the northeast corner of Tract 2 (called 1.76-acres), described in a deed to Columbia North Texas Healthcare System, L.P., recorded in Instrument No. 20230000018917 of the Real Property Records of Rockwall County, Texas;

THENCE South 89°51'46" West, continuing along the southerly line of said 21.554-acre tract and the northerly line of said Tract 2 (called 1.76-acres), passing the southwest corner of said 21.554-acre tract, the southeast corner of aforesaid 0.165-acre tract, the southwest corner of said 0.165-acre tract and the southeast corner of aforesaid 8.114-acre tract, continuing along the southerly line of said 8.114-acre tract, a total distance of 564.90 feet to a point for the northwest corner of said Tract 2 (called 1.76-acres);

THENCE South 89°47'42" West, continuing along the southerly line of said 8.114-acre tract, a distance of 613.84 feet to the southwest corner of said 8.114-acre tract, and the southeast corner of aforesaid 6.027-acre tract;

THENCE South 89°54'17" West, along the southerly line of said 6.027-acre tract, a distance of 301.89 feet to a point for corner on the easterly right of way line of the John King Boulevard (S. H. 205 Bypass), a variable width right of way as described as Parcel 24 in a deed to the City of Rockwall, Texas, recorded in Volume 5659, Page 36 of the Real Property Records of Rockwall County, Texas;

THENCE North 30°30'49" West, departing the southerly line of said 6.027-acre tract and along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 54.36 feet to a point for the southwest corner of a called Parcel 6, described in a deed to the State of Texas, recorded in Instrument No. 20220000025271, of the Real Property Records of Rockwall County, Texas;

THENCE North 62°24'11" East, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.86 feet to a point for the southeast corner of said Parcel 6;

THENCE North 27°34'28" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 101.37 feet to a point for corner;

THENCE North 30°36'15" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.13 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,638.00 feet, a central angle of 17°06'10", and a chord bearing and distance of North 21°53'07" West, 487.13 feet;

THENCE in a northerly direction, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), passing the north corner of said Parcel 6, the westerly line of said 6.027-acre tract and the easterly line of aforesaid 6.149-acre tract, continuing across said 6.149-acre tract, with said non-tangent curve to the right, an arc distance of 488.94 feet to a point for corner;

THENCE North 13°12'04" West, continuing across said 6.149-acre tract, a distance of 83.44 feet to a point for corner on the northerly line of said 6.149-acre tract, same being on the south line of the M. K. & T. Railroad Company right of way;

THENCE North 88°17'24" East, along the northerly line of said 6.149-acre tract, the northerly line of aforesaid 6.027-acre tract, the northerly line of aforesaid 4.115-acre tract and the northerly line of aforesaid 8.114-acre tract, and the southerly line of said M. K. & T. Railroad Company right of way, a distance of 1,293.06 feet to a point for the northeast corner of said 8.114-acre tract and the northwest corner of aforesaid 21.554-acre tract;

THENCE North 88°08'36" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said 21.554-acre tract, a distance of 1,206.75 feet to a point for the

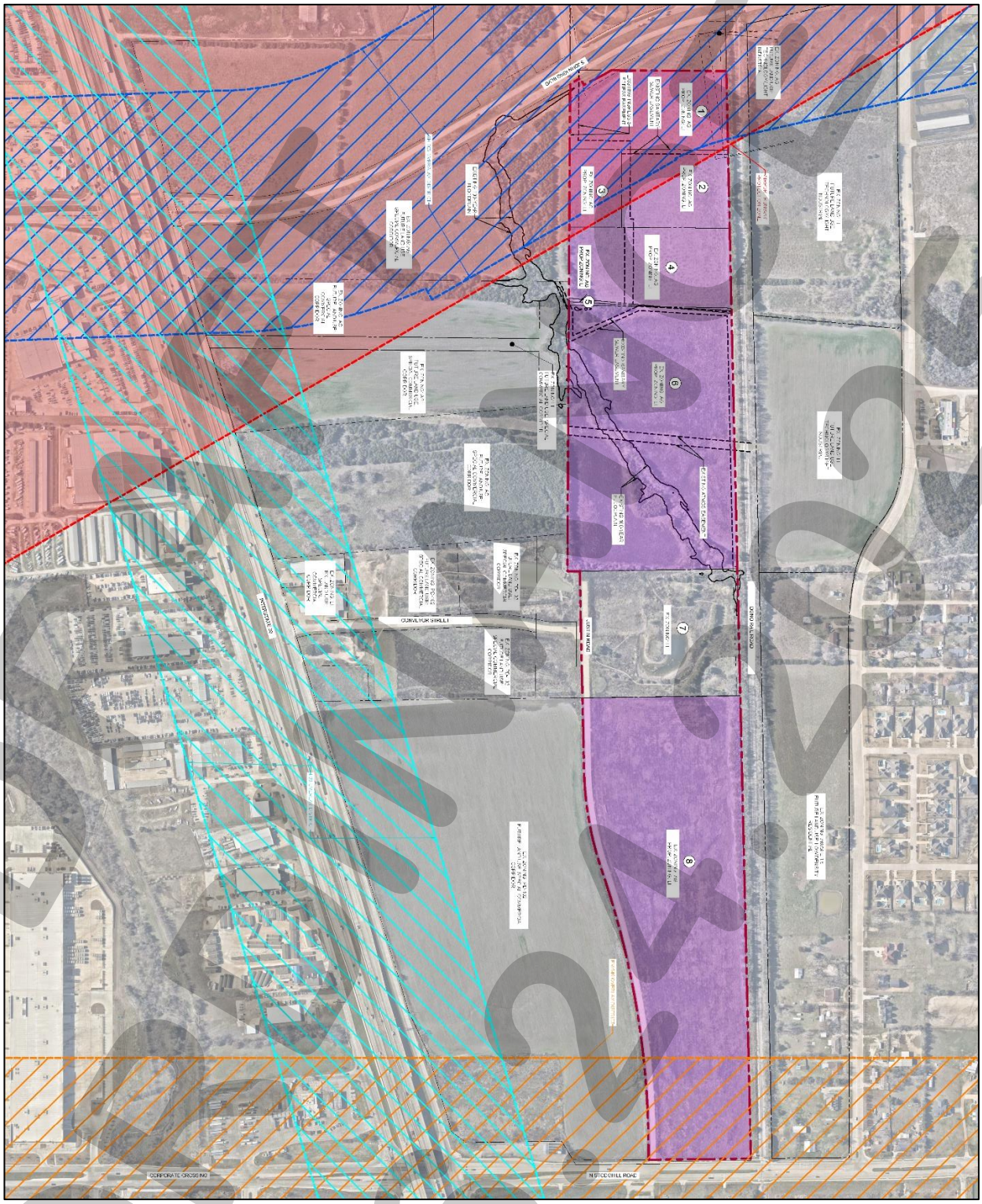
DRAFT 08.14.2025

northeast corner of said 21.554-acre tract and the northwest corner of aforesaid Lot 1, Block A;

THENCE North 88°12'00" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said Lot 1, Block A, a distance of 2,732.04 feet to the **POINT OF BEGINNING**, and containing 77.86 acres (3,391,721 square feet) of land, more or less.

DRAFT
ORDINANCE
06.24.2025

Exhibit 'B'
Zoning Exhibit



DRAFT 06.24.2025

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/19/2025

PROJECT NUMBER: Z2025-041
PROJECT NAME: SUP for a Guest Quarters/ Secondary Living Unit
SITE ADDRESS/LOCATIONS: 340 EVANS RD

CASE CAPTION: Hold a public hearing to discuss and consider a request by Paul Arce on behalf of Shirley Soto for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 340 Evans Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	06/19/2025	Approved w/ Comments

06/19/2025: Z2025-041; Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit at 340 Evans Road
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 340 Evans Road.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (Z2025-041) in the lower right-hand corner of all pages on future submittals.

I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Guest Quarters/Secondary Living Unit requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District.

I.5 The Conditional Land Use Standards for the Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit are as follows:

(1) Guest Quarters or Secondary Living Units may be allowed on a property in a residential zoning district provided that it is ancillary to a single-family home.
(2) The area of such quarters shall not exceed 30% of the area of the main structure.
(3) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.

I.6 The proposed Guest Quarters/Secondary Living Unit will be two (2) stories for a total of 1,561 SF. The square footage of the primary structure is 3,276 SF, which would allow a maximum Guest Quarters/Secondary Living Unit size of 982.8 SF. Based on this, the proposed structure exceeds the maximum allowable size by 578.2 SF or 18%.

I.7 The height of the proposed Guest Quarters is 19-feet, 5-inches. The maximum height permitted for structures in a Single-Family 7 (SF-7) District is 32-feet; however, Article 05, District Development Standards, of the Unified Development Code (UDC) limits the height of accessory structures to 15-feet. This will require approval of the City Council pending a recommendation from the Planning and Zoning Commission.

I.8 Staff should note that there are no other two (2) story accessory buildings within this subdivision.

I.9 Exterior Materials. According to Subsection 3.(b), Exterior Materials, of Exhibit 'C' of Planned Development District 75 (PD-75) "(b)uildings 120-SF or greater and over ten (10) feet in height shall have exterior walls constructed of a minimum of 80% standards masonry construction, excluding windows and doors … Hardi-Board or similar cementitious materials may be used on up to 50% of the total masonry requirement. A building with less than 80% standard masonry construction or which utilizes an excess of 50% cementitious material shall require approval by the City Council in accordance with Section 3.C, Consideration of a Special Request, of this Ordinance." In this case, the proposed building will be clad completely in hardi-board siding. This will require a variance from the Planning and Zoning Commission.

I.10 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

1. The development of the Subject Property shall generally conform to the Site Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
2. The construction of a Guest Quarters/Secondary Living Unit on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.
3. The Guest Quarters/Secondary Living Unit shall not exceed a maximum size of 1,570 SF.
4. The Guest Quarters/Secondary Living Unit shall not incorporate full kitchen facilities.
5. The Guest Quarters/Secondary Living Unit shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
6. No additional accessory buildings will be allowed on the subject property.

I.11 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings are permitted. In this case, the proposed guest quarters/secondary living unit is 1,561 SF and will be the only accessory structure on the subject property. Based on this, the building meets this requirement for a Guest Quarters/Secondary Living Unit.

M.12 Ordinances. Please review the attached draft ordinance prior to the July 15, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by July 1, 2025.

I.13 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 1, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 15, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.14 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 24, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on July 15, 2025.

I.15 City Council Meeting Dates. The projected City Council meeting dates for this case will be July 21, 2025 (1st Reading) and August 4, 2025 (2nd Reading).

I.16 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/17/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/18/2025	Approved w/ Comments

06/18/2025: As part of the approval, I would suggest notating that this structure is to be used as a guest quarters only. Not to be separated into individual living units/apartments for rent or lease as previously submitted. Also, that this is not to be used as a business/commercial use.

If approved, a separate building permit is required to be approved/issued before any work is started.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2025	Approved

No Comments

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	340 Evans Rd. Rockwall TX 75032			
SUBDIVISION	Lake Rockwall States East Addition	LOT	1	BLOCK 1
GENERAL LOCATION				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE			
ACREAGE		LOTS [CURRENT]		LOTS [PROPOSED]	

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Shirley Soto	☐ APPLICANT	PAUL ARCE
CONTACT PERSON		CONTACT PERSON	
ADDRESS	453 Lynne Dr	ADDRESS	5807 Ranger Dr
CITY, STATE & ZIP	Rockwall TX 75032	CITY, STATE & ZIP	Rockwall TX 75032
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shirley Soto H [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 125 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF June 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF June 2025.

OWNER'S SIGNATURE Shirley Soto H

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Cameron Fortune

CAMERON FORTUNE
Notary Public, State of Texas
Comm. Expires 04-17-2027
Notary ID 134309452

MY COMMISSION EXPIRES 04/17/2027



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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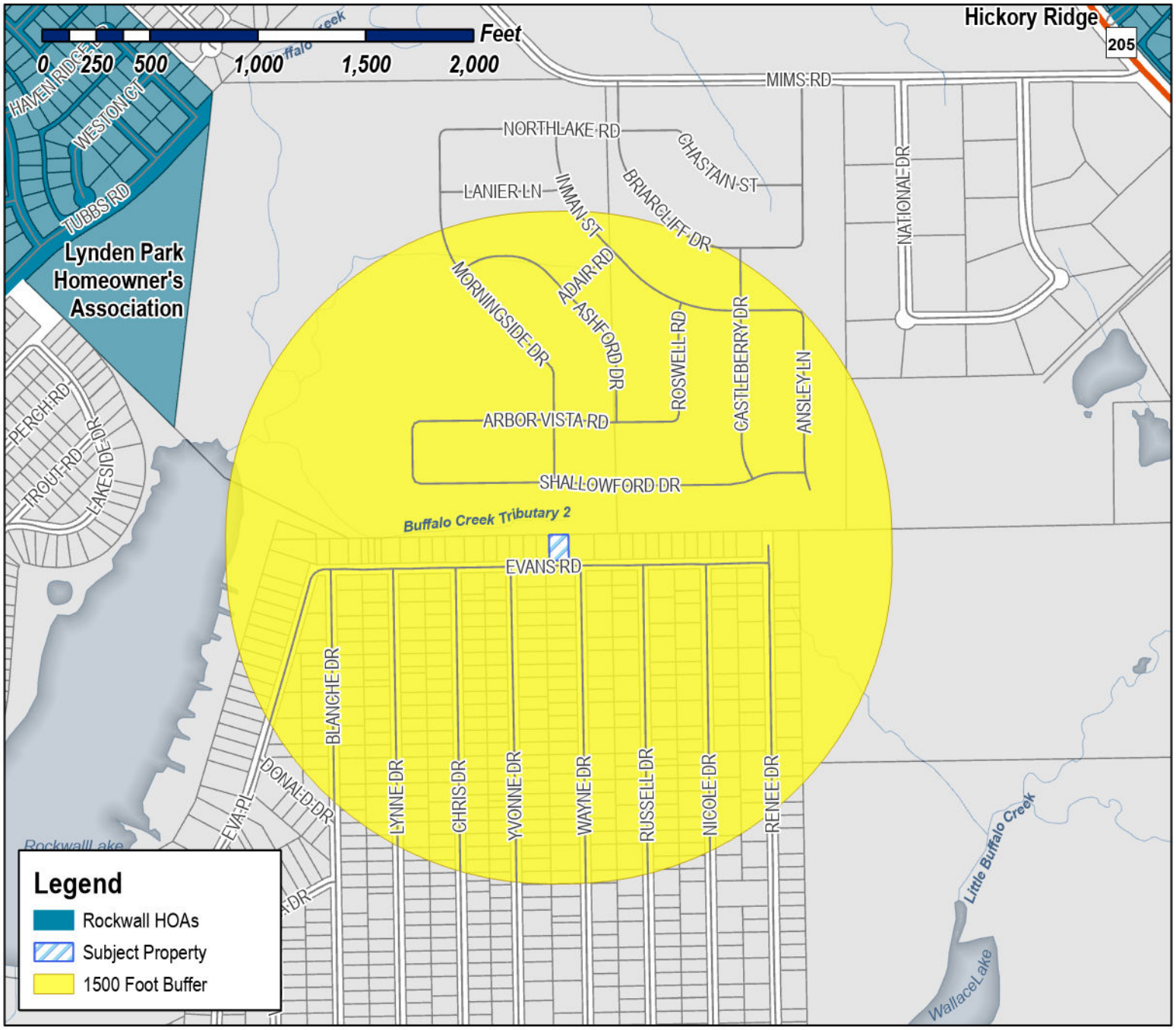
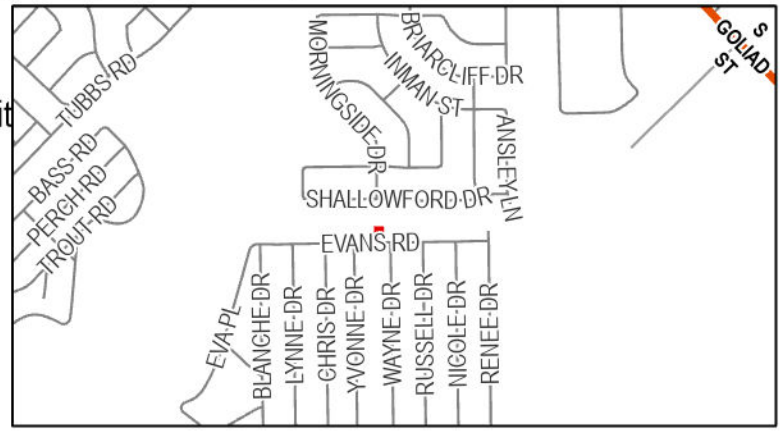


Case Number: Z2025-034
Case Name: Specific Use Permit (SUP) for a Guest Quarter/Secondary Living Unit
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 340 Evans Road

Date Saved: 6/12/2025
For Questions on this Case Call (972) 771-7745



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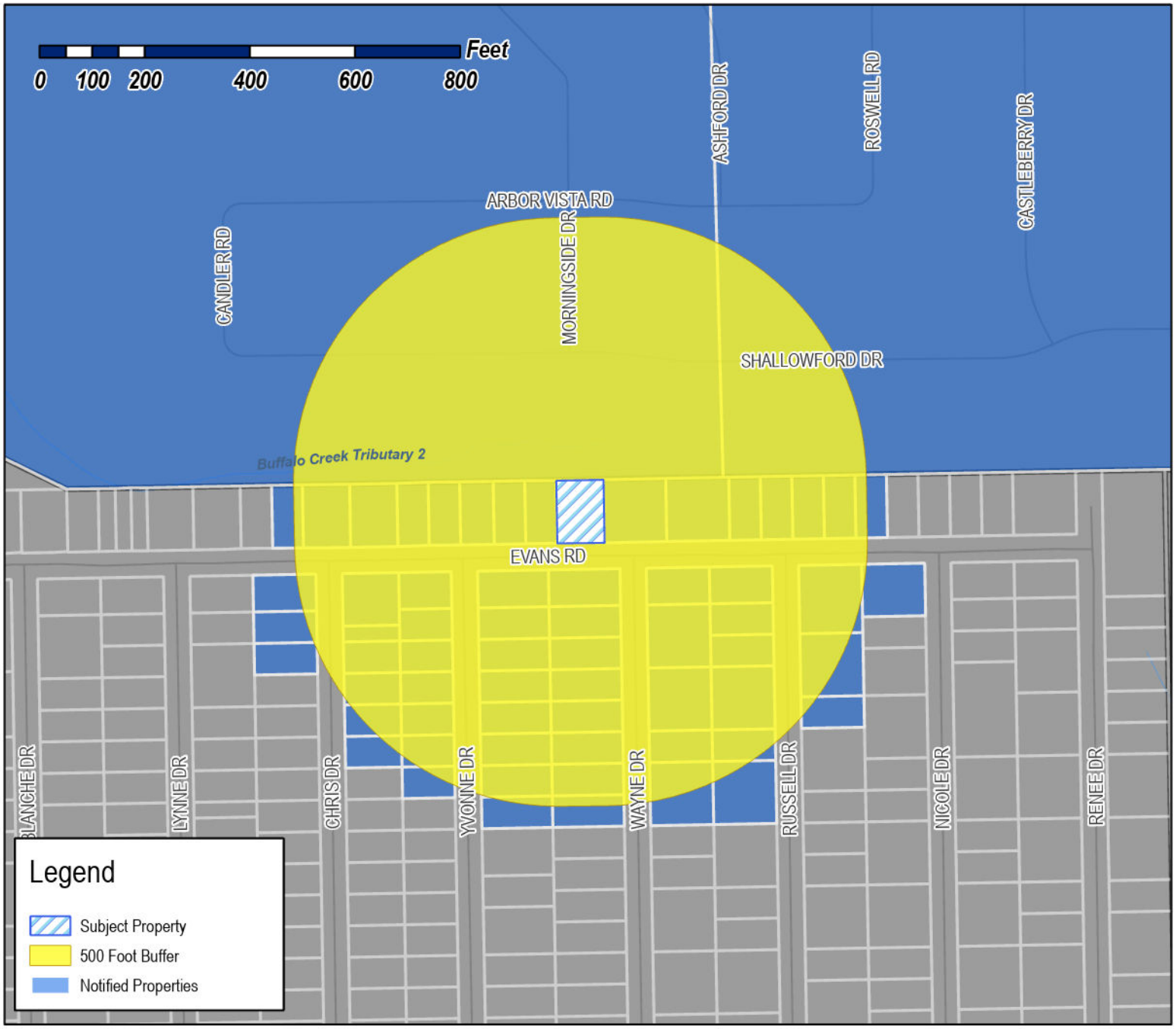

Case Number: Z2025-034
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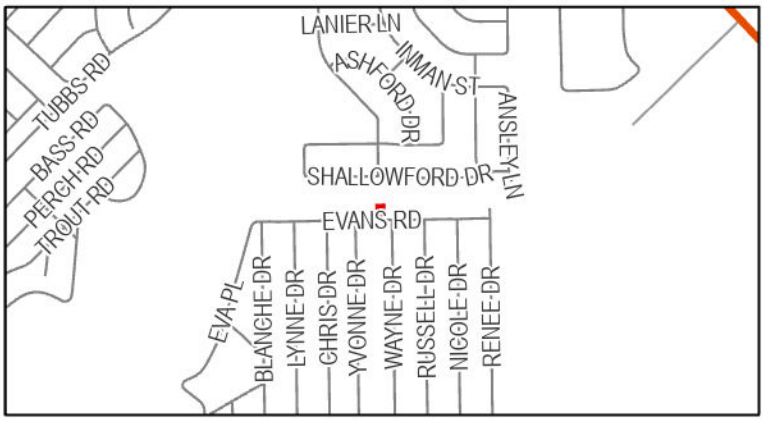


SILVA BERTHA
1041 E FM 552
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC
14400 The Lakes Blvd Ste 200 Bldg C
Pflugerville, TX 78660

QUEST TRUST COMPANY FBO SUNITHA REPALA
IRA # 3577221
17171 PARK ROW STE 100
HOUSTON, TX 77084

UC LUIS JOSE &
GELLY DEL ROSARIO XOOL
186 NICOLE DR
ROCKWALL, TX 75032

RODRIGUEZ ROMAN
220 EVANS RD
ROCKWALL, TX 75032

LOS PINOS CUSTOM HOMES LLC
2313 LA COSTA DR
ROWLETT, TX 75088

RESIDENT
234 EVANS RD
ROCKWALL, TX 75087

MEJIA RAMIRO
244 EVANS RD
ROCKWALL, TX 75032

RESIDENT
266 EVANS RD
ROCKWALL, TX 75087

SAULS AND BROS COMPANY LLC
2716 GREENHILL DRIVE
MESQUITE, TX 75150

PEREZ MARCOS AND MARIA ELVA GACHUZO
VELAZQUEZ
290 EVANS
ROCKWALL, TX 75032

RESIDENT
302 EVANS RD
ROCKWALL, TX 75087

SILVA JORGE & ELIZABETH
3078 S FM 551
ROYSE CITY, TX 75189

BALDERAS GREGORY
310 EVANS RD
ROCKWALL, TX 75032

ACOSTA FABIAN AND GLADYS CELENE
QUINONEZ
322 EVANS RD
ROCKWALL, TX 75032

MAZARIEGOS EDGAR A AND SONIA I
3248 BLACKLAND RD
ROYSE CITY, TX 75189

RESIDENT
340 EVANS RD
ROCKWALL, TX 75087

RESIDENT
358 EVANS RD
ROCKWALL, TX 75087

LUMPKINS JOHN E & STEPHANIE L
376 EVANS RD
ROCKWALL, TX 75032

GONZALEZ NORMA PATRICIA SOLIS
388 EVANS RD
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO
397 CHRIS DR
ROCKWALL, TX 75032

MENDOZA FIDEL & ALEJANDRINA
400 EVANS RD
ROCKWALL, TX 75032

LLANAS JOSUE MENDOZA
400 EVANS RD
ROCKWALL, TX 75032

GAMEZ PETRA K MARTINEZ
406 EVANS
ROCKWALL, TX 75032

RESIDENT
412 EVANS RD
ROCKWALL, TX 75087

RESIDENT
418 EVANS RD
ROCKWALL, TX 75087

GREENVILLE E-Z RENT LLC
430 Renee Dr
Rockwall, TX 75032

HERNANDEZ SHIRLEY SOTO
433 LYNNE DR
ROCKWALL, TX 75032

YANEZ SANDRA R TORRES
441 LYNNE DRIVE
ROCKWALL, TX 75032

RANGEL JUAN
4427 FM 550
ROYSE CITY, TX 75187

MARTINEZ MARIO CRUZ
461 YVONNE DR
ROCKWALL, TX 75032

CRUZ MARIO
461 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
466 WAYNE DR
ROCKWALL, TX 75087

RESIDENT
470 RUSSELL DR
ROCKWALL, TX 75087

RESIDENT
470 YVONNE DR
ROCKWALL, TX 75087

RESIDENT
471 YVONNE DR
ROCKWALL, TX 75087

POWERS JOHNNY M AND
STACEY T POWERS
471 WAYNE DR
ROCKWALL, TX 75032

MORENO LUIS NOE
474 BASS ROAD
ROCKWALL, TX 75032

MORENO KEVIN ALEGANDRO & HEATHER
ALYSSA MICHELLE
474 WAYNE DR
ROCKWALL, TX 75032

NEVAREZ LUIS E & ALMA
479 CHRIS DR
ROCKWALL, TX 75032

ALONSO ELEASAR &
BENITO GAMEZ
482 WAYNE DR
ROCKWALL, TX 75032

GUEVARA MARIA
482 YVONNE DRIVE
ROCKWALL, TX 75032

VIERA EUSEVIO ZAPATA AND FELICITAS
MARTINEZ-AGUILAR
485 YVONNE DR
ROCKWALL, TX 75032

PAYNE MILDRED IRENE
487 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
488 WAYNE DR
ROCKWALL, TX 75087

RESIDENT
491 YVONNE DR
ROCKWALL, TX 75087

CASTILLO SIXTO & MARIA
491 CHRIS DR
ROCKWALL, TX 75032

GONZALEZ HIPOLITO CANTU AND
FANIA GARCIA
494 RUSELL LOT 1252
ROCKWALL, TX 75032

ARROYO REYES
499 RUSSELL DR
ROCKWALL, TX 75032

PARRISH KENNETH LEE JR AND
JUDITH GAIL WOOD
499 WAYNE DR
ROCKWALL, TX 75032

HERNANDEZ CARMELITA NOEMI
500 YVONNE DR
ROCKWALL, TX 75032

VELASQUEZ LORENA
501 CHRIS DRIVE
ROCKWALL, TX 75033

MARTINEZ PEDRO & MARIA CELIA
506 RUSSELL DR
ROCKWALL, TX 75032

HERNANDEZ BENJAMIN
509 YVONNE DR
ROCKWALL, TX 75032

ALVARADO HERALD DAVID CORDOVA
5112 WOLVERTON CT
GARLAND, TX 75043

RESIDENT
513 CHRIS DR
ROCKWALL, TX 75087

RESIDENT
513 CHRIS DR
ROCKWALL, TX 75087

AYALA FRANCISCO & MARIA
513 RUSSELL DR
ROCKWALL, TX 75032

LEON VANESSA RANGEL
514 YVONNE DR
ROCKWALL, TX 75032

SANCHEZ GERARDO RAFAEL AND LILIA
GALLEGOS
516 CHRIS DR
ROCKWALL, TX 75032

MARTINEZ DAVID
516 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
518 RUSSELL DR
ROCKWALL, TX 75087

JIMENEZ LEONARDO
5201 KELSO LN
GARLAND, TX 75043

RESIDENT
521 YVONNE DR
ROCKWALL, TX 75087

VASQUEZ JAVIER AND LILIANA
524 YVONNE DR
ROCKWALL, TX 75032

RAMIREZ MARGARITO VALDEZ
525 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
528 CHRIS DR
ROCKWALL, TX 75087

DIAZ MANUEL & ROSARIO
528 WAYNE DR
ROCKWALL, TX 75032

GRANADOS CASTULO & NANCY
530 RUSSELL DR
ROCKWALL, TX 75032

GRANADOS CASTULO & NANCY
530 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
531 YVONNE DR
ROCKWALL, TX 75087

RESIDENT
534 YVONNE DR
ROCKWALL, TX 75087

RETANA JUAN &
YENY RUBIO
535 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
536 WAYNE DR
ROCKWALL, TX 75087

RESIDENT
537 RUSSELL DR
ROCKWALL, TX 75087

RODRIGUEZ ROMAN
540 CHRIS DR
ROCKWALL, TX 75032

DELGADO JUAN E & MARIA L
541 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
544 YVONNE DR
ROCKWALL, TX 75087

ANDREWS TRESIA AND KENNETH
547 WAYNE DR
ROCKWALL, TX 75032

CERVANTES HECTOR AND
ERIKA MOLINA
548 NICOLE DRIVE
ROCKWALL, TX 75032

ARRIAGA GREGORIA
548 WAYNE ST
ROCKWALL, TX 75032

ALVAREZ MARIA G GALLEGOS
552 RUSSELL DR
ROCKWALL, TX 75032

ROJAS MARCOS & ROSALINDA
600 POETRY RD
ROYSE CTY, TX 75189

HUERTA JOSE AND MARIA
848 SMITH ACRES DR
ROYSE CITY, TX 75189

SAFRA PROPERTIES INC
PO BOX 69
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-041: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

Hold a public hearing to discuss and consider a request by Paul Arce on behalf of Shirley Soto for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 340 Evans Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, July 21, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-041: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

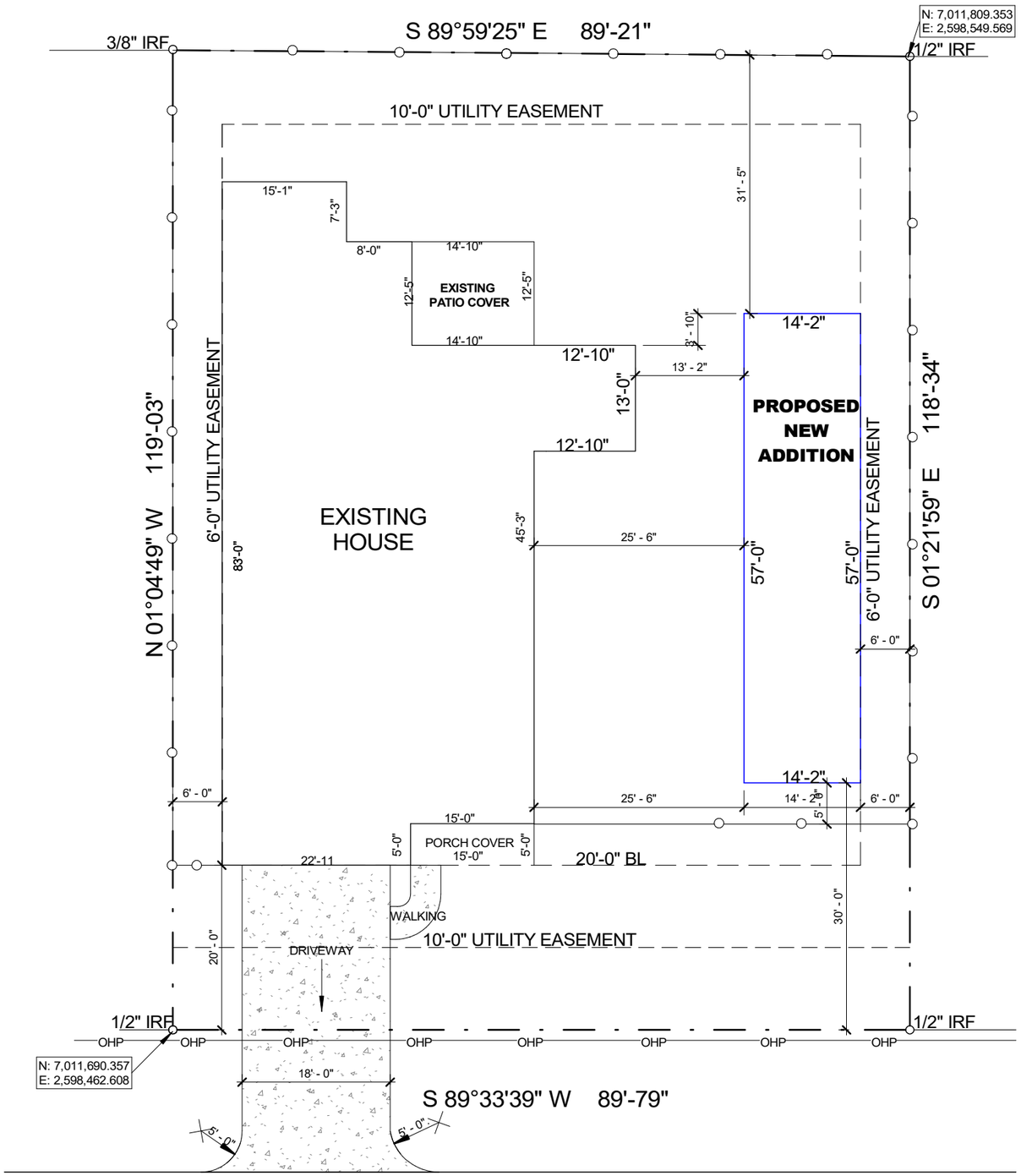
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

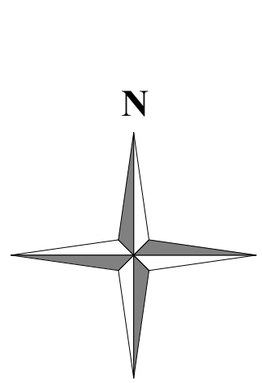


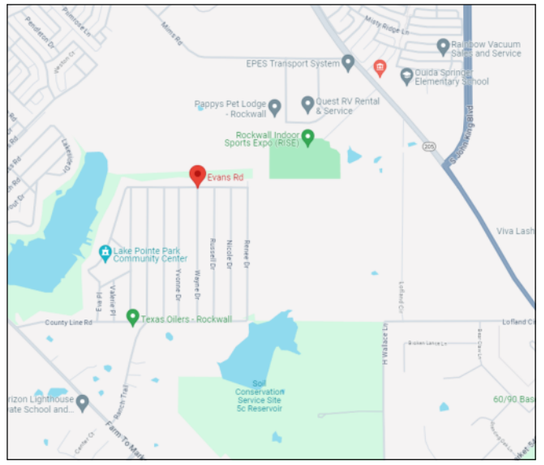
EVANS ROAD

50' R.O.W.

1 Site Plan

1/16" = 1'-0"





VICINITY MAP

340 EVANS RD
ROCKWALL, TX 75032

Existing Floor Plan	2,417.5 SG/FT
Existing Garage	469.4 SG/FT
Existing Porch Cover	75 SG/FT
Existing Patio Cover	344.1 SG/FT
Proposed New Addition First Floor	808 SG/FT
Proposed New Addition Second Floor	753 SG/FT
Total New Construction	**1,561 SG/FT**
Country	Rockwall
City	Rockwall
Lot Area	0.24 ACRES
Max Lot Coverage	45%
Lot Coverage	38.7%

ARAQUE
PROJECTS & CONSTRUCTION

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENC OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

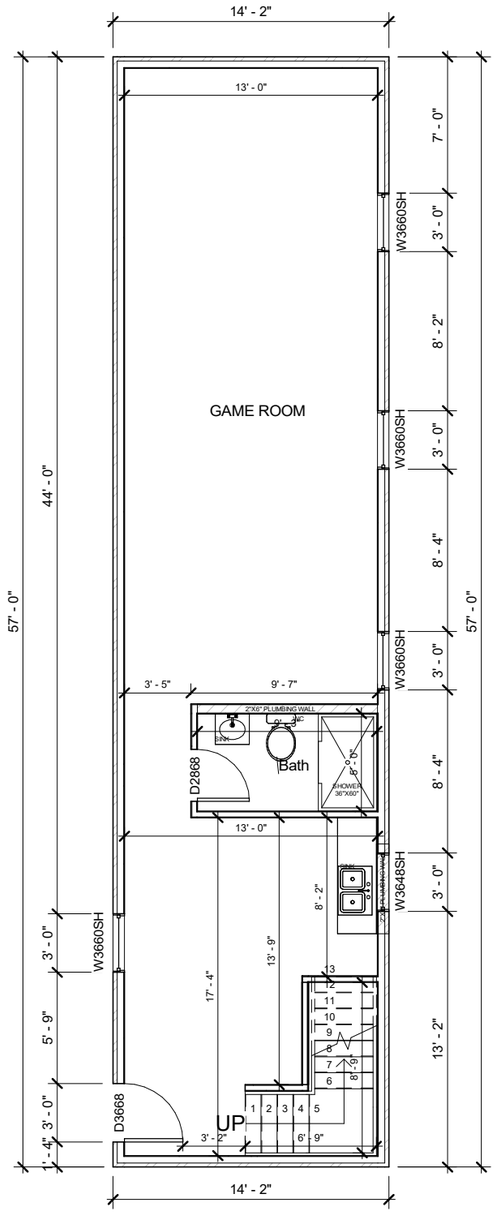
Project Name & Address
340 EVANS RD
ROCKWALL, TX 75032

Legal Description
LOT 1,BLOCK 1

SITE PLAN

Project number:			
Date:	06/10/2025	Scale	1/16" = 1'-0"
Drawn by: Projects & Construction Araque			

1



Door Schedule First Floor			
Level	Mark	Width	Height
First Floor	D2868	2' - 8"	6' - 8"
First Floor	D3668	3' - 0"	6' - 8"
Grand total: 2			

Window Schedule Fisrt Floor			
Level	Mark	Height	Width
First Floor	W3648SH	6' - 0"	3' - 0"
First Floor	W3660SH	6' - 0"	3' - 0"
Grand total: 5			

1 Proposed First Floor

1/8" = 1'-0"

ARAQUE
PROJECTS & CONSTRUCTION

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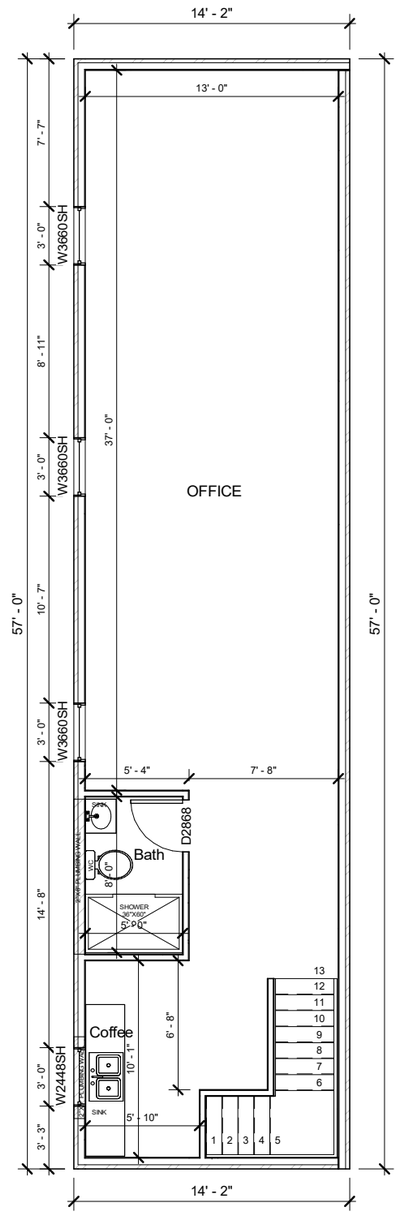
Project Name & Address
340 EVANS RD
ROCKWALL, TX 75032

Legal Description
LOT 1179

FIRST FLOOR PLAN

Project number:			
Date:	06/10/2025	Scale	1/8" = 1'-0"
Drawn by: Projects & Construction Araque			

3



Door Schedule Second Floor

Level	Mark	Width	Height
Second Floor	D2868	2' - 8"	6' - 8"

Grand total: 1

Window Schedule Second Floor

Level	Mark	Height	Width
Second Floor	W2448SH	6' - 0"	3' - 0"
Second Floor	W3660SH	6' - 0"	3' - 0"

Grand total: 4

1 Proposed Second Floor

1/8" = 1'-0"

ARAQUE
PROJECTS & CONSTRUCTION

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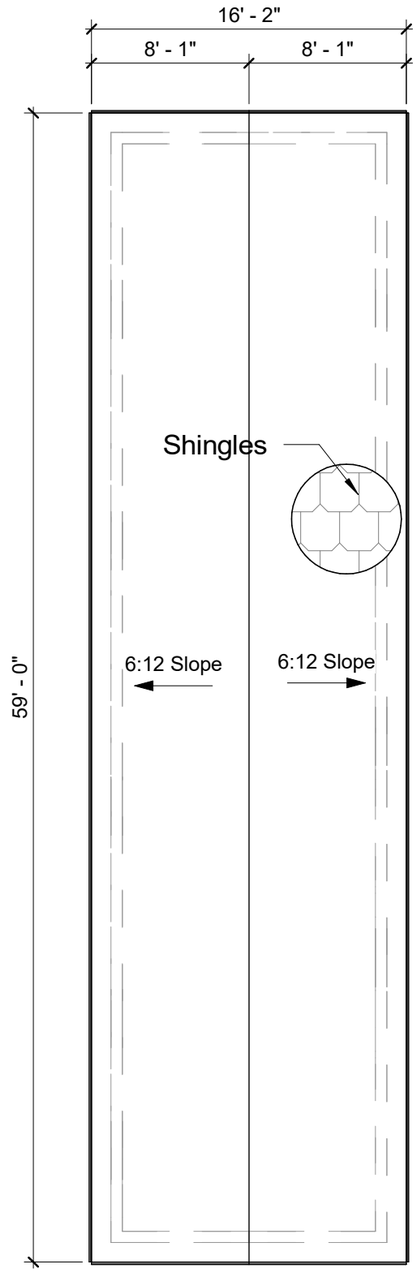
Project Name & Address
340 EVANS RD
ROCKWALL, TX 75032

Legal Description
LOT 1179

SECOND FLOOR PLAN

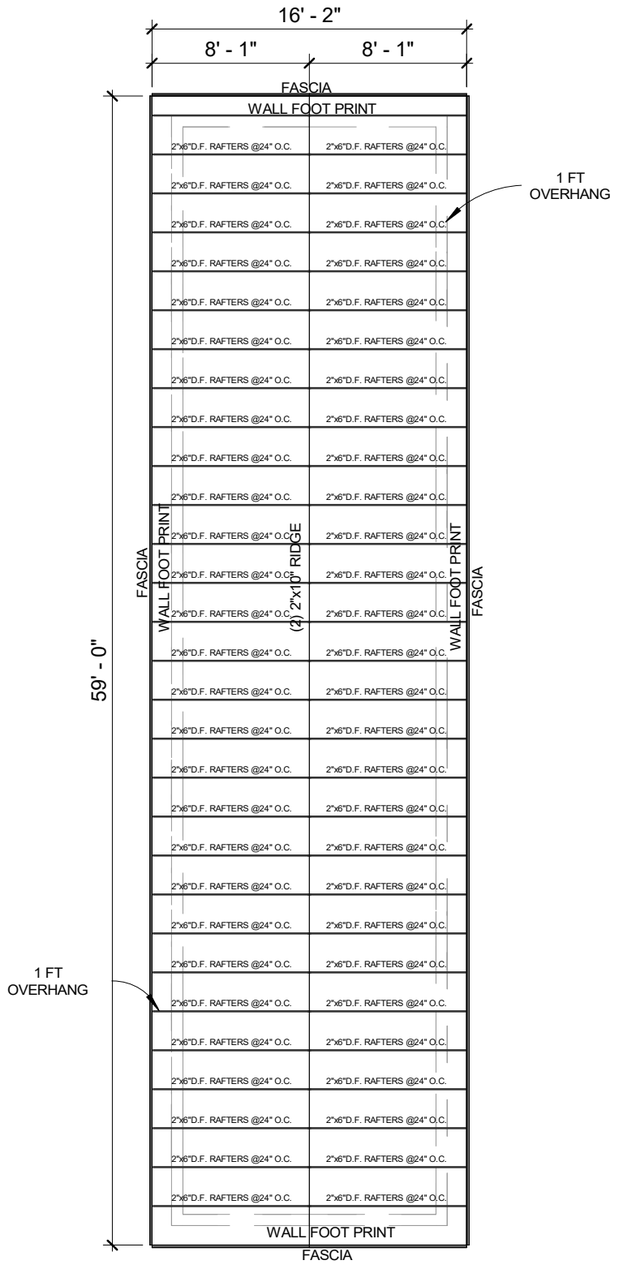
Project number:			
Date:	06/10/2025	Scale	1/8" = 1'-0"
Drawn by: Projects & Construction Araque			

3.1



1 Roof Plan

1/8" = 1'-0"



2 Rafter Roof

1/8" = 1'-0"

ARAQUE
PROJECTS & CONSTRUCTION

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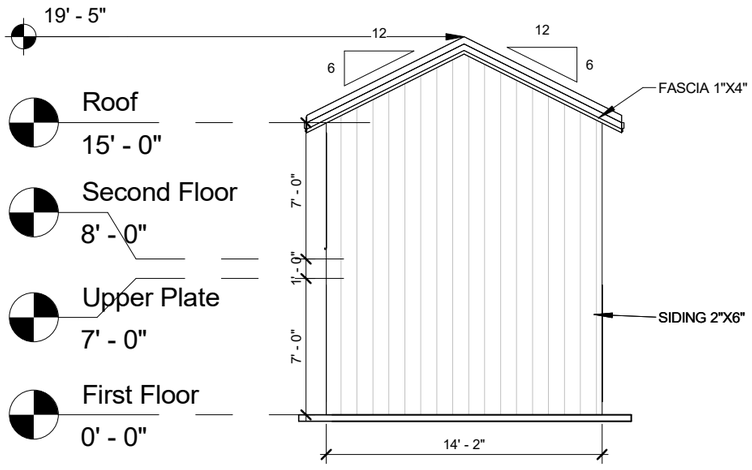
Project Name & Address
340 EVANS RD
ROCKWALL, TX 75032

Legal Description
LOT 1179

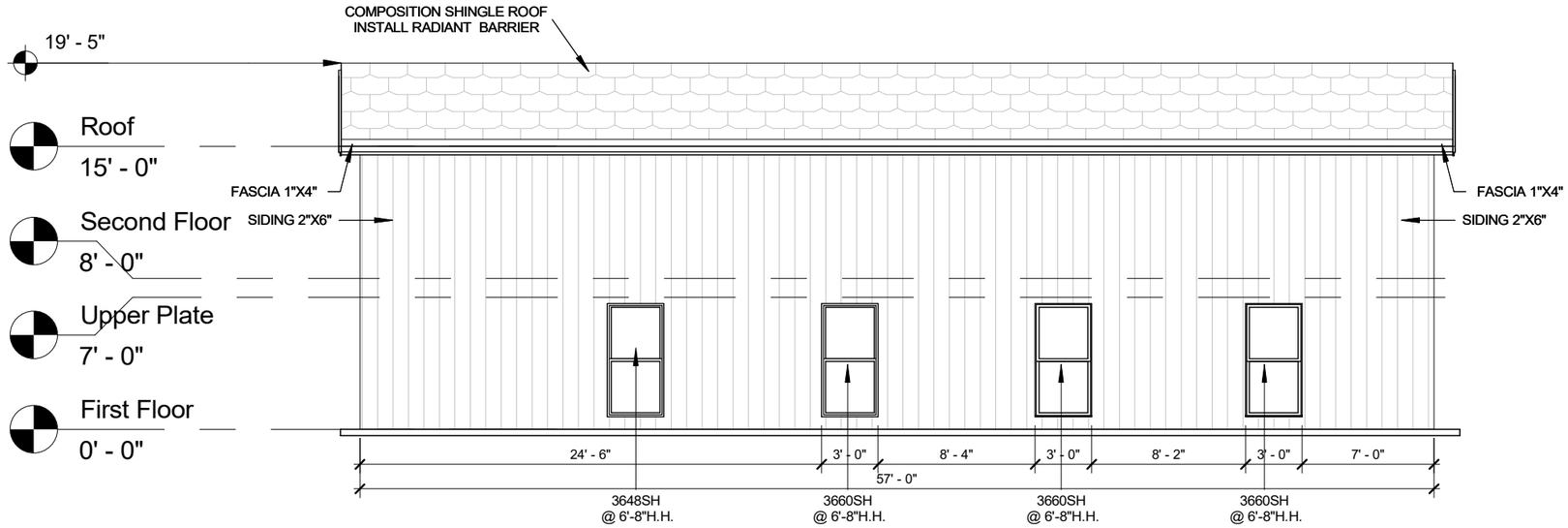
ROOF

Project number:			4
Date:	06/10/2025	Scale	1/8" = 1'-0"
Drawn by: Projects & Construction Araque			



1 Front Elevation

1/8" = 1'-0"



2 Right Elevation

1/8" = 1'-0"

ARAQUE
PROJECTS & CONSTRUCTION

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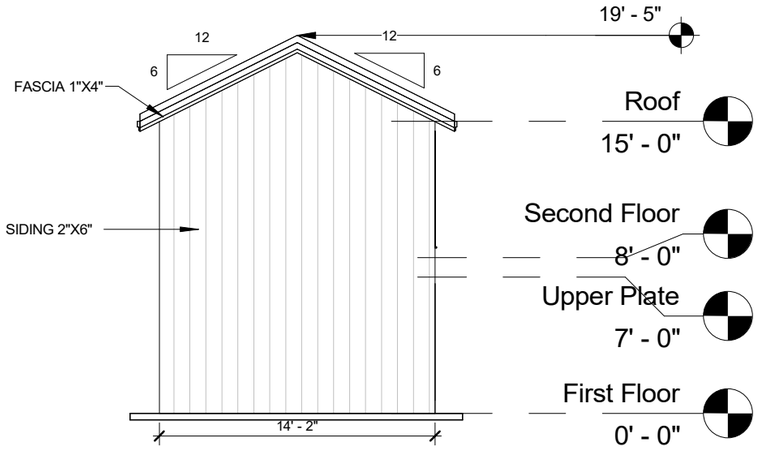
Project Name & Address
340 EVANS RD
ROCKWALL, TX 75032

Legal Description
LOT 1179

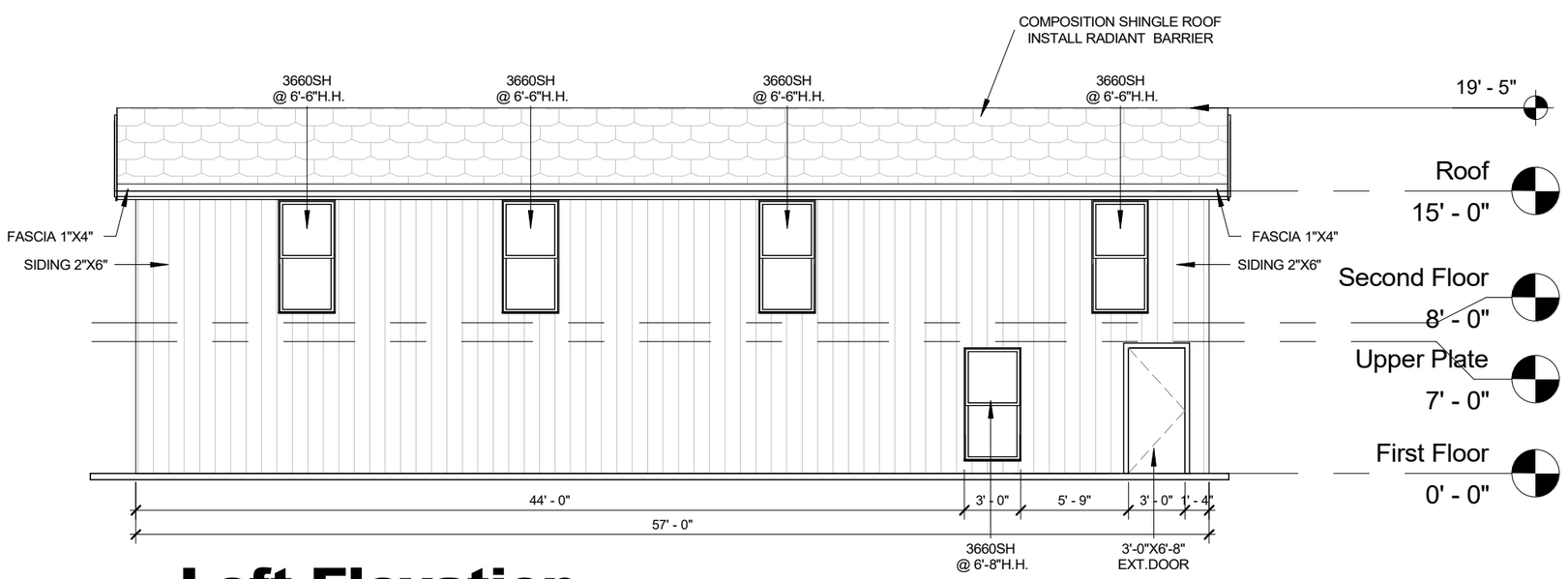
ELEVATIONS

Project number:			9
Date:	06/10/2025	Scale	1/8" = 1'-0"
Drawn by: Projects & Construction Araque			



1 Rear Elevation

1/8" = 1'-0"



2 Left Elevation

1/8" = 1'-0"

ARAQUE
PROJECTS & CONSTRUCTION

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Project Name & Address
340 EVANS RD
ROCKWALL, TX 75032

Legal Description
LOT 1179

ELEVATIONS

Project number:			
Date:	06/10/2025	Scale	1/8" = 1'-0"
Drawn by: Projects & Construction Araque			

9.1

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *GUEST QUARTERS/SECONDARY LIVING UNIT* ON A 0.2480-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK B, ROCKWALL LAKE ESTATES EAST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Paul Arce on behalf of Shirley Soto for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 340 Evans Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and Subsection 03.01, *General Residential Standards*, and Subsection 07.04, A*ccessory Structure Development Standards*, of

DRAFT 06.24.2025

Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Guest Quarters/Secondary Living Unit* shall generally conform to the *Site Plan* as depicted in Exhibit 'B' of this ordinance.

2) The construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance.

3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum size of 1,570 SF.

4) The *Guest Quarters/Secondary Living Unit* shall not incorporate full kitchen facilities.

5) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

6) No additional accessory buildings will be allowed on the subject property.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid,

DRAFT ORDINANCE 06.24.2025

the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 06.24.2025

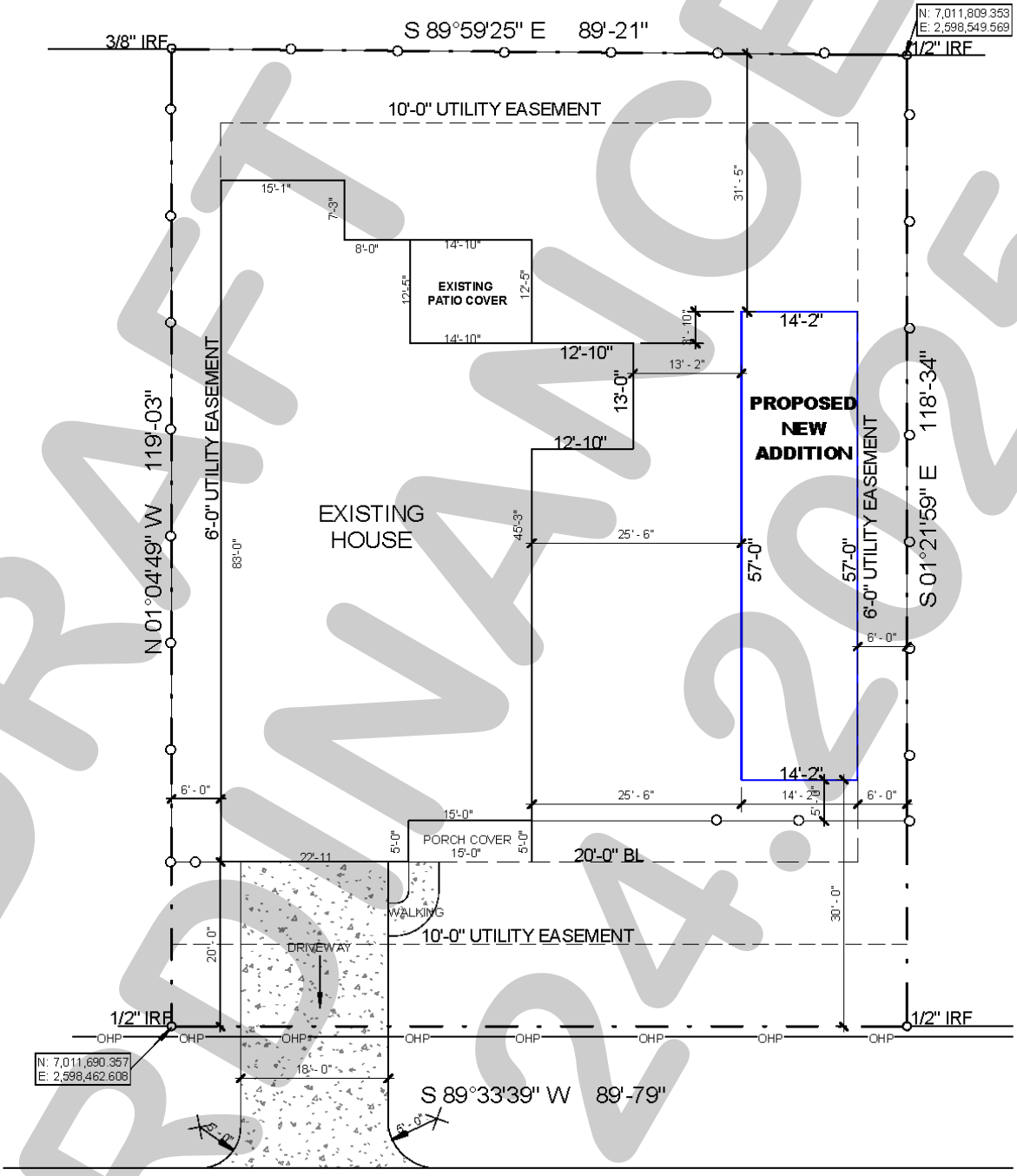
Exhibit 'A':
Location Map

Address: *340 Evans Road*

Legal Description: *Lot 1, Block B, Rockwall Lake Estates East Addition*



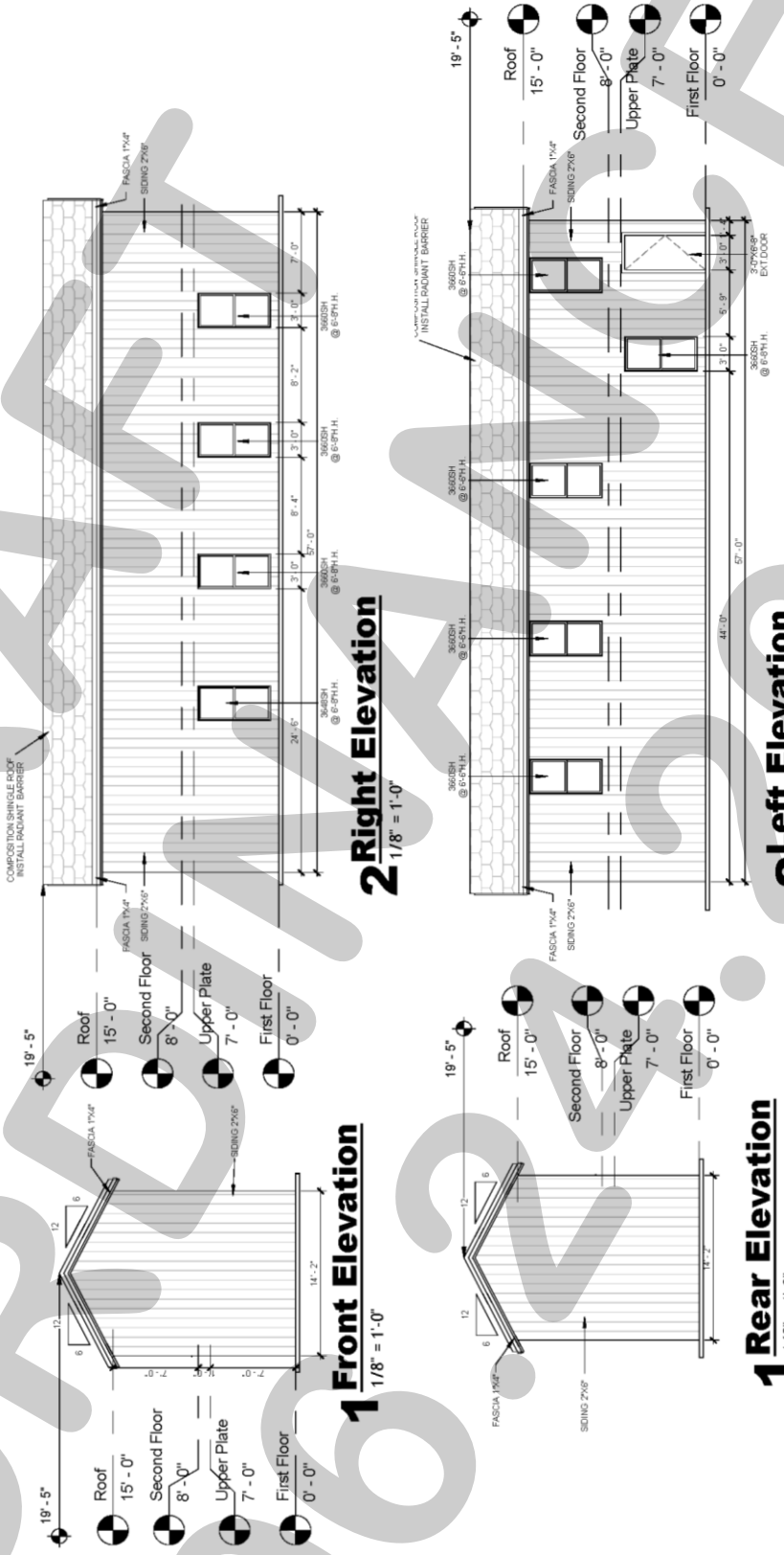
Exhibit 'B':
Site Plan



1 Site Plan
1/16" = 1'-0"

DRAFT ORDINANCE 06.24.2025

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
06.24.2025

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/19/2025

PROJECT NUMBER: Z2025-042
PROJECT NAME: SUP for a Pickleball Court
SITE ADDRESS/LOCATIONS: Northwest Corner of Park Hills Blvd and John King

CASE CAPTION: Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Bill Bricker of Rockwall Property Corporation the approval of a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation in conjunction with a proposed 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 Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 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 Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	06/19/2025	Approved w/ Comments

06/19/2025: Z2025-042; Specific Use Permit (SUP) for an Outdoor Commercial Amusement/Recreation
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation in conjunction with a proposed 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 Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses, and generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (Z2025-042) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.02(E)(3), Recreation, Entertainment and Amusement Land Uses, of Article 13, Definitions, of the Unified Development Code (UDC), an Outdoor Commercial Amusement/Recreation is defined as “(a)n amusement enterprise that offers entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open.” In this case, the Outdoor Commercial Amusement/Recreation is in conjunction with a proposed Restaurant with Drive-Through or Drive-In on the subject property.

M.5 According to Subsection 02.03(E)(3), Recreation, Entertainment and Amusement Land Uses, of Article 04, Permissible Uses, of the Unified Development Code (UDC), An Outdoor Commercial Amusement/Recreation has the following Conditional Use Standards:
a) Outdoor Commercial Amusement/Recreation includes uses that provide outdoor entertainment (e.g. amusement parks, golf courses, outdoor music venues, batting cages, miniature golf etc.), but excludes drive-in movie theaters.
b) Outdoor Commercial Amusement/Recreation includes temporary structures (e.g. tents, canopies, etc.) for events; however, temporary in this case does not include structures intended to serve uses for longer than 14-days.
c) Outdoor Commercial Amusement/Recreation shall be a minimum of 300-feet from all residentially zoned or used property unless otherwise approved by the Planning and Zoning Commission and City Council.
In this case, the proposed Outdoor Commercial Amusement/Recreation is ~187-feet (separated by floodplain) from a residentially zoned or used property. A variance will be

required as part of this Specific Use Permit (SUP) request.

M.6 Where the property immediately abuts a residential zoning district or residentially used property -- unless separated by an M4D (major collector, four [4] lane, divided roadway) or larger thoroughfare -- a minimum 25-foot wide landscaped buffer must be installed for buildings with a building footprint of 25,000 SF to 49,999 SF in area…This shall be in place of the buffer required by Subsection 5.02, Landscape Screening, of Article 08, Landscape and Fence Standards. The landscaped buffer must include a combination of berm and evergreen shrubs in addition to the requirements of Subsection 5.02, Landscape Screening, of Article 08, Landscape and Fence Standards. Planting may be grouped if approved by the Planning and Zoning Commission. (Subsection 04.01 (4), Article 05, UDC) Currently, the plans show evergreen screening. Please provide a landscape plan that shows the type and location of all plantings provided as well as the width of the buffer provided.

M.7 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:
a) The development of the Subject Property shall generally conform to the Site Plan as depicted in Exhibit 'B' of this ordinance.
b) The Outdoor Commercial Amusement/Recreation shall be at least 150-feet from any residentially used or zoned property.

1.8 The subject property is zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses. In a Commercial (C) District, an Outdoor Commercial Amusement/Recreation requires the approval of a Specific Use Permit (SUP). The SUP requirement is in place "…to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." In this case, the City Council -- pending a recommendation from the Planning and Zoning Commission -- must determine if the proposed Outdoor Commercial Amusement/Recreation is compatible with the surrounding area.
M.9 Please review the attached Draft Ordinance prior to the June 24, 2025 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than July 1, 2025. In reviewing the Draft Ordinance, please pay close attention to the operational conditions.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 1, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 15, 2025, Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 24, 2025.

I.11 The projected City Council meeting dates for this case will be July 21, 2025 (1st Reading) and August 4, 2025 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/17/2025	Approved w/ Comments

06/17/2025: 1. Any proposed fencing or courts will not be allowed within this sanitary sewer easement. May need to change sewer location.
2. Minimum 10' Utility easement required along all frontages. Required landscaping and berm may not be within utility easement. Addition utility easement width may be required along John King.
3. 16" water will be required along frontage of John King and in an easement inside the property.

General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.

- Additional comments may be provided at time of Site Plan and Engineering.

Drainage Items:
- Detention is required. Detention calculations are based on zoning, not specific land use.
- Detention easement is required, set at the freeboard elevation.
- No vertical walls allowed in the detention easement.
- No public water or public sanitary sewer allowed in the detention easement.
- Detention must have a max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention ponds must be irrigated
- Existing flow patterns must be maintained. The site must drain to the existing floodplain behind the site.
- Must show erosion hazard setback in easement. No structures including paving allowed in erosion hazard setback.
- No vertical walls allowed in the existing floodplain or easements.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- Dumpster areas shall drain to an oil/water separator and then into the storm drainage system.
- No grate inlets allowed
- 100-year WSEL must be called out for the existing floodplain with labeled cross-sections.
- FFE for all buildings must be called out when adjacent to a floodplain or detention area. Minimum 2' above 100-year WSEL for both.
- Parking/Drive aisles must be at least 1 ft above the 100yr floodplain elevation.
- Detention must be above the 100yr floodplain elevation where adjacent and not allowed in the floodplain at all.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must show and meet erosion hazard setback for all creeks/streams.
- Flood Study required if encroaching into the floodplain. Review fees apply.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- The Park Hills development has installed sanitary sewer. There is an existing manhole along the south side of Park Hills Blvd. available for use.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- Will need to extended 16" water line along John King within an easement across the property per the Master Water Plan.
- Required to extend utilities (water, sewer) across the site to provide access to the future development to the north.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Need to install 8" public sewer to the northern property line.

Roadway Paving Items:
- Must meet City and TxDOT driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Install 10' trail along John King Blvd.
- TIA will be required for the drive-thru. Review fees apply.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Landscape berms may not be on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2025	Approved

No Comments

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- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
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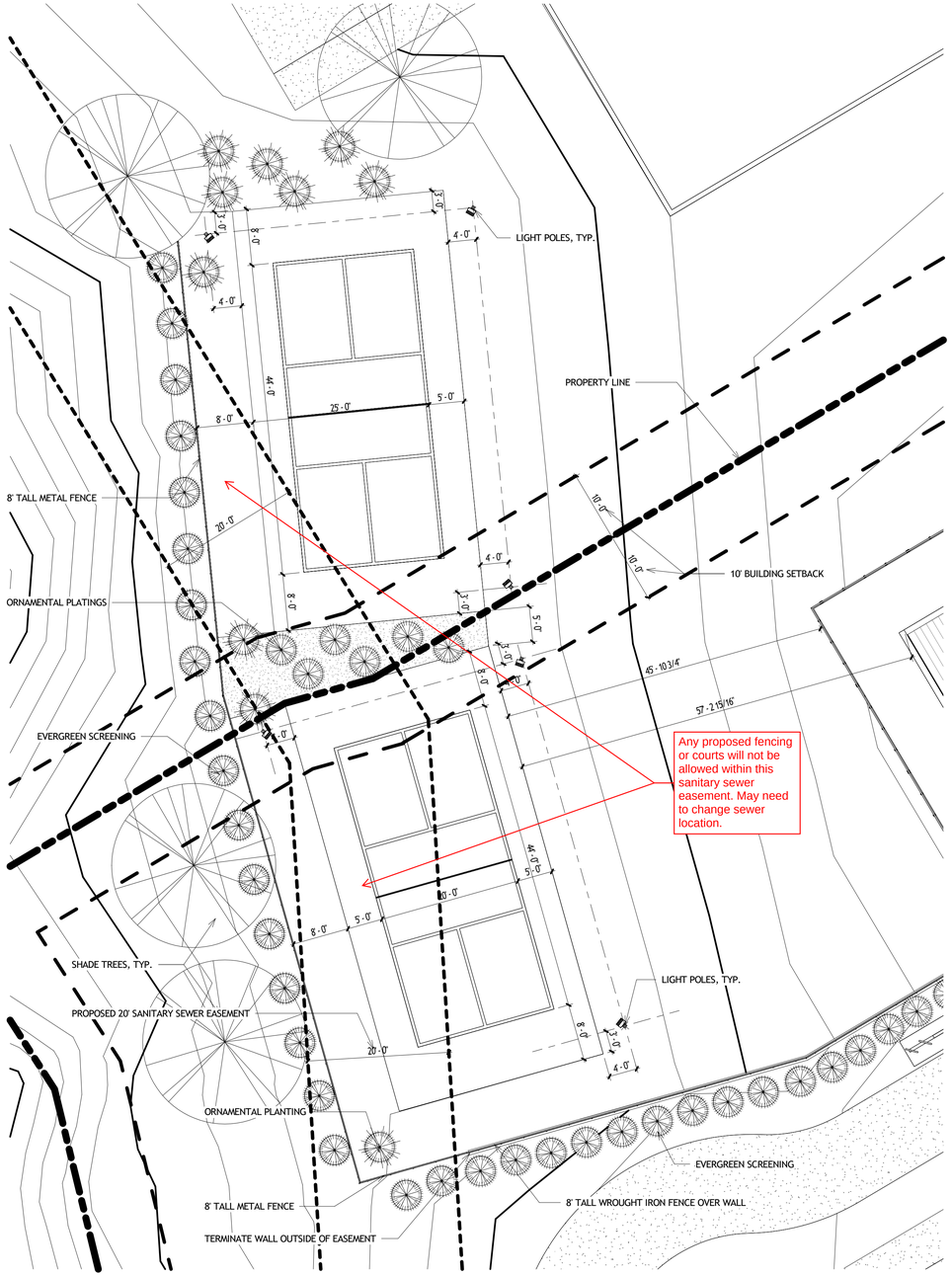
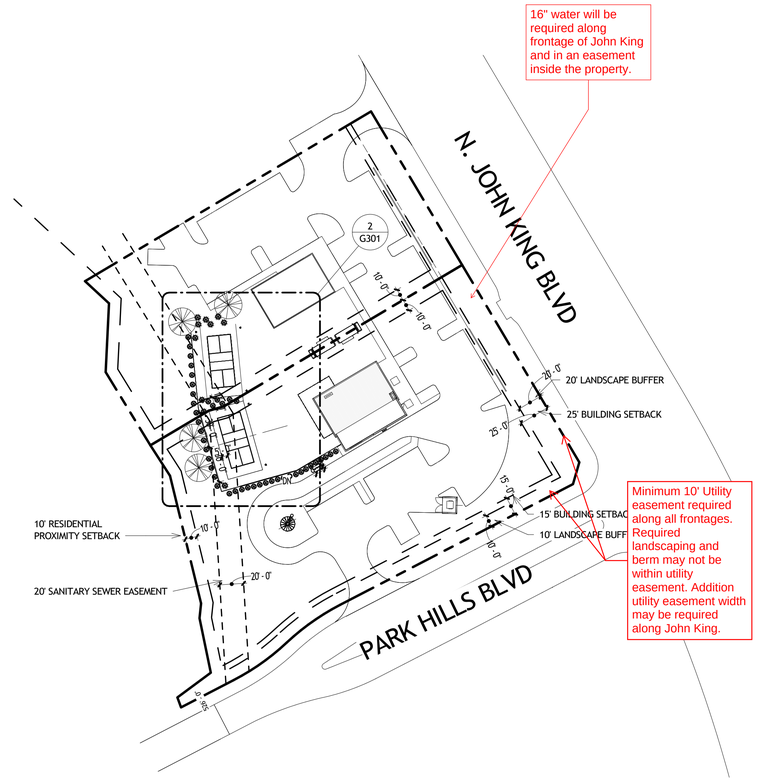


2 SUP Pickleball Court Plan
1" = 10'-0"

0' 5 10 20 40

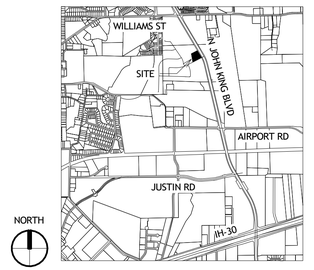


1 SUP Overall Site plan
1" = 60'-0"

0' 30 60 120 240

Site Information

Lot	Proposed Part of Existing Lot 1 Proposed Lot 1A and 1B BlockA
Subdivided:	Lot "1A" : 65,076 SF /1.49 Acres Lot "1B": 43,884 SF/ 1.01 Acres
Total Parcel Size:	108,960 SF / 2.5Acres
Remaining Parcel:	87,060 SF / 2.0 Acres
Current Zoning:	Planned Development 72
Proposed Zoning:	No Change
Proposed Use:	Pickleball Court as Accessory Use
Max Height:	60'
Front Yard Setback:	15'
Side Yard Setback:	10'
Back Yard Setback:	20'
Max Lot Coverage	60%
Max Floor Area Ratio	4:1



VICINITY MAP - NTS

GREENLIGHT
STUDIO, LLC
www.greenlight.company

Applicant:
Greenlight Studio LLC
100 N. Cotton wood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:
Rockwall Property Corp
2235 Ridge Road
Suite 201
Rockwall, Texas 75087

Specfic Use Permit - Pickleball Courts
Rockwall Coffee

N.John King Blvd
Rockwall, Texas

Portion of Lot 1, Block A 108,960 SF/2.5 Acres
Boardwalk Development Addition
City of Rockwall, County of Rockwall, Texas
George W. Redlin Survey, A 183

Prepared June 10, 2026

© Greenlight Studio, LLC

City of Rockwall Case Number: _____

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☑ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES
[1] IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2] A **$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Northwest Corner of Park Hills Blvd and John King Blvd		
SUBDIVISION	Boardwalk Develment Addition	LOT 1	BLOCK A
GENERAL LOCATION	Park Hills and John King Blvd		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-71	CURRENT USE	Vacant
PROPOSED ZONING	No Change	PROPOSED USE	Pickleball as acessory
ACREAGE	2.5 Acres	LOTS [CURRENT] 1	LOTS [PROPOSED] 3

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Rockwall Property Corp	☑ APPLICANT	Greenlight Studio
CONTACT PERSON	Bill Bricker	CONTACT PERSON	Tyler Adams
ADDRESS	2235 Ridge Road Suite 201	ADDRESS	100 N. Cottonwood Drive Suite 104
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	Richardson, Texas 75080
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED C.W. Bricker [OWNER] THE UNDERSIGNED WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ [illegible] TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF June 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF June 2025

OWNER'S SIGNATURE C.W. Bricker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Mary Nicolette Abbe

MARY NICOLETTE ABBE
Notary ID #128295913
My Commission Expires
November 14, 2026

MY COMMISSION EXPIRES 11/14/2026



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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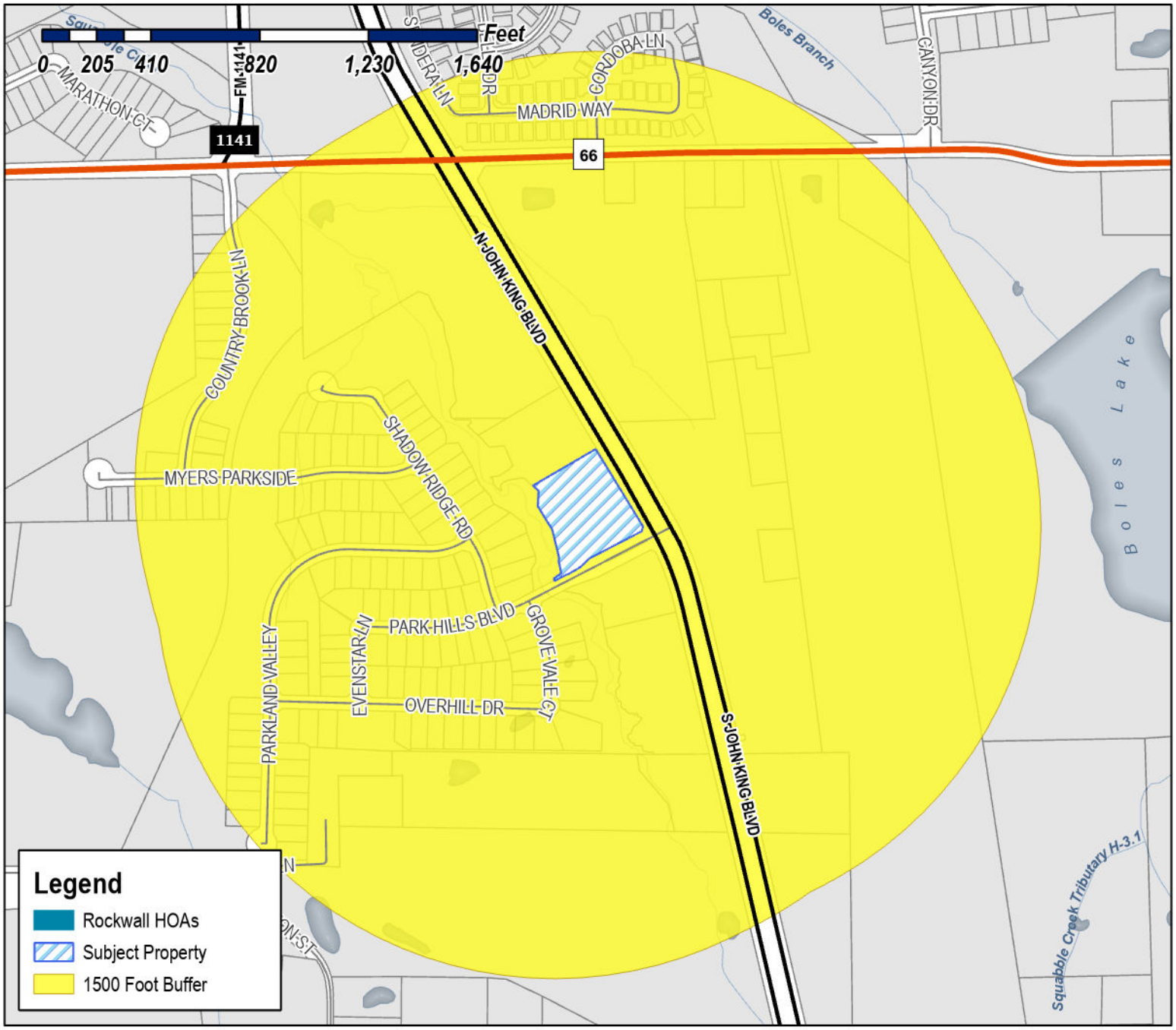

Case Number: Z2025-042
Case Name: SUP for Outdoor Commercial Amusement/ Recreation
Case Type: Zoning
Zoning: Planned Development District 98 (PD-98)
Case Address: NW Corner of Park Hills and John King
Date Saved: 6/13/2025

For Questions on this Case Call (972) 771-7745



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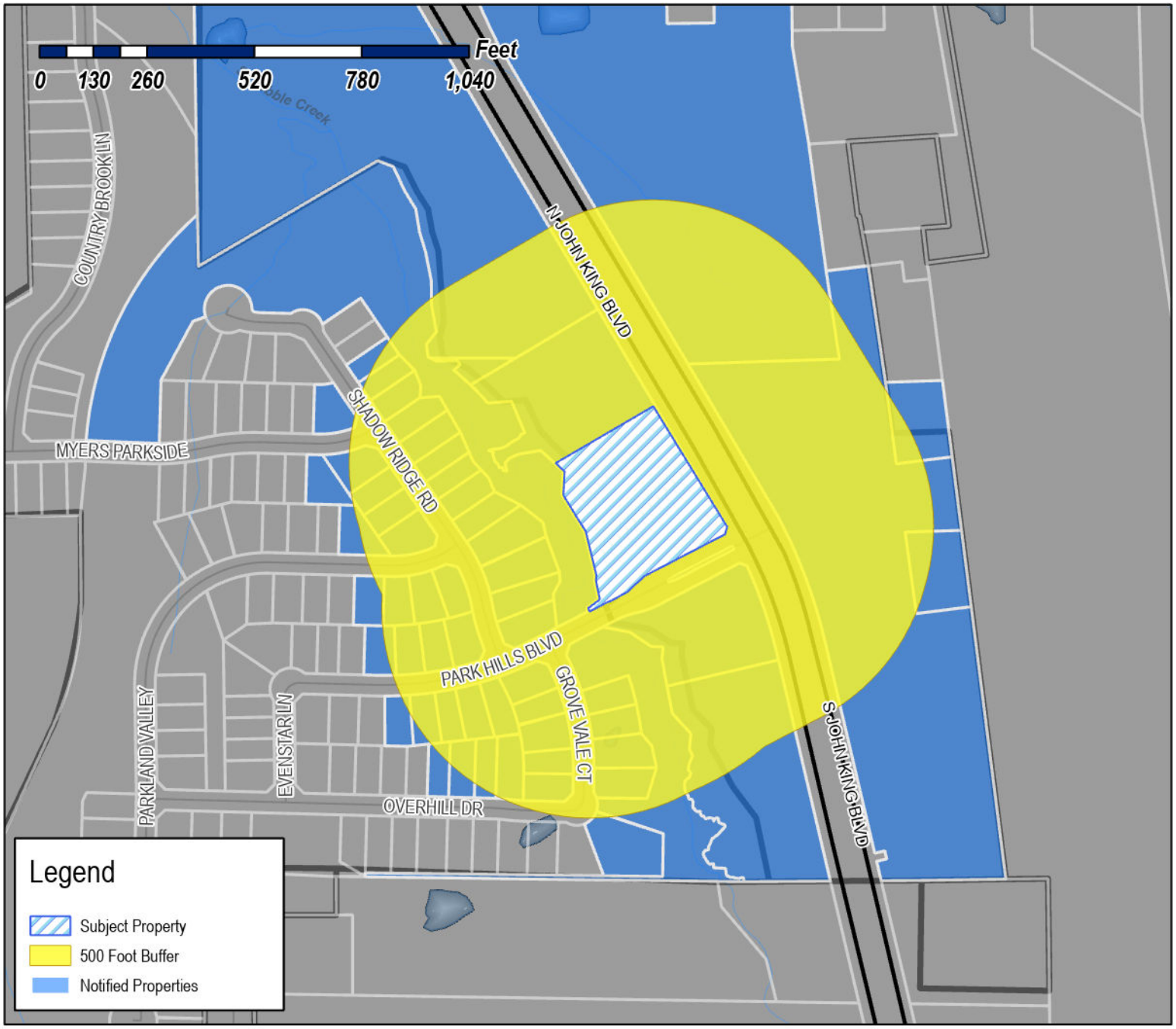

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For Questions on this Case Call: (972) 771-7745



RESIDENT
1427 MYERS PARKSIDE
ROCKWALL, TX 75087

RESIDENT
1428 MYERS PARKSIDE
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US)
14400 THE LAKES BLVD STE 200 BLDG C
PFLUGERVILLE, TX 78660

PACESETTER HOMES, LLC
14400 THE LAKES BLVD BLDG C STE 200
AUSTIN, TX 78660

RESIDENT
1519 PARK HILLS BLVD
ROCKWALL, TX 75087

RESIDENT
1523 PARK HILLS BLVD
ROCKWALL, TX 75087

RESIDENT
1524 OVERHILL DR
ROCKWALL, TX 75087

RESIDENT
1527 PARK HILLS BLVD
ROCKWALL, TX 75087

RESIDENT
1528 OVERHILL DR
ROCKWALL, TX 75087

RESIDENT
1531 PARK HILLS BLVD
ROCKWALL, TX 75087

RESIDENT
1532 OVERHILL DR
ROCKWALL, TX 75087

RESIDENT
1535 PARK HILLS BLVD
ROCKWALL, TX 75087

RESIDENT
1536 OVERHILL DR
ROCKWALL, TX 75087

RESIDENT
1545 OVERHILL DR
ROCKWALL, TX 75087

RESIDENT
203 GROVE VALLEY CT
ROCKWALL, TX 75087

RESIDENT
204 GROVE VALE CT
ROCKWALL, TX 75087

RESIDENT
207 GROVE VALLEY CT
ROCKWALL, TX 75087

RESIDENT
208 GROVE VALE CT
ROCKWALL, TX 75087

RESIDENT
210 GROVE VALE CT
ROCKWALL, TX 75087

RESIDENT
211 GROVE VALLEY CT
ROCKWALL, TX 75087

RESIDENT
214 GROVE VALE CT
ROCKWALL, TX 75087

RESIDENT
215 GROVE VALLEY CT
ROCKWALL, TX 75087

RESIDENT
219 GROVE VALLEY CT
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
2235 RIDGE RD STE 201
ROCKWALL, TX 75087

RESIDENT
239 PARKLAND VALLEY
ROCKWALL, TX 75087

RESIDENT
240 PARKLAND VALLEY
ROCKWALL, TX 75087

DVB AIRPORT LLC
2421 KATHRYN DR
HEATH, TX 75032

DVB FAMILY LIMITED PARTNERSHIP
2421 KATHRYN DR
HEATH, TX 75032

RESIDENT
244 PARKLAND VALLEY
ROCKWALL, TX 75087

RESIDENT
248 PARKLAND VALLEY
ROCKWALL, TX 75087

RESIDENT
252 PARKLAND VALLEY
ROCKWALL, TX 75087

RESIDENT
302 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
306 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
310 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
314 SHADOW RIDGE RD
ROCKWALL, TX 75087

SHANE HOMES (TEXAS) INC
325 N SAINT PAUL ST STE 3100 #2901
DALLAS, TX 75201

RESIDENT
400 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
404 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
405 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
408 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
409 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
412 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
413 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
416 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
417 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
420 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
502 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
506 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
510 SHADOW RIDGE RD
ROCKWALL, TX 75087

WAS HOLDINGS LLC
7091 ELM ST
FRISCO, TX 75034

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-042: Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation

Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Bill Bricker of Rockwall Property Corporation the approval of a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation in conjunction with a proposed 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 Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 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 Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, July 21, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-042: Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

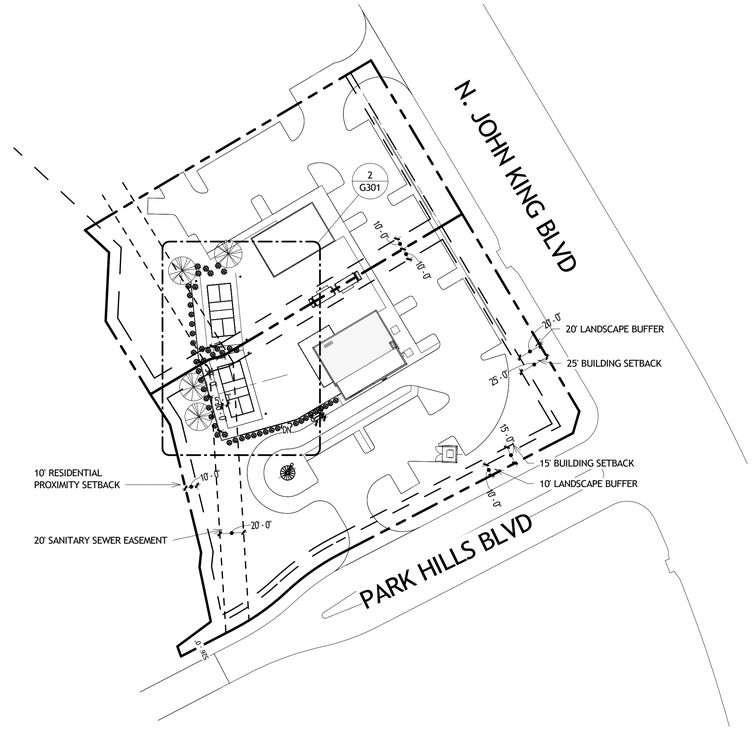
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



2 SUP Pickleball Court Plan
1" = 10'-0"

0' 5 10 20 40

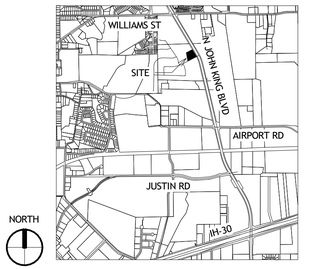


1 SUP Overall Site plan
1" = 60'-0"

0' 30 60 120 240

Site Information

Lot	Proposed Part of Existing Lot 1 Proposed Lot 1A and 1B BlockA
Subdivided:	Lot "1A" : 65,076 SF /1.49 Acres Lot "1B": 43,884 SF/ 1.01 Acres
Total Parcel Size:	108,960 SF / 2.5Acres
Remaining Parcel:	87,060 SF / 2.0 Acres
Current Zoning:	Planned Development 72
Proposed Zoning:	No Change
Proposed Use:	Pickleball Court as Accessory Use
Max Height:	60'
Front Yard Setback:	15'
Side Yard Setback:	10'
Back Yard Setback:	20'
Max Lot Coverage	60%
Max Floor Area Ratio	4:1



VICINITY MAP - NTS

GREENLIGHT
STUDIO, LLC
www.greenlight.company

Applicant:
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:
Rockwall Property Corp
2235 Ridge Road
Suite 201
Rockwall, Texas 75087

Specfic Use Permit - Pickleball Courts
Rockwall Coffee

N.John King Blvd
Rockwall, Texas

Portion of Lot 1, Block A 108,960 SF/2.5 Acres
Boardwalk Development Addition
City of Rockwall, County of Rockwall, Texas
George W. Redlin Survey, A 183

Prepared June 10, 2026

© Greenlight Studio, LLC

City of Rockwall Case Number: _____

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 71 (PD-71) [*ORDINANCE NO. 07-19*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN *OUTDOOR COMMERCIAL AMUSEMENT/RECREATION* IN CONJUCTION WITH A PROPOSED *RESTAURANT WITH DRIVE-THROUGH* ON A 2.50-ACRE PORTION OF A LARGER 4.50-ACARE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, BOARDWALK DEVELOPMENT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS *($2,000.00)* FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Tyler Adams of Greenlight Studio on behalf of Bill Bricker of Rockwall Property Corporation the approval of a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* in conjunction with a proposed *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 Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) [*Ordinance No. 07-19*] for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That Planned Development District 71 (PD-71) [*Ordinance No. 07-19*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to

DRAFT
09.22.2025

allow an *Outdoor Commercial Amusement/Recreation* in conjunction with a proposed *Restaurant with Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 71 (PD-71) [*Ordinance No. 07-19*], Subsection 04.01, *General Commercial (C) District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Outdoor Commercial Amusement/Recreation* on the *Subject Property* and conformance to these conditions is required for continued operation:

1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The *Outdoor Commercial Amusement/Recreation* shall be at least 150-feet from any residentially used or zoned property.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and

DRAFT ORDINANCE 05.24.2025

the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 06.24.2025

Exhibit 'A'
Location Map

Legal Description: Lot 1, Block A, Boardwalk Development Addition

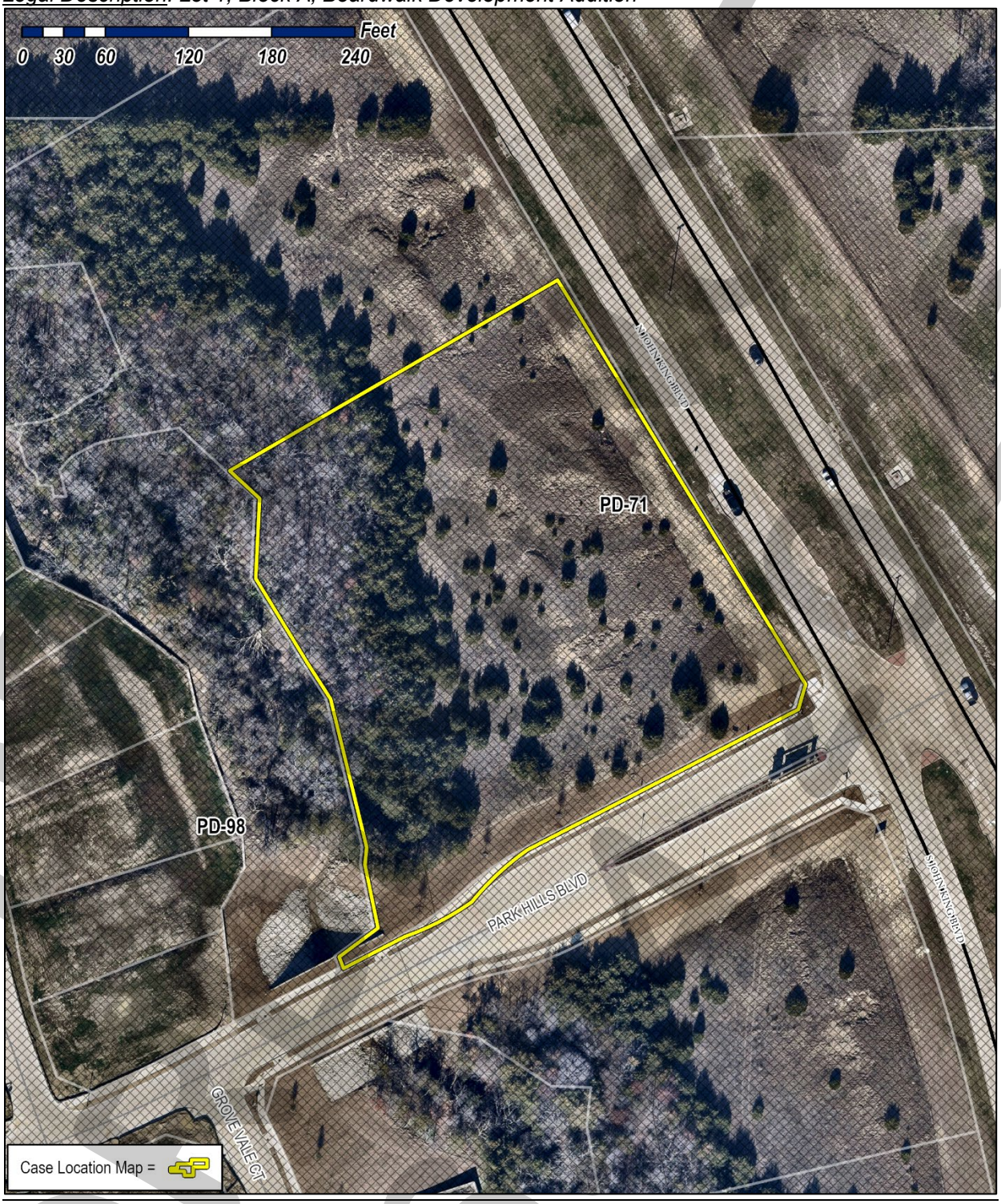
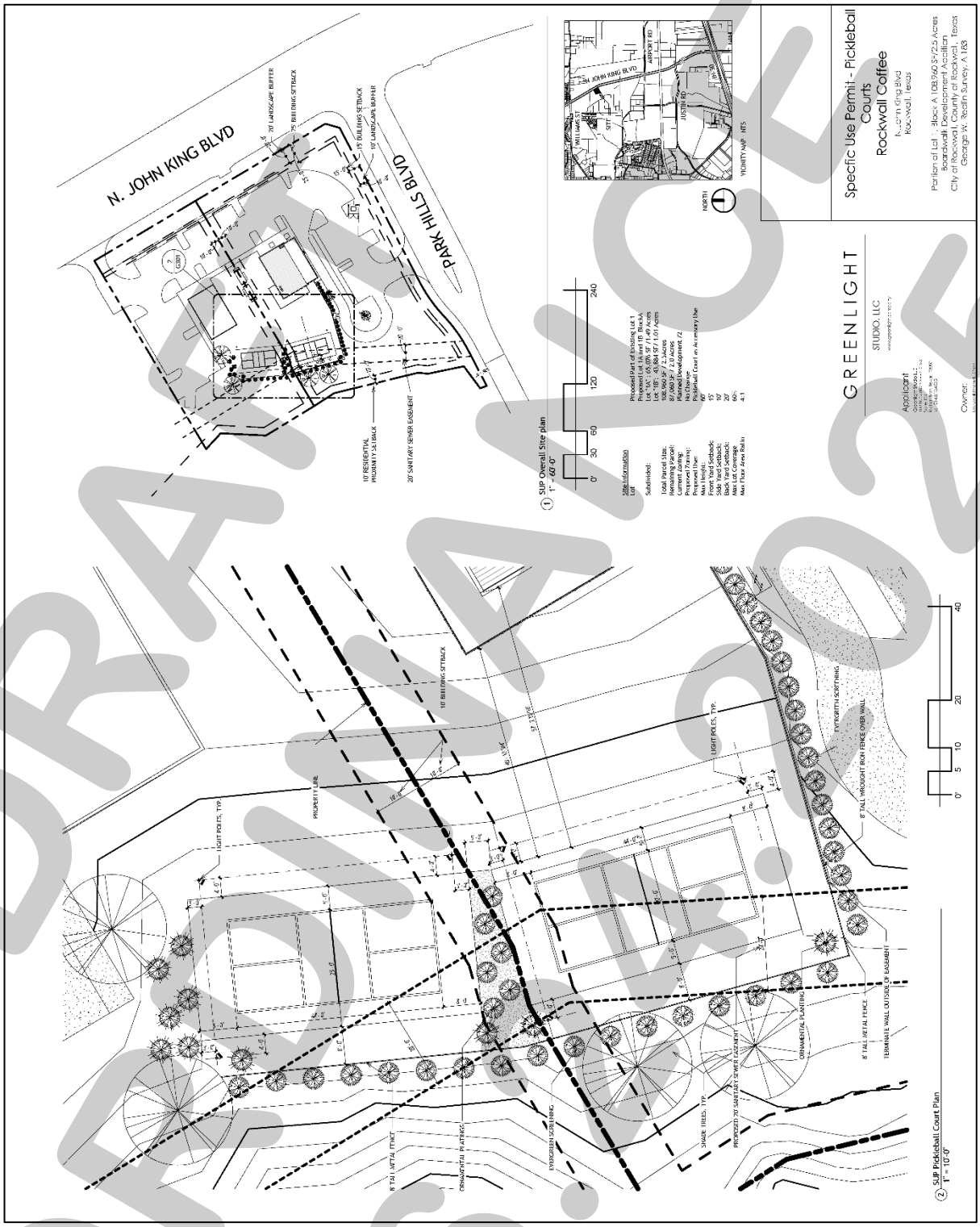


Exhibit 'B':
Site Plan



DRAFT
ORDINANCE
06.10.2025

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/20/2025

PROJECT NUMBER: Z2025-043
PROJECT NAME: SUP for 3920 Interstate 30
SITE ADDRESS/LOCATIONS: 3920 E INTERSTATE 30

CASE CAPTION: Hold a public hearing to discuss and consider a request by Pene Sherman of P. Sherman Construction on behalf of Adam Mitchell the approval of a Specific Use Permit (SUP) for Outside Storage 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, situated within the IH-30 Overlay (IH-30 OV) District, zoned Light Industrial (LI) District, addressed as 3920 IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	06/20/2025	Needs Review

06/20/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for Outside Storage 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, situated within the IH-30 Overlay (IH-30 OV) District, zoned Light Industrial (LI) District, addressed as 3920 IH-30.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (Z2025-043) in the lower right-hand corner of all pages on future submittals.

I.4 In January 2025 Building Inspections and Neighborhood Improvement Services informed the business owner that Outside Storage is not permitted on the property and they would need a Certificate of Occupancy (CO) to operate. The applicant submit their current Specific Use Permit (SUP) request on June 13, 2025; however, the business owner continued to operate with a Certificate of Occupancy (CO), continued to store equipment outside, and complete work without permits.

I.5 According to Subsection 02.02(J), Wholesale, Distribution, and Storage Land Uses, of Article 13, Definitions, of the Unified Development Code (UDC), Outside Storage is defined as “(t)he permanent or continuous keeping, displaying, or storing of unfinished goods, material, merchandise, equipment, service vehicles or heavy vehicles outside of a building on a lot or tract overnight or for more than 24-hours.” In this case, the applicant is requesting to store trailers and heavy equipment outside.

I.6 According to Subsection 02.03(J), of Article 04, Permissible Uses, of the Unified Development Code (UDC), “(n)o outside storage shall be allowed in any zoning district adjacent to IH-30; however, on property that is zoned Light Industrial (LI) District and adjacent to IH-30, a Specific Use Permit (SUP) may be considered on a case-by-case basis...” In this case, the subject property is zoned Light Industrial (LI) District and is located adjacent to I-30. Given this, the applicant is requesting a Specific Use Permit (SUP) for Outside Storage.

I.7 According to Subsection 01.05(E), Screening Standards, Article 05, District Development Standards, of the Unified Development Code (UDC), “(o)utside storage of materials or vehicles shall be screened from all public rights-of-way, any adjacent properties, and parks and open space that abut or are directly across a public street or alley from the subject property. The screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers. As an alternative, the Planning and Zoning

Commission may approve a screening method...” such a three (3) tiered landscaping (i.e. a row of evergreen shrubs, a row of accent trees, and a row of canopy trees, with a wrought iron fence). In this case, the applicant is not proposing any screening method that is described by the Unified Development Code (UDC); rather the applicant is proposing a mesh that is affixed to the existing fence. According to Subsection 08.02(B)(6), General Fence Standards, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), no materials may be affixed to a semi-transparent fence.

M.8 Please provide clarity on the following items: (1) what will be stored on the subject property, (2) what will the maximum height of the stored materials/equipment be, and (3) is there any proposed screening method?

M.9 Please review the attached draft ordinance prior to the June 24, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by July 1, 2025.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 1, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 15, 2025 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 24, 2025.

I.11 The projected City Council meeting dates for this case will be July 21, 2025 (1st Reading) and August 4, 2025 (2nd Reading).

M.12 A representative is required to be present at all meetings associated with this case.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/17/2025	Approved w/ Comments

06/17/2025: 1. 3600 psi minimum and 6.5 sack minimum
2. Must be concrete

General Comments:
The following are general comments related to any exterior improvements to the property.

General Items:
- Must meet City's 2023 Standards of Design and Construction Manual
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences within easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Show commercial dumpster locations on the site plan if applicable. Dumpsters may not directly face a roadway.
- TXDOT permits required for any utility, drainage, or driveway improvements within the ROW of I-30.
- Additional comments may be provided at time of Site Plan and Engineering.

Roadway Paving Items:
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed.
- All parking to be 20'x9' minimum.
- No dead-end parking allowed without a City approved turnaround area.
- All drive aisles to be 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

- Fire lane (if needed) to be in a platted easement.
- Culverts for driveways (if needed) will need to be engineered.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, Storm, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements. No structures allowed in easements
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in an easement.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- May need to extend water and sewer to site with pro-ratas.

Drainage Items:
- Existing flow patterns must be maintained.
- Detention is required if increasing impervious area.
- Detention calculations are based on zoning, not land use area.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at the free-board elevation.
- Detention ponds must provide an emergency spillway.
- Detention ponds must be irrigated.
- No vertical walls are allowed in detention easement.
- No public water or sanitary sewer are allowed in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- 100-year WSEL must be called out for detention ponds.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2025	Approved

No Comments

The following are general comments related to any exterior improvements to the property.

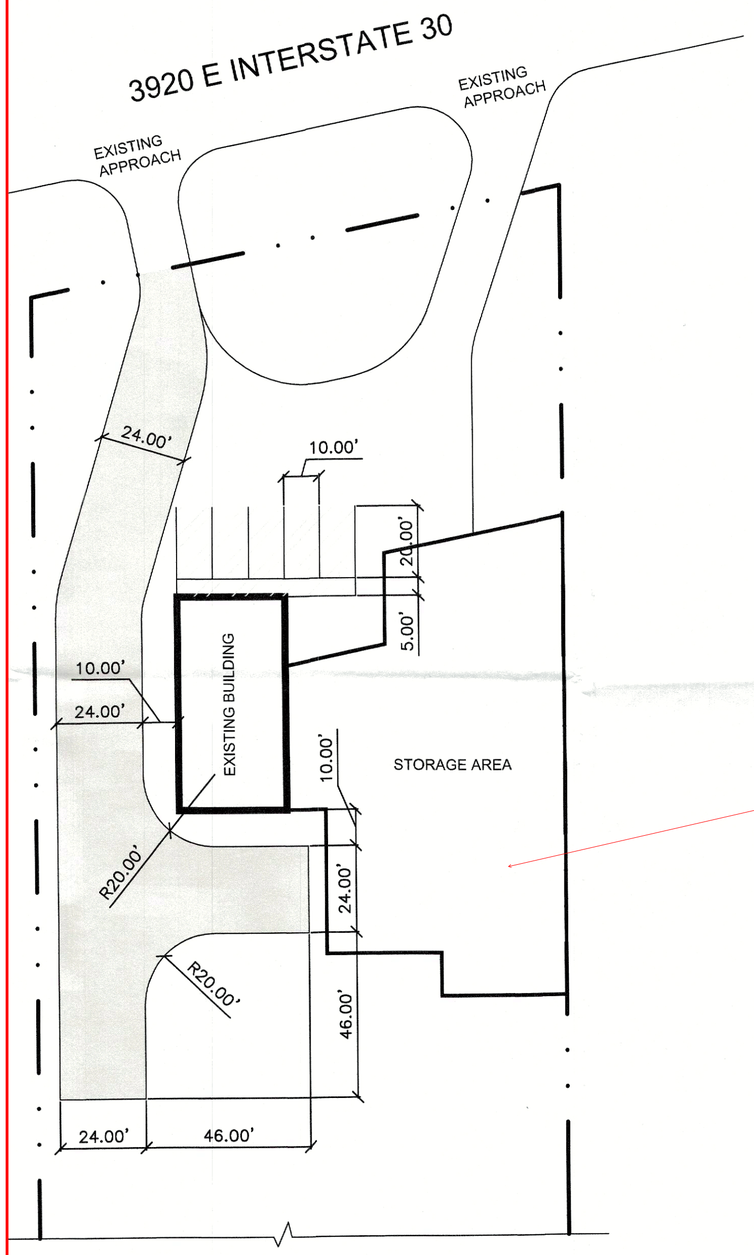
General Items:
- Must meet City's 2023 Standards of Design and Construction Manual
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences within easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Show commercial dumpster locations on the site plan if applicable. Dumpsters may not directly face a roadway.
- TXDOT permits required for any utility, drainage, or driveway improvements within the ROW of I-30.
- Additional comments may be provided at time of Site Plan and Engineering.

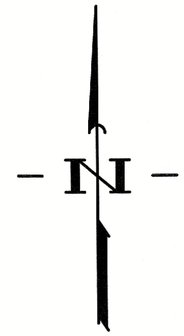
Roadway Paving Items:
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed.
- All parking to be 20'x9' minimum.
- No dead-end parking allowed without a City approved turnaround area.
- All drive aisles to be 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.
- Culverts for driveways (if needed) will need to be engineered.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, Storm, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements. No structures allowed in easements
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in an easement.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- May need to extend water and sewer to site with pro-ratas.

Drainage Items:
- Existing flow patterns must be maintained.
- Detention is required if increasing impervious area.
- Detention calculations are based on zoning, not land use area.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at the free-board elevation.
- Detention ponds must provide an emergency spillway.
- Detention ponds must be irrigated.
- No vertical walls are allowed in detention easement.
- No public water or sanitary sewer are allowed in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- 100-year WSEL must be called out for detention ponds.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.





3600 psi minimum and 6.5 sack minimum

FIRE LANE: 6,752 S.F. 6" 3600 PSI CONCRETE, 20' INTERIOR RADIUS WITH #4 REBAR @ 16" O.C.E.W. SAW CUT @ 10' O.C.

PARKING: 1,250 S.F. 6" 3500 PSI CONCRETE WITH #4 REBAR @ 16" O.C.E.W.

Must be concrete

NOTES
1. SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY.
2. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.
3. FIELD VERIFY ALL DIMENSIONS. ZATTO DESIGN NOT RESPONSIBLE FOR INACCURATE INFORMATION.

NO.	BY	DESCRIPTION REVISIONS	DATE
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EXISTING BUILDING
3920 E. INTERSTATE 30
ROCKWALL, TEXAS

DATE: 29MAY25		PROJECT NUMBER: 25-110	SHEET NUMBER: C-1
SCALE: 1"=40'			
DRAWN BY: D.Z.		CHECKED BY: D.Z.	
DESIGN BY: D.Z.			

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☑ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2] $215.00
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	3920 Interstate 30, Rockwall, TX 75032				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	South side of IH 30, West of Fate				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING	Office/Warehouse/Storage	PROPOSED USE			
ACREAGE	1.00	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

☑ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Adam Mitchell	☐ APPLICANT	P. Sherman Construction
CONTACT PERSON	Pene Sherman	CONTACT PERSON	Pene Sherman
ADDRESS	16080 Interstate 30	ADDRESS	457 Lawrence Drive
			#530
CITY, STATE & ZIP	Royse City TX 75189	CITY, STATE & ZIP	Heath, TX 75032
PHONE		PHONE	469.975.6557
E-MAIL		E-MAIL	psherman@pshermanconstruction.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Adam Mitchell [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 215.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* June *20* 25 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* June *20* 25

OWNER'S SIGNATURE Adam Mitchell

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Linda

NOTARY PUBLIC
LINDA LEO
Notary ID #128291730
My Commission Expires
June 7, 2026

MY COMMISSION EXPIRES June 7, 2026



City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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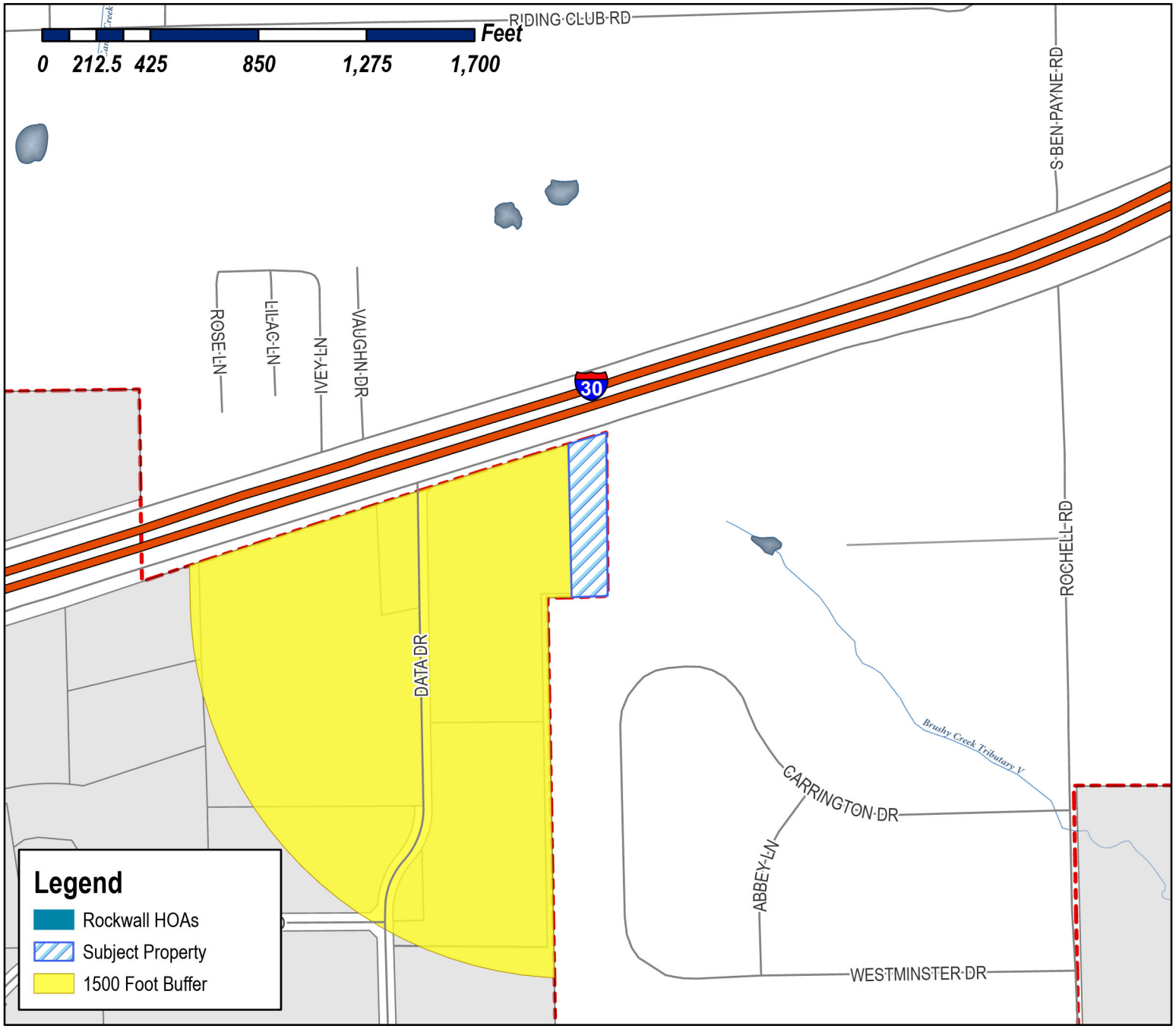
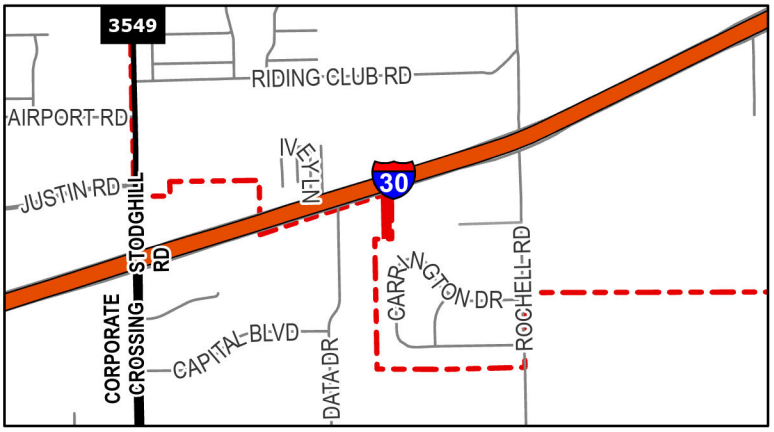


Case Number: Z2025-043
Case Name: SUP for Outside Storage
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 3920 E Interstate 30



Date Saved: 6/13/2025
For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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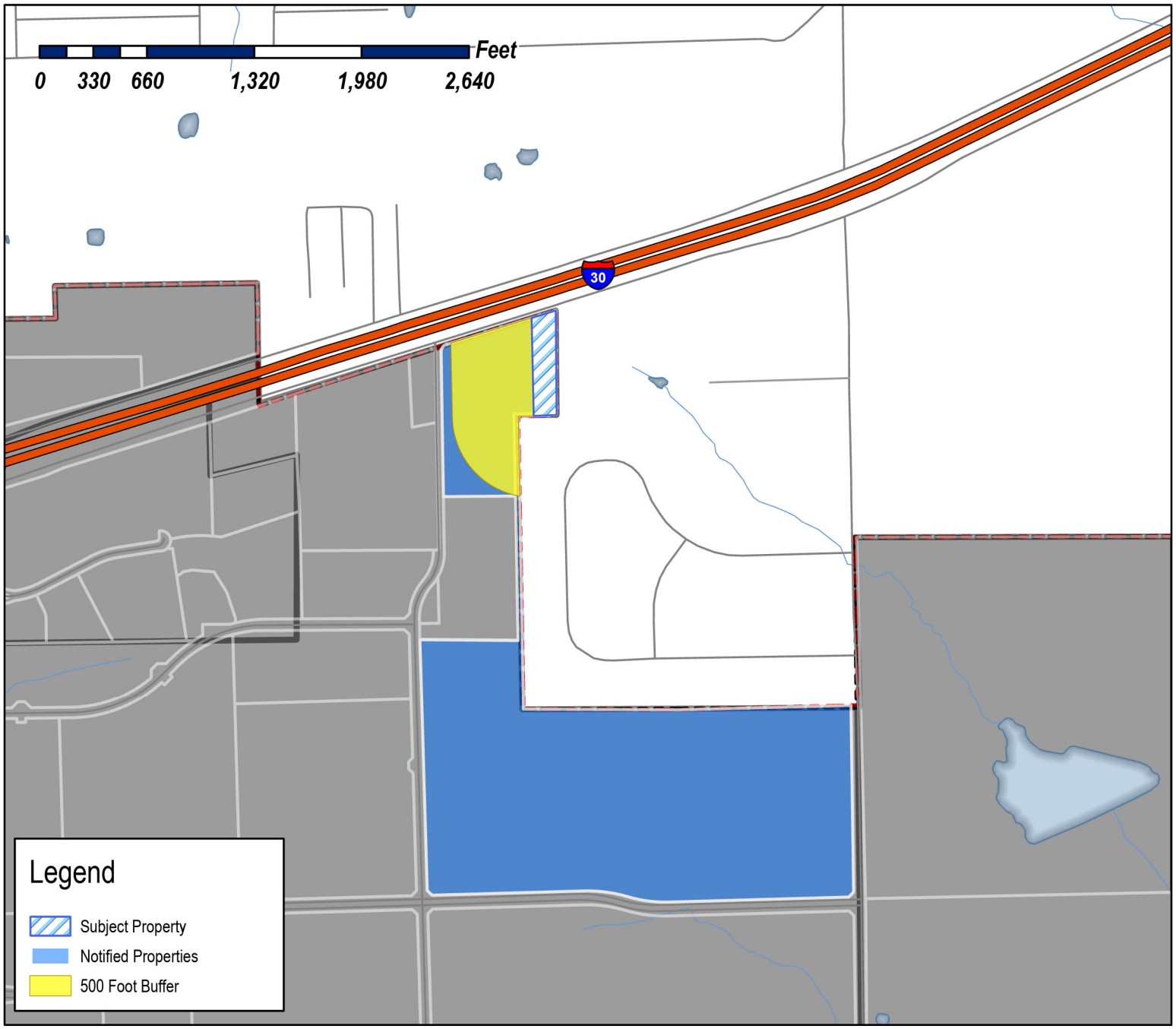

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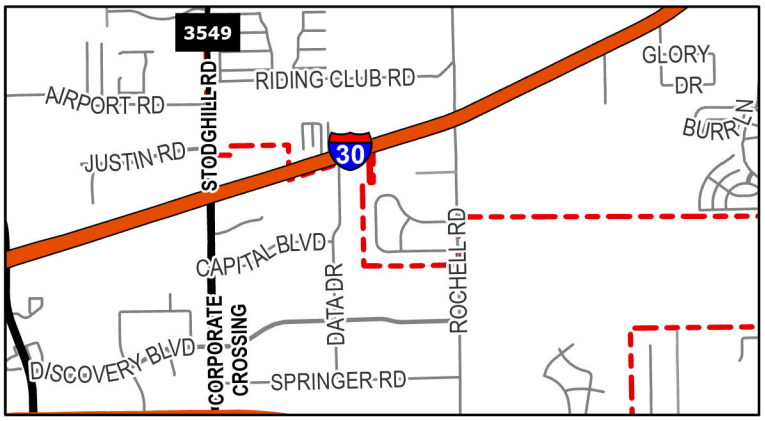


Date Saved: 6/13/2025
For Questions on this Case Call: (972) 771-7745

RESIDENT
1220 DATA DR
ROCKWALL, TX 75032

RESIDENT
3908 E I30
ROCKWALL, TX 75032

MITCHELL ADAM
6680 I-30
ROYSE CITY, TX 75189

USEF ROCKWALL OWNER, LLC (1116176)
9830 COLONNADE BLVD SUITE 600
SAN ANTONIO, TX 78230

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-043: Specific Use Permit (SUP) for Outside Storage

Hold a public hearing to discuss and consider a request by Pene Sherman of P. Sherman Construction on behalf of Adam Mitchell the approval of a *Specific Use Permit (SUP)* for *Outside Storage* 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, situated within the IH-30 Overlay (IH-30 OV) District, zoned Light Industrial (LI) District, addressed as 3920 IH-30, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, July 21, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-043: Specific Use Permit (SUP) for Outside Storage

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

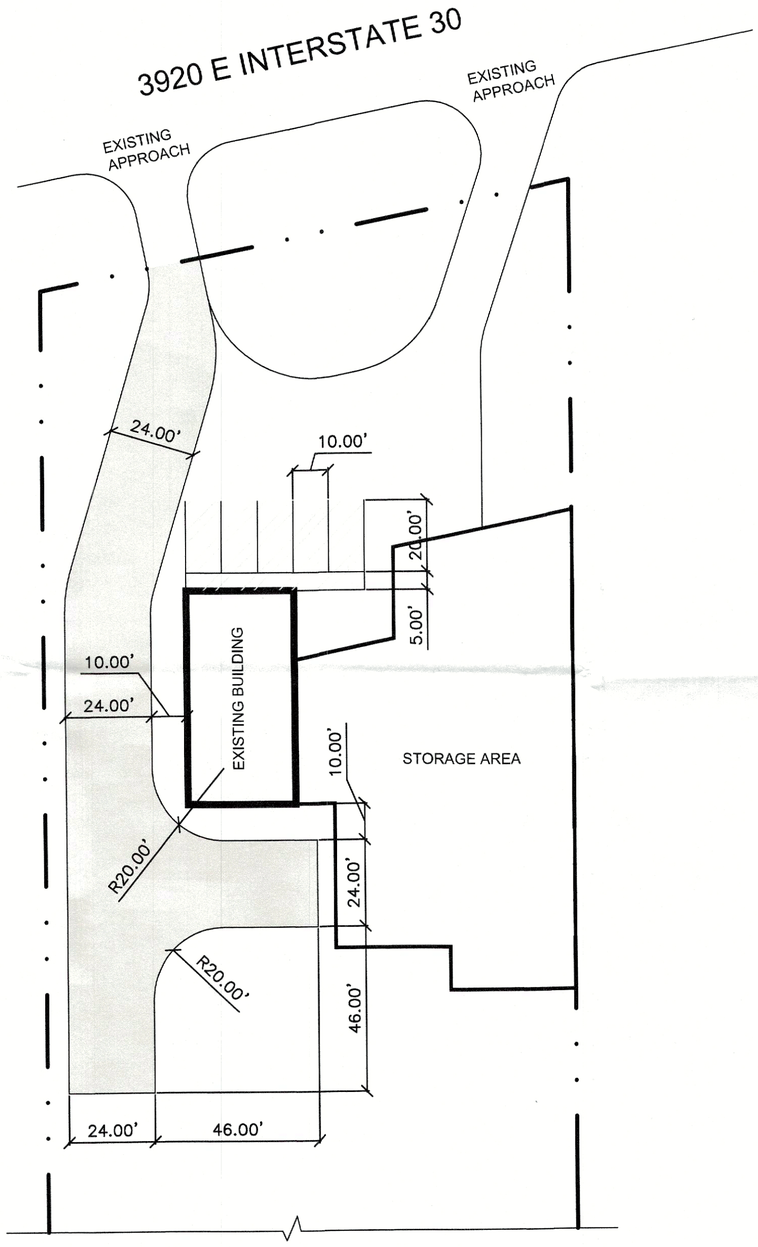
☐ I am opposed to the request for the reasons listed below.

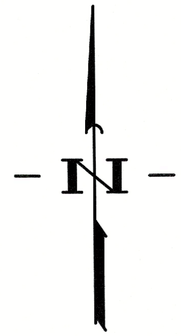
Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE





FIRE LANE: 6,752 S.F. 6" 3500 PSI CONCRETE, 20' INTERIOR RADIUS WITH #4 REBAR @ 16" O.C.E.W. SAW CUT @ 10' O.C.

PARKING: 1,250 S.F. 6" 3500 PSI CONCRETE WITH #4 REBAR @ 16" O.C.E.W.

NOTES

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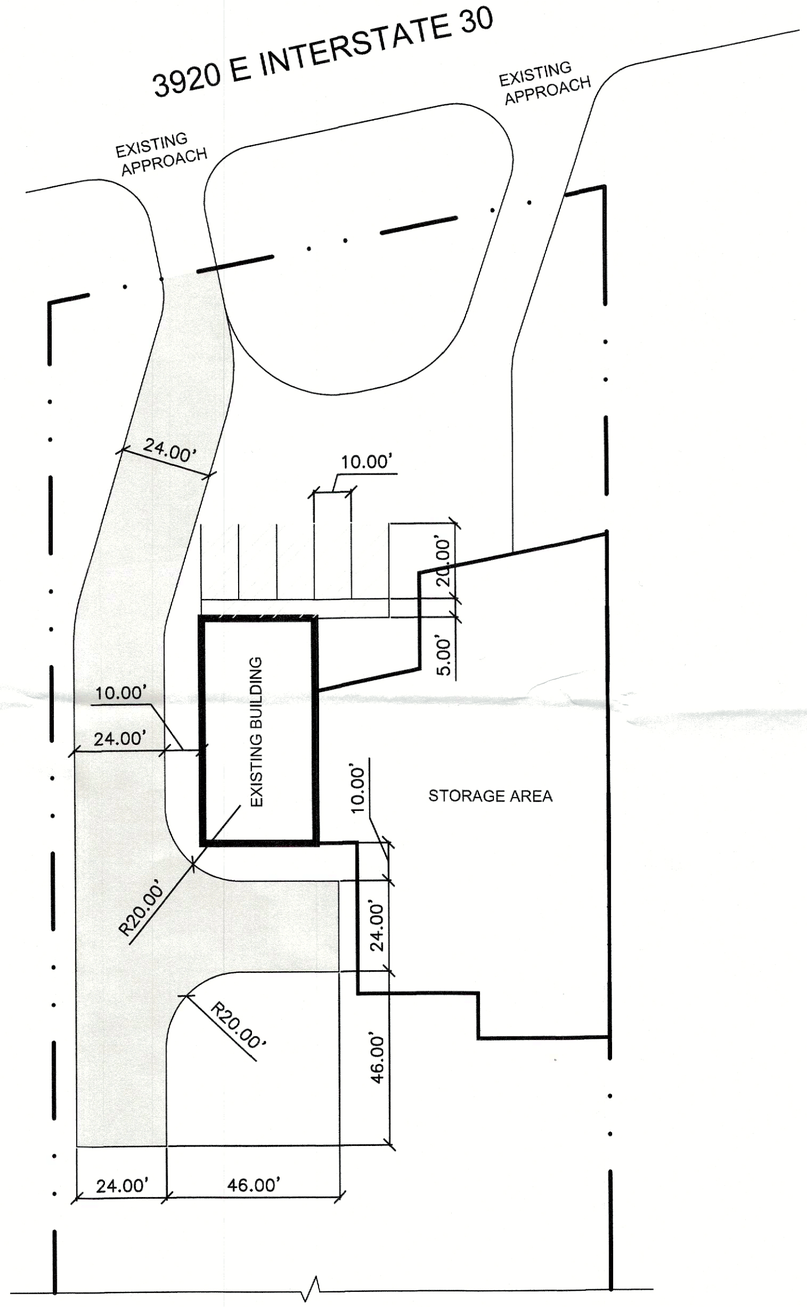
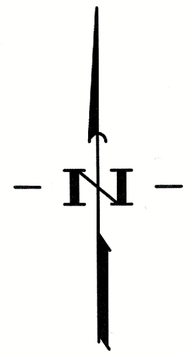
EXISTING BUILDING
3920 E. INTERSTATE 30
ROCKWALL, TEXAS

DATE: 29MAY25		PROJECT NUMBER: 25-110	SHEET NUMBER: C-1
SCALE: 1"=40'			
DRAWN BY: D.Z.		CHECKED BY: D.Z.	
DESIGN BY: D.Z.			





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EXISTING BUILDING
3920 E. INTERSTATE 30
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DATE: 29MAY25		PROJECT NUMBER: 25-110	SHEET NUMBER: C-1
SCALE: 1"=40'			
DRAWN BY: D.Z.		CHECKED BY: D.Z.	
DESIGN BY: D.Z.			

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW *OUTSIDE STORAGE* ON A 2.00-ACRE TRACT OF LAND IDENTIFIED AS TRACT 23-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Pene Sherman of P. Sherman Construction on behalf of Adam Mitchell for the approval of a Specific Use Permit (SUP) for *Outside Storage* on a 2.00-acre tract of land, zoned Light Industrial (LI) District, being identified as Tract 23-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, addressed as 3920 IH-30, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *Outside Storage* as stipulated by Article 04*, Permissible Uses,* and Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01*, Land Use Schedule,* and Subsection 02.03, *Conditional Land Use Standards*, of Article 04*, Permissible Uses,* and Subsection 01.05, *Screening Standards*, Subsection 05.01*, General Industrial District Standards*, and Subsection 05.02, *Light Industrial (LI) District,* of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

DRAFT 09.24.25

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the *Outside Storage* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The *Outside Storage* shall be limited to the area delineated on the *Site Plan* depicted in *Exhibit 'B'* of this ordinance; and,

2) The maximum height of the *Outside Storage* shall not exceed eight (8) in total height; and,

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4th DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

PRELIMINARY ORDINANCE 06.24.2025

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

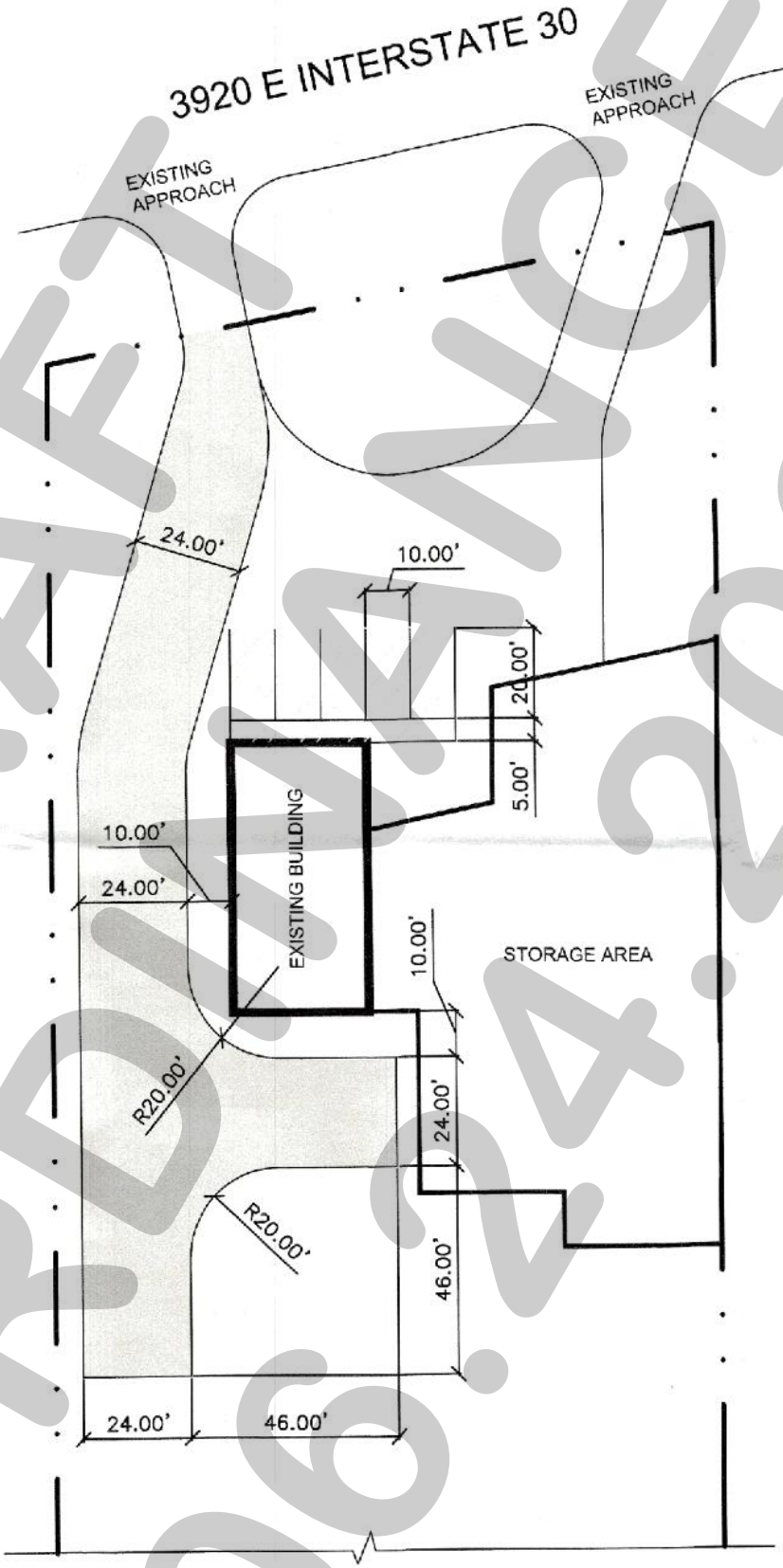
DRAFT ORDINANCE 06.24.2025

Exhibit 'A':
Location Map



DRAFT ORDINANCE 06.25

Exhibit 'B':
Site Plan



DRAFT ORDINANCE 06.24.2025

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/20/2025

PROJECT NUMBER: P2025-021
PROJECT NAME: Preliminary Plat for Goliad Street Addition
SITE ADDRESS/LOCATIONS: 4156 N GOLIAD ST

CASE CAPTION: Discuss and consider a request by James Martin of Gardner Construction on behalf Khalid Motorwala of Tachtical Investment Group, LLC for the approval of a Preliminary Plat for Lot 1, Block A, Goliad Street Addition being a 4.998-acre tract of land identified as Tract 25-7 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 4156 N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/20/2025	Needs Review

06/20/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for Lot 1, Block A, Goliad Street Addition being a 4.998-acre tract of land identified as Tract 25-7 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 4156 N. Goliad Street [SH-205].

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2025-021) in the lower right-hand corner of all pages on future submittals.

M.4 Please provide a will serve letter for the water supply. This must be provided before the City Council approves the plat. (Chapter 38 of the Municipal Code of Ordinances)

M.5 Please correct the Title Block to the following (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

Preliminary Plat
Lot 1, Block A,
Goliad Street Addition
Being
1 Lot
4.998-Acres or 217,712.88 SF
Situated in the
J. Strickland Survey, Abstract No. 187
City of Rockwall, Rockwall County, Texas

M.6 Please correct the lot and block callout to match the Title Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.7 Lots between 3.00 - 5.00-Acres are required 200-feet of frontage onto a public road. In this case, the subject property does not meet this requirement; however, it is

considered a lot of record. (Rockwall Interlocal Agreement)

M.8 Please indicate the City Limit line. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please ghost in the original lot line. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Please delineate the right-of-way and centerline for N. Goliad Street [SH-205]. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 Please include the topographic contours and all existing/proposed drainage areas. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.12 Please use the signature blocks and Owner's Dedication from the Rockwall Interlocal Agreement. (Rockwall Interlocal Agreement)

M.13 Please include the General Notes listed in Section 38-7(1)(A)(1)(b) of the City of Rockwall Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.14 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: June 24, 2025
Planning and Zoning Public Hearing: July 15, 2025
City Council: July 21, 2025

I.15 Please note that once the Preliminary Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/17/2025	Approved w/ Comments

06/17/2025: 1. 10' utility easement require along frontage.
2. Call out 100yr WSEL of pond.
3. list width of all easements.
4. Need northing and easting for at least 2 points on plat.
5. Please add all applicable general notes and ensure you are using the latest plat language.

General Comments:
General Items:
- This property is currently not located within the City of Rockwall, but is within the City's ETJ. If you plan on subdividing the property or re-platting, you would then be required to meet all of the City's engineering regulations.
- Must meet City's 2023 Standards of Design and Construction Manual
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences with easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Additional comments may be provided at time of Site Plan and Engineering.

Drainage Items:
- Existing flow patterns must be maintained.
- Detention must be provided for the entire site. Detention is based on property zoning, not use of specific area. Stormwater cannot increase off the property.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
- Detention pond is required to have an emergency spillway.
- Detention ponds must be irrigated.
- No water or sewer lines can be in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- Dumpster areas shall drain to an oil/water spectator and then into the storm system.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- The site is located within the Mt. Zion water district, but must meet all of City of Rockwall's fire flow requirements, if annexed into the City. Must have a letter from Mt. Zion stating that they can serve with required fire flows and pressure.
- For Rockwall to serve water or sewer, site must be annexed into the City. To serve water, site must be annexed into the City, and removed from Mt. Zion's CCN.
- There is an existing 8" City water main located along SH 205 approximately 600± feet south of the property line. If you want to opt out of the Mt. Zion water district we will need a letter of approval from them.
- A 12" water line must be installed along the SH 205 roadway frontage to match the City master water plan. Easements must be dedicated.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is currently no existing City sewer available for this site. All proposed septic systems will need to be reviewed and permitted through Rockwall County.
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.

Roadway Paving Items:
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within SH 205.
- All driveways must meet City and TXDOT spacing requirements.
- All parking, storage, drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be minimum 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.
- Fire lane (if needed) to end in a fire department approved turn around.
- Driveway Culverts (If needed) must be engineer designed, 18" minimum, and reinforced concrete pipe.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/17/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved w/ Comments

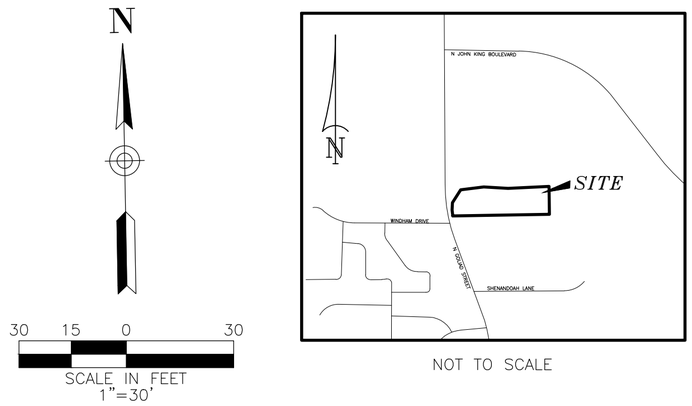
06/16/2025: Add State Plane Coordinates to two corners. (NAD83 TX State Plane North Central 4204 - Grid)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/16/2025	Approved

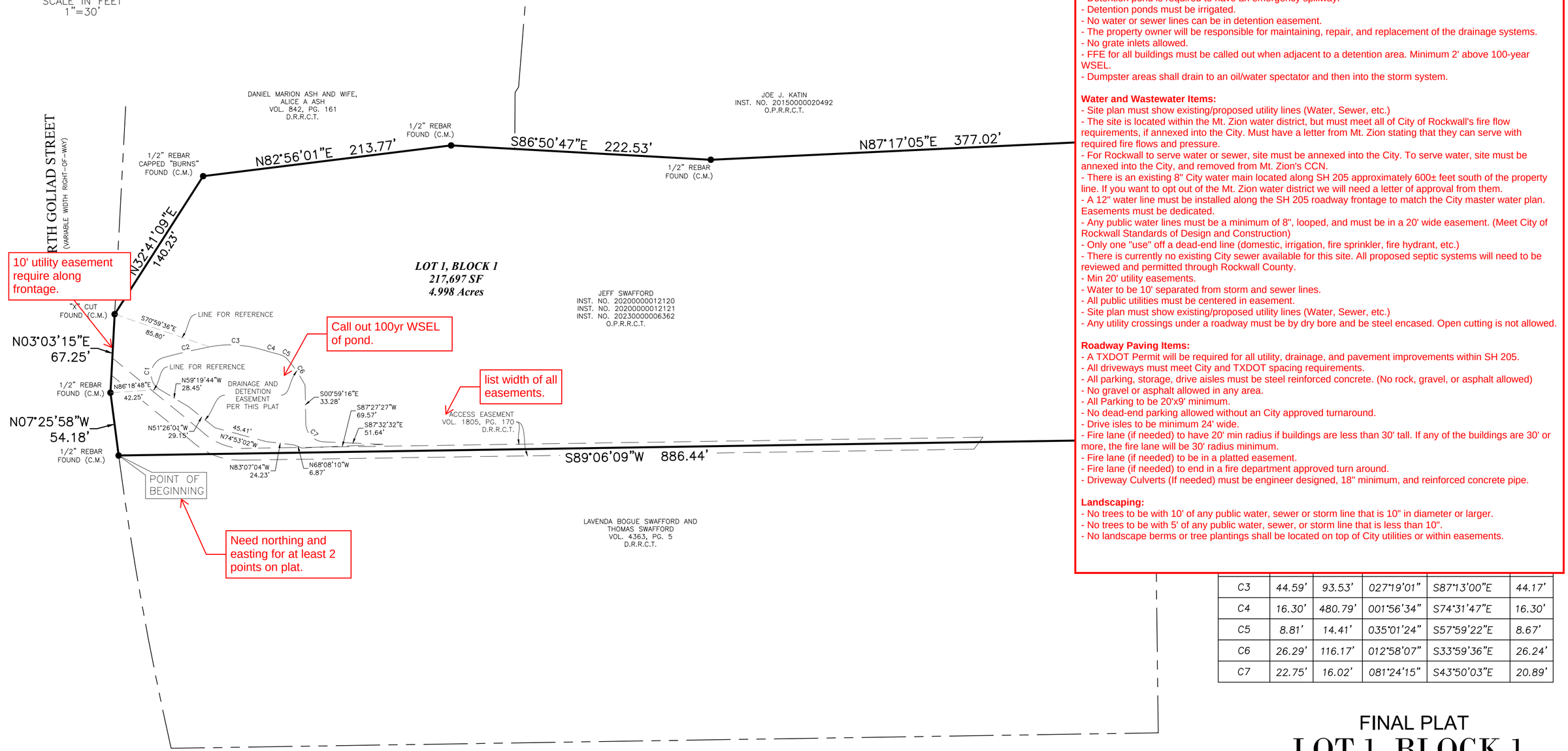
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2025	Approved

No Comments



NOT TO SCALE



General Items:
- This property is currently not located within the City of Rockwall, but is within the City's ETJ. If you plan on subdividing the property or re-platting, you would then be required to meet all of the City's engineering regulations.
- Must meet City's 2023 Standards of Design and Construction Manual
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences with easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Additional comments may be provided at time of Site Plan and Engineering.

Drainage Items:
- Existing flow patterns must be maintained.
- Detention must be provided for the entire site. Detention is based on property zoning, not use of specific area. Stormwater cannot increase off the property.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
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- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

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C4	16.30'	480.79'	001°56'34"	S74°31'47"E	16.30'
C5	8.81'	14.41'	035°01'24"	S57°59'22"E	8.67'
C6	26.29'	116.17'	012°58'07"	S33°59'36"E	26.24'
C7	22.75'	16.02'	081°24'15"	S43°50'03"E	20.89'

ENGINEER
Civil Point Engineering
5900 South Lake Forest Drive, Suite 300
McKinney, Texas 75070

OWNER/DEVELOPER
Jeff Swafford
4078 N. Goliad Street
Rockwall, Texas 75087

TRAVERSE
LAND SURVEYING LLC
359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting

Date: 2025.06.11 Project No.: TR-337-25

FINAL PLAT
LOT 1, BLOCK 1 GOLIAD STREET ADDITION

BEING 4.998 ACRES
OUT OF THE JOSEPH STRICKLAND SURVEY
ABSTRACT NUMBER 187
CITY OF ROCKWALL ETJ,
ROCKWALL COUNTY, TEXAS
JUNE 2025

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Jeff Swafford is the owner of a 4.998 acre tract of land within the Joseph Strickland Survey, Abstract Number 187, Rockwall County, Texas and being all of a tract of land described to Jeff Swafford by deed recorded in Instrument Number 2020000012120, Instrument Number 20200000012121, Official Public Records, Rockwall County, Texas and being corrected in Instrument Number 2023000006362, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the northwest corner of a tract of land described to Lavenda Bogue Swafford and Thomas Swafford by deed recorded in Volume 4363, Page 5, Deed Records, Rockwall County, Texas and lying on the east right-of-way line of North Goliad Street (Variable Width right-of-way);

THENCE North 07 degrees 25 minutes 58 seconds West, with the east right-of-way line of said North Goliad Street, a distance of 54.18 feet to a 1/2 inch rebar found for corner;

THENCE North 03 degrees 03 minutes 15 seconds East, with the east right-of-way line of said North Goliad Street, a distance of 67.25 feet to an "X" Cut found for the southwestern most corner of a tract of land described to Daniel Marion Ash and Wife, Alice A Ash by deed recorded in Volume 842, Page 161, Deed Records, Rockwall County, Texas;

THENCE North 32 degrees 41 minutes 09 seconds East, departing the east right-of-way line of said North Goliad Street, with the south line of said Ash tract, a distance of 140.23 feet to a 1/2 inch rebar capped "BURNS" found for corner;

THENCE North 82 degrees 56 minutes 01 seconds East, with a south line of said Ash tract, a distance of 213.77 feet to a 1/2 inch rebar found for corner;

THENCE South 86 degrees 50 minutes 47 seconds East, with the south line of said Ash tract, continuing with the south line of a tract of land described to Joe J. Katin by deed recorded in Instrument Number 20150000020492, Official Public Records, Rockwall County, Texas, a total distance of 222.53 feet to a 1/2 inch rebar found for corner;

THENCE North 87 degrees 17 minutes 05 seconds East, with the south line of said Katin tract, a distance of 377.02 feet to a 1/2 inch rebar found for the southeast corner of said Katin tract, same being a point on the west line of a tract of land described to Shennendoah Real Estate Partners, LP by deed recorded in Volume 3351, Page 114, Deed Records, Rockwall County, Texas;

THENCE South 00 degrees 41 minutes 17 seconds East, with a west line of said Shennendoah tract, a distance of 256.95 feet to a 1/2 inch rebar found for the northeast corner of said Lavenda and Thomas tract;

THENCE South 89 degrees 06 minutes 09 seconds West, departing the west line of said Shennendoah tract, with the north line of said Lavenda and Thomas tract, a distance of 886.44 feet to THE POINT OF BEGINNING and containing 217,697 square feet or 4.998 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT we Jeff Swafford do hereby adopt this plat designating the hereinabove described property as Goliad Street Addition, an addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the constructions, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to the platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas.

We further understand the following:

1. No building shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishgment of grade of streets or improvements.
4. The developer/property owner and subdivision engineer shall bear total responsiblity for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facitlities and maintenance to provided drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house, dwelling, unit or other structure shall be constructed on any lot in the addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with required base and paving, curb and gutter, water and sewer, drainage structures, storm structures and storm sewers all according to the specifications of the City of Rockwall.

Witness, my hand at _____, _____, This _____ day of _____, 20_____.

_____
Signature – Jeff Swafford Representative

_____
Printed Name

_____
Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared_____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20_____.

_____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

_____
David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____ _____, 202__

_____
Notary Public in and for the State of Texas

GENERAL NOTES [Please add this to any other notes included on the plat.]

(1) *Subdivider's Statement*. Selling a portion of this addition by metes and bounds is unlawful and a violation of the *Subdivision Ordinance* of the City of Rockwall and *Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code*, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) *Public Improvement Statement*. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the *Subdivision Ordinance* of the City of Rockwall.

(3) *Drainage and Detention Easements*. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) *Fire Lanes*. All *Fire Lanes* will be constructed, maintained, repaired and replaced by the property owner. *Fire Lanes* shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site *Fire Lane* improvements.

(5) *Street Appurtenances*. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

Please add all applicable general notes and ensure you are using the latest plat language.

APPROVAL:

that the above and foregoing subdivision plat, on to the City of Rockwall, Texas, was approved by the City of Rockwall, Texas, on the _____ day _____, 20___.

_____
Mayor, City of Rockwall

_____
Director of Planning and Zoning

_____
Planning and Zoning Commission Chariman

_____
City Engineer

_____
City Secretary

ENGINEER
Civil Point Engineering
5900 South Lake Forest Drive, Suite 300
McKinney, Texas 75070

OWNER/DEVELOPER
Jeff Swafford
4078 N. Goliad Street
Rockwall, Texas 75087

TRAVERSE LAND SURVEYING LLC
359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
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Date: 2025.06.11 Project No.: TR-337-25

FINAL PLAT
LOT 1, BLOCK 1 GOLIAD STREET ADDITION

BEING 4.998 ACRES
OUT OF THE JOSEPH STRICKLAND SURVEY
ABSTRACT NUMBER 187
CITY OF ROCKWALL ETJ,
ROCKWALL COUNTY, TEXAS
JUNE 2025

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☒ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	4156 North Goliad St, Rockwall, Texas 75087				
SUBDIVISION	Goliad Street Addition	LOT	1	BLOCK	1
GENERAL LOCATION	East side of N. Goliad St and South of John King Blvd. The site is directly adjacent to the Rockwall Hills Equestrian Center.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	ETJ	CURRENT USE	Vacant Land
PROPOSED ZONING	N/A - to remain in ETJ	PROPOSED USE	Flex Business Park / Office / Warehouse
ACREAGE	4.998	LOTS [CURRENT]	2
		LOTS [PROPOSED]	1

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Tachtical Investment Group LLC	☒ APPLICANT	Gardner Construction
CONTACT PERSON	Khalid Motorwala	CONTACT PERSON	James Martin
ADDRESS	2224 Courtland Dr	ADDRESS	15950 State Hwy 205
CITY, STATE & ZIP	Frisco, Texas 75034	CITY, STATE & ZIP	Terrell, Texas 75160
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James Martin [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 400.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF June, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

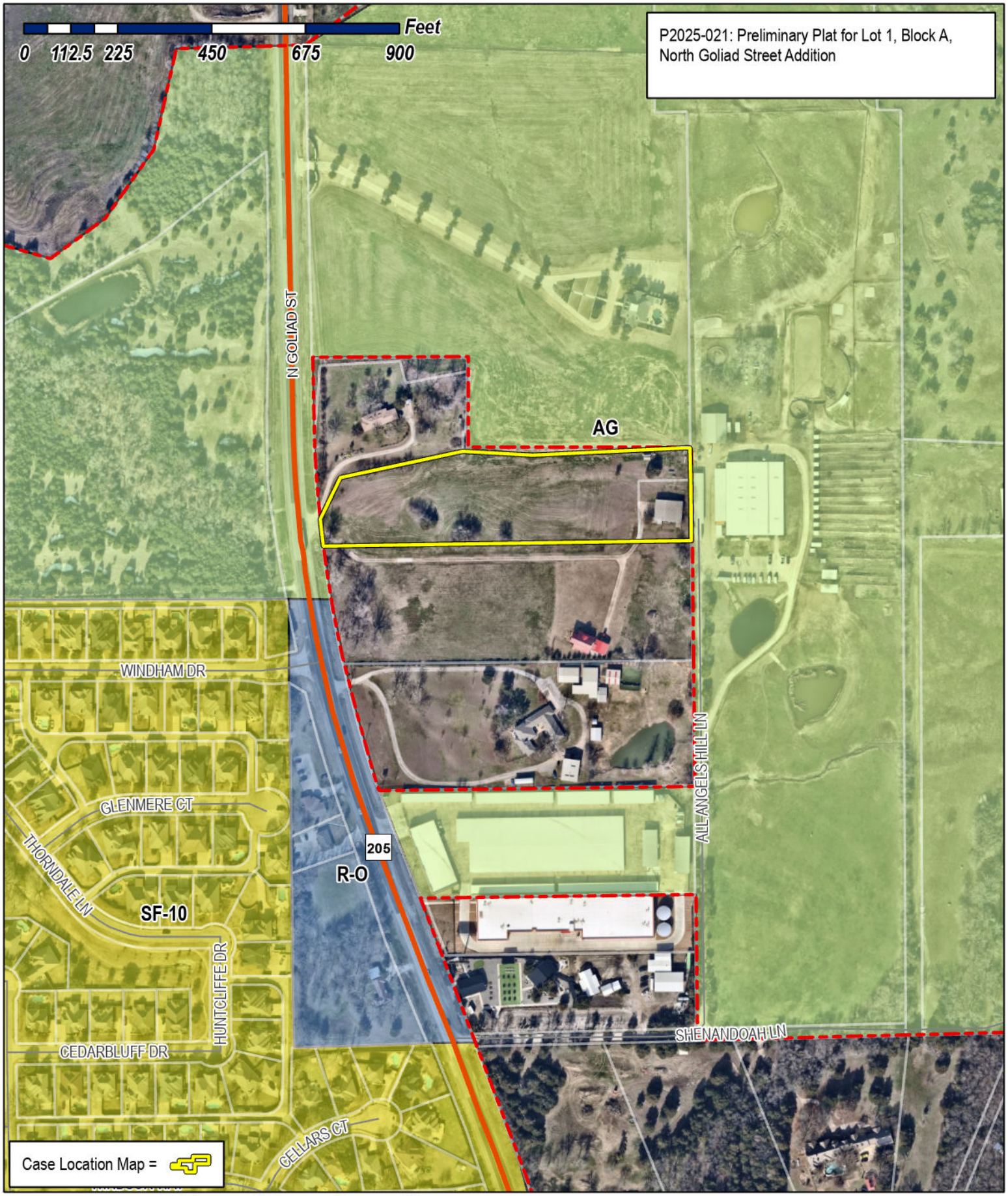
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* June, 2025

OWNER'S SIGNATURE James Martin

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Heather Hale

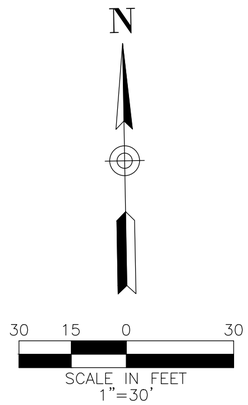
HEATHER HALE
Notary Public, State of Texas
Comm. Expires 10-05-2027
Notary ID 134591048

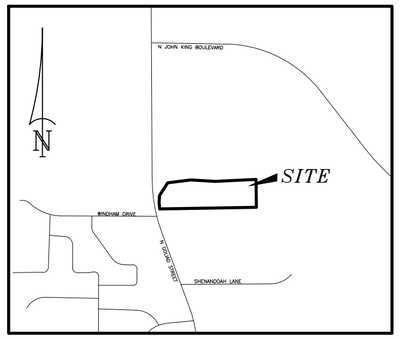
MY COMMISSION EXPIRES



City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





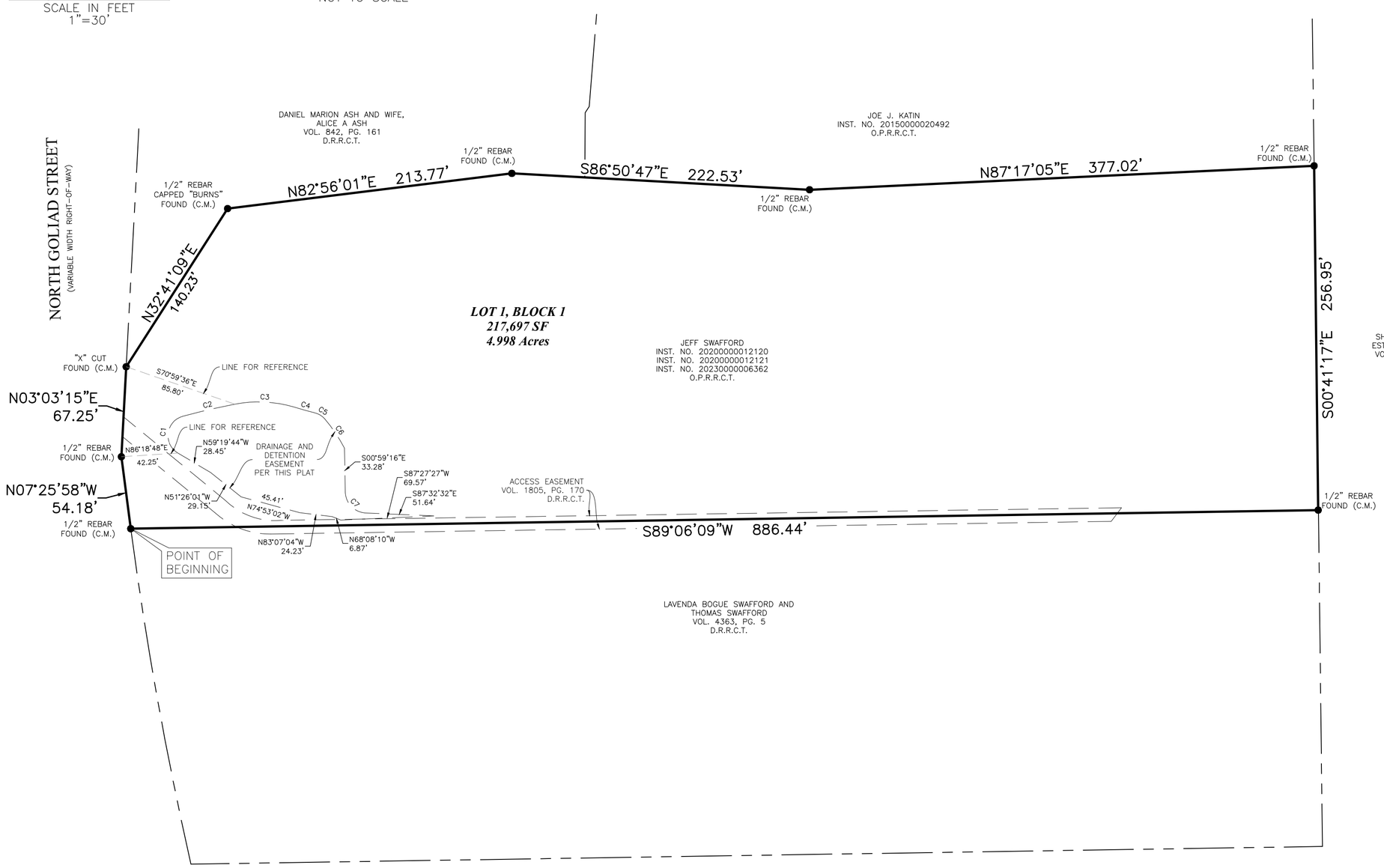
NOT TO SCALE

GENERAL NOTES

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.000146135.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The purpose of this plat is to create one recorded lot out of a tract of land.

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48397C0030L, dated September 26, 2008. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).



Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	35.26'	15.07'	134°05'34"	N07°43'03"E	27.75'
C2	39.85'	523.62'	004°21'39"	N76°56'40"E	39.84'
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C5	8.81'	14.41'	035°01'24"	S57°59'22"E	8.67'
C6	26.29'	116.17'	012°58'07"	S33°59'36"E	26.24'
C7	22.75'	16.02'	081°24'15"	S43°50'03"E	20.89'

ENGINEER
Civil Point Engineering
5900 South Lake Forest Drive, Suite 300
McKinney, Texas 75070

OWNER/DEVELOPER
Jeff Swafford
4078 N. Goliad Street
Rockwall, Texas 75087

TRAVERSE
LAND SURVEYING LLC
359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting

Date: 2025.06.11 Project No.: TR-337-25

FINAL PLAT
LOT 1, BLOCK 1 GOLIAD STREET ADDITION

BEING 4.998 ACRES
OUT OF THE JOSEPH STRICKLAND SURVEY
ABSTRACT NUMBER 187
CITY OF ROCKWALL ETJ,
ROCKWALL COUNTY, TEXAS
JUNE 2025

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Jeff Swafford is the owner of a 4.998 acre tract of land within the Joseph Strickland Survey, Abstract Number 187, Rockwall County, Texas and being all of a tract of land described to Jeff Swafford by deed recorded in Instrument Number 2020000012120, Instrument Number 20200000012121, Official Public Records, Rockwall County, Texas and being corrected in Instrument Number 2023000006362, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the northwest corner of a tract of land described to Lavenda Bogue Swafford and Thomas Swafford by deed recorded in Volume 4363, Page 5, Deed Records, Rockwall County, Texas and lying on the east right-of-way line of North Goliad Street (Variable Width right-of-way);

THENCE North 07 degrees 25 minutes 58 seconds West, with the east right-of-way line of said North Goliad Street, a distance of 54.18 feet to a 1/2 inch rebar found for corner;

THENCE North 03 degrees 03 minutes 15 seconds East, with the east right-of-way line of said North Goliad Street, a distance of 67.25 feet to an "X" Cut found for the southwestern most corner of a tract of land described to Daniel Marion Ash and Wife, Alice A Ash by deed recorded in Volume 842, Page 161, Deed Records, Rockwall County, Texas;

THENCE North 32 degrees 41 minutes 09 seconds East, departing the east right-of-way line of said North Goliad Street, with the south line of said Ash tract, a distance of 140.23 feet to a 1/2 inch rebar capped "BURNS" found for corner;

THENCE North 82 degrees 56 minutes 01 seconds East, with a south line of said Ash tract, a distance of 213.77 feet to a 1/2 inch rebar found for corner;

THENCE South 86 degrees 50 minutes 47 seconds East, with the south line of said Ash tract, continuing with the south line of a tract of land described to Joe J. Katin by deed recorded in Instrument Number 20150000020492, Official Public Records, Rockwall County, Texas, a total distance of 222.53 feet to a 1/2 inch rebar found for corner;

THENCE North 87 degrees 17 minutes 05 seconds East, with the south line of said Katin tract, a distance of 377.02 feet to a 1/2 inch rebar found for the southeast corner of said Katin tract, same being a point on the west line of a tract of land described to Shennendoah Real Estate Partners, LP by deed recorded in Volume 3351, Page 114, Deed Records, Rockwall County, Texas;

THENCE South 00 degrees 41 minutes 17 seconds East, with a west line of said Shennendoah tract, a distance of 256.95 feet to a 1/2 inch rebar found for the northeast corner of said Lavenda and Thomas tract;

THENCE South 89 degrees 06 minutes 09 seconds West, departing the west line of said Shennendoah tract, with the north line of said Lavenda and Thomas tract, a distance of 886.44 feet to THE POINT OF BEGINNING and containing 217,697 square feet or 4.998 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT we Jeff Swafford do hereby adopt this plat designating the hereinabove described property as Goliad Street Addition, an addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the constructions, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to the platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas.

We further understand the following:

1. No building shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishgment of grade of streets or improvements.
4. The developer/property owner and subdivision engineer shall bear total responsiblity for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facitlities and maintenance to provided drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house, dwelling, unit or other structure shall be constructed on any lot in the addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with required base and paving, curb and gutter, water and sewer, drainage structures, storm structures and storm sewers all according to the specifications of the City of Rockwall.

Witness, my hand at _____, _____, This _____ day of _____, 20_____.

_____
Signature – Jeff Swafford Representative

_____
Printed Name

_____
Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared_____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20_____.

_____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

_____
David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____ _____, 202__

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL:

Approved:

I hereby certify that the above and foregoing subdivision plat, being an addition to the City of Rockwall, Texas, was approved by City Council on the City of Rockwall, Texas, on the _____ day of _____, 20___.

_____
Mayor, City of Rockwall

_____
Director of Planning and Zoning

_____
Planning and Zoning Commission Chariman

_____
City Engineer

_____
City Secretary

ENGINEER
Civil Point Engineering
5900 South Lake Forest Drive, Suite 300
McKinney, Texas 75070

OWNER/DEVELOPER
Jeff Swafford
4078 N. Goliad Street
Rockwall, Texas 75087

TRAVERSE LAND SURVEYING LLC
359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting

Date: 2025.06.11 Project No.: TR-337-25

FINAL PLAT
LOT 1, BLOCK 1 GOLIAD STREET ADDITION
BEING 4.998 ACRES
OUT OF THE JOSEPH STRICKLAND SURVEY
ABSTRACT NUMBER 187
CITY OF ROCKWALL ETJ,
ROCKWALL COUNTY, TEXAS
JUNE 2025

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/20/2025

PROJECT NUMBER: SP2025-023
PROJECT NAME: Site Plan for REC Campus Expansion Soccer Field & Parking
SITE ADDRESS/LOCATIONS: 2750 S GOLIAD ST, ROCKWALL, TX 75032

CASE CAPTION: Discuss and consider a request by Frank A. Polma, PE of R-Delta Engineers, Inc. on behalf of David Naylor of Rayburn Electric Cooperative for the approval of a Site Plan for a Soccer Complex and Parking Lot Expansion for an existing Corporate Campus (i.e. Rayburn Electric Cooperative) being an 18.00-acre tract of land identified as a portion of Lot 1, 2 & 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 Overlay (SH-205 OV) District, zoned Planned Development District 44 (PD-44) for Heavy Commercial (HC) District and Commercial (C) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/20/2025	Needs Review

06/20/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Soccer Complex and Parking Lot Expansion for an existing Corporate Campus (i.e. Rayburn Electric Cooperative) being an 18.00-acre tract of land identified as a portion of Lot 1, 2 & 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 Overlay (SH-205 OV) District, zoned Planned Development District 44 (PD-44) for Heavy Commercial (HC) District and Commercial (C) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2025-023) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be plat in order to establish easements and establish new lot lines.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

WITNESS OUR HANDS, this _____ day of _____, _____.

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.6 Site Plan.
(1) Please provide a schematic/detail of the proposed playground. (Subsection 03.04. B, of Article 11, UDC)

(2) Please clarify what the staging area will be for. (Subsection 03.04. B, of Article 11, UDC)
(3) Parking for the concession stand will be calculated at 1 per/100 SF for a total of ten (10) parking spaces. This brings the total required parking to 210. In addition, the parking table indicates that 248 parking spaces are being provided with Phase 1, however, only 213 are shown. (Subsection 03.04. B, of Article 11, UDC)
(4) Signage is done through separate permits with the Building Inspections Department. (Subsection 06.02. F, of Article 05, UDC)
(5) Please indicate any existing or proposed fencing. Please delineate the location and provide the material and height. (Subsection 08.02. F, of Article 08, UDC)
(6) All roof mounted equipment must be crosshatched on the building elevations. This equipment must be fully screened. (Subsection 01.05.C, of Article 05, UDC)
(7) All pad mounted equipment must be shown on the site plan. This equipment must be screened with five (5) gallon evergreen shrubs, which should be shown on the landscape plan. (Subsection 01.05.C, of Article 05, UDC)
(8) Please clarify if there will be any outside storage or above ground storage tanks. If so, it must be delineated on the site plan and property screened in accordance with Subsection 01.05, of Article 05, of the Unified Development Code (UDC). (Subsection 01.05, of Article 05, UDC)
(9) Please provide a detail of the dumpster enclosure. In addition, the dumpster enclosure must be a minimum of eight (8) feet in height and use the same materials as the building. (Subsection 01.05. B, of Article 05, UDC)
(10) The applicant is requesting to defer the construction of the Mims Road sidewalk until the roadway improvements are under construction.

M.7 Landscape Plan.
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
(2) Please delineate the landscape buffer along S. Goliad Street [SH-205]. In addition, the buffer must include three (3) canopy trees and four (4) accent trees per 100-feet of linear frontage. In addition, the landscape buffer must include a berm and a row of shrubs. (PD-44 Ordinance)
(3) Any parking spaces that face onto a roadway must provide five (5) gallon evergreen shrubs in front of them to serve as headlight screening. Staff also recommends planting shrubs in front of the parking spaces that face onto the internal drive. (Subsection 05.02, of Article 08, UDC)

M.8 Treescape Plan
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
(2) The applicant is requesting an Alternative Tree Mitigation Settlement Agreement to (1) to allow the sample areas to be extrapolated and utilized to estimate the required mitigation, and (2) request that Eastern Red Cedar Trees not require mitigation. This brings the estimated mitigation to 99-caliper inches of trees. Based on the provided landscape plan, the estimated tree mitigation is satisfied. (Section 05, of Article 09, UDC)

M.9 Photometric Plan
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
(2) Light levels shall not be greater than 0.2 FC at all property lines. Please correct the photometric plan to address this requirement. (Subsection 03.03, of Article 07, UDC)
(3) The light levels cannot exceed 20-FC anywhere on the subject property. This will be an Exception. (Subsection 03.03. G, of Article 07, UDC)
(4) All light poles and fixtures cannot exceed 20-feet in total height. This will be a Variance. (Subsection 03.03. E, of Article 07, UDC)

M.10 Building Elevations
(1) The minimum roof pitch is 6:12. In this case, a 4:12 roof pitch is proposed. This will be an Exception (Subsection 03.04. A, of Article 11, UDC)
(2) Given that the subject property is within the SH-205 Overlay District, each side of the building is required to meet the primary articulation standards and incorporate four (4) sided architecture. In this case, the proposed concessions building does not meet these standards. That being said, the PD-44 Ordinance has consideration for non-conforming buildings that match the aesthetic of the Campus. These will be Variances. (Subsection 04.01, of Article 05, UDC)

M.11 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures. For every requested exception or variance, two (2) compensatory measures must be provided.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on July 1, 2025 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Please note the scheduled meetings for this case:

(1) Planning & Zoning meeting/work session meeting will be held on June 24, 2025.
(2) Planning & Zoning meeting/public hearing meeting will be held on July 15, 2025.

I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/17/2025	Approved

06/17/2025: 1. Don't cross the creek with the water line. Tie to the 12" water prior to the creek
2. Must extend RCP past curb returns and then install headwalls
3. Need to show CIty of Heath's 24" Transmission line (water) along SH 205
4. Is this a proposed building? Building should not be located on top of sewer line.
5. Dumpster enclosure must drain to an oil/water separator before draining into storm sewer system.
6. Min. 20' wide for all easements.
7. Fence may not cross water line.
8. Driveway spacing must meet TxDOT spacing minimum (495'). Call out distance.
9. Will this main be capped for future phase 2 or will you install all utilities with phase 1?
10. Don't cross the creek with the water line. Tie to the 12" water prior to the creek

General Comments:
General Items:
- Must meet City's 2023 Standards of Design and Construction Manual
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences with easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Additional comments may be provided at time of Engineering.
- Artificial turf is not allowed.

Drainage Items:
- Detention is required if increasing impervious area.
- Detention calculations are based on property zoning, not land area use.
- Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Emergency spillway required for detention pond.
- Detention ponds must be irrigated.
- No public water or sanitary sewer can be in detention easement.
- Existing flow patterns must be maintained.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.

- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- Dumpster or trash areas shall drain to an oil/water separator and then into the storm system.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is currently an existing 12" water main and a 8" water main running along SH205 available for use if needed.
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is currently an existing 10" sewer main and manhole on the southwest side of the property available for use if needed.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Sewer pro-rata ($401.89/acre) due before plan release for construction

Roadway Paving Items:
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed)
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without a City approved turnaround.
- All drive isles to be 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.
- Culverts (if needed) must be engineered.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/17/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved w/ Comments

06/16/2025: Address assignment for Concessions / RR Building and fields:
2750 S GOLIAD ST, ROCKWALL, TX 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2025	Approved w/ Comments

06/17/2025: 1. Tree Mitigation (410 trees required what are plans for balance)
2. Better turf varieties than Common Bermuda and 419 Tifway such as Tif Tuf, Tahoma 31, Latitude 36 that are more drought, shade, wear and cold tolerant. They are not available by seed for hrydo-mulching.
06/17/2025: Head light screen required along 205 for parking

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(RESTROOM) 1 PER 200 SQ FT = 5
(CONCESSION/STORAGE) 1 PER 200 SQ FT = 5
(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED
PARKING = 210 SPACES
TOTAL PROVIDED PARKING (CAR)= 288 SPACES
TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 8 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)

NOTES:

1. ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
3. ALL RADIUS ARE 2' UNNLESS OTHERWISE STATED.
4. THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
5. PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

PROPOSED SITE PARKING DATA

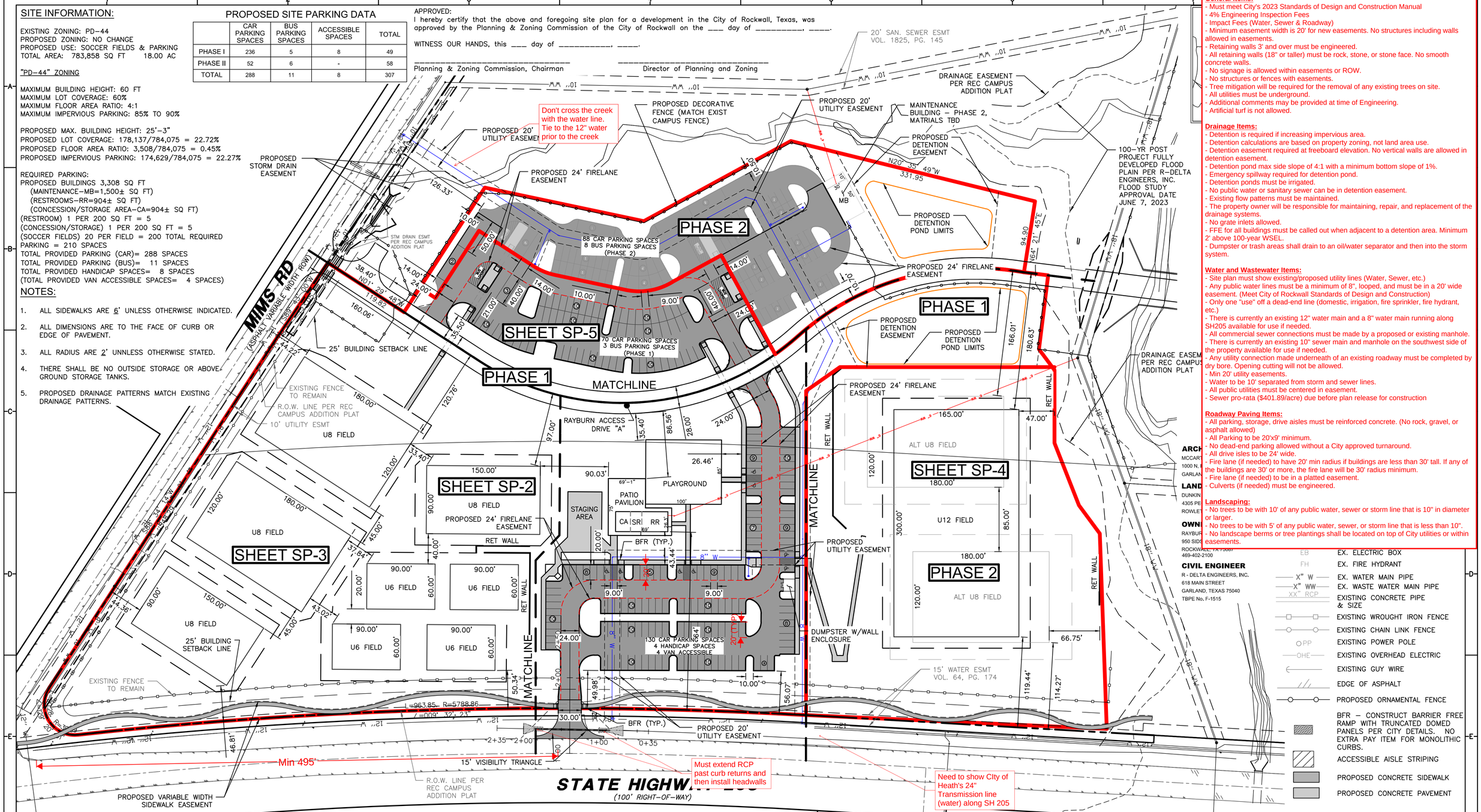
	CAR PARKING SPACES	BUS PARKING SPACES	ACCESSIBLE SPACES	TOTAL
PHASE I	236	5	8	49
PHASE II	52	6	-	58
TOTAL	288	11	8	307

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, _____.

WITNESS OUR HANDS, this ___ day of _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



General Items:
- Must meet City's 2023 Standards of Design and Construction Manual
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences with easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Additional comments may be provided at time of Engineering.
- Artificial turf is not allowed.

Drainage Items:
- Detention is required if increasing impervious area.
- Detention calculations are based on property zoning, not land area use.
- Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Emergency spillway required for detention pond.
- Detention ponds must be irrigated.
- No public water or sanitary sewer can be in detention easement.
- Existing flow patterns must be maintained.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- Dumpster or trash areas shall drain to an oil/water separator and then into the storm system.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is currently an existing 12" water main and a 8" water main running along SH205 available for use if needed.
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is currently an existing 10" sewer main and manhole on the southwest side of the property available for use if needed.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Sewer pro-rata ($401.89/acre) due before plan release for construction

Roadway Paving Items:
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed)
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without a City approved turnaround.
- All drive isles to be 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.
- Culverts (if needed) must be engineered.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

ARCH
MCCART
1000 N.
GARLAN

LAND
DUNKIN
4305 PE
ROWLE

OWN
RAYBUR
950 SID
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

EB	EX. ELECTRIC BOX
FH	EX. FIRE HYDRANT
X" W	EX. WATER MAIN PIPE
X" WW	EX. WASTE WATER MAIN PIPE
XX" RCP	EXISTING CONCRETE PIPE & SIZE
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	EXISTING GUY WIRE
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	BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
	ACCESSIBLE AISLE STRIPING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/12/2025	RDE	FAP	RDE	ISSUED FOR REVIEW

RayburnElectric COOPERATIVE
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 12, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY JMJ
CREATED CODE
PLOTTED 06/12/2025 CHECKED BY RDE
LAST UPDATE BY
DRAWN: RDE SCALE: AS NOTED
CHECKED:
APPROVED:
FILENAME:
DRAWING NO.: SP-1
ISSUE: 0

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE #____-__
CITY SITE PLAN SUBMITTAL

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
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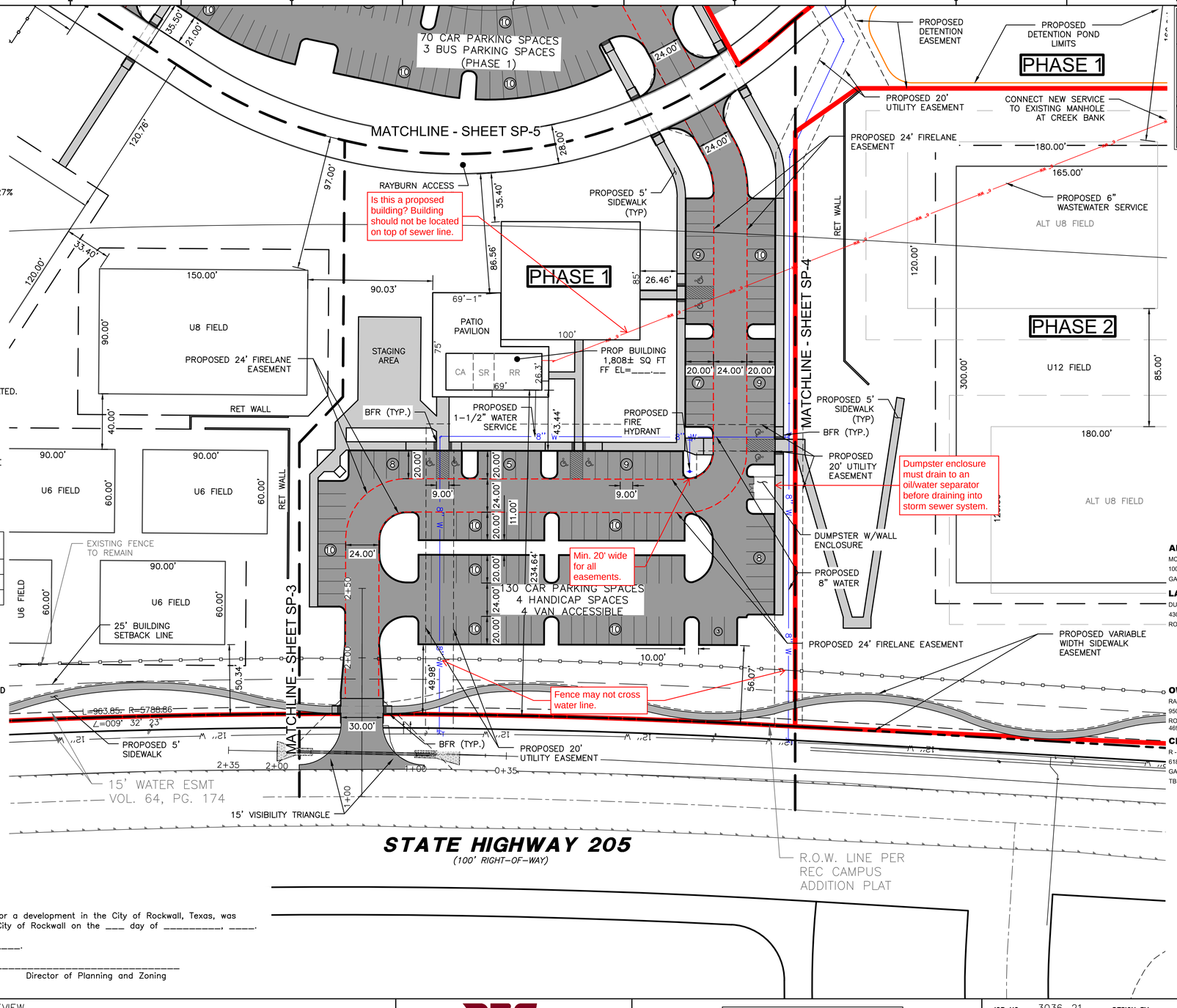

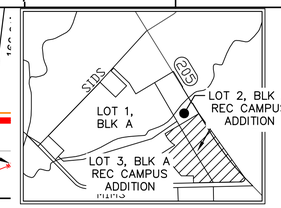

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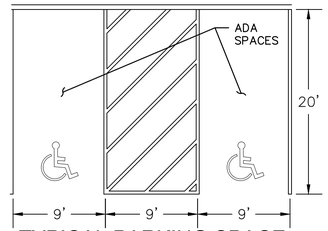

TYPICAL PARKING SPACE
N.T.S.

ARCHITECT
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX 75040

LANDSCAPE ARCHITECT
DUNKIN SIMS STOFFELS, INC.
4305 PECAN GROVE LANE
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ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

LEGEND

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APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

WITNESS OUR HANDS, this ___ day of _____, ____.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

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CREATED		CODE	
PLOTTED	06/12/2025	CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	RDE	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	SP-2
APPROVED:		ISSUE:	0
FILENAME:			

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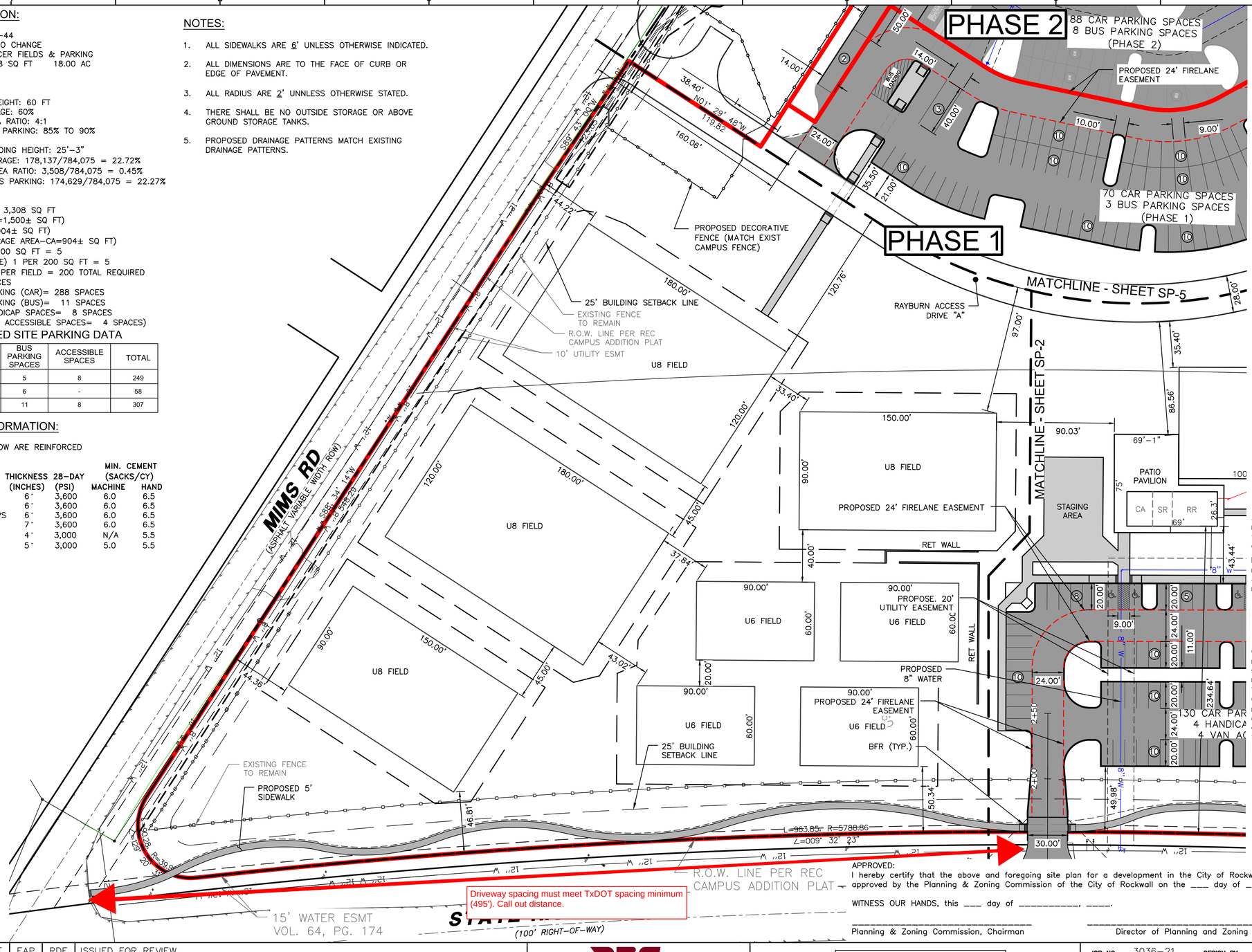

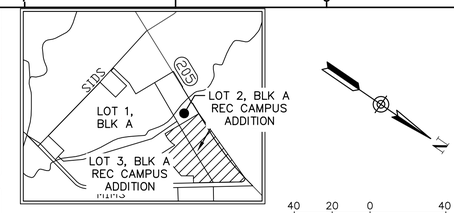

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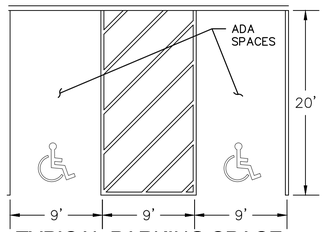

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N.T.S.

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
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LAST UPDATE BY
DRAWN: RDE SCALE: AS NOTED
CHECKED: DRAWING NO.: SP-3 ISSUE: 0
APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
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CASE #____-__
CITY SITE PLAN SUBMITTAL

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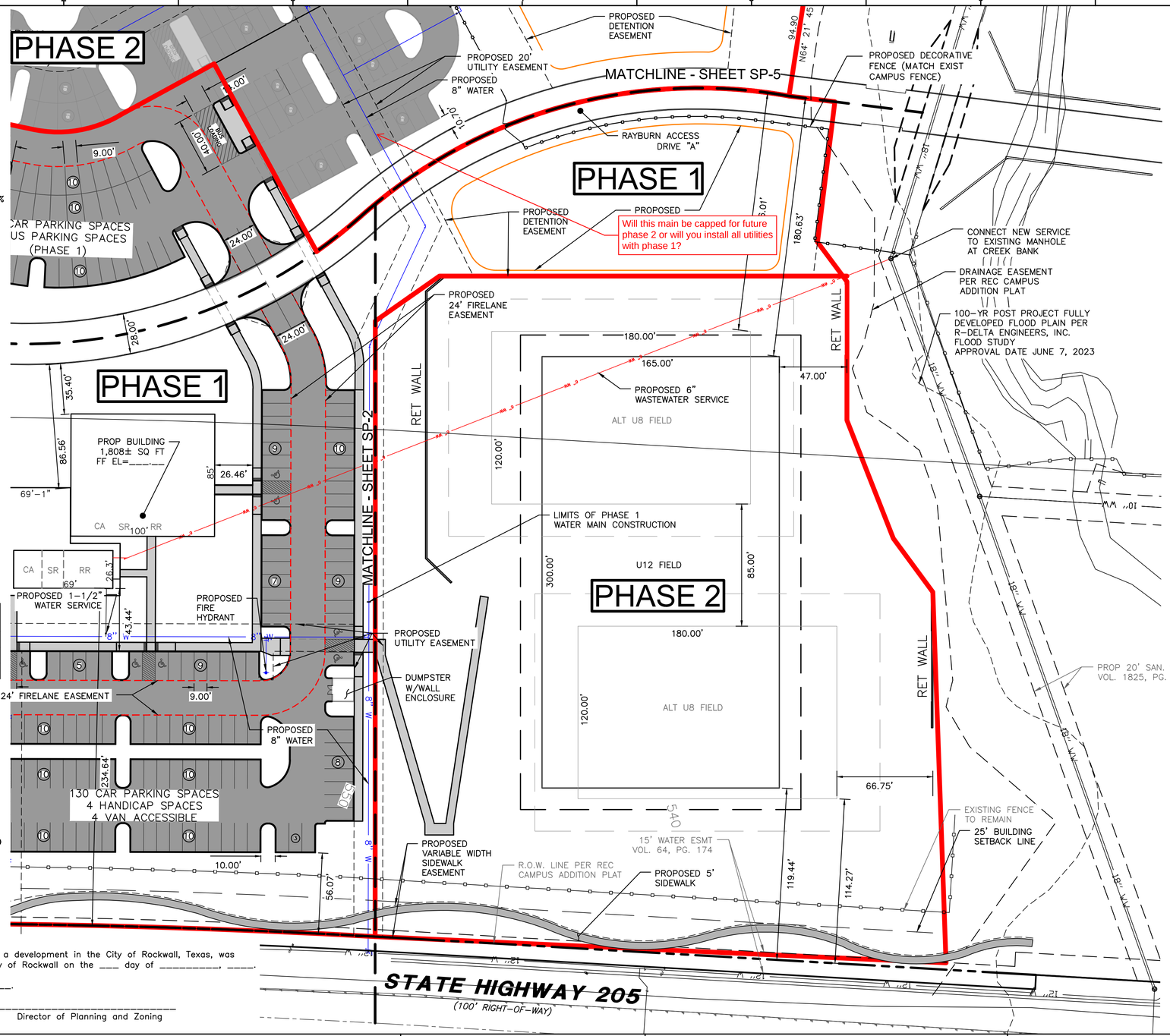

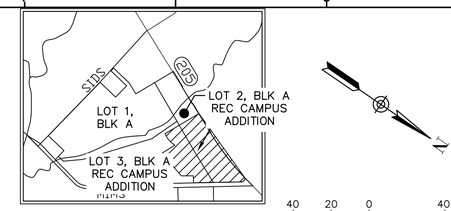

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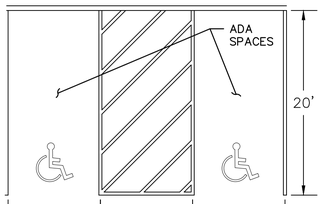

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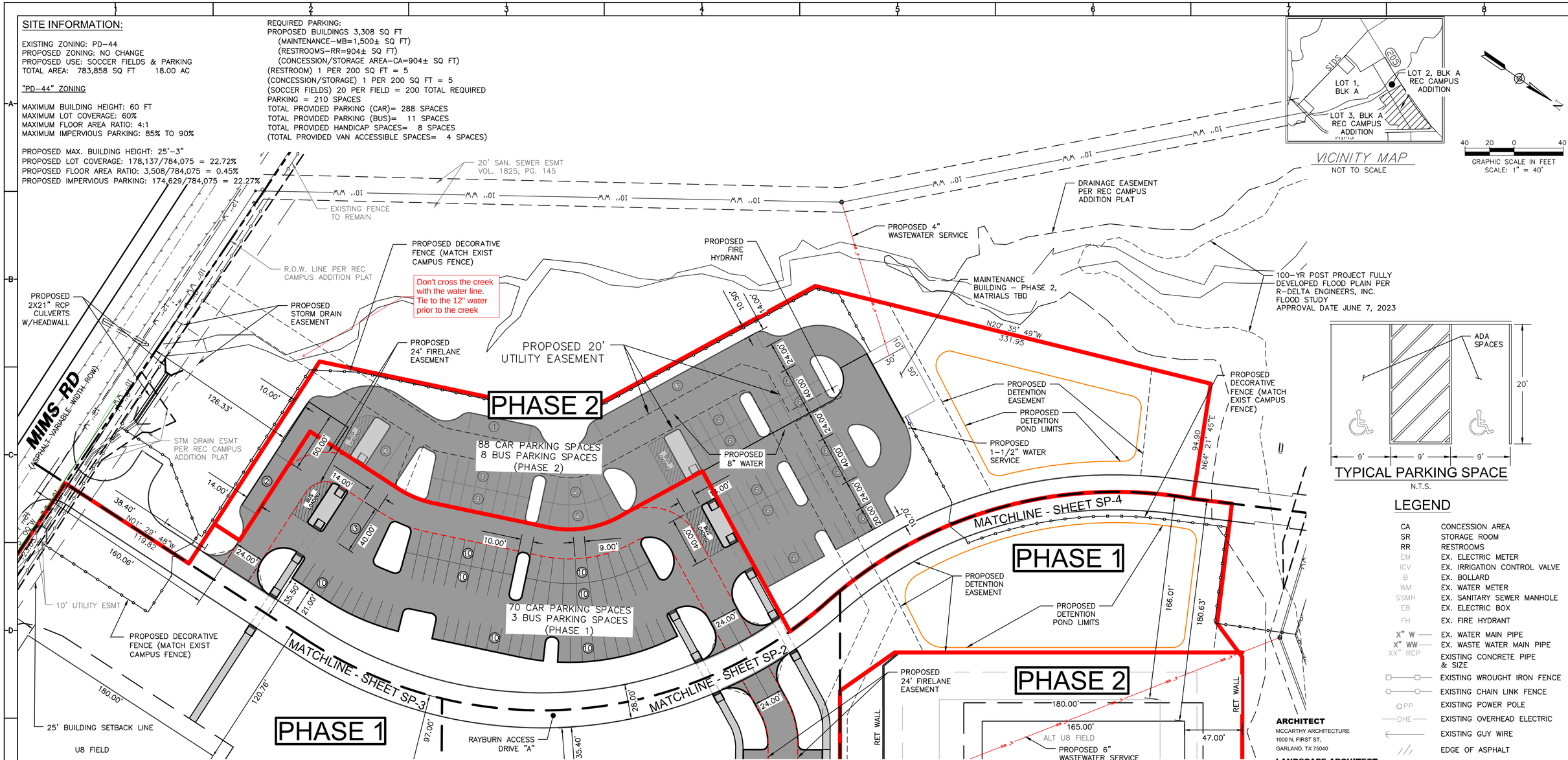

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	ACCESSIBLE AISLE STRIPING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT

NOTES:

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5. PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

PROPOSED SITE PARKING DATA

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PHASE I	236	5	8	249
PHASE II	52	6	-	58
TOTAL	288	11	8	307

PAVEMENT INFORMATION:

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DRIVEWAYS	6"	3,600	6.0	6.5
BARRIER FREE RAMPS	6"	3,600	6.0	6.5
DUMPSTER PADS	7"	3,600	6.0	6.5
SIDEWALKS	4"	3,000	N/A	5.5
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

WITNESS OUR HANDS, this ___ day of _____, ____.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

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GARLAND, TX 75040

LANDSCAPE ARCHITECT
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OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
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469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/12/2025	RDE	FAP	RDE	ISSUED FOR REVIEW

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PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 12, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO.	3036-21	DESIGN BY	JMJ
CREATED		CODE	
PLOTTED	06/12/2025	CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	RDE	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	SP-5
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE #____-__
CITY SITE PLAN SUBMITTAL

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
1: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
2: A **$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 950 Sids Road, Rockwall Tx 75032

SUBDIVISION: REC Campus Addition — LOT: 2 & 3 — BLOCK: A

GENERAL LOCATION: North West corner of SH 205 and Mims Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-44 — CURRENT USE: Vacant

PROPOSED ZONING: PD-44 — PROPOSED USE: Outdoor Sports Recreation

ACREAGE: 18 — LOTS [CURRENT]: 2 — LOTS [PROPOSED]: 2

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Rayburn Electric Cooperative	☐ APPLICANT	R-Delta Engineers, Inc.
CONTACT PERSON	David Naylor	CONTACT PERSON	Frank A. Ploma, P.E.
ADDRESS	950 Sids Rd	ADDRESS	618 Main Street
CITY, STATE & ZIP	Rockwall, Tx 75032	CITY, STATE & ZIP	Garland, Tx 75040
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Naylor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $610.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* June, 2025. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* June, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PAMELA BUIE
Notary Public, State of Texas
Comm. Expires 09-01-2026
Notary ID 133943018

MY COMMISSION EXPIRES



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

r.delta
ENGINEERS

June 12, 2025

City of Rockwall, Texas
385 S. Goliad Street
Rockwall, Texas 75087

ATTENTION: **Mr. Henry Lee, AICP**
Planner

SUBJECT: **Rayburn Electric Cooperative Campus**
Rayburn Electric Soccer Complex
Variance Requests

Dear Mr. Lee,

Pursuant to submittal of the project Site Plan and supporting documents and on behalf of Rayburn Electric Cooperative (REC); we seek approval of the following variance requests to address items not in compliance with the City of Rockwall Unified Development Code (UDC):

- Sidewalk Waiver (Mims Road frontage).
- Waiver of mitigation requirements for Cedar Trees

With regard to the sidewalk waiver, Rayburn requests that the Mims Road frontage sidewalk be deferred and included in the future roadway reconstruction.

The Soccer Complex, proposed and entirely funded by Rayburn Electric Cooperative, will be of great benefit to the citizens of Rockwall. No public funding is proposed for this project. The facility will be available for use by Rockwall youth soccer organizations Rockwall schools, and other local area organizations.

The mitigation waiver for removal of Cedar trees greater than 8-feet in height is requested due to the extremely large (876) number of Canopy Tree plantings that would be required per the current UDC. The previous UDC mitigation requirement for Cedar trees was limited to trees greater than 11-inches DBH. The 8-foot height threshold is a relatively recent (2024) addition to the Rockwall UDC. The project cannot support the expense of Cedar tree mitigation and will not move forward without this waiver.

Proposed compensatory measures include the following:

- Increased articulation on the concession building façade.
- Peaked roof forms and varied heights on the concession building front façade.
- Large canopies on the concession building.
- Rayburn Electric Cooperative's funding of this significant project for public use.

We greatly appreciate your consideration of these variance requests.

Best Regards,

R-DELTA ENGINEERS, INC.
TBPE Firm No. F-001515

Frank A. Polma, P.E.
President

Cc: Mr. David Naylor, P.E. – Rayburn Electric Cooperative
Mr. Stephen Geiger, P.E. – Rayburn Electric Cooperative

SITE INFORMATION:

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PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

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MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

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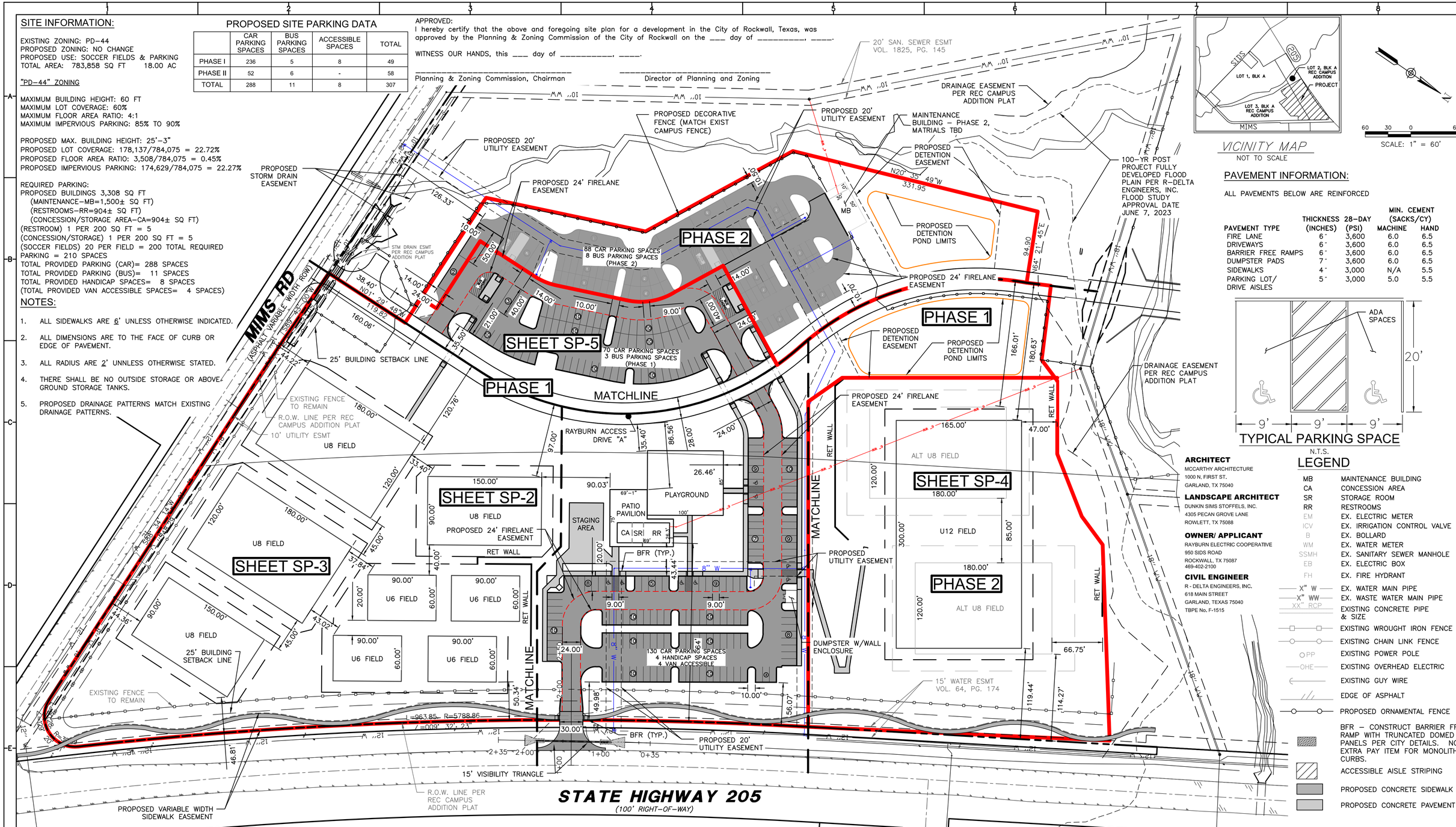
_____ Director of Planning and Zoning



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NOT TO SCALE

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SCALE: 1" = 60'

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TYPICAL PARKING SPACE
N.T.S.

LEGEND

MB	MAINTENANCE BUILDING
CA	CONCESSION AREA
SR	STORAGE ROOM
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EM	EX. ELECTRIC METER
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r.delta ENGINEERS
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BY: FRANK A. POLMA
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DRAWN:	RDE	SCALE:	AS NOTED
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APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE #____-__
CITY SITE PLAN SUBMITTAL

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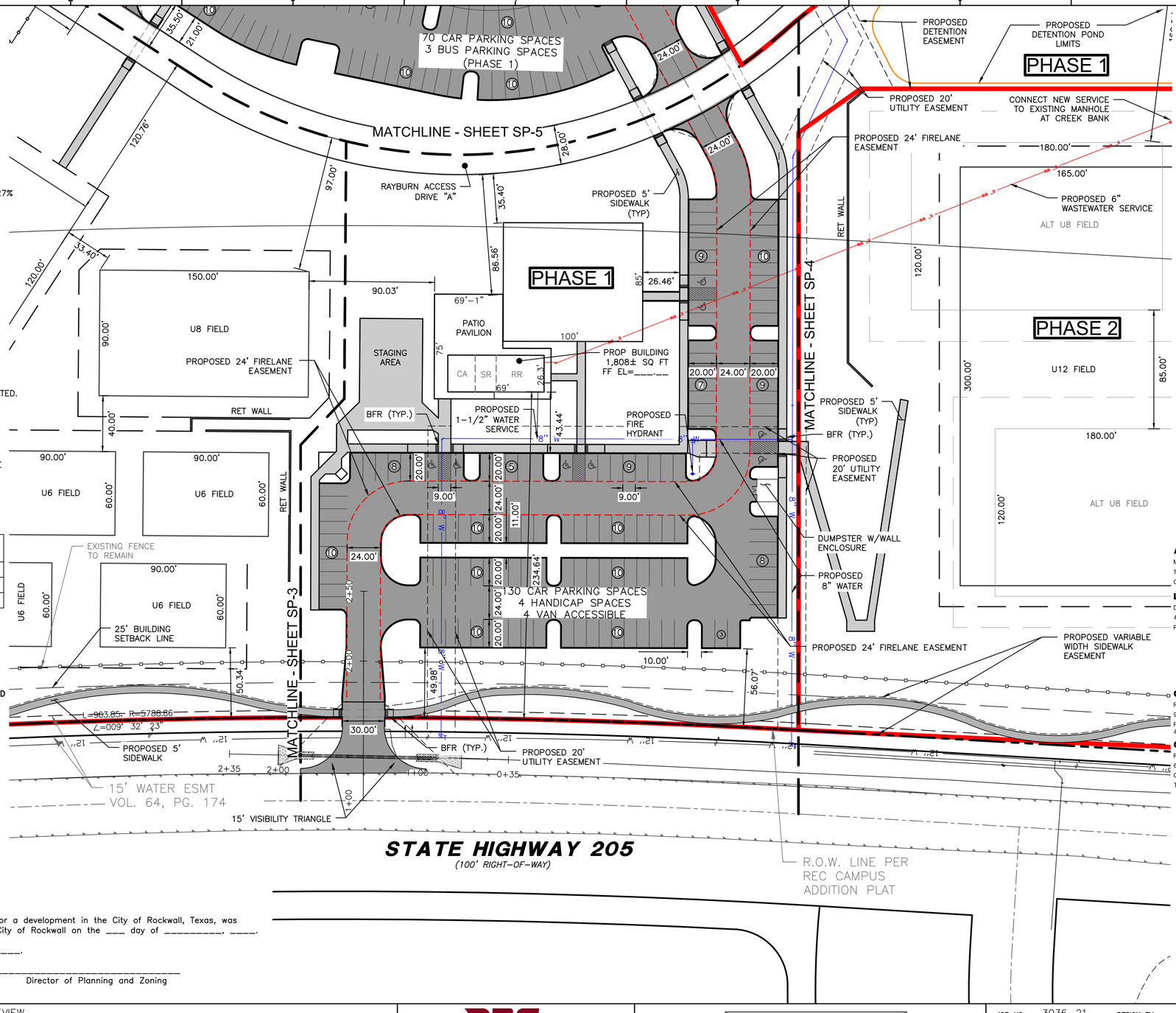

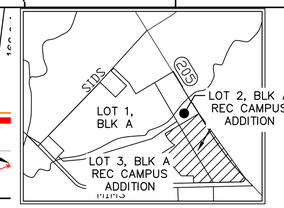

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40 20 0 40
GRAPHIC SCALE IN FEET
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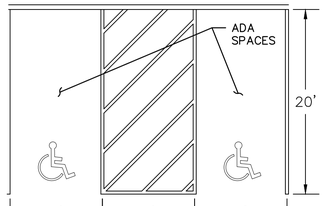

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DRAWN: RDE SCALE: AS NOTED
CHECKED:
APPROVED:
FILENAME:
DRAWING NO.: SP-2
ISSUE: 0

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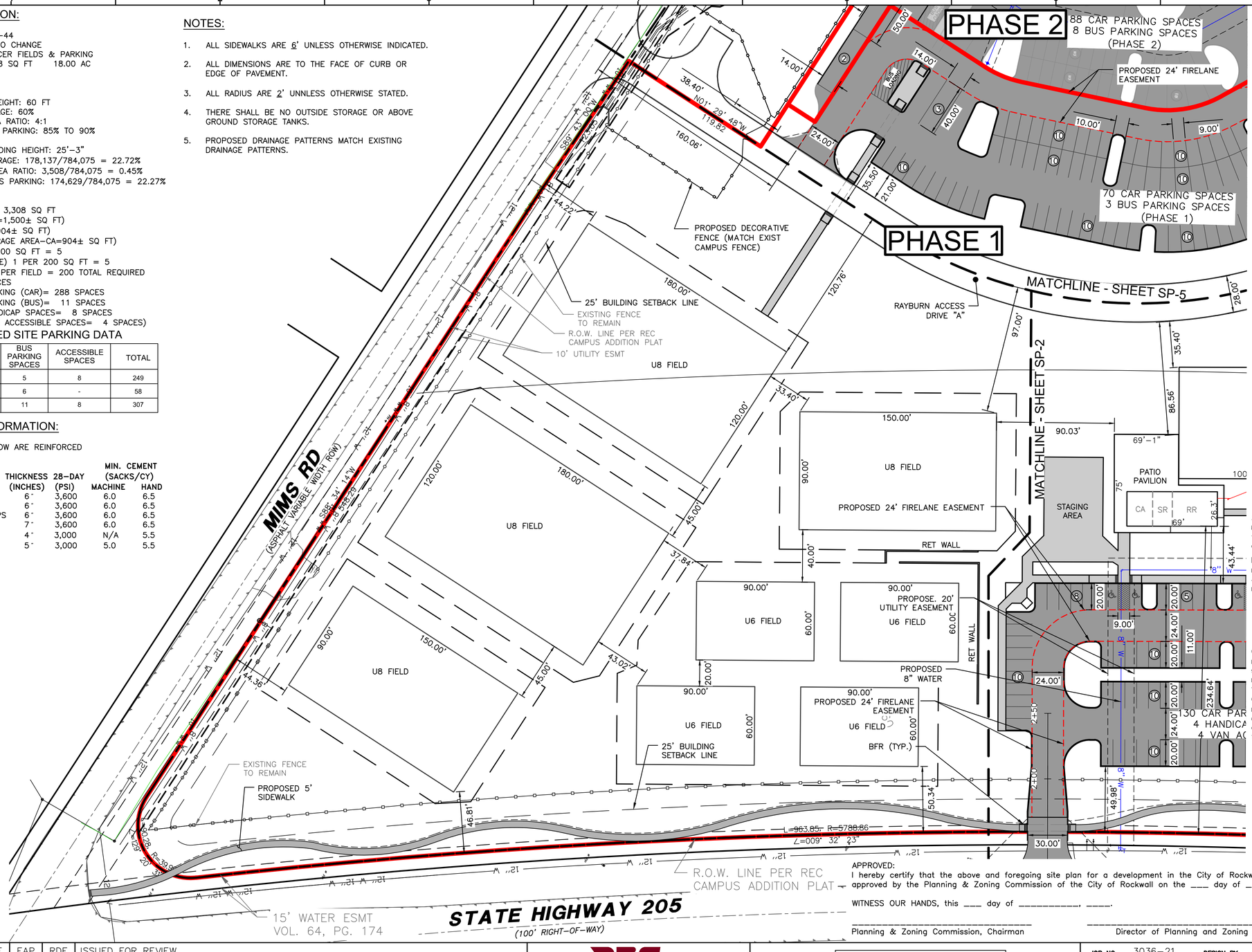
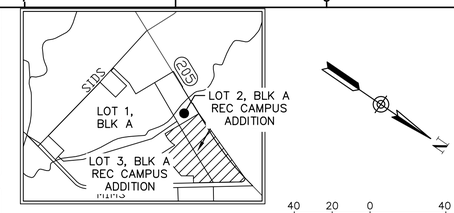
5. PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.





VICINITY MAP
NOT TO SCALE

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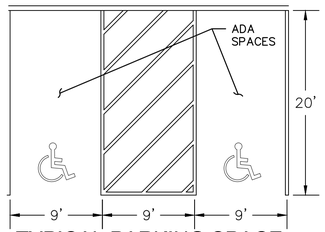
GRAPHIC SCALE IN FEET
SCALE: 1" = 40'



TYPICAL PARKING SPACE
N.T.S.

LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
EB	EX. ELECTRIC BOX
FH	EX. FIRE HYDRANT
X" W	EX. WATER MAIN PIPE
X" WW	EX. WASTE WATER MAIN PIPE
XX" RCP	EXISTING CONCRETE PIPE & SIZE
	EXISTING WROUGHT IRON FENCE
	EXISTING CHAIN LINK FENCE
PP	EXISTING POWER POLE
OHE	EXISTING OVERHEAD ELECTRIC
	EXISTING GUY WIRE
	EDGE OF ASPHALT
	PROPOSED ORNAMENTAL FENCE
	BFR – CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
	ACCESSIBLE AISLE STRIPING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT

ARCHITECT
MCCARTHY ARCHITECTURE
1000 N, FIRST ST.
GARLAND, TX 75040

LANDSCAPE ARCHITECT
DUNKIN SIMS STOFFELS, INC.
4305 PECAN GROVE LANE
ROWLETT, TX 75088

OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, _____.

WITNESS OUR HANDS, this ___ day of _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/12/2025	RDE	FAP	RDE	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 12, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY JMJ
CREATED CODE
PLOTTED 06/12/2025 CHECKED BY RDE
LAST UPDATE BY
DRAWN: RDE SCALE: AS NOTED
CHECKED: DRAWING NO.: SP-3 ISSUE: 0
APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE #____-__
CITY SITE PLAN SUBMITTAL

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(RESTROOM) 1 PER 200 SQ FT = 5
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(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED
PARKING = 210 SPACES
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NOTES:

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PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW ARE REINFORCED

PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY) MACHINE	HAND
FIRE LANE	6"	3,600	6.0	6.5
DRIVEWAYS	6"	3,600	6.0	6.5
BARRIER FREE RAMPS	6"	3,600	6.0	6.5
DUMPSTER PADS	7"	3,600	6.0	6.5
SIDEWALKS	4"	3,000	N/A	5.5
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5

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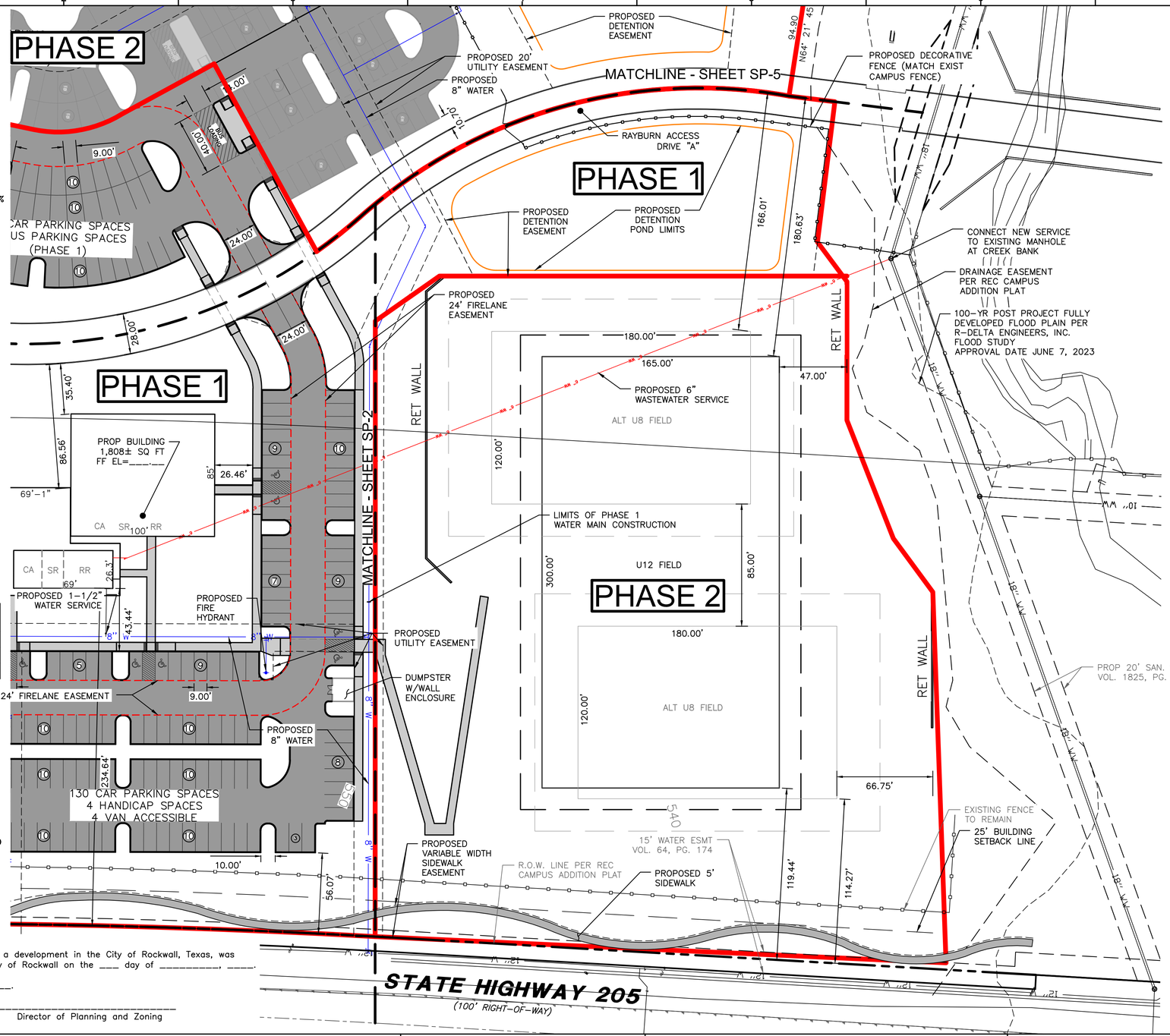

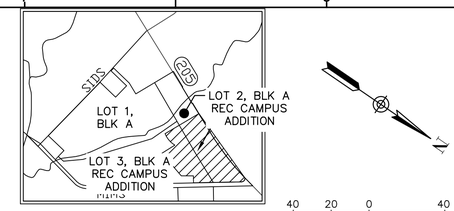

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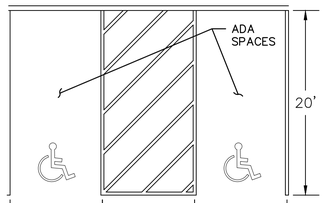

TYPICAL PARKING SPACE
N.T.S.

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GARLAND, TX 75040

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618 MAIN STREET
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BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 12, 2025
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PLOTTED 06/12/2025 CHECKED BY RDE
LAST UPDATE BY
DRAWN: RDE SCALE: AS NOTED
CHECKED: DRAWING NO.: SP-4 ISSUE: 0
APPROVED:
FILENAME:

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SOCCER FIELDS & PARKING
S.H. 205
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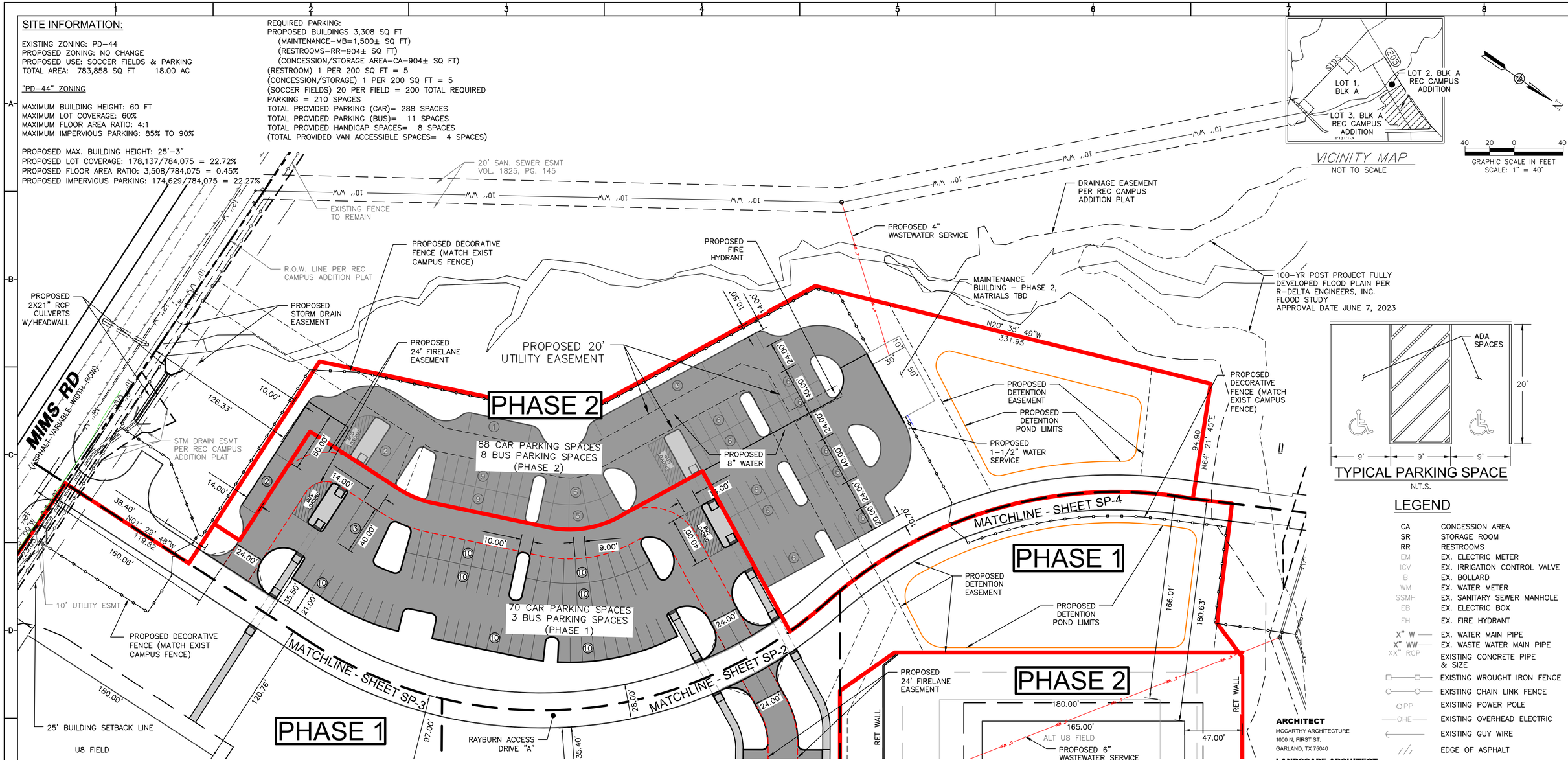

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P.E. 80274
R-Delta Engineers, Inc.
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JOB NO.	3036-21	DESIGN BY	JMJ
CREATED		CODE	
PLOTTED	06/12/2025	CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	RDE	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	SP-5
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE #____-__
CITY SITE PLAN SUBMITTAL

SOCCER
CONCESSION & EQUIPMENT BUILDINGS
ROCKWALL, TEXAS

DESIGN TEAM

OWNER:
RAYBURN ELECTRIC CO-OP
950 SIDS RD.
ROCKWALL, TX 75032
P: 469.402.2100

ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX. 75040
P: 972.272.2500

STRUCTURAL ENGINEER:
BLAKE WILSON ENGINEERING, PLLC
1848 NORTHWOOD PLAZA
SUITE 113, HURST, TEXAS 76054
P: 817.268.2345 P
P: 817.282.1636 F

MEP ENGINEER:
MEP SYSTEMS DESIGN AND ENGINEERING, INC.
918 DRAGON ST
DALLAS, TEXAS 75207
P: 214.915.0929

CONSTRUCTION MANAGER:
PULLIAM CONSTRUCTION MANAGEMENT
303 S. JACKSON ST., SUITE 100
WYLIE, TEXAS 75098
P: 972.442.0400

ISSUE

SEAL

BUILDING MATERIAL



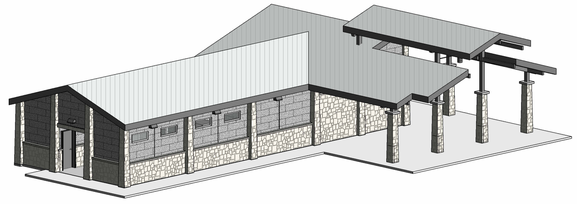
DARK BRONZE ALUM. FRAME



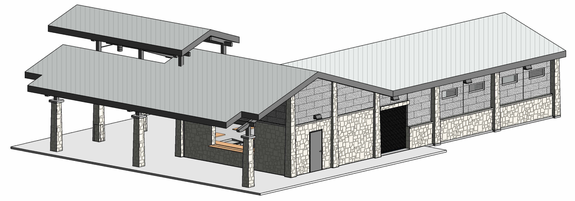
STONE - BUFF LUEDERS LIMESTONE



CMU - SPLIT FACE CONCRETE BLOCK



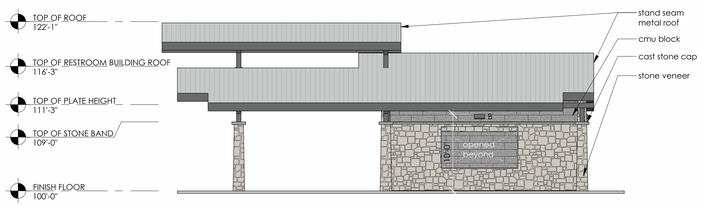
5 3D VIEW
SCALE:



6 3D VIEW
SCALE:

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	**EAST**	**PERCENT**
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF	247.05 S.F	100%
Stone - Buff lueders limestone	211. 10 S.F	85.43%
Cmu - Split face concrete block	36.40 S.F	14.71%

GENERAL NOTE:
1. ROOF NOT PART OF ELEVATION CALCULATIONS (TYP. TO ALL ELEVATIONS)
2. COLUMN STONE & STONE CAP INCLUDED IN STONE WALL CALCULATIONS



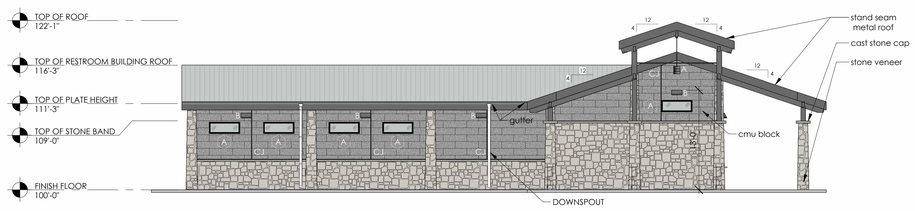
4 CONCESSION ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	**EAST**	**PERCENT**
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF	752.66 S.F	100%
Stone - Buff lueders limestone	402.56 S.F	53.46%
Cmu - Split face concrete block	350.10 S.F	46.54%



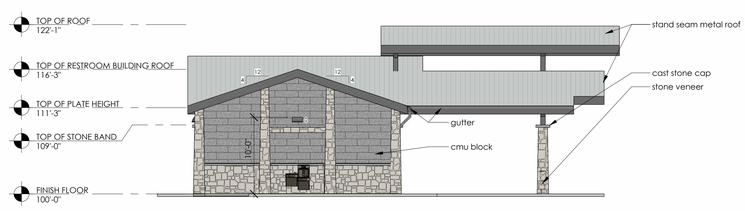
3 CONCESSION ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	**SOUTH**	**PERCENT**
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF, DOWNSPOUT	822.04 S.F	100%
Stone - Buff lueders limestone	448.78 S.F	54.5%
Cmu - Split face concrete block	373.62 S.F	45.5%



2 CONCESSION ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	**EAST**	**PERCENT**
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF	352.02 S.F	100%
Stone - Buff lueders limestone	187.99 S.F	53%
Cmu - Split face concrete block	164.50 S.F	47%



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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

Copyright © 2025

DATE:	6.12.2025
SCALE:	
JOB NO.	25006
DRAWN:	DM
APPD:	Approver
ACAD #	

EXTERIOR ELEVATIONS & 3D VIEWS – CONCESSION BUILDING

DRAWING NO. **A4.00**

REV NO.

SOCCER
CONCESSION & EQUIPMENT BUILDINGS
ROCKWALL, TEXAS

DESIGN TEAM

OWNER:
RAYBURN ELECTRIC CO-OP
950 SIDS RD.
ROCKWALL, TX 75032
P: 469.402.2100

ARCHITECT:
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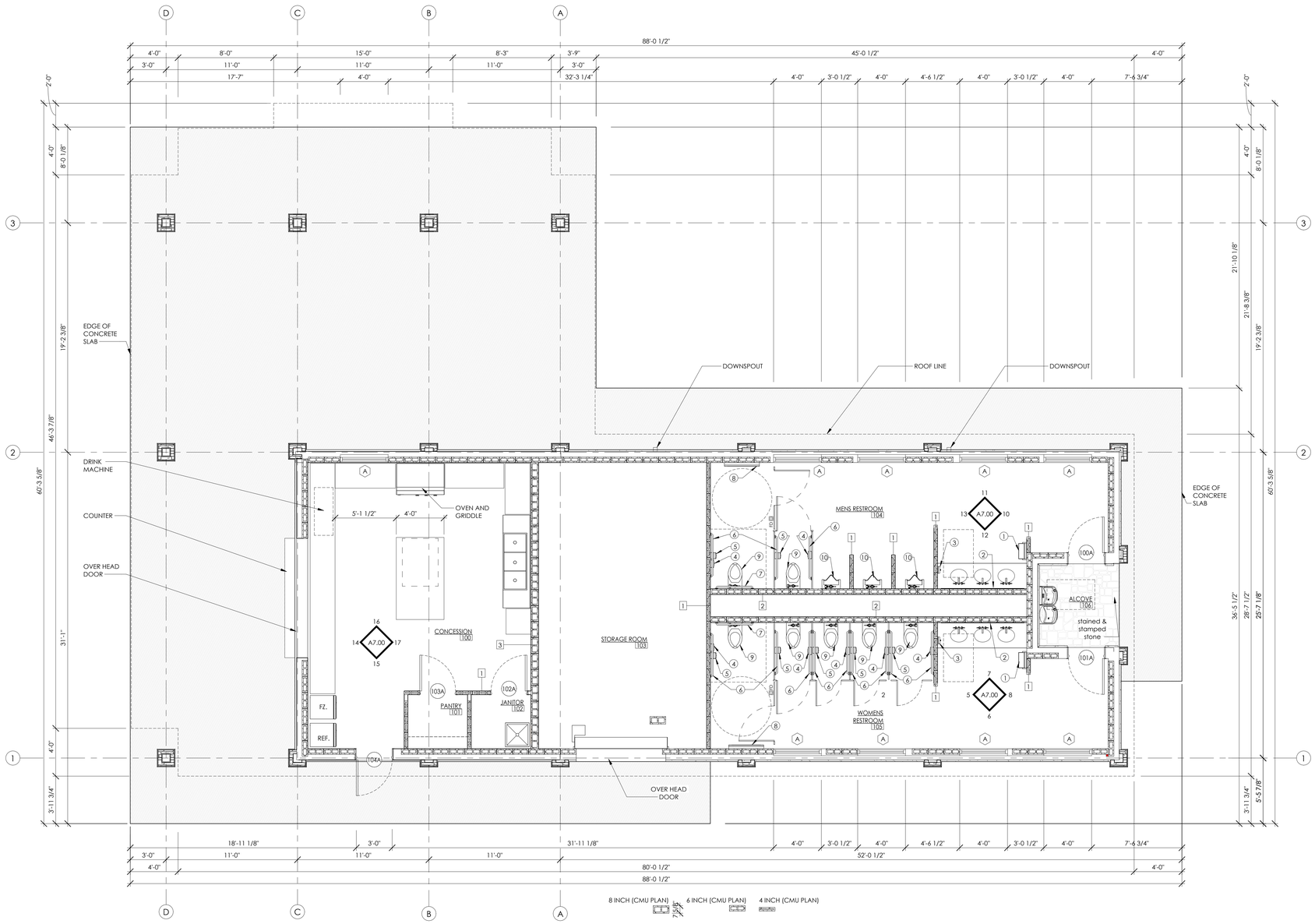


FLOOR PLAN GENERAL NOTES

1. Reference A0.01 for all accessibility requirements.
2. Reference structural for location of all columns.

TOILET ACCESSORIES

1. BOBRICK B - 3939 SURFACED MOUNTED PAPER TOWEL - WASTE RECEPTACLE
2. BOBRICK B-2908 2436 MIRROR
3. BOBRICK 818615 SOAP DISPENSER
4. BOBRICK B - 270 SANITARY NAPKIN DISPOSAL
5. BOBRICK B-4288 TOILET TISSUE DISPENSER
6. BOBRICK B-5806X42 GRAB BAR 42"
7. BOBRICK B-5806X36 GRAB BAR 36"
8. KOALA KARE KB200 BABY CHANGING STATION 1
9. MCA AMERICAN STANDARD WALL MOUNTED TOILET 2257.001
10. MCA AMERICAN STANDARD URINAL 6590.125

1 SOCCER CONCESSION - FLOOR PLAN
SCALE: 1/4" = 1'-0"

SEAL

Copyright © 2025

DATE:	6.12.2025
SCALE:	
JOB NO.	25006
DRAWN:	DM
APPD:	Approver
ACAD #	

FLOOR PLAN – CONCESSION BUILDING

DRAWING NO.	REV NO.
A2.00	

Plant Schedule

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	UC	20	Ulmus crassifolia	Cedar Elm	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	UP	4	Ulmus parvifolia	Lacebark Elm	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	QM	5	Quercus macrocarpa	Bur Oak	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	QV	25	Quercus virginiana	Live Oak	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	CC	3	Cercis canadensis	Red Bud	45 gal.	3" Caliper, Min 6` Height, 4' Spread
	SA	8	Sophora affinis	Eve's Necklace	45 gal.	3" Caliper, Min 6` Height, 4' Spread
	ID	6	Ilex decidua	Possumhaw Holly	45 gal.	3" Caliper, Min 6` Height, 4' Spread

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	IC	172	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	10 gal.	Cont.	4` O.C., Min. 3' Height

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
		300,618 s.f.	Common Bermuda	Common Bermuda Grass	Solid Sod
		242,086 s.f.	Tif 419 Bermuda	Tif 419 Bermuda Grass	Solid Sod
		13,115 s.f.	Common Bermuda	Common Bermuda Grass	Hydromulch
	Shd mul	3,006 s.f.		Shredded Hardwood Mulch	--

LEGEND

LO / 3 — PLANT SYMBOL, REF. PLANT SCHEDULE / PLANT QUANITY

EXISTING TREES TO REMAIN

METAL EDGING @ PLANTING BED BORDER WITH TURF, QUANITY- 1,444 L.F.

LANDSCAPE REQUIREMENTS

Landscape Buffer Components Street Frontage- Mims Road

Total (10' Wide) Required Landscape Buffer Area - 7,786 SF

Total (10' Wide) *Provided Landscape Buffer Area - 7,786 SF*

3,006 SF OF LANDSCAPE BED
4,780 SF OF TURF PROVIDED

Landscape Buffer Trees Street Frontage- SH 205-
See Plans

Landscape Buffer Trees Street Frontage- Mims Road

Street Frontage Length - 825 LF
1 Canopy Tree per 50 LF of Street Frontage (Min.4" Cal.)
1 Accent Tree per 50 LF of Street Frontage (4' Ht. Min.)

17 CANOPY / 17 ACCENT TREES REQUIRED

17 CANOPY / 17 ACCENT TREES PROVIDED

Landscape Parking Trees
1 Canopy Tree/ 10 parking spaces (Min.4" Cal.)
1 Tree within 80' of each parking space (Min.4" Cal.)

37 CANOPY TREES REQUIRED

37 CANOPY TREES PROVIDED

IRRIGATION:
An automatic irrigation system will be installed by the Owner, to water the required landscape improvements. Irrigation plans to be provided.

NOTE:
Landscape Plans shall meet requirements in the Unified Development Code-Article 8 with exceptions granted to Owner if approved.

Trees that are existing within the landscape buffer or limbs that enter into the landscape buffer shall be pruned by a certified arbortist. It shall be pruned to allow for sunlight to filter through existing tree to facilitate success of newly planted trees.

NOTES

1. “The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and such activities common to the maintenance of landscaping”

2. “Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping”

3. “No substitutions for plant materials without approval by the Director”

4. “The right-of-way adjacent to required landscape areas shall be maintained by the property owner in the same manner as the required landscape area. All driveways shall maintain site visibility. All plantings intended for erosion control will be maintained. The City may require revegetation to prevent erosion or slippage”

5. “All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size”

6. “When overhead or underground utilities are present, landscape plan alterations may be considered by the Director”

7. “All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and/or evapotranspiration (ET) weather-based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator”

8. “All trees are to be equipped with a bubbler irrigation system”

9. “Required landscaped open areas and disturbed soil areas shall be completely covered with living plant material”

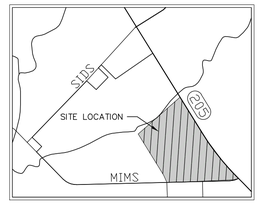
10. “All streetscape furniture (benches, lampposts, trash receptacles, patio furniture, bike racks, etc.) shall be a chip and flake resistant metal, decorative, and generally black "storm cloud" or comparable in color”

11. “Excessive pruning of plant materials is prohibited. (e.g. topping crape myrtles, pruning “up” creating a carrot top”)

12. “All transformers and mechanical equipment to be screened with evergreen shrubs, to be 2’ at time of planting.”

13. No Tree Planting within 5 feet of water/storm sewer lines.

N



REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	05/21/2025	BS	BS	BS	ISSUED FOR REVIEW

RayburnElectric COOPERATIVE
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: May 23, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 | DESIGN BY BS
CREATED | CODE
PLOTTED 5/21/2025 | CHECKED BY BS
LAST UPDATE BY
DRAWN: MW | SCALE: AS NOTED
CHECKED:
APPROVED:
FILENAME:
DRAWING NO.: LP-1 | ISSUE: 0

REC CAMPUS EXPANSION SOCCER FIELDS & PARKING SH 205 ROCKWALL, TX 75032

LANDSCAPE PLAN

MATCH LINE- A

MATCH LINE- A

ACCESS DRIVE TO REC SOCCER EXPANSION

MIMS ROAD

VISIBILITY TRIANGLE

PROPERTY/ R.O.W. LINE

10' LANDSCAPE BUFFER

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

MIMS ROAD

PROPERTY/ R.O.W. LINE

10' LANDSCAPE BUFFER

GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

WITNESS OUR HANDS, this ___ day of _____, ____.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

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CHECKED:		DRAWING NO.:	LP-2
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

R.O.W. LINE

ACCESS DRIVE TO REC SOCCER EXPANSION

15' WATER SUPPY EASEMENT

GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

MATCH LINE- A

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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DRAWN: MW | SCALE: AS NOTED
CHECKED:
APPROVED:
FILENAME:
DRAWING NO.: LP-3 | ISSUE: 0

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN

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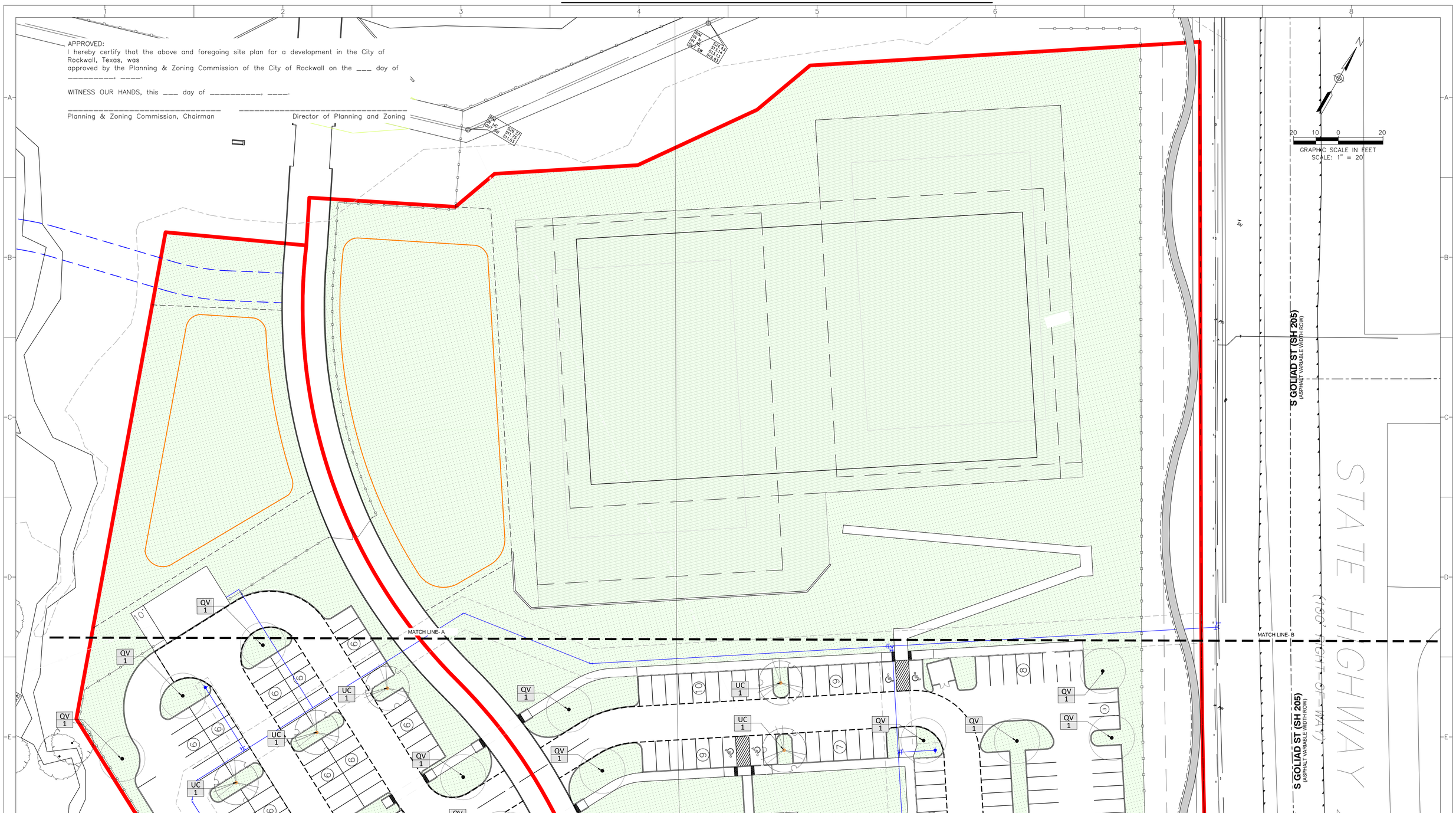
_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning



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PLOTTED 5/21/2025 CHECKED BY BS
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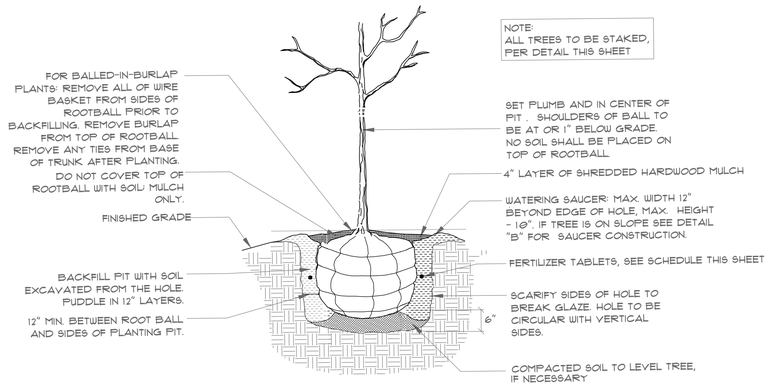
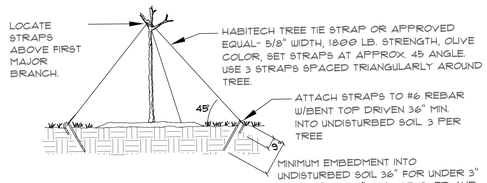
DRAWN: MW SCALE: AS NOTED
CHECKED:
APPROVED:
FILENAME:
DRAWING NO.: LP-4
ISSUE: 0

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN

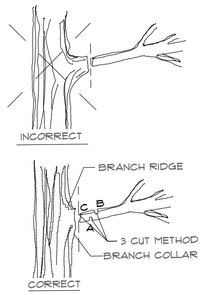


A SECTION: TREE PLANTING - B&B, BOX, CONT.
NTS



RE: GENERAL NOTES AND SPECIFICATION DATA FOR PLANTING NOTES.

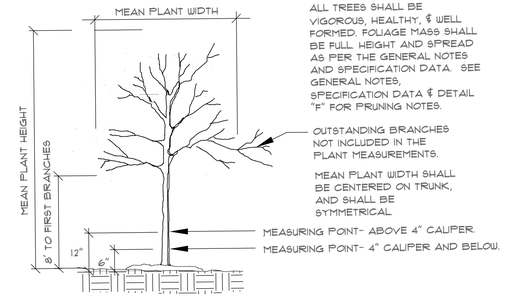
B SECTION: TREE GUYING
NTS



PRUNING NOTES:

1. REMOVE ALL BROKEN, DISEASED, OR WEAK BRANCHES.
2. MAKE ALL CUTS AS CLOSE TO THE BRANCH AS POSSIBLE-LEAVE THE BRANCH COLLAR
3. DO NOT CUT A LEADER.
4. PRUNE SO AS TO RETAIN THE NATURAL FORM OF THE TREE.
5. REMOVE APPROXIMATELY 1/3 OF INTERIOR BRANCHING.
6. DO NOT TIP PRUNE.
7. CONTACT LANDSCAPE ARCHITECT PRIOR TO PRUNING FOR FURTHER INSTRUCTIONS.
8. CUTS OVER 1/2" DIAMETER MADE TO TREES OF THE OAK FAMILY (IE RED OAK, LIVE OAK, BUR OAK, ETC.) FROM FEBRUARY 15 - DECEMBER 15 SHALL BE PAINTED WITH TREE PRUNING PAINT IMMEDIATELY FOLLOWING PRUNING (ONE HOUR MAX.). APPLY SUFFICIENT COATS TO ENSURE SEALING OF THE CUT.
9. REMOVE LARGE LIMBS BY PERFORMING THE 3-CUT METHOD.

C SECTION: TREE PRUNING
NTS

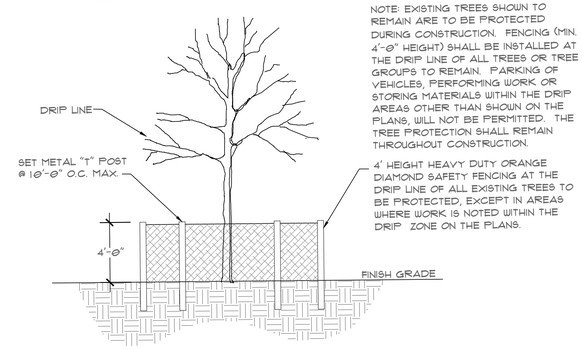


D SECTION: TREE MEASURING
NTS

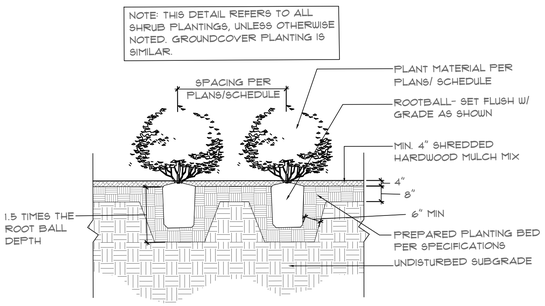
FERTILIZER SCHEDULE: PLANTING

TREES	SHRUBS AND PERENNIALS:
5-GALLON TREES 2 AGRIFORM* 21 GRAM TABLETS	1-GALLON AND SMALLER 1 AGRIFORM* 21 GRAM TABLET
15-GALLON TREES 3 AGRIFORM* 21 GRAM TABLETS	3 TO 5-GALLON AND B&B MATERIAL WITH SPREADS TO THREE (3) FT. 2 AGRIFORM* 21 GRAM TABLETS
30-GALLON AND ALL B&B MATERIAL 1 AGRIFORM* 21 GRAM TABLET PER CALIPER EACH ONE-HALF (1/2) INCH OF CALIPER	15-GALLON AND B&B MATERIAL WITH SPREADS GREATER THAN THREE (3) FT. 3 AGRIFORM* 21 GRAM TABLETS
SPACE TABLETS EVENLY AROUND ROOT BALL APPROX. 8" BELOW GRADE. PLACE NEXT TO BALL	PLACE TABLETS AT A DEPTH APPROX. 1/3 BALL DEPTH AND NEXT TO BALL
* OR APPROVED EQUAL	* OR APPROVED EQUAL

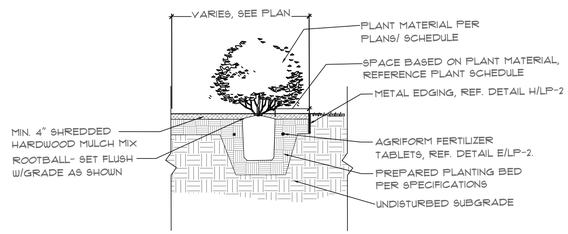
E CHART: FERTILIZER SCHEDULE



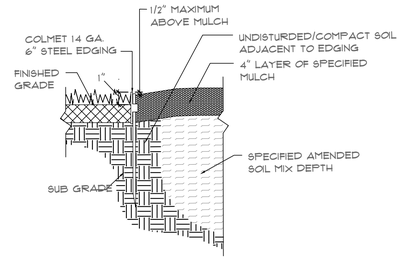
C SECTION: TREE PROTECTION
NTS



F DETAIL: LANDSCAPE BED W/ MULCH
NOT TO SCALE



G SECTION: LANDSCAPE BED W/ MULCH AND METAL EDGING
NOT TO SCALE



H SECTION: METAL EDGING
NOT TO SCALE

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	05/19/2025	BS	BS	BS	ISSUED FOR REVIEW

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r.delta ENGINEERS
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PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: May 23, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21	DESIGN BY BS		
CREATED	CODE		
PLOTTED 5/19/2025	CHECKED BY BS		
LAST UPDATE BY			
DRAWN: MW	SCALE: AS NOTED		
CHECKED:	DRAWING NO.: LP-5	ISSUE: 0	
APPROVED:			
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE DETAILS

MATCH LINE- A

MATCH LINE- A

37,276 S.F.

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

ACCESS DRIVE TO REC
SOCCER EXPANSION

MIMS ROAD

VISIBILITY
TRIANGLE

PROPERTY/
R.O.W. LINE

10' LANDSCAPE
BUFFER

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

30 15 0 30
GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

APPROVED:
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approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

WITNESS OUR HANDS, this ___ day of _____, ____.

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

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Date: June 13, 2025
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PLOTTED 6/11/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: ISSUE:
APPROVED: TM-1 0
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

MATCH LINE- B

MATCH LINE- B

29,923 S.F.

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

37,276 S.F.

BUS LOADING

BUS LOADING

BUS LOADING

ACCESS DRIVE TO REC SOCCER EXPANSION

12" W

DHE

R.O.W. LINE

15' WATER SUPPY EASMENT

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

R.O.W. LINE

MATCH LINE- A

MATCH LINE- A

30 15 0 30

GRAPHIC SCALE IN FEET
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_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

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APPROVED:		TM-2	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

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_____ Director of Planning and Zoning

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA I
EASTERN CEDAR GROUPING
REFERENCE TM-4 & 5

800 S.F.

864 S.F.

3,424 S.F.

3,216 S.F.

29,923 S.F.

SAMPLE AREA BOUNDARY (55,657 S.F.) USED FOR EXTRAPOLATION OF EXISTING CEDAR TREE QUANTITIES IN AREA III- WESTERN CEDAR GROUPING

18" WW

12" DHE

30 15 0 30
GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

MATCH LINE- B

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APPROVED:
FILENAME:
DRAWING NO.: TM-3 | ISSUE: 0

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

AREA I- Site Tree Listing
Rayburn Electric Cooperative- Soccer Landscape- Eastern Cedar Grouping
June 13, 2025

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
1	12	CEDAR				x		Remove	4	
2	9	CEDAR				x		Remove	4	
3	9	CEDAR				x		Remove	4	
4	4	HACKBERRY					x	Remove		
5	8	CEDAR				x		Remove	4	
6	6	HACKBERRY					x	Remove		
7	4	HACKBERRY					x	Remove		
8	16	CEDAR				x		Remove	4	
9	8	CEDAR				x		Remove	4	
10	12	CEDAR				x		Remove	4	
11	7	CEDAR				x		Remove	4	
12	10	CEDAR				x		Remove	4	
13	7	CEDAR				x		Remove	4	
14	14	BUMELIA			x			Remove		14
15	8	CEDAR				x		Remove	4	
16	11	CEDAR				x		Remove	4	
17	6	CEDAR				x		Remove	4	
18	3	CEDAR	Dead			x		Remove		
19	5	HACKBERRY					x	Remove		
20	4	BUMELIA			x			Remove		4
21	4	CEDAR				x		Remove	4	
22	17	BUMELIA			x			Remove		17
23	4	BUMELIA			x			Remove		4
24	8	BUMELIA			x			Remove		8
25	2	CEDAR	Shaded Out			x		Remove	4	
26	2	CEDAR	Shaded Out			x		Remove	4	
27	3	CEDAR	Shaded Out			x		Remove	4	
28	8	BUMELIA			x			Remove		8
29	12	HACKBERRY					x	Remove		
30	7	CEDAR				x		Remove	4	
31	4	CEDAR	Shaded Out			x		Remove	4	
32	10	CEDAR				x		Remove	4	
33	14	CEDAR				x		Remove	4	
34	4	CEDAR				x		Remove	4	
35	5	HACKBERRY					x	Remove		
36	7	CEDAR				x		Remove	4	
37	7	CEDAR				x		Remove	4	
38	12	CEDAR				x		Remove	4	
39	13	HACKBERRY					x	Remove		
40	8	CEDAR				x		Remove	4	
41	6	CEDAR				x		Remove	4	
42	20	CEDAR				x		Remove	4	
43	7	CEDAR				x		Remove	4	
44	20	CEDAR				x		Remove	4	
45	13	CEDAR				x		Remove	4	
46	8	CEDAR				x		Remove	4	
47	6	CEDAR				x		Remove	4	
48	6	CEDAR				x		Remove	4	
49	18	CEDAR				x		Remove	4	
50	5	CEDAR				x		Remove	4	
51	7	CEDAR				x		Remove	4	
52	16	CEDAR				x		Remove	4	
53	5	CEDAR				x		Remove	4	
54	6	CEDAR				x		Remove	4	
55	7	CEDAR				x		Remove	4	
56	9	CEDAR				x		Remove	4	
57	8	CEDAR				x		Remove	4	
58	8	CEDAR				x		Remove	4	
59	10	CEDAR				x		Remove	4	
60	7	CEDAR				x		Remove	4	
61	2	CEDAR				x		Remove	4	
62	3	CEDAR				x		Remove	4	
63	5	CEDAR				x		Remove	4	
64	1	CEDAR	Dead			x		Remove		
65	2	CEDAR	Dead			x		Remove		
66	7	CEDAR				x		Remove	4	
67	8	CEDAR				x		Remove	4	
68	8	CEDAR				x		Remove	4	
69	8	CEDAR				x		Remove	4	
70	10	CEDAR				x		Remove	4	
71	4	CEDAR				x		Remove	4	
72	6	CEDAR				x		Remove	4	
73	9	CEDAR				x		Remove	4	
74	3	CEDAR				x		Remove	4	
75	6	CEDAR				x		Remove	4	
76	1	CEDAR	Dead			x		Remove		
77	14	CEDAR				x		Remove	4	
78	4	CEDAR				x		Remove	4	
79	6	CEDAR				x		Remove	4	
80	4	BUMELIA			x			Remove		4
81	10	HACKBERRY					x	Remove		
82	6	BUMELIA			x			Remove		6
83	7	BOIS D'ARC				x		Remove	4	
84	8	CEDAR	Thin			x		Remove	4	
85	22	BOIS D'ARC					x	Remove		
86	9	BOIS D'ARC					x	Remove		
87	6	BOIS D'ARC					x	Remove		
88	14	BOIS D'ARC					x	Remove		
89	9	CEDAR				x		Remove	4	
90	9	CEDAR				x		Remove	4	
91	5	CEDAR				x		Remove	4	
92	4	HACKBERRY					x	Remove		
93	9	CEDAR				x		Remove	4	
94	8	BOIS D'ARC					x	Remove		
95	8	CEDAR				x		Remove	4	
96	15	CEDAR				x		Remove	4	
97	6	CEDAR				x		Remove	4	
98	6	CEDAR				x		Remove	4	
99	3	CEDAR				x		Remove	4	
100	12	CEDAR				x		Remove	4	
101	8	CEDAR				x		Remove	4	
102	2	CEDAR				x		Remove	4	
103	15	CEDAR				x		Remove	4	
104	7	CEDAR				x		Remove	4	
105	5	CEDAR				x		Remove	4	
106	10	CEDAR	Dead			x		Remove		
107	9	CEDAR				x		Remove	4	
108	14	HACKBERRY	Dead				x	Remove		
109	8	CEDAR				x		Remove	4	
110	7	CEDAR				x		Remove	4	
111	10	CEDAR				x		Remove	4	
112	6	CEDAR				x		Remove	4	
113	7	CEDAR				x		Remove	4	
114	7	CEDAR				x		Remove	4	
115	5	CEDAR				x		Remove	4	
116	7	CEDAR				x		Remove	4	
117	3	CEDAR				x		Remove	4	
118	13	CEDAR				x		Remove	4	
119	8	CEDAR				x		Remove	4	
120	2	CEDAR				x		Remove	4	
121	7	CEDAR				x		Remove	4	
122	6	CEDAR				x		Remove	4	
123	8	CEDAR				x		Remove	4	
124	8	HACKBERRY					x	Remove		
125	8	CEDAR				x		Remove	4	
126	8	CEDAR				x		Remove	4	
127	3	CEDAR				x		Remove	4	
128	18	CEDAR				x		Remove	4	
129	20	CEDAR				x		Remove	4	
130	8	CEDAR				x		Remove	4	
131	10	CEDAR				x		Remove	4	
132	3	CEDAR				x		Remove	4	
133	15	CEDAR				x		Remove	4	
134	13	CEDAR				x		Remove	4	
135	13	CEDAR				x		Remove	4	
136	4	CEDAR				x		Remove	4	
137	9	CEDAR				x		Remove	4	
138	11	CEDAR				x		Remove	4	
139	10	CEDAR				x		Remove	4	
140	8	CEDAR	Dead			x		Remove		
141	7	CEDAR	Thin Crown			x		Remove	4	
142	8	CEDAR	Diseased			x		Remove	4	
143	9	CEDAR				x		Remove	4	
144	7	CEDAR				x		Remove	4	
145	9	CEDAR				x		Remove	4	
146	11	CEDAR	Dead			x		Remove		
147	8	CEDAR				x		Remove	4	
148	8	CEDAR				x		Remove	4	
149	4	HACKBERRY					x	Remove		
150	4	HACKBERRY					x	Remove		
151	9	CEDAR				x		Remove	4	
152	10	CEDAR				x		Remove	4	
153	7	HACKBERRY					x	Remove		
154	8	CEDAR				x		Remove	4	
155	8	CEDAR				x		Remove	4	
156	8	CEDAR				x		Remove	4	
157	14	CEDAR				x		Remove	4	
158	9	HACKBERRY					x	Remove		
159	5	CEDAR	Shaded Out			x		Remove	4	
160	13	CEDAR				x		Remove	4	
161	3	HACKBERRY					x	Remove		
162	8	CEDAR				x		Remove	4	
163	9							Remove		
164	8	CEDAR				x		Remove	4	
165	15	CEDAR				x		Remove	4	
166	7	CEDAR				x		Remove	4	
167	19	CEDAR				x		Remove	4	
168	5	CEDAR				x		Remove	4	
169	6	CEDAR				x		Remove	4	
170	13	CEDAR				x		Remove	4	
171	8	CEDAR				x		Remove	4	
172	8	CEDAR				x		Remove	4	
173	8	CEDAR				x		Remove	4	
174	7	CEDAR				x		Remove	4	
175	11	CEDAR				x		Remove	4	
176	8	CEDAR				x		Remove	4	
177	15	CEDAR				x		Remove	4	
178	5	CEDAR				x		Remove	4	
179	8	CEDAR				x		Remove	4	
180	8	CEDAR				x		Remove	4	
181	6	CEDAR				x		Remove	4	
182	7	CEDAR				x		Remove	4	
183	10	CEDAR				x		Remove	4	
184	14	HACKBERRY	Dead				x	Remove		
185	10	CEDAR				x		Remove	4	
186	12	CEDAR				x		Remove	4	
187	8	HACKBERRY	Dead above 8'				x	Remove		
188	9	CEDAR				x		Remove	4	
189	8	MEXICAN PLUM			x			Remove		8
190	9	HACKBERRY					x	Remove		
191	9	HACKBERRY					x	Remove		
192	12	CEDAR				x		Remove	4	
193	2	CEDAR				x		Remove	4	
194	8	CEDAR				x		Remove	4	
195	5	CEDAR				x		Remove	4	
196	8	CEDAR				x		Remove	4	
197	11	CEDAR				x		Remove	4	
198	6	CEDAR				x		Remove	4	
199	12	CEDAR				x		Remove	4	
200	13	CEDAR				x		Remove	4	
334	28	HACKBERRY					x	Remove		
335	12	CEDAR				x		Remove	4	
336	12	CEDAR				x		Remove	4	
337	11	CEDAR				x		Remove	4	
338	6	CEDAR				x		Remove	4	
339	16	CEDAR				x		Remove	4	
340	7	CEDAR				x		Remove	4	
341	15	BOIS D'ARC					x	Remove		
342	30	CEDAR				x		Remove	4	
343	25	CEDAR				x		Remove	4	
344	9	CEDAR				x		Remove	4	
345	7	HACKBERRY					x	Remove		
346	9	CEDAR				x		Remove	4	
347	8	CEDAR				x		Remove	4	
348	5	CEDAR				x		Remove	4	
349	3	CEDAR	Shaded Out			x		Remove	4	
350	48	HACKBERRY					x	Remove		
351	9	CEDAR				x		Remove	4	
352	8	CEDAR				x		Remove	4	
353	5	CEDAR				x		Remove	4	
354	3	CEDAR	Shaded Out			x		Remove	4	
355	36	BOIS D'ARC					x	Remove		
356	6	CEDAR				x		Remove	4	
357	12	CEDAR				x		Remove	4	
358	5	HACKBERRY					x	Remove		
359	8	CEDAR	Shaded Out			x		Remove	4	
360	6	CEDAR				x		Remove	4	
361	3	CEDAR	Fallen			x		Remove	4	
362	13	CEDAR				x		Remove	4	
363	3	CEDAR	Shaded Out			x		Remove	4	
364	7	CEDAR				x		Remove	4	
365	9	CEDAR				x		Remove	4	
366	8	CEDAR				x		Remove	4	
367	6	CEDAR				x		Remove	4	
368	8	CEDAR				x		Remove	4	
369	14	CEDAR				x		Remove	4	
370	8	CEDAR				x		Remove	4	
371	6	CEDAR				x		Remove	4	
372	8	CEDAR				x		Remove	4	
373	8	CEDAR				x		Remove	4	
374	12	CEDAR				x		Remove	4	
375	15	CEDAR				x		Remove	4	
376	19	CEDAR				x		Remove	4	
377	5	HACKBERRY					x	Remove		
378	8	CEDAR				x		Remove	4	
379	8	CEDAR				x		Remove	4	
380	6	CEDAR				x		Remove	4	
381	4	CEDAR				x		Remove	4	
382	23	CEDAR				x		Remove	4	
383	5	CEDAR				x		Remove	4	
384	10	CEDAR				x		Remove	4	
385	6	CEDAR				x		Remove	4	
386	14	CEDAR				x		Remove	4	
387	7	HACKBERRY					x	Remove		
388	12	CEDAR				x		Remove	4	
389	10	CEDAR				x		Remove	4	
390	10	CEDAR				x		Remove	4	
391	10	CEDAR				x		Remove	4	
392	5	CEDAR				x		Remove	4	
393	8	CEDAR				x		Remove	4	
394	6	CEDAR				x		Remove	4	
395	7	CEDAR				x		Remove	4	
396	10	HACKBERRY					x	Remove		
397	5	CEDAR				x		Remove	4	
398	9	CEDAR	Shaded Out			x		Remove	4	
399	6	CEDAR	Dead			x		Remove		
400	9	CEDAR				x		Remove	4	
401	14	CEDAR				x		Remove	4	
402	8	CEDAR				x		Remove	4	
403	8	CEDAR				x		Remove	4	
404	8	CEDAR				x		Remove	4	
405	8	CEDAR				x		Remove	4	
406	8	CEDAR				x		Remove	4	
407	8	CEDAR				x		Remove	4	
408	9	HACKBERRY					x	Remove		
409	10	CEDAR	Crown Thin			x		Remove	4	
410	13	CEDAR				x		Remove	4	
411	9	CEDAR				x		To Remain		
412	6	CEDAR				x		To Remain		
413	4	CEDAR				x		To Remain		
414	8	HACKBERRY					x	To Remain		
415	10	HACKBERRY					x	To Remain		
416	8	HACKBERRY					x	To Remain		
417	10	CEDAR				x		To Remain		
418	6	CEDAR				x		To Remain		
419	9	CEDAR	Diseased			x		To Remain		
420	1	CEDAR	Thin Spindly			x		To Remain		
421	1	CEDAR	Thin Spindly			x		To Remain		
422	2	CEDAR	Thin Spindly			x		To Remain		
423	1	CEDAR	Thin Spindly			x		To Remain		
424	1	CEDAR	Thin Spindly			x		To Remain		
425	10	CEDAR				x		To Remain		
426	11	CEDAR				x		To Remain		
427	5	CEDAR				x		To Remain		
428	8	CEDAR				x		To Remain		
429	4	HACKBERRY					x	To Remain		
430	5	HACKBERRY					x	Remove		
431	14	CEDAR				x		Remove	4	
432	5	HACKBERRY					x	Remove		
433	30	CEDAR	Sparse			x		Remove	4	
434	15	CEDAR	Sparse			x		Remove	4	

AREA I-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1639 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree ≥8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1639** . Replace with 4" Caliper Trees
1639"/4"= 410 Trees Required

410 CANOPY REPLACEMENT TREES REQUIRED

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was
approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

WITNESS OUR HANDS, this ___ day of _____, ____.

_____ _____
Planning & Zoning Commission, Chairman — Director of Planning and Zoning

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/11/2025	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21	DESIGN BY BS		
CREATED	CODE		
PLOTTED 6/11/2025	CHECKED BY BS		
LAST UPDATE BY			
DRAWN: MW	SCALE: AS NOTED		
CHECKED:	DRAWING NO.: TM-4	ISSUE: 0	
APPROVED:			
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
435	7	CEDAR	Sparse			x		Remove	4	
436	6	CEDAR	Sparse			x		Remove	4	
437	4	CEDAR				x		Remove	4	
438	8	CEDAR	Sparse			x		Remove	4	
439	8	CEDAR	Sparse			x		Remove	4	
440	7	CEDAR	Sparse			x		Remove	4	
441	8	CEDAR	Sparse			x		Remove	4	
442	14	CEDAR	Sparse			x		Remove	4	
443	8	CEDAR	Sparse			x		Remove	4	
801	13	CEDAR				x		Remove	4	
802	13	CEDAR				x		Remove	4	
803	11	HACKBERRY					x	Remove		
804	10	CEDAR				x		Remove	4	
805	12	CEDAR				x		Remove	4	
806	7	BUMELIA			x			Remove		7
807	17	HACKBERRY					x	Remove		
808	7	CEDAR				x		Remove	4	
809	26	HACKBERRY					x	Remove		
810	6	CEDAR				x		Remove	4	
811	7	CEDAR				x		Remove	4	
812	4	CEDAR				x		Remove	4	
813	20	CEDAR				x		Remove	4	
814	5	CEDAR ELM			x			Remove		5
815	8	CEDAR				x		Remove	4	
816	18	HACKBERRY					x	Remove		
817	9	CEDAR				x		Remove	4	
818	9	CEDAR				x		Remove	4	
819	7	CEDAR				x		Remove	4	
820	7	CEDAR				x		Remove	4	
821	5	HACKBERRY					x	Remove		
822	10	CEDAR				x		Remove	4	
823	8	CEDAR				x		Remove	4	
824	6	CEDAR				x		Remove	4	
825	11	CEDAR				x		Remove	4	
826	9	CEDAR				x		Remove	4	
827	6	CEDAR				x		Remove	4	
828	5	HACKBERRY					x	Remove		
829	8	CEDAR				x		Remove	4	
830	8	CEDAR				x		Remove	4	
831	6	CEDAR				x		Remove	4	
832	10	CEDAR				x		Remove	4	
833	9	HACKBERRY					x	Remove		
834	10	CEDAR				x		Remove	4	
835	6	CEDAR	Shaded Out			x		Remove	4	
836	6	CEDAR				x		Remove	4	
837	13	CEDAR				x		Remove	4	
838	2	CEDAR				x		Remove	4	
839	9	CEDAR				x		Remove	4	
840	10	CEDAR				x		Remove	4	
841	5	CEDAR				x		Remove	4	
842	8	CEDAR				x		Remove	4	
843	7	CEDAR				x		Remove	4	
844	10	CEDAR				x		Remove	4	
845	12	CEDAR				x		Remove	4	
846	8	CEDAR				x		Remove	4	
847	8	HACKBERRY					x	Remove		
848	5	CEDAR				x		Remove	4	
849	11	CEDAR				x		Remove	4	
850	7	CEDAR				x		Remove	4	
851	24	BOIS D'ARC					x	Remove		
852	10	CEDAR				x		Remove	4	
853	9	CEDAR				x		Remove	4	
854	6	HACKBERRY						Remove		
855	6	CEDAR	Shaded Out			x		Remove	4	
856	6	HACKBERRY						Remove		
857	7	CEDAR				x		Remove	4	
858	10	CEDAR				x		Remove	4	
859	11	CEDAR				x		Remove	4	
860	10	CEDAR				x		Remove	4	
861	8	CEDAR				x		Remove	4	
862	10	CEDAR				x		Remove	4	
863	11	CEDAR				x		Remove	4	
864	10	HACKBERRY					x	Remove		
865	10	CEDAR				x		Remove	4	
866	5	HACKBERRY					x	Remove		
867	6	HACKBERRY					x	Remove		
868	14	HACKBERRY					x	Remove		
869	9	CEDAR				x		Remove	4	
870	7	CEDAR				x		Remove	4	
871	12	CEDAR				x		Remove	4	
872	6	HACKBERRY					x	Remove		
873	12	CEDAR				x		Remove	4	
874	10	CEDAR	Thin			x		Remove	4	
875	30	BOIS D'ARC					x	Remove		
876	10	CEDAR				x		Remove	4	
877	12	CEDAR				x		Remove	4	
878	13	CEDAR				x		Remove	4	
879	6	HACKBERRY					x	Remove		
880	8	CEDAR				x		Remove	4	
881	9	CEDAR				x		Remove	4	
882	6	HACKBERRY					x	Remove		
883	10	CEDAR					x	Remove	4	
884	9	CEDAR				x		Remove	4	
885	12	HACKBERRY					x	Remove		
886	7	HACKBERRY					x	Remove		
887	7	HACKBERRY					x	Remove		
888	6	HACKBERRY					x	Remove		
889	25	BOIS D'ARC					x	Remove		
890	10	CEDAR	Dead			x		Remove		
891	8	CEDAR				x		Remove	4	
892	9	CEDAR				x		Remove	4	
893	4	HACKBERRY					x	Remove		
894	8	CEDAR				x		Remove	4	
895	7	CEDAR				x		Remove	4	
896	7	CEDAR	Crown @ 12'			x		Remove	4	
897	4	HACKBERRY					x	Remove		
898	8	CEDAR	Dead			x		Remove		
899	8	CEDAR				x		Remove	4	
900	28	CEDAR				x		Remove	4	
901	9	CEDAR				x		Remove	4	
902	8	HACKBERRY					x	Remove		
903	8	CEDAR				x		Remove	4	
904	6	HACKBERRY					x	Remove		
905	7	CEDAR				x		Remove	4	
906	5	CEDAR				x		Remove	4	
907	6	CEDAR				x		Remove	4	
908	10	CEDAR				x		Remove	4	
909	6	CEDAR				x		Remove	4	
910	15	HACKBERRY					x	Remove		
911	9	CEDAR				x		Remove	4	
912	14	CEDAR				x		Remove	4	
913	7	HACKBERRY					x	Remove		
914	8	HACKBERRY					x	Remove		
915	9	HACKBERRY					x	Remove		
916	4	CEDAR	Shaded Out			x		Remove	4	
917	8	CEDAR				x		Remove	4	
918	6	CEDAR				x		Remove	4	
919	9	CEDAR				x		Remove	4	
920	8	BUMELIA		x				Remove		8
921	1	CEDAR	Shaded Out			x		Remove	4	
922	6	CEDAR	Shaded Out			x		Remove	4	
923	4	CEDAR	Shaded Out			x		Remove	4	
924	6	HACKBERRY					x	Remove		
925	12	CEDAR				x		Remove	4	
926	6	CEDAR				x		Remove	4	
927	7	HACKBERRY					x	Remove		
928	7	HACKBERRY					x	Remove		
929	11	CEDAR				x		Remove	4	
930	17	CEDAR				x		Remove	4	
931	14	CEDAR				x		Remove	4	
932	4	HACKBERRY					x	Remove		
933	8	HACKBERRY					x	Remove		
934	6	HACKBERRY					x	Remove		
935	18	CEDAR				x		Remove	4	
936	20	CEDAR				x		Remove	4	
937	12	HACKBERRY					x	Remove		
938	4	CEDAR	Shaded Out			x		Remove	4	
939	11	CEDAR				x		Remove	4	
940	6	HACKBERRY					x	Remove		
941	6	CEDAR				x		Remove	4	
942	10	CEDAR				x		Remove	4	
943	7	CEDAR				x		Remove	4	
944	9	CEDAR				x		Remove	4	
945	8	CEDAR				x		Remove	4	
946	4	HACKBERRY					x	Remove		
947	9	HACKBERRY					x	Remove		
948	10	CEDAR				x		Remove	4	
949	2	CEDAR	Dead			x		Remove		
950	9	CEDAR				x		Remove	4	
951	13	CEDAR				x		Remove	4	
952	15	CEDAR				x		Remove	4	
953	9	CEDAR				x		Remove	4	
954	28	CEDAR				x		Remove	4	
955	28	CEDAR				x		Remove	4	
956	14	CEDAR				x		Remove	4	
957	6	CEDAR				x		Remove	4	
958	18	CEDAR				x		Remove	4	
959	7	CEDAR				x		Remove	4	
960	32	CEDAR				x		Remove	4	
961	6	CEDAR				x		Remove	4	
962	7	CEDAR				x		Remove	4	
963	8	CEDAR				x		Remove	4	
964	14	CEDAR				x		Remove	4	
965	20	CEDAR				x		Remove	4	
966	8	CEDAR				x		Remove	4	
967	7	CEDAR				x		Remove	4	
968	6	CEDAR				x		Remove	4	
969	9	CEDAR				x		Remove	4	
970	6	CEDAR				x		Remove	4	
971	4	LOCUST	12' Tall 50% Dead					Remove		
972	12	CEDAR				x		Remove	4	
973	9	CEDAR				x		Remove	4	
974	14	CEDAR				x		Remove	4	
975	8	CEDAR				x		Remove	4	
976	8	CEDAR				x		Remove	4	
977	6	CEDAR				x		Remove	4	
978	6	CEDAR				x		Remove	4	
979	11	CEDAR				x		Remove	4	
980	6	CEDAR				x		Remove	4	
981	4	CEDAR				x		Remove	4	
982	4	HACKBERRY					x	Remove		
983	8	CEDAR				x		Remove	4	
984	6	BUMELIA			x			Remove		6
985	7	CEDAR				x		Remove	4	
986	18	CEDAR				x		Remove	4	
987	14	CEDAR				x		Remove	4	
988	8	CEDAR				x		Remove	4	
989	10	CEDAR				x		Remove	4	
990	14	CEDAR				x		Remove	4	
991	9	CEDAR				x		Remove	4	
992	12	CEDAR				x		Remove	4	
993	7	CEDAR				x		Remove	4	
994	8	CEDAR				x		Remove	4	
995	9	CEDAR				x		Remove	4	
996	11	CEDAR				x		Remove	4	
997	9	CEDAR				x		Remove	4	
998	8	CEDAR				x		Remove	4	
999	8	CEDAR				x		Remove	4	
1000	6	CEDAR				x		Remove	4	
TOTAL	4,601								1,540.0	99.0

AREA I-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1639 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree ≥8" Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1639** , Replace with 4" Caliper Trees
1639"/4"= 410 Trees Required

410 CANOPY REPLACEMENT TREES REQUIRED

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

WITNESS OUR HANDS, this ___ day of _____, ____.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/11/2025	BS	BS	BS	ISSUED FOR REVIEW

RayburnElectric COOPERATIVE
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 6/11/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: ISSUE:
APPROVED: TM-5 0
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

AREA II- Site Tree Listing
Rayburn Electric Cooperative- Soccer Landscape- Creek Deciduous
June 13, 2025

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
201	7	HACKBERRY	> 8'				x	To Remain		
202	9	HACKBERRY	> 8'				x	To Remain		
203	57	BOIS D'ARC	> 8'				x	To Remain		
204	9	HACKBERRY	> 8'				x	Remove		
205	8	HACKBERRY	> 8'				x	Remove		
206	8	HACKBERRY	> 8'				x	Remove		
207	6	HACKBERRY	> 8'				x	Remove		
208	21	ELM	> 8'		x			To Remain		0
209	8	HACKBERRY	> 8'				x	To Remain		
210	8	HACKBERRY	> 8'				x	To Remain		
211	5	HACKBERRY	> 8'				x	To Remain		
212	5	HACKBERRY	> 8'				x	To Remain		
213	9	HACKBERRY	> 8'				x	To Remain		
214	6	HACKBERRY	> 8'				x	To Remain		
215	4	HACKBERRY	> 8'				x	To Remain		
216	7	HACKBERRY	> 8', Dead				x	To Remain		
217	10	HACKBERRY	> 8', Dead				x	To Remain		
218	10	ELM	> 8'		x			To Remain		0
219	8	HACKBERRY	> 8'				x	To Remain		
220	5	ELM	> 8'		x			To Remain		0
221	6	ELM	> 8'		x			To Remain		0
222	23	COTTONWOOD	> 8', Diseased				x	To Remain		
223	4	HACKBERRY	> 8'				x	To Remain		
224	6	WHITE ASH	> 8'		x			To Remain		0
225	8	HACKBERRY	> 8'				x	To Remain		
226	11	COTTONWOOD	> 8', Dead				x	To Remain		
227	7	WHITE ASH	> 8'		x			To Remain		0
228	6	WHITE ASH	> 8'		x			To Remain		0
229	22	BOIS D'ARC	> 8'				x	To Remain		
230	4	HACKBERRY	> 8'				x	To Remain		
231	9	WHITE ASH	> 8'		x			To Remain		0
232	7	WHITE ASH	> 8'		x			To Remain		0
233	6	WHITE ASH	> 8'		x			To Remain		0
234	10	WHITE ASH	> 8'		x			To Remain		0
235	8	WHITE ASH	> 8'		x			To Remain		0
236	5	WHITE ASH	> 8'		x			To Remain		0
237	6	WHITE ASH	> 8'		x			To Remain		0
238	4	ELM	> 8', Dead		x			To Remain		
239	5	WHITE ASH	> 8'		x			To Remain		0
240	7	WHITE ASH	> 8'		x			To Remain		0
241	6	WHITE ASH	> 8'		x			To Remain		0
242	5	WHITE ASH	> 8'		x			To Remain		0
243	4	HACKBERRY	> 8'				x	To Remain		
244	9	HACKBERRY	> 8', Diseased				x	To Remain		
245	7	WHITE ASH	> 8'		x			To Remain		0
246	7	WHITE ASH	> 8'		x			To Remain		0
247	7	HACKBERRY	> 8'				x	To Remain		
248	5	WHITE ASH	> 8'		x			To Remain		0
249	9	WHITE ASH	> 8'		x			To Remain		0
250	20	BOIS D'ARC	> 8'				x	To Remain		
251	4	HACKBERRY	> 8'				x	To Remain		
252	5	LOCUST	> 8'				x	To Remain		
253	5	WHITE ASH	> 8'		x			To Remain		0
254	6	LOCUST	> 8'				x	To Remain		
255	9	ELM	> 8'		x			To Remain		0
256	9	HACKBERRY	> 8', DIseased				x	To Remain		
257	22	WILLOW	> 8', DIseased				x	To Remain		
258	9	ELM	> 8'		x			To Remain		0
259	6	HACKBERRY	> 8'				x	To Remain		
260	6	HACKBERRY	> 8'				x	To Remain		
261	17	HACKBERRY	> 8'				x	To Remain		
262	6	LOCUST	> 8'				x	To Remain		
263	8	BOIS D'ARC	> 8'				x	To Remain		
264	8	HACKBERRY	> 8'				x	To Remain		
265	5	HACKBERRY	> 8'				x	To Remain		
266	13	WHITE ASH	> 8'		x			To Remain		0
267	6	HACKBERRY	> 8'				x	To Remain		
268	4	HACKBERRY	> 8'				x	Remove		
269	7	HACKBERRY	> 8', Dead				x	Remove		
270	8	HACKBERRY	> 8'				x	Remove		
271	8	HACKBERRY	> 8'				x	Remove		
272	10	HACKBERRY	> 8'				x	Remove		
273	5	HACKBERRY	> 8'				x	Remove		
274	8	HACKBERRY	> 8'				x	Remove		
275	10	HACKBERRY	> 8'				x	Remove		
276	5	HACKBERRY	> 8'				x	Remove		
277	10	HACKBERRY	> 8'				x	To Remain		
278	7	HACKBERRY	> 8'				x	Remove		
279	9	HACKBERRY	> 8', Diseased				x	To Remain		
280	8	HACKBERRY	> 8'				x	To Remain		
281	5	HACKBERRY	> 8'				x	Remove		
282	15	HACKBERRY	> 8'				x	To Remain		
283	4	HACKBERRY	> 8'				x	Remove		
284	7	LOCUST	> 8'				x	To Remain		
285	6	HACKBERRY	> 8'				x	To Remain		
286	11	WHITE ASH	> 8'		x			To Remain		0
287	10	WHITE ASH	> 8'		x			To Remain		0
288	8	WHITE ASH	> 8'		x			To Remain		0
289	4	HACKBERRY	> 8'				x	To Remain		
290	10	ELM	> 8'		x			To Remain		0
291	9	WHITE ASH	> 8'		x			To Remain		0
292	4	WHITE ASH	> 8'		x			To Remain		0
293	4	HACKBERRY	> 8'				x	Remove		
294	5	HACKBERRY	> 8'				x	Remove		
295	5	HACKBERRY	> 8'				x	Remove		
296	6	HACKBERRY	> 8'				x	Remove		
297	7	HACKBERRY	> 8'				x	To Remain		
298	6	HACKBERRY	> 8'				x	To Remain		
299	6	WHITE ASH	> 8'		x			To Remain		0
300	7	HACKBERRY	> 8', Dead				x	To Remain		
445	6	HACKBERRY	> 8'				x	To Remain		
447	9	HACKBERRY	> 8', Dead				x	To Remain		
449	38	WHITE ASH	> 8'		x			To Remain		0
686	8	HACKBERRY	> 8'				x	To Remain		
687	10	HACKBERRY	> 8'				x	To Remain		
688	9	HACKBERRY	> 8', Dead				x	To Remain		
689	5	HACKBERRY	> 8'				x	To Remain		
690	13	HACKBERRY	> 8'				x	To Remain		
691	10	HACKBERRY	> 8'				x	To Remain		
692	7	HACKBERRY	> 8'				x	To Remain		
693	4	HACKBERRY	> 8'				x	To Remain		
694	5	HACKBERRY	> 8'				x	To Remain		
695	8	HACKBERRY	> 8'				x	To Remain		
696	8	HACKBERRY	> 8'				x	To Remain		
697	12	HACKBERRY	> 8'				x	To Remain		
698	10	HACKBERRY	> 8'				x	To Remain		
699	5	HACKBERRY	> 8'				x	To Remain		
700	9	ELM	> 8'		x			To Remain		0
701	5	HACKBERRY	> 8'				x	To Remain		
702	8	HACKBERRY	> 8'				x	To Remain		
703	4	HACKBERRY	> 8'				x	To Remain		
704	6	LOCUST	> 8'				x	To Remain		
705	5	ELM	> 8'		x			To Remain		0
706	5	HACKBERRY	> 8'				x	To Remain		
707	5	LOCUST	> 8'				x	To Remain		
708	13	ELM	> 8'		x			To Remain		0
709	6	HACKBERRY	> 8'				x	To Remain		
710	8	ELM	> 8'		x			To Remain		0
711	8	HACKBERRY	> 8', DIseased				x	To Remain		
712	18	HACKBERRY	> 8'				x	To Remain		
713	6	HACKBERRY	> 8'				x	To Remain		
714	10	WHITE ASH	> 8'		x			To Remain		0
715	9	HACKBERRY	> 8'				x	Remove		
716	23	BOIS D'ARC	> 8'				x	Remove		
717	8	HACKBERRY	> 8'				x	To Remain		
718	7	HACKBERRY	> 8'				x	To Remain		
719	4	WHITE ASH	> 8'		x			To Remain		0
720	38	BOIS D'ARC	> 8'				x	To Remain		
721	55	BOIS D'ARC	> 8'				x	To Remain		
722	5	HACKBERRY	> 8'				x	To Remain		
723	6	HACKBERRY	> 8'				x	To Remain		
724	7	HACKBERRY	> 8'				x	To Remain		
725	4	HACKBERRY	> 8'				x	To Remain		
726	6	HACKBERRY	> 8'				x	To Remain		
727	4	HACKBERRY	> 8'				x	To Remain		
728	4	HACKBERRY	> 8'				x	To Remain		
729	4	HACKBERRY	> 8'				x	To Remain		
730	4	HACKBERRY	> 8'				x	To Remain		
731	8	BOIS D'ARC	> 8'				x	To Remain		
732	5	LOCUST	> 8'				x	To Remain		
733	8	HACKBERRY	> 8'				x	To Remain		
734	7	HACKBERRY	> 8'				x	To Remain		
735	4	HACKBERRY	> 8', Dead				x	To Remain		
736	4	LOCUST	> 8'				x	To Remain		
737	8	HACKBERRY	> 8'				x	To Remain		
738	4	HACKBERRY	> 8', Dead				x	To Remain		
739	7	CEDAR ELM	> 8'		x			To Remain		0
740	5	HACKBERRY	> 8'				x	To Remain		
741	6	HACKBERRY	> 8'				x	To Remain		
742	5	HACKBERRY	> 8'				x	Remove		
743	4	HACKBERRY	> 8'				x	Remove		
744	13	HACKBERRY	> 8'				x	Remove		
745	7	HACKBERRY	> 8'				x	Remove		
746	5	HACKBERRY	> 8'				x	To Remain		
747	4	HACKBERRY	> 8'				x	Remove		
748	4	HACKBERRY	> 8'				x	To Remain		
749	4	HACKBERRY	> 8'				x	To Remain		
750	7	HACKBERRY	> 8'				x	Remove		
751	6	HACKBERRY	> 8'				x	Remove		
752	4	HACKBERRY	> 8'				x	To Remain		
753	5	HACKBERRY	> 8'				x	To Remain		
754	9	HACKBERRY	> 8'				x	To Remain		
755	5	HACKBERRY	> 8'				x	To Remain		
756	4	HACKBERRY	> 8'				x	To Remain		
757	5	HACKBERRY	> 8'				x	To Remain		
758	12	WHITE ASH	> 8'		x			To Remain		0
759	5	HACKBERRY	> 8'				x	To Remain		
760	6	HACKBERRY	> 8'				x	To Remain		
761	4	WHITE ASH	> 8'		x			To Remain		0
762	9	HACKBERRY	> 8'				x	To Remain		
763	4	HACKBERRY	> 8'				x	To Remain		
764	8	HACKBERRY	> 8'				x	To Remain		
765	8	WHITE ASH	> 8'		x			To Remain		0
766	6	HACKBERRY	> 8'				x	To Remain		
767	6	WHITE ASH	> 8'		x			To Remain		0
768	5	WHITE ASH	> 8'		x			To Remain		0
769	6	HACKBERRY	> 8'				x	To Remain		
770	9	HACKBERRY	> 8', Diseased				x	To Remain		
771	6	LOCUST	> 8'				x	To Remain		
772	4	LOCUST	> 8'				x	To Remain		
773	9	BOIS D'ARC	> 8'				x	To Remain		
774	35	ELM	> 8'	x				To Remain		0
775	4	HACKBERRY	> 8'				x	To Remain		
776	7	BOIS D'ARC	> 8'				x	To Remain		
777	7	HACKBERRY	> 8'				x	To Remain		
778	5	HACKBERRY	> 8'				x	To Remain		
779	7	HACKBERRY	> 8'				x	To Remain		
780	4	HACKBERRY	> 8'				x	To Remain		
781	7	ELM	> 8', Dead		x			To Remain		
782	8	HACKBERRY	> 8'				x	To Remain		
TOTAL	1,654								0.0	0.0

AREA II-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
0 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree ≥ 8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **0"** , Replace with 4" Caliper Trees
0"/4"= No Replacement Trees Required

0 CANOPY REPLACEMENT TREES REQUIRED

AREA III- TREE MITIGATION
RAYBURN ELECRIC COOPERATIVE-
SOCCER LANDSCAPE- WESTERN CEDAR GROUPING

EXTRAPOLATION METHOD

AREA III- MITIGATION
Rayburn Electric Cooperative
Western Cedar Gouping-
Extrapolation Method

AREA I- SAMPLE AREA- 55,657 S.F.
55,657 S.F. / 342 Cedar Trees 8' Ht.= 162 S.F. per Tree

AREA III- WESTERN CEDAR GROUPING
75,504 S.F. / 162S.F. per Tree = 466 Cedar Trees ≥ 8' Ht.

AREA III- MITIGATION
466 Cedar Trees > 8' Ht.= 466 Canopy Trees Mitigation

REC SOCCER SITE TOTAL MITIGATION
Area I Mitigation- 410 Canopy Trees
Area II Mitigation- 0 Canopy Trees
Area III Mitigation- 466 Canopy Trees
Total Mitigation- 876 Canopy Trees

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was
approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

WITNESS OUR HANDS, this ___ day of _____, ____.

_____ _____
Planning & Zoning Commission, Chairman — Director of Planning and Zoning

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/11/2025	BS	BS	BS	ISSUED FOR REVIEW

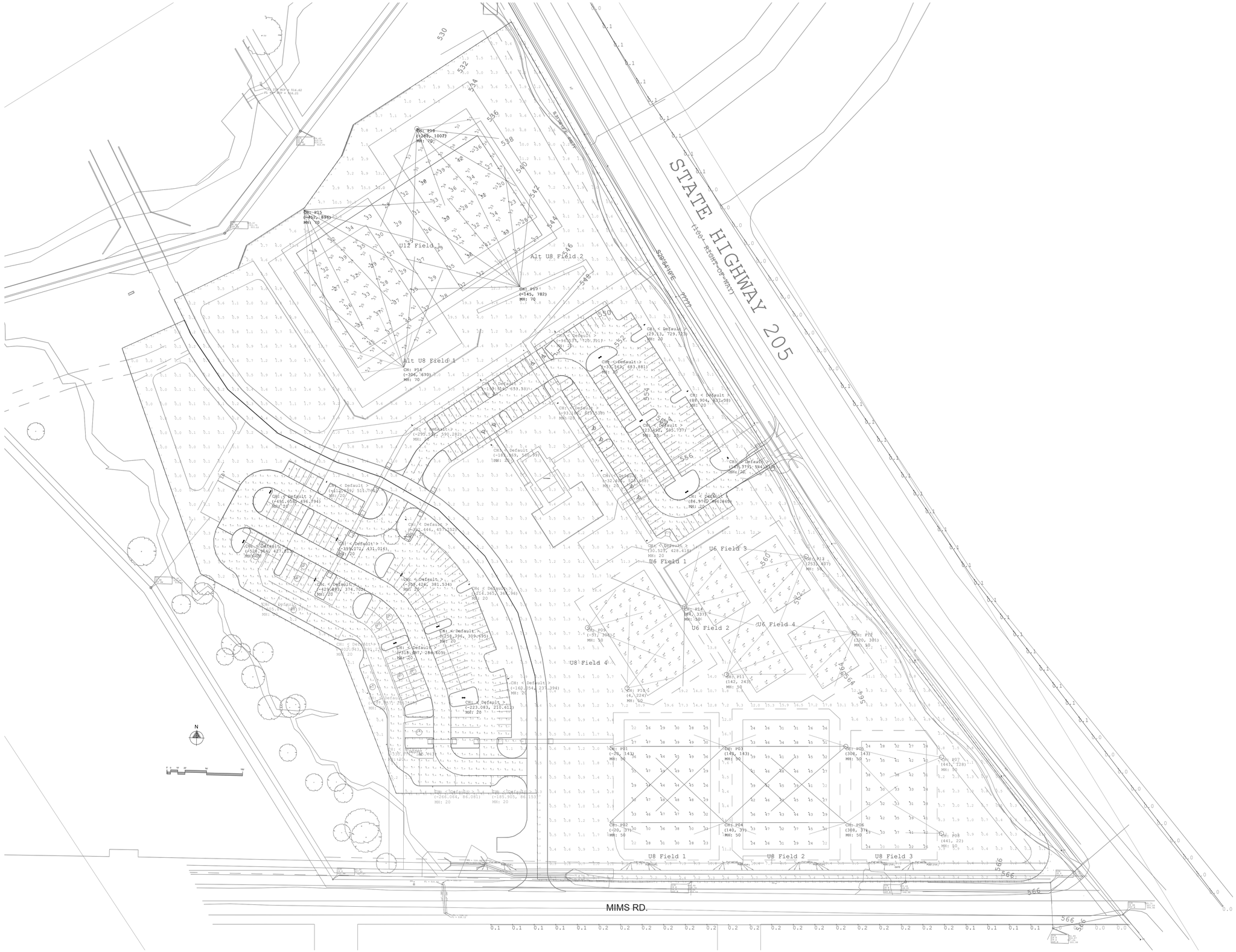
Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 6/11/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: TM-6 ISSUE: 0
APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN



01 SITE PLAN - PHOTOMETRICS

0' 60' 120' 180'

ODG Engineering, Inc.
508 W. Lookout Dr.
#14-1024
Richardson, Texas 75080
Ph. (214) 346-9122
Texas Firm #8451

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR 100% REVIEW ONLY, UNDER THE AUTHORITY OF FEDERICO DERAS, P.E., LICENSE No. 87686 ON 06.13.25. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

No.	REVISION DATE	REVISION DESCRIPTION
1		
2		
3		

PLAN No.
2025012.010

SHEET CONTENT
SITE PLAN - PHOTOMETRICS

PROJECT
PHOTOMETRICS

DESIGNED BY :	DRAWN BY :
FD	FD

DATE
2025 | 06 | 13

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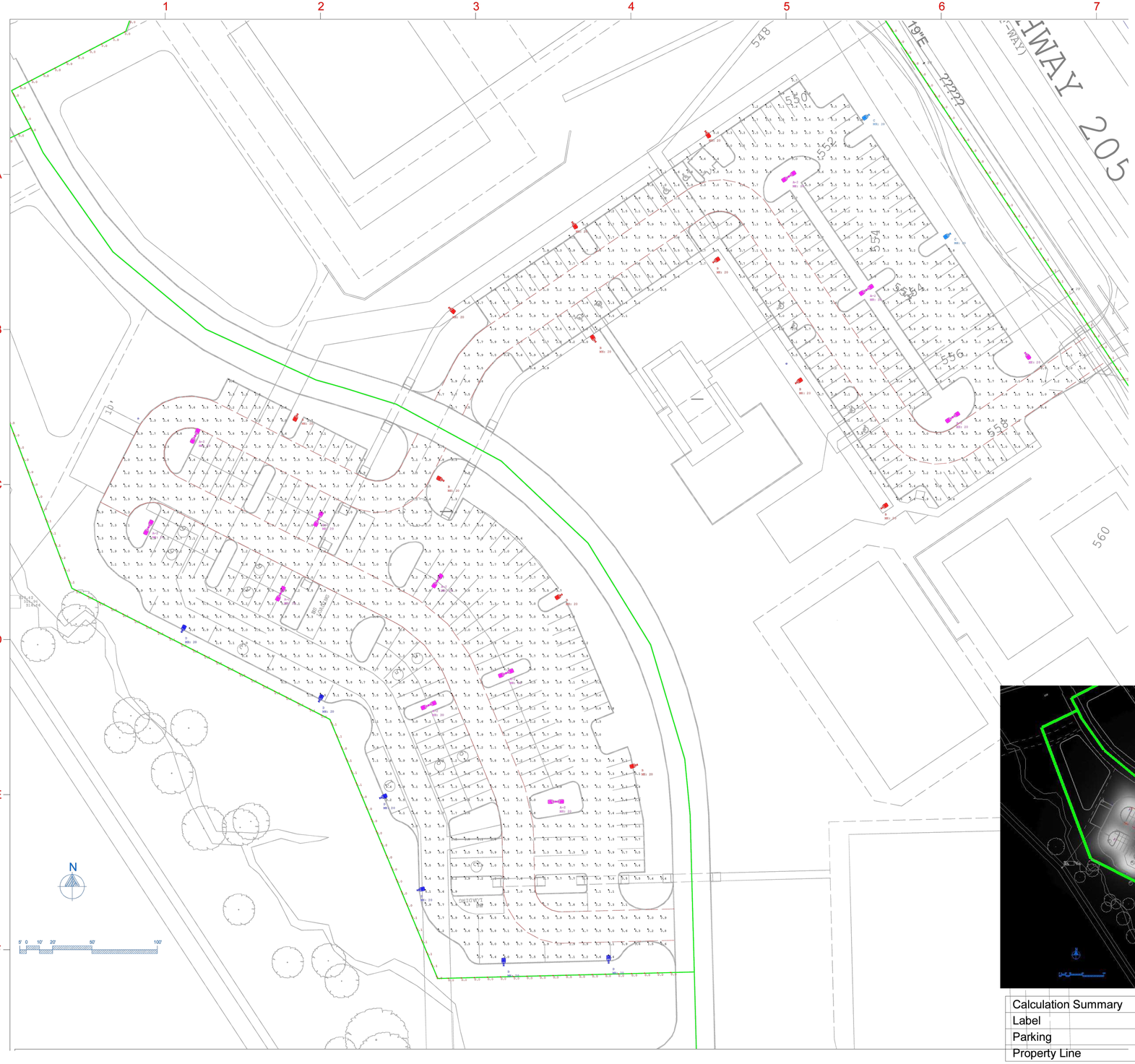
L-0.0





Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	2.36	6.2	0.4	5.90	15.50
Property Line	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Lum. Lumens	BUG Rating	Lum. Watts	Total Watts
	1	A	Single	0.950	VISIONAIRE VSX-II_T5_32LD_7_40K7_VOLT SINGLE @ 20' MTG. HT. (N)	9924	B3-U0-G1	67.9	67.9
	11	A-2	D180°	0.950	VISIONAIRE VSX-II_T5_32LD_7_40K7_VOLT D180° @ 20' MTG. HT. (N)	19848	B3-U0-G1	67.9	1493.8
	11	B	Single	0.950	VISIONAIRE VSX-II_T3R_48LD_7_40K7_VOLT SINGLE @ 20' MTG. HT. (N)	13793	B3-U0-G3	101.9	1120.9
	2	C	Single	0.950	VISIONAIRE VSX-II_T3R_48LD_10_40K7_BHS_VOLT SINGLE @ 20' MTG. HT. (N)	14502	B0-U0-G3	157.2	314.4
	6	D	Single	0.950	VISIONAIRE VSX-II_T4_48LD_10_40K7_BHS_VOLT SINGLE @ 20' MTG. HT. (N)	14558	B1-U0-G3	157.2	943.2

ODG Engineering, Inc.
508 W. Lookout Dr.
#14-1024
Richardson, Texas 75080
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Texas Firm #8451

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ROCKWALL SOCCER FIELDS
PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

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PLAN No.
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SHEET CONTENT
SITE - PARKING PHOTOMETRICS

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Scenario/Channel Summary			
Scenario: CHM Lighting			
Channel	**M.H.**	**# Lums**	**Total KW**
P01	50'	3	2.24 kW
P02	50'	3	2.24 kW
P03	50'	6	4.47 kW
P04	50'	6	4.47 kW
P05	50'	5	3.73 kW
P06	50'	5	3.73 kW
P07	50'	2	1.49 kW
P08	50'	2	1.49 kW
P09	50'	3	2.24 kW
P10	50'	3	2.24 kW
P11	50'	4	2.98 kW
P12	50'	4	2.98 kW
P13	50'	4	2.98 kW
P14	50'	7	5.22 kW
P15	70'	8	5.96 kW
P16	70'	8	5.96 kW
P17	70'	8	5.96 kW
P18	70'	8	5.96 kW

Note:
Poles are a back-to-back configuration

P03,P04
(3) facing front - (3) facing back

P05,P06
(3) facing front - (2) facing back

P14
(4) facing front - (3) facing back

Luminaire Schedule						
Scenario: CHM Lighting						
Label	**Symbol**	**Qty**	**LLF**	**Arrangement**	**Description**	**Lum. Watts**
USLED2-D-C2		41	0.950	Single	USLED2DXX5070C2XXGCDTO	745
USLED2-D-C3		48	0.950	Single	USLED2DXX5070C3XXGCDTO	745

Calculation Summary											
Scenario: CHM Lighting											
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**# Pts**	**PtSpcTb**	**PtSpcLr**
U6 Field 1	Illuminance	Fc	34.9	47	21	1.7	2.2	24	15	15
U6 Field 2	Illuminance	Fc	34.8	45	21	1.7	2.1	24	15	15
U6 Field 3	Illuminance	Fc	33.6	46	23	1.5	2.0	24	15	15
U6 Field 4	Illuminance	Fc	32.5	46	19	1.7	2.4	24	15	15
U8 Field 1	Illuminance	Fc	37.7	50	22	1.7	2.3	54	20	20
U8 Field 2	Illuminance	Fc	37.0	49	22	1.7	2.2	54	20	20
U8 Field 3	Illuminance	Fc	32.9	42	20	1.6	2.1	40	20	20
U8 Field 4	Illuminance	Fc	35.3	43	24	1.5	1.8	60	15	15
U12 Field	Illuminance	Fc	32.1	45	19	1.7	2.4	60	30	30
U8 Field 1 - Alt	Illuminance	Fc	31.6	43	19	1.7	2.3	54	20	20
U8 Field 2 - Alt	Illuminance	Fc	31.2	43	17	1.8	2.5	54	20	20

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PHOTOMETRICS
SH 205, ROCKWALL, TEXAS

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PLAN No.
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SHEET CONTENT
SITE PLAN - OVERALL FIELD PHOTOMETRICS

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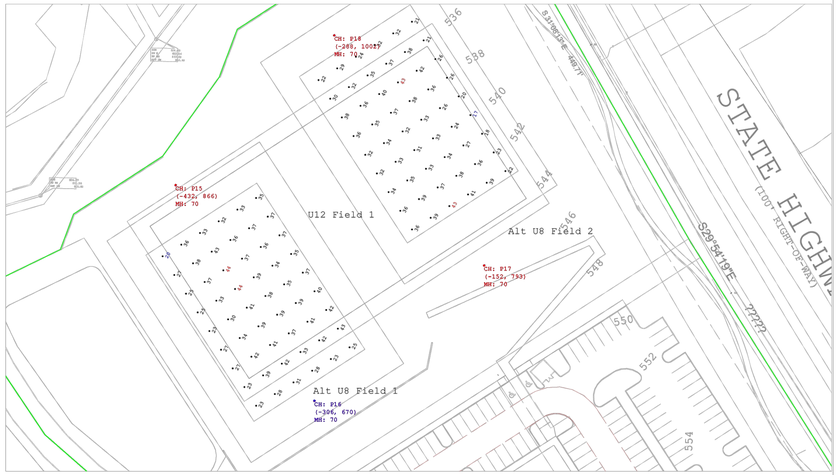
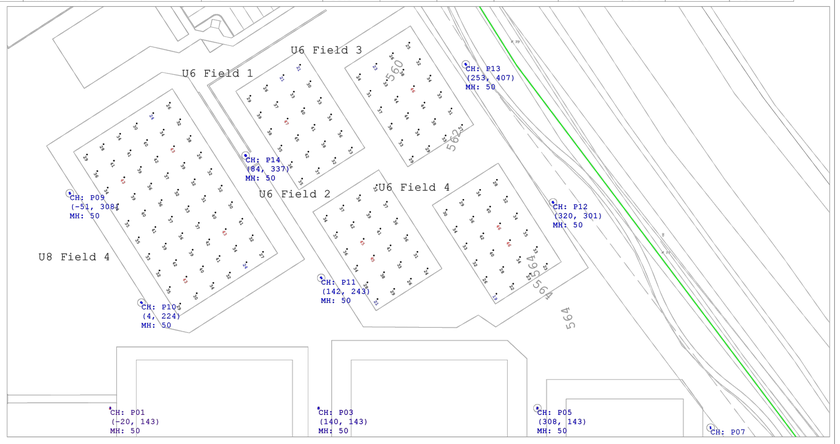
Calculation Summary										
Project: Scene 3										
Scenario: CHM Lighting										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	PtSpcTb	PtSpcLr
U8 Field 5 - Alt	Illuminance	Fc	34.5	44	20	1.7	2.2	54	20	20
U8 Field 6 - Alt	Illuminance	Fc	32.3	43	17	1.9	2.5	54	20	20



U8 Field 1-2 - Alternate
Scale: 1 inch= 65 Ft.

Calculation Summary										
Project: Scene 2										
Scenario: CHM Lighting										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	PtSpcTb	PtSpcLr
U6 Field 1	Illuminance	Fc	34.9	47	21	1.7	2.2	24	15	15
U6 Field 2	Illuminance	Fc	34.8	45	21	1.7	2.1	24	15	15
U6 Field 3	Illuminance	Fc	33.6	46	23	1.5	2.0	24	15	15
U6 Field 4	Illuminance	Fc	32.5	46	19	1.7	2.4	24	15	15
U8 Field 4	Illuminance	Fc	35.3	43	24	1.5	1.8	60	15	15



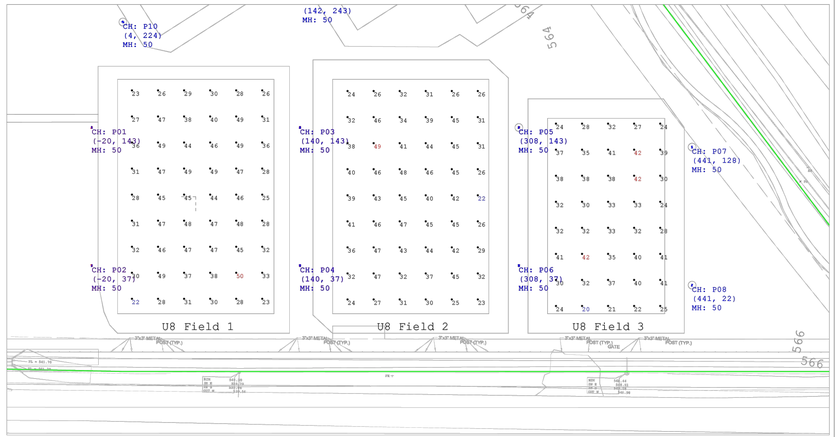
U8 Field 4, U6 Field 1-4
Scale: 1 inch= 55 Ft.

Calculation Summary										
Project: Scene 4										
Scenario: CHM Lighting										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	PtSpcTb	PtSpcLr
U12 Field	Illuminance	Fc	33.8	45	19	1.8	2.4	60	30	30



U12 Field 1
Scale: 1 inch= 65 Ft.

Calculation Summary										
Scenario: CHM Lighting										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	PtSpcTb	PtSpcLr
U6 Field 3	Illuminance	Fc	33.6	46	23	1.5	2.0	24	15	15
U6 Field 4	Illuminance	Fc	32.5	46	19	1.7	2.4	24	15	15
U8 Field 1	Illuminance	Fc	37.7	50	22	1.7	2.3	54	20	20



U8 Field 1-3
Scale: 1 inch= 55 Ft.

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SH 205, ROCKWALL, TEXAS

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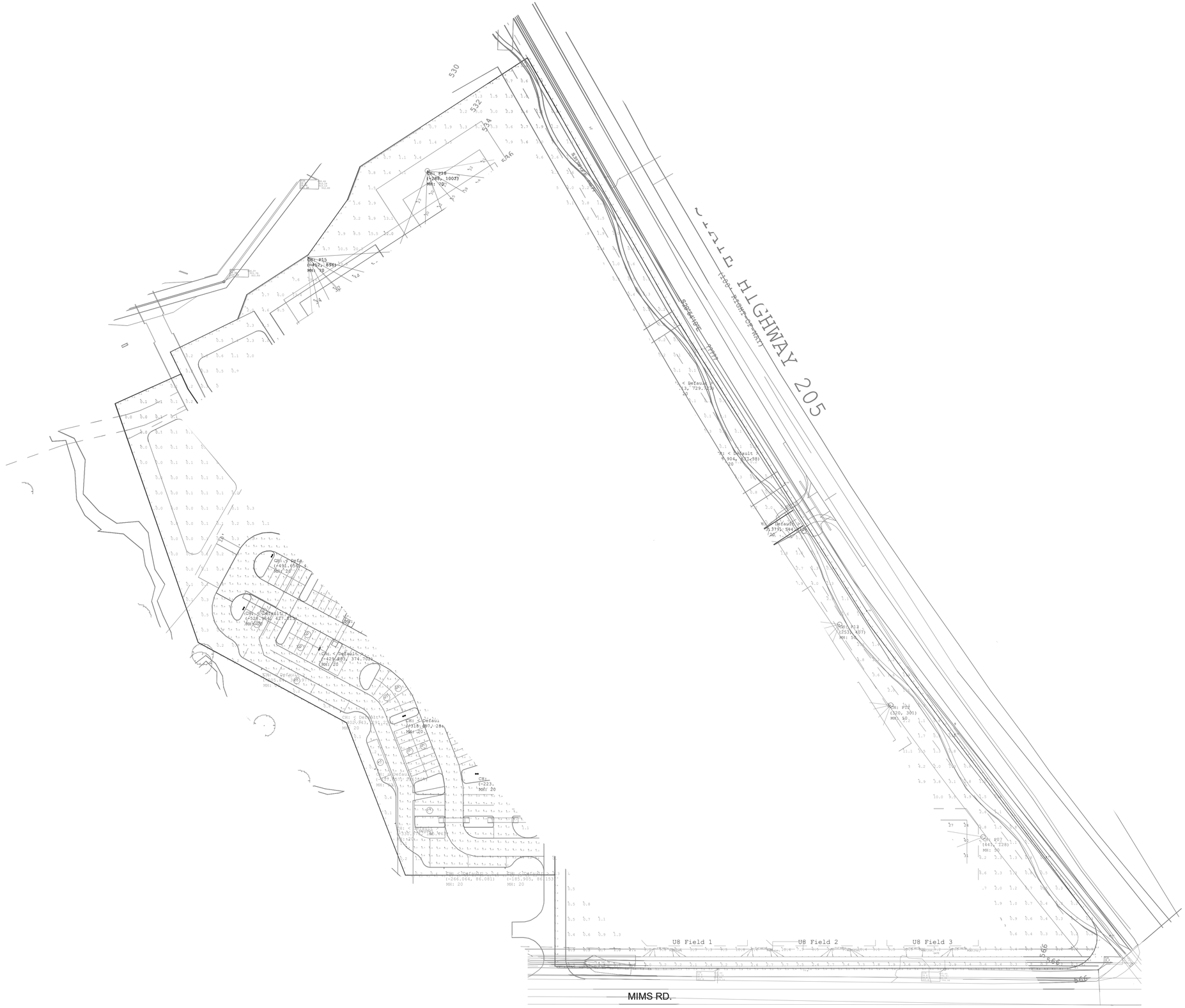

01 **SITE PLAN PROPERTY LINE - PHOTOMETRICS**

N

0' 60' 120' 180'

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SITE PLAN - PROPERTY LINE
PHOTOMETRICS

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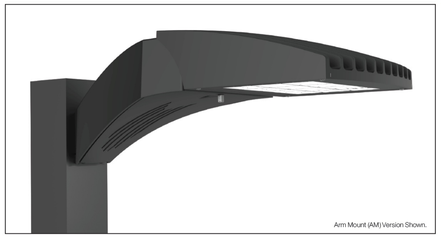
VSX-II LED Specifications

Area - Site - Commercial - Outdoor



Arm Mount (AM) Version Shown.

Project Name:	
Catalog Number:	
Type:	
Date:	Location:

The VSX-II Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy captive screw access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LEDs. Sixteen optical distribution patterns are available. Choose between 2700, 3000, 3500, 4000 or 5000 Kelvin temperature of the LEDs.

The VSX-II Series offers an impressive output of up to 23,000 lumens with a wattage package reaching up to 181 watts, delivering an average efficiency of 143 lumens per watt. With integrated controls, the VSX-II ensures optimal lighting coverage while minimizing energy consumption.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VSX-II series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

VISIONAIRE LIGHTING

REV. 06.28.24

Housing
Cast aluminum LED housing with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment
Durable two-piece die cast aluminum driver compartment utilizes stainless steel hardware and sealed with a one-piece silicone gasket.

Thermal Management
- The VSX-II series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VSX-II series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

Optical System
- The highest lumen output LEDs are utilized in the VSX-II series. IES distribution Types I, II, III R, III, III W, III-G, IV, IV-A, IV-LG, V, V-LG, V-W, V-WW, FN, FM and FW are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- CRI values are 70, 80 or 90.
- CCT values are 2700K, 3000K, 3500K, 4000K, 5000K

Quali-Guard® Finish
- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 mils thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness.
- Optional Zinc-Free Primer - Recommended within three miles of the ocean
- Finish is guaranteed for five (5) years.

Electrical Assembly
- The VSX-II LED series is supplied with a choice of 350, 530, 700, 1050 or 1200 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
- 10-kV surge protector supplied as standard.
- Terminal block supplied as standard on AM, SAM, MAF and UAM

Warranty
- Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

Options
- Photocell & Receptacle
- Photo Receptacle and Shorting Cap
- 0-10v Dimming Driver
- Motion Sensor
- Round pole plate adapter
- Universal Pole Mount Adaptor
- Cast Wall Plate
- Rotated Optics
- Visionaire Wireless Controls
- Enables high end trim
- Based on Zigbee wireless communication protocol
- Zhaga 4 Pin Receptacle

Listings
- The VSX-II Series is cUL Listed
- IP65 Rated Housing
- ANSI Certification
- Powder Coated Tough
- IDA Certification

3000K or lower must be selected with a fixed mount for IDA certification. Fixed mount must be selected for IDA dark sky certification.

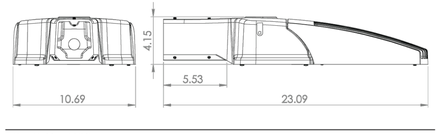
VSX-II - ELECTRICAL LOAD (A)

Ordering Nomenclature	System Watts	120	208	240	277	347	480
VSX-II-T5-16LD-3	16	0.13	0.08	0.07	0.06	0.05	0.03
VSX-II-T5-16LD-5	25	0.21	0.12	0.10	0.09	0.07	0.05
VSX-II-T5-16LD-7	34	0.28	0.16	0.14	0.12	0.10	0.07
VSX-II-T5-16LD-10	52	0.43	0.25	0.22	0.19	0.15	0.11
VSX-II-T5-16LD-12	60	0.50	0.29	0.25	0.22	0.17	0.13
VSX-II-T5-32LD-3	33	0.28	0.16	0.14	0.12	0.10	0.07
VSX-II-T5-32LD-5	51	0.43	0.25	0.21	0.18	0.15	0.11
VSX-II-T5-32LD-7	68	0.57	0.33	0.28	0.25	0.20	0.14
VSX-II-T5-32LD-10	105	0.88	0.50	0.44	0.38	0.30	0.22
VSX-II-T5-32LD-12	121	1.01	0.58	0.50	0.44	0.35	0.25
VSX-II-T5-48LD-3	49	0.41	0.24	0.20	0.18	0.14	0.10
VSX-II-T5-48LD-5	76	0.63	0.37	0.32	0.27	0.22	0.16
VSX-II-T5-48LD-7	102	0.85	0.49	0.43	0.37	0.29	0.21
VSX-II-T5-48LD-10	157	1.31	0.75	0.65	0.57	0.45	0.33
VSX-II-T5-48LD-12	181	1.51	0.87	0.75	0.65	0.52	0.38

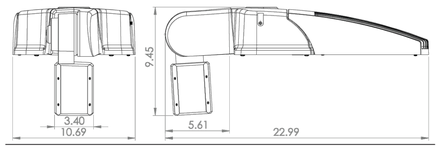
VSX-II LED SPECIFICATIONS / Forward Optics

Lum/Count	Current & Watts	Distribution Type	2700K						3000K						3500K					
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
16LD	350 mA (50W)	T1	4609	3	0	2	147	5030	3	0	2	153	4861	3	0	2	155	5040	3	0	2	155
		T2	4555	3	0	2	145	4972	3	0	2	151	4804	3	0	2	153	4982	3	0	2	153
		T3	4602	3	0	2	147	5023	3	0	2	153	4854	3	0	2	155	5033	3	0	2	155
		T3R	4555	3	0	2	145	4972	3	0	2	151	4804	3	0	2	153	4982	3	0	2	153
		T4M	4794	3	0	2	145	5102	3	0	2	155	4931	3	0	2	157	5111	3	0	2	157
		T4LG	4819	3	0	2	147	5035	3	0	2	153	4873	3	0	2	155	5054	3	0	2	155
		T5	4737	3	0	2	144	4940	3	0	2	150	4771	3	0	2	152	4949	3	0	2	152
		T5W	4860	3	0	2	150	5210	3	0	2	159	5050	3	0	2	161	5437	3	0	2	165
		T5LG	4893	3	0	2	149	5112	3	0	2	155	4950	3	0	2	157	5129	3	0	2	157
		T6	4789	3	0	2	146	5038	3	0	2	152	4890	3	0	2	155	5217	3	0	2	159
		T6LG	4778	3	0	2	146	4978	3	0	2	152	4853	3	0	2	154	5179	3	0	2	158
		T66	4810	3	0	2	146	4910	3	0	2	150	4750	3	0	2	152	5071	3	0	2	154
		T66W	4959	3	0	2	151	5165	3	0	2	158	4996	3	0	2	160	5336	3	0	2	162
		FN	5079	3	0	2	155	5283	3	0	2	161	5105	3	0	2	163	5450	3	0	2	166
		FW	5040	5	0	3	153	5243	5	0	3	160	5065	5	0	3	162	5409	5	0	3	165
		FM	4958	5	0	3	151	4955	5	0	3	158	4980	5	0	3	159	5321	5	0	3	162
32LD	530 mA (81W)	T1	7312	3	0	2	144	7606	3	0	2	150	7353	3	0	2	152	7646	3	0	2	152
		T2	7221	3	0	2	142	7511	3	0	2	147	7262	3	0	2	149	7551	3	0	2	149
		T3	7297	3	0	2	144	7590	3	0	2	150	7341	3	0	2	152	7630	3	0	2	152
		T3R	7180	3	0	2	142	7466	3	0	2	148	7216	3	0	2	149	7505	3	0	2	149
		T5M	7284	3	0	2	143	7576	3	0	2	149	7327	3	0	2	151	7616	3	0	2	151
		T5LG	7387	3	0	2	144	7614	3	0	2	150	7433	3	0	2	152	7731	3	0	2	153
		T6	7178	3	0	2	142	7465	3	0	2	148	7213	3	0	2	149	7500	3	0	2	149
		T6A	7551	3	0	2	148	7926	3	0	2	155	7611	3	0	2	156	8074	3	0	2	160
		T6LG	7174	3	0	2	141	7460	3	0	2	147	7209	3	0	2	148	7495	3	0	2	148
		T66	7372	3	0	2	145	7668	3	0	2	151	7410	3	0	2	153	7705	3	0	2	153
		T66W	7597	3	0	2	149	7900	3	0	2	156	7633	3	0	2	157	7935	3	0	2	157
		T66F	6995	3	0	2	138	7268	3	0	2	144	7038	3	0	2	145	7320	3	0	2	145
		T66WF	6806	3	0	2	135	6992	3	0	2	139	6892	3	0	2	139	7170	3	0	2	142
		FN	7366	3	0	2	152	8251	3	0	2	158	7967	3	0	2	157	8305	3	0	2	164
		FW	7326	3	0	2	151	7615	3	0	2	157	7367	3	0	2	159	8552	3	0	2	159
		FM	7139	3	0	2	147	7420	3	0	2	153	7207	3	0	2	155	7734	3	0	2	155
32LD	700 mA (98W)	T1	9660	3	0	2	145	10060	3	0	2	149	9775	3	0	2	147	10422	3	0	2	151
		T2	9539	3	0	2	143	9934	3	0	2	147	9648	3	0	2	145	10291	3	0	2	149
		T3	9618	3	0	2	144	9984	3	0	2	148	9700	3	0	2	146	10346	3	0	2	150
		T3R	9469	3	0	2	142	9851	3	0	2	146	9556	3	0	2	144	10214	3	0	2	148
		T5M	9599	3	0	2	143	9977	3	0	2	147	9672	3	0	2	145	10341	3	0	2	149
		T5LG	9640	3	0	2	143	10030	3	0	2	148	9867	3	0	2	147	10481	3	0	2	151
		T6	9495	3	0	2	142	9855	3	0	2	146	9571	3	0	2	144	10231	3	0	2	148
		T6A	9988	3	0	2	147	10400	3	0	2	154	10054	3	0	2	153	10688	3	0	2	155
		T6LG	9487	3	0	2	141	9847	3	0	2	146	9562	3	0	2	144	10222	3	0	2	148
		T66	9612	3	0	2	143	10000	3	0	2	148	9684	3	0	2	146	10350	3	0	2	150
		T6LG	9719	3	0	2	145	10103	3	0	2	149	10339	3	0	2	148	10361	3	0	2	150
		T66F	9291	3	0	2	138	9656	3	0	2	143	9356	3	0	2	141	10256	3	0	2	148
		T66WF	9479	3	0	2	141	9851	3	0	2	146	9547	3	0	2	144	10463	3	0	2	151
		FN	9612	3	0	2	143	9984	3	0	2	148	9700	3	0	2	146	10346	3	0	2	150
		FW	14332	3	0	2	138	14859	3	0	2	144	14557	3	0	2	142	15229	3	0	2	148
		FM	9915	3	0	2	147	10304	3	0	2	153	10004	3	0	2	151	10766	3	0	2	159
48LD	1050 mA (150W)	T1	13967	3	0	2	139	14494	3	0	2	144	14197	3	0	2	141	14872	3	0	2	148
		T2	13792	3	0	2	137	14312	3	0	2	142	14020	3	0	2	140	14682	3	0	2	146
		T3	13902	3	0	2	138	14424	3	0	2	143	14131	3	0	2	141	14793	3	0	2	147
		T3R	13554	3	0	2	135	14063	3	0	2	140	13777	3	0	2	137	14428	3	0	2	143
		T5M	13874	3	0	2	138	14399	3	0	2	143	14104	3	0	2	140	14770	3	0	2	147
		T5LG	13959	3	0	2	139	14309	3	0	2	144	14209	3	0	2	142	15107	3	0	2	150
		T6	13731	3	0	2	136	14251	3	0	2	141	13960	3	0	2	139	14621	3	0	2	145
		T6A	13988	3	0	2	139	14517	3	0	2	144	14223	3	0	2	142	14902	3	0	2	148
		T6LG	13722	3	0	2	136	14242	3	0	2	141	13951	3	0	2	139	14612	3	0	2	145
		T66	13902	3	0	2	138	14424	3	0	2	143	14131	3	0	2	141	14793	3	0	2	147
		T66W	14238	3	0	2	141	14777	3	0	2	147	14475	3	0	2	144	15166	3	0	2	151
		T66F	13436	3	0	2	133	13954	3	0	2	138	13664	3	0	2	136	14312	3	0	2	142
		T66WF	13708	3	0	2	136	14228	3	0	2	141	13935	3	0	2	139	14599	3	0	2	145
		FN	13902	3	0	2	138	14424	3	0	2	143	14131	3	0	2	141	14793	3	0	2	147
		FW	13902	3	0	2	138	14424	3	0	2	143	14131	3	0	2	141	14793	3	0	2	147
		FM	14332	3	0	2	138	14859	3	0	2	144	14557	3	0	2	142	15229	3	0	2	148
64LD	1400 mA (181W)	T1	18040	3	0	2	138	18720	3	0	2	144	18335	3	0	2	141	19203	3	0	2	148
		T2	17818	3	0	2	137	18490	3	0	2	142	18109	3	0	2	139	18962	3	0	2	146
		T3	17974	3	0	2	138	18652	3	0	2	143	18269	3	0	2	140	19127	3	0	2	147
		T3R	17515	3	0	2	135	18177	3	0	2	140	17803	3	0	2	137	18645	3	0	2	143
		T5M	17934	3	0	2	138	18605	3	0	2	143	18227	3	0	2	140	19089	3	0	2	147
		T5LG	18048	3	0	2	139	18727	3	0	2	144	18347	3	0	2	141	19233	3	0	2	148
		T6	17744	3	0	2	136	18412	3	0	2	141	18035	3	0	2	139	18890	3	0	2	145
		T6A	18082	3	0	2	139	18762	3	0	2	144	18378	3	0	2	141	19252	3	0	2	148
		T6LG	17734	3	0	2	136	18400	3	0	2	141	18023	3	0	2	139	18878	3	0	2	145
		T66	17974	3	0	2	138	18652	3	0	2	143	18269	3	0	2	140	19127	3	0	2	147
		T6LG	18095	3	0	2	139	18777	3	0	2	144	18395	3	0	2	141	19283	3	0	2	148
		T66F	17454	3	0	2	134	18109	3	0	2	139	17737	3	0	2	137	18583	3	0	2	143
		T66WF	17715	3	0	2	136	18379	3	0	2	141	18000	3	0	2	139	18863	3	0	2	145
		FN	17974	3	0	2	138	18652	3	0	2	143	18269	3	0	2	140	19127	3	0	2	147
		FW	17974	3	0	2	138	18652	3	0	2	143	18269	3	0	2	140	19127	3	0	2	147
		FM	18532	3	0	2	138	19230	3	0	2	144	18834	3	0	2	142	19724	3	0	2	148

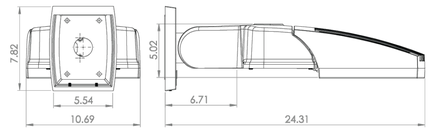
Mast Arm Fitter (MAF)
Mast Arm Fitter fits over a 1 5/8" - 2 3/8" tenon.



Knuckle Mount (KM)
An adjustable knuckle slip fits over a 2 3/8" Tenon, and allows for up to 90° degrees of vertical adjustment in 10° degree increments from horizontal, as well as full side to side adjustment.



Adjustable Wall Mount (AWM)
Wall Mount - Adjustable up to 50° in 10° increments.



VSX-II LED SPECIFICATIONS / Forward Optics

Lum/Count	Current & Watts	Distribution Type	2700K						3000K						3500K					
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
48LD	350 mA (98W)	T1	8703	3	0	2	138	8994	3	0	2	142	8994	3	0	2	142	9360	3	0	2	143
		T2	8483	3	0	2	135	8764	3	0	2	139	8764	3	0	2	139	9124	3	0	2	140
		T3	8571	3	0	2	135	8961	3	0	2	141	8961	3	0	2	141	9326	3	0	2	142
		T3R	8392	3	0	2	133	8955	3	0	2	141	8955	3	0	2	141	9320	3	0	2	142
		T5M	8659	3	0	2	136	8948	3	0	2	141	8948	3	0	2	141	9313	3	0	2	142
		T5LG	8697	3	0	2	137	8985	3	0	2	141	8985	3	0	2	141	9352	3	0	2	143
		T6	8597	3	0	2	135	8963	3	0	2	141	8963	3	0	2	141	9328	3	0	2	142
		T6LG	8739	3	0	2	137	9031	3	0	2	142	9031	3	0	2	142	9400	3	0	2	143
		T66	8483	3	0	2	135	8764	3	0	2	139	8764	3	0	2	139	9124	3	0	2	140
		T66W	8483	3	0	2	135	8764	3	0	2	139	8764	3	0	2	139	9124	3	0	2	140
		T66F	8059	3	0	2	128	8327	3	0	2	132	8327	3	0	2	132	8665	3	0	2	133
		T66WF	8059	3	0	2	128	8327	3	0	2	132	8327	3	0	2	132	8665	3	0	2	133
		FM	9321	3	0	2	148	9636	3	0	2	153	9636	3	0	2	153	10031	3	0	2	154
		FW	9321	3	0	2	148	9636	3	0	2	153	9636	3	0	2	153	10031	3	0	2	154
32LD	530 mA (124W)	T1	12437	3	0	2	134	12858	3	0	2	138	12858	3	0	2	138	13382	3	0	2	144
		T2	12182	3	0	2	131	12594	3	0	2	135	12594	3	0	2	135	13107	3	0	2	141
		T3	12318	3	0	2	133	12547	3	0	2	135	12547	3	0	2	135	13067	3	0	2	140
		T3R	12060	3	0	2	130	12470	3	0	2	134	12470	3	0	2	134	12978	3	0	2	140
		T5M	12340	3	0	2	133	12757	3	0	2	137	12757	3	0	2	137	13280	3	0	2	143
		T5LG	12408	3	0	2	134	12841	3	0	2	138	12841	3	0	2	138	13368	3	0	2	144
		T6	12182	3	0	2	131	12594	3	0	2	135	12594	3	0	2	135	13107	3	0	2	141
		T6A	12453	3	0	2	134	12887	3	0	2	138	12887	3	0	2	138	13420	3	0	2	144
		T6LG	12178	3	0	2	131	12590	3	0	2	135	12590	3	0	2	135	13098	3	0	2	141
		T66	12318	3	0	2	133	12741	3	0	2	137	12741	3	0	2	137	13260	3	0	2	143
		T66W	12630	3	0	2	136	13059	3	0	2	140	13059	3	0	2	140	13586	3	0	2	146
		T66F	11926	3	0	2	128	12335	3	0	2	132	12335	3	0	2	132	12829	3	0	2	138
		T66WF	12182	3	0	2	131	12594	3	0	2	135	12594	3	0	2	135	13107	3	0	2	141
		FM	12659	3	0	2	136	13091	3	0	2	140	13091	3	0	2	140	13617	3	0	2	146
		FW	12659	3	0	2	136	13091	3	0	2	140	13091	3	0	2	140	13617	3	0	2	146
48LD	700 mA (181W)	T1	17703	3	0	2	138	18369	3	0	2	144	18369	3	0	2	144	19123	3	0	2	150
		T2	17486	3	0	2	137	18144	3	0	2	142	18144	3	0	2	142	18890	3	0	2	148
		T3	17641	3	0	2	138	18305	3	0	2	143	18305	3	0	2	143	19057	3	0	2	149
		T3R	17192	3	0	2	135	17839	3	0	2	140	17839	3	0	2	140	18570	3	0	2	145
		T5M	17602	3	0	2	138	18264	3	0	2	143	18264	3	0	2	143	19017	3	0	2	149
		T5LG	17709	3	0	2	139	18376	3	0	2	144	18376	3	0	2	144	19134	3	0	2	150
		T6	17486	3	0	2	137	18144	3	0	2	142	18144	3	0	2	142	18890	3	0	2	148
		T6A	17760	3	0	2	139	18429	3	0	2	144	18429	3	0	2	144	19189	3	0	2	150
		T6LG	17482	3	0	2	137	18140	3	0	2	142	18140	3	0	2	142	18886	3	0	2	148
		T66	17641	3	0	2	138	18305	3	0	2	143	18305	3	0	2	143	19057	3	0	2	149
		T66F	17114	3	0	2	134	17759	3	0	2	139	17759	3	0	2	139	18486	3	0	2	145
		T66WF	17369	3	0	2	136	18024	3	0	2	141	18024	3	0	2	141	18754	3	0	2	147
		FM	18227	3	0	2	142	18907	3	0	2	148	18907	3	0	2	148	19682	3	0	2	154
		FW	18227	3	0	2	142	18907	3	0	2	148	18907	3	0	2	148	19682	3	0	2	154
64LD	1050 mA (181W)	T1	23766	3	0	2	131	24660	3	0	2	136	24660	3	0	2	136	25668	3	0	2	142
		T2	23496	3	0	2	130	24380	3	0	2	135	24380	3	0	2	135	25377	3	0	2	140
		T3	23707	3	0	2	131	24599	3	0	2	136	24599	3	0	2	136	25615	3	0	2	141
		T3R	23109	3	0	2	128	23979	3	0	2	133	23979	3	0	2	133	24948	3	0	2	138
		T5M	23659	3	0	2	131	24555	3	0	2	136	24555	3	0	2	136	25557	3	0	2	141
		T5LG	23816	3	0	2	132	24722	3	0	2	137	24722	3	0	2	137	25720	3	0	2	142
		T6	23496	3	0	2	130	24380	3	0	2	135	24380	3	0	2	135	25377	3	0	2	140
		T6A	23872	3	0	2	132	24763	3	0	2	137	24763	3	0	2	137	25772	3	0	2	142
		T6LG	23488	3	0	2	130	24373	3	0	2	135	24373	3	0	2	135

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/20/2025

PROJECT NUMBER: SP2025-024
PROJECT NAME: Site Plan for Townhomes
SITE ADDRESS/LOCATIONS: 1801-1815 Glen Hill Way

CASE CAPTION: Discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of a Site Plan for seven (7) Townhomes on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict and the Residential Subdistrict, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/20/2025	Needs Review

06/20/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for seven (7) Townhomes on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict and the Residential Subdistrict, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [FM-740].

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2025-024) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be plat in order to establish easements and establish new lot lines.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

WITNESS OUR HANDS, this _____ day of _____, _____.

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.6 Please provide a streetscape plan for Glen Hill Way. This should be a detail of the area between the road and the townhomes. It must show the existing and proposed landscaping and hardscape elements (e.g. lighting, seating, trash receptacles, bike racks, seat wall, etc.)

M.7 Site Plan.

(1) Please provide the length of the property line that is adjacent to Glen Hill Way. (Subsection 03.04. B, of Article 11, UDC)
(2) Please indicate the dimensions of the proposed buildings. (Subsection 03.04. B, of Article 11, UDC)
(3) Please label the fire lane as Fire Lane and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
(4) Please provide the lot coverage for each lot. (Subsection 03.04. B, of Article 11, UDC)
(5) Please indicate any existing and proposed fire hydrants. (Subsection 03.04. B, of Article 11, UDC)
(6) Please indicate the type and depth of all paving materials, and include a detail or cut sheet. (Subsection 03.02, of Article 06, UDC)
(7) Signage is done through separate permits with the Building Inspections Department. (Subsection 06.02. F, of Article 05, UDC)
(8) Please indicate any existing or proposed fencing or gates. Please delineate the location and provide the material and height. (Subsection 08.02. F, of Article 08, UDC)
(9) Please provide a note that there will be no above ground storage tanks or outside storage. (Subsection 01.05, of Article 05, UDC)

M.8 Landscape Plan.

(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
(2) Please indicate the pervious vs impervious coverage for each lot. (Subsection 01.01. B, of Article 05, UDC)
(3) All canopy trees must be four (4) inch caliper at the time of planting (Subsection 05.03. B, of Article 08, UDC)
(4) All ground mounted utility must be screened with five (5) gallon evergreen shrubs (i.e. transformers). (Subsection 01.05. C, of Article 05, UDC)
(5) Provide a note that the irrigation will meet the requirements of the UDC. (Subsection 05.04, of Article 08, UDC)

M.9 Treescape Plan

(1) No trees that require mitigation are being removed, so no treescape plan is required. (Article 09, UDC)

M.10 Photometric Plan

(1) Light levels shall not be greater than 0.2 FC at all property lines. Please correct the photometric plan to address this requirement. (Subsection 03.03, of Article 07, UDC)
(2) The light levels cannot exceed 20-FC anywhere on the subject property. (Subsection 03.03. G, of Article 07, UDC)
(3) Please provide cut sheets for all of the proposed light fixtures. (Subsection 03.03, of Article 07, UDC)

M.11 Building Elevations

(1) Please provide the material percentages for the Building 2 East Façade. (Subsection 04.01, of Article 05, UDC)
(2) Please indicate the building heights on the elevations. In addition, please clarify the height. The PD Development Plan was approved for buildings 33-feet in height; however, the provided site plan indicates the buildings will be 50-feet in height. (Ordinance 25-21)

M.12 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures. For every requested exception or variance, two (2) compensatory measures must be provided.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on July 1, 2025 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 Please note the scheduled meetings for this case:

(1) Planning & Zoning meeting/work session meeting will be held on June 24, 2025.
(2) Planning & Zoning meeting/public hearing meeting will be held on July 15, 2025.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/17/2025	Approved w/ Comments

06/17/2025: 1. You must have 10' on each side of the main and also 10' of separation so this easement would be 30' wide.
2. All public street lights along Glen Hill Way must be installed a minimum of 5' behind the curb
3. Must stub water and sewer to adjacent lot
4. Min 10'
5. 8"x1" Tee. No reason for tapping sleeves
6. May need more 8" valves and fire hydrants

General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground.
- No structures or fences within easements.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required when removing existing trees on the property.
- Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering Design.

Drainage Items:
- Glen Hill Way as-built flow patterns must be maintained.
- Drainage may not be increased towards any direction.
- Drainage calculations are based on property zoning, not land area use.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed
- Any dumpster or trash areas must drain to an oil/water separator prior to storm system
- Lot to Lot drainage is not allowed.
- Lakefront Trail Storm Sewer Pro-Rata must be paid ($7,226.59/acre)

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Infrastructure study is required. Review fees apply.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There are two existing 8" water main stub outs located along Gen Hill Way available for use, but it must be looped.
- There is an existing 8" sewer main located near the northern property line available for use, but will need to be extended in an easement along Glen Hill Way to the southern homes.
- Public sewer to be 8" minimum.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- All utility crossings must be by dry bore and steel encased.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.

- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
- 10' utility easement required along all ROW.
- Possibly need additional fire hydrants
- All domestic water services are 1" with City Standard size meters (5/8", 1", 1 1/2", or 2")...No 3/4" services
- Sewer cleanouts are not to be in driveways and must be at the edge of private road.
- May need more 8" valves

Paving Items:
- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
- Streets adjacent to a public park or open space must have 60' ROW and 41' B-B street section
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Cul-de-sac dimensions must meet City of Rockwall Standards.
- City driveway spacing requirements must be met.
- All parking to be 20'x9' for 90 degree parking or 22'x9' for parallel.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.
- All public street lights along Glen Hill Way will need to be installed a minimum of 5' behind the curb

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/17/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved w/ Comments

06/16/2025: Address assignments:
Lot 4 - 1801 GLEN HILL WAY, ROCKWALL, TX 75032
Lot 3 - 1805 GLEN HILL WAY, ROCKWALL, TX 75032
Lot 7 - 1807 GLEN HILL WAY, ROCKWALL, TX 75032
Lot 2 - 1809 GLEN HILL WAY, ROCKWALL, TX 75032
Lot 6 - 1811 GLEN HILL WAY, ROCKWALL, TX 75032
Lot 1 - 1813 GLEN HILL WAY, ROCKWALL, TX 75032
Lot 5 - 1815 GLEN HILL WAY, ROCKWALL, TX 75032

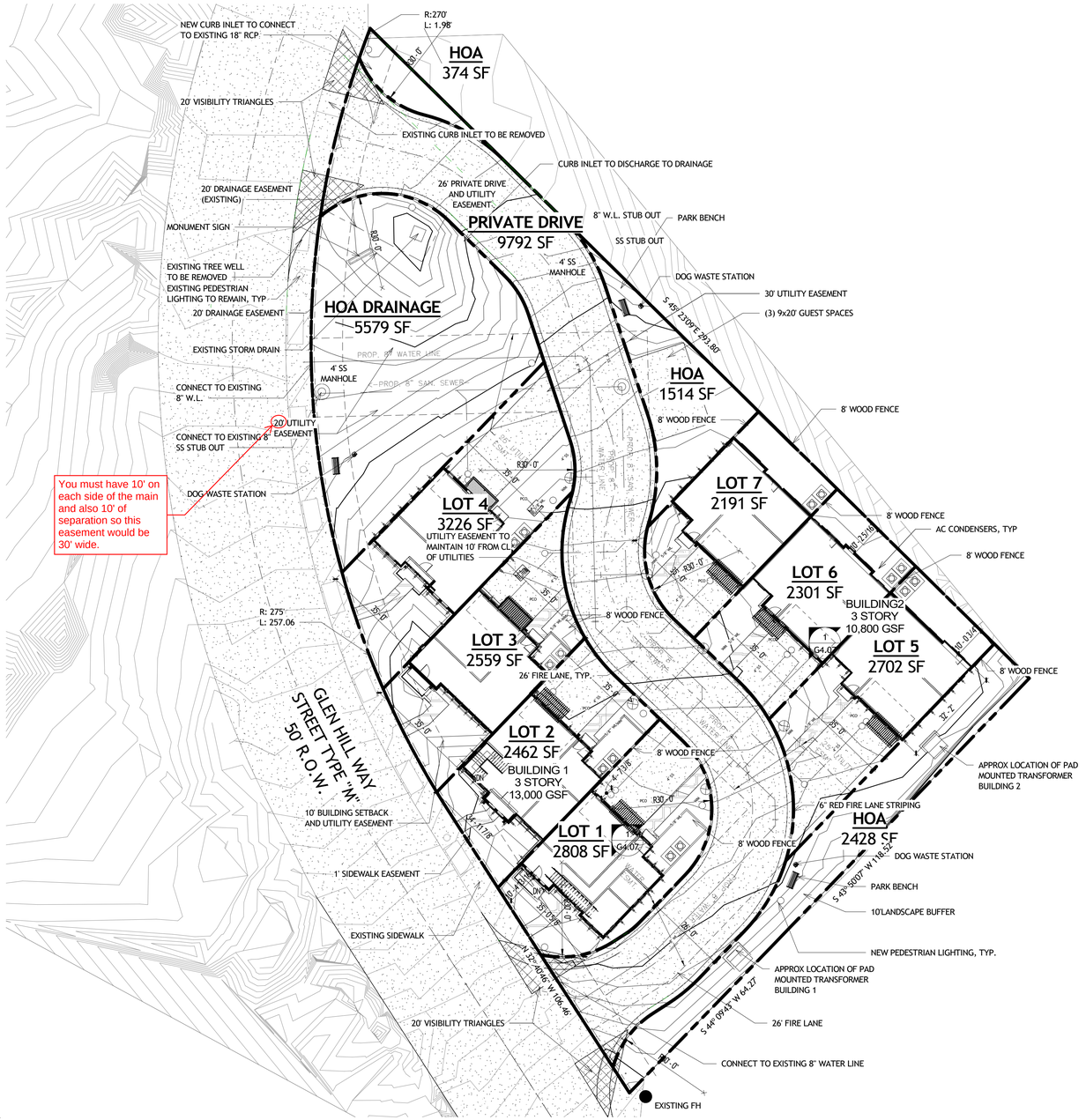
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

PARKS	Travis Sales	06/17/2025	Approved w/ Comments

06/17/2025: Possible tree mitigation required
Park Fees Park District 17
Cash in lieu of land $329.74
Pro Rata Equipment Fees $281.77
Total fees per lot $611.51



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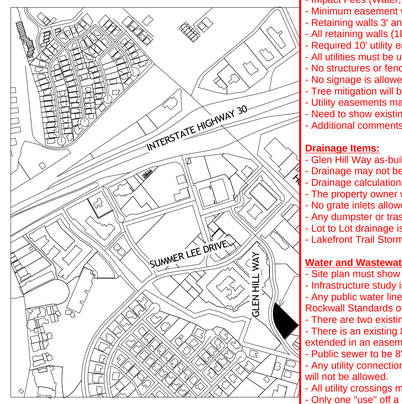
1 Site Plan Copy 1
1" = 20'-0"

VICINITY MAP



Property Schedule	
Name	Area
HOA	2428 SF
HOA	1514 SF
HOA	374 SF
HOA DRAINAGE	5579 SF
LOT 1	2808 SF
LOT 2	2462 SF
LOT 3	2559 SF
LOT 4	3226 SF
LOT 5	2702 SF
LOT 6	2301 SF
LOT 7	2191 SF
PRIVATE DRIVE	9792 SF
Total	37936 SF

SITE PLAN GENERAL NOTES

1. ALL WORK MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION.
2. RETAINING WALLS OVER 3' MUST BE ENGINEERED.
3. ALL RETAINING WALLS OVER 18' MUST BE ROCK OR STONE FACED.
4. ALL UTILITIES MUST BE UNDERGROUND.
5. ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE.

DRAINAGE NOTES

1. GLEN HILL WAY AS-BUILT FLOWS SHALL BE MAINTAINED.
2. PROPERTY OWNER RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF DETENTION/DRAINAGE SYSTEMS.

WATER AND WASTEWATER NOTES

1. ANY UTILITY CONNECTION MADE UNDERNEATH AN EXISTING ROADWAY BUST BE BORED.
2. ALL UTILITY CROSSINGS MUST BE DRY BORE AND STEEL ENCASED.
3. NO TREES SHALL BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
4. NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".
5. NO LANDSCAPE BERMS OR TREE PLANTINGS SHALL BE LOCATED ON TOP OF CITY UTILITIES OR WITHIN EASEMENTS.

LIFE SAFETY GENERAL NOTES

1. EACH UNIT TO BE SEPARATED BY A CONTINUOUS ONE HOUR FIRE BARRIER.
2. BUILDINGS SHALL BE EQUIPPED WITH AN NFPA13D FIRE SPRINKLER SYSTEMS.

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground.
- No structures or fences within easements.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required when removing existing trees on the property.
- Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering Design.

Drainage Items:
- Glen Hill Way as-built flow patterns must be maintained.
- Drainage may not be increased towards any direction.
- Drainage calculations are based on property zoning, not land area use.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed
- Any dumpster or trash areas must drain to an oil/water separator prior to storm system
- Lot to Lot drainage is not allowed.
- Lakefront Trail Storm Sewer Pro-Rata must be paid ($7,226.59/acre)

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Infrastructure study is required. Review fees apply.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There are two existing 8" water main stub outs located along Gen Hill Way available for use, but it must be looped.
- There is an existing 8" sewer main located near the northern property line available for use, but will need to be extended in an easement along Glen Hill Way to the southern homes.
- Public sewer to be 8" minimum.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- All utility crossings must be by dry bore and steel encased.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
- 10' utility easement required along all ROW.
- Possibly need additional fire hydrants
- All domestic water services are 1" with City Standard size meters (5/8", 1", 1 1/2", or 2")...No 3/4" services
- Sewer cleanouts are not to be in driveways and must be at the edge of private road.
- May need more 8" valves

Paving Items:
- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
- Streets adjacent to a public park or open space must have 60' ROW and 41' B-B street section
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
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- No landscape berms or tree plantings shall be located on top of City utilities or within easements.
- All public street lights along Glen Hill Way will need to be installed a minimum of 5' behind the curb

Impervious Area	
Building Area	9,363
Sidewalks, Pavement, and other Impervious Flatwork	9,896
Other Impervious Area (Decorative Stamped Concrete)	3,182
Total Impervious Area	22,441
Total Landscape Area, Impervious Area, Permeable Area	37,935
Total Area for Outdoor Storage	None

0' 10' 20' 40' 80'

GREENLIGHT
STUDIO, LLC
www.greenlight.company

Applicant:
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:
Zapa Investments, LLC
201 W Kaufman St.
Richardson, Texas 75081
v: 972.682.1435

Site Plan

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared June 13, 2025

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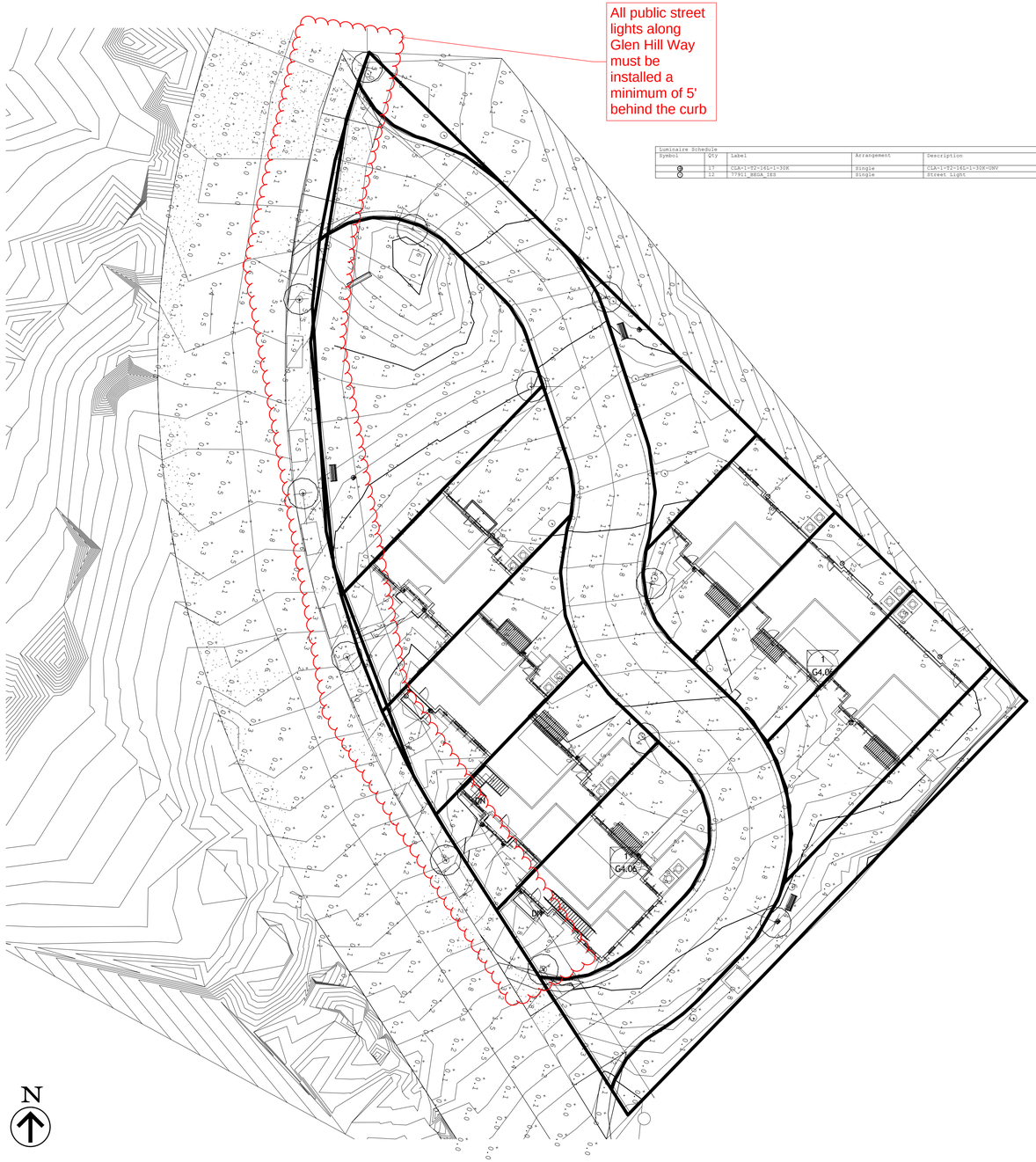
City of Rockwall Case Number: Z2025-011

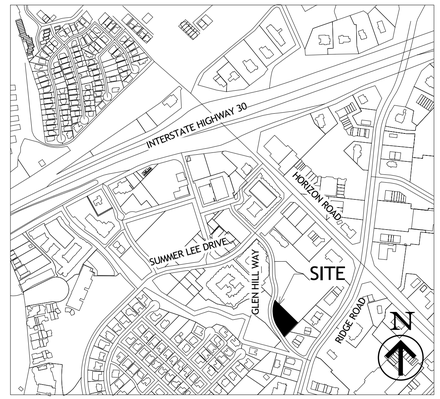


Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Arrangement Watts
	17	CLA-1-72-14G-1-30K	Single	CLA-1-72-14G-1-30K-UNV	1.000	5858	56	952	56
	12	73911_REGA_IES	Single	Street Light	1.000	3558	28	336	28

1 Photometric Study
1" = 20'-0"

VICINITY MAP



0' 10' 20' 40' 80'

Site Data Summary Table

General Site Data	
Zoning	PD-32 Residential Subdistrict
Existing Use	Vacant
Proposed Land Use	Single Family Attached (Townhomes)
Lot Area Combined (SF)	37,935
Lot Area Combined (Acrage)	0.87
Building Footprint Area (Approximate)	9,363
Area Covered by Canopy	0
Single Family Attached Units	8
Unit Density Per Acre	9.2
Building 1 Area	16,506
Building 2 Area	10,521
Total Building Area	27,027
Maximum Building Height (# Stories)	3
Maximum Building Height (Feet)	50' to Roof Ridge
Lot Coverage	25%
Floor Area Ratio	5/7
Parking	
Required Parking 2 Per unit	16
Parking Provided	
Uncovered Surface Spaces (Guest)	3
Garage Spaces	16
Tandem (Driveway) Spaces	16
Total Parking Provided	35
Accessible Parking Required	N/A
Accessible Parking Provided	0
Landscaping Area	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	4,822
Other Landscape area within the lot	10,672
Total Landscape Area	15,494
Impervious Area	
Building Area	9,363
Sidewalks, Pavement, and other Impervious Flatwork	9,896
Other Impervious Area (Decorative Stamped Concrete)	3,182
Total Impervious Area	22,441
Total Landscape Area, Impervious Area, Permeable Area	37,935
Total Area for Outdoor Storage	None

GREENLIGHT
STUDIO, LLC
www.greenlight.company

Applicant:
Greenlight Studio LLC
100 N. Cattonwood Drive
Suite 104
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Photometric Study

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

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E. Teal Survey Abstract A207

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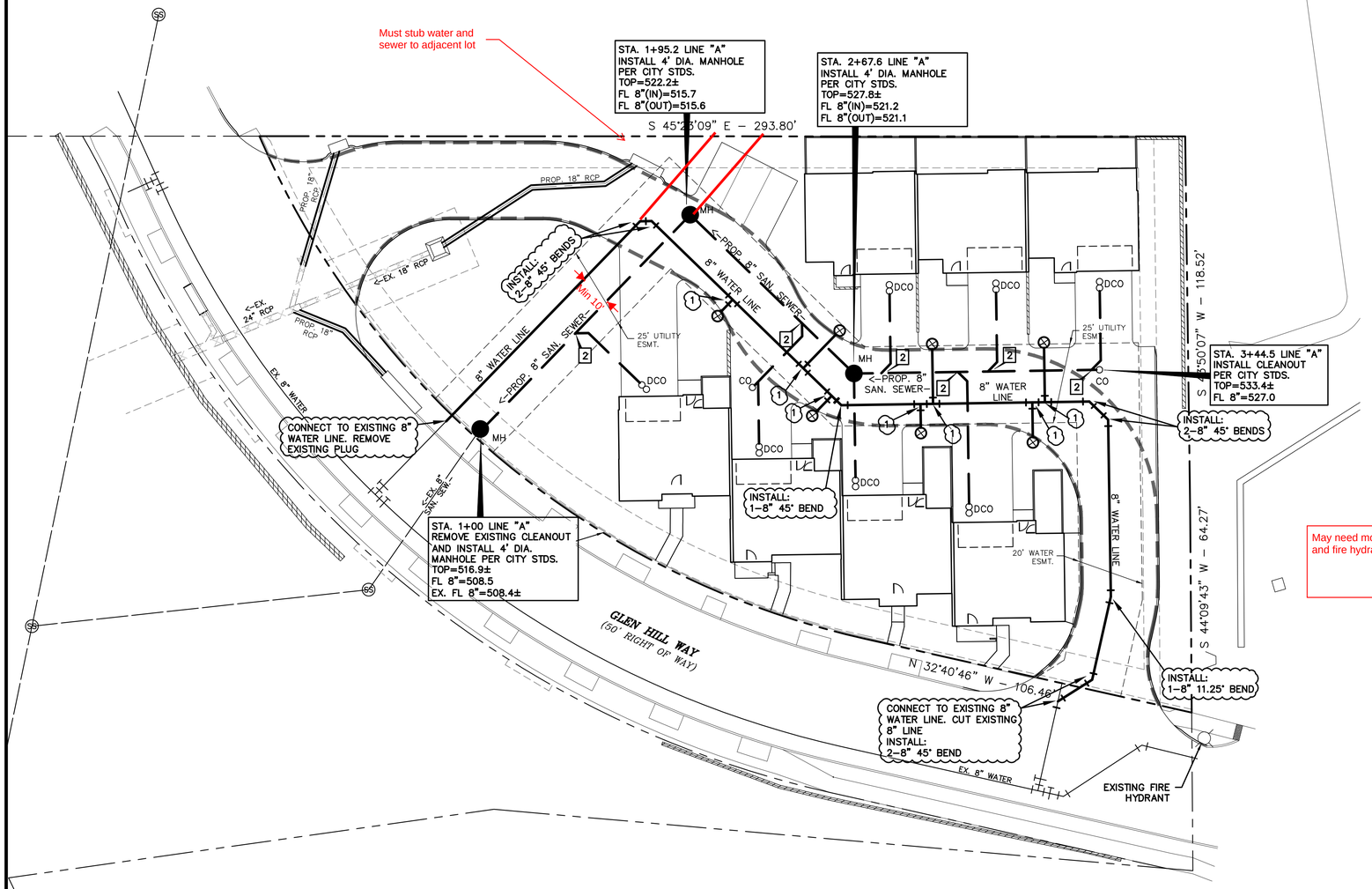

May need more 8" valves and fire hydrants

NOTE:
OVERHEAD UTILITIES ACROSS SITE. CONTRACTOR SHALL COMPLY WITH ALL CLEARANCES AND SAFETY PROCEDURES WHILE WORKING AROUND AND UNDER POWER LINES, POLE, AND ANY OTHER ELEMENT.

N

0 20 40

DRAWING SCALE
1"=20'

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED WATER PIPE
- EXISTING WATER PIPE
- EXISTING STORM PIPE
- PROPOSED STORM SEWER PIPE

8"x1" Tee. No reason for tapping sleeves

1. INSTALL:
   1–1" TAPPING SLEEVE
   1–⅝" METER AND BOX
2. INSTALL:
   1–4" SEWER LATERAL

GENERAL NOTES

1. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THESE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR, PRIOR TO CONSTRUCTION, MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES AND SHALL BE RESPONSIBILITY FOR CONTACTING ALL FRANCHISE AND MUNICIPAL UTILITIES. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF FINAL GRADE AND/OR PAVEMENT. ANY REMOVAL OR DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE AND SHALL BE APPROVED BY THE OWNER. SAID EXISTING IMPROVEMENTS INCLUDE BERMS, DITCHES, FENCES, VEGETABLE, ETC.
3. DURING THE CONSTRUCTION OF THIS PROJECT, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE RESOLVED BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE, WHICH ARE MADE DURING THE BIDDING PHASE, WILL HAVE NO BEARING ON THE DECISION.
4. ANY UTILITY TEST THAT FAILS TO MEET CITY/STATE REQUIREMENTS SHALL BE RE–TESTED AT THE CONTRACTOR'S EXPENSE. ALL PARTIES WILL ONLY ACCEPT SIGNED ORIGINAL COPIES OF ALL TESTING REPORTS FOR REVIEW.
5. CONCRETE BLOCKING SHALL BE PROVIDED ON WATER MAINS AT ALL TEES, WYES, BENDS, CROSSES AND FIRE HYDRANTS. ALL CONCRETE FOR BLOCKING SHALL BE MINIMUM 3000 PSI CONCRETE. POLYETHYLENE WRAP SHALL BE INSTALLED AROUND ALL DUCTILE IRON FITTINGS AND VALVES. THE WRAP SHALL HAVE AN 8 MIL. THICKNESS AND BE WRAPPED AND HELD IN PLACE BY 2" WIDE PLASTIC BACKED ADHESIVE TAPE (POLYKEN 900, SCOTCHRAP NO. 50 OR EQUAL). THE WRAP SHALL BE INSTALLED WTHOUT BREAKS, TEARS OR HOLES IN THE FILM.
6. ALL WATER MAINS 12" AND SMALLER SHALL BE PVC A.W.W.A. C900, DR–14, CLASS 200 WATER PIPE.
7. ALL TAPPING SLEEVES, VALVES AND VALVE BOXES, FITTINGS AND THRUST BLOCKING SHALL BE PER THE DESIGN AND SPECIFICATIONS.
8. ALL MATERIALS, CONSTRUCTION, TESTING AND WORKMANSHIP SHALL CONFORM TO CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
9. WATER LINES CROSSING UNDER STORM SEWER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 24" OR AS GOVERNED BY TCEQ. PARALLEL WATER LINES SHALL BE AT LEAST 9' CLEAR HORIZONTALLY TO SANITARY SEWER LINES AND MANHOLES. WHERE MINIMUM CLEARANCE CANNOT BE ACHIEVED, WATER LINES SHALL BE ENCASED BY A MINIMUM 6" 3000 PSI (MIN. 5.5 SACK) CONCRETE TO 10' EITHER SIDE OF UTILITY CROSSING. WHERE WATER LINES CROSS CREEKS OR DITCHES, THE WATER LINE SHALL BE PROTECTED BY CONCRETE ENCASEMENT AT LEAST 10' PAST THE EMBANKMENT SLOPE ON EACH SIDE.
10. ANY PLUMBING INSTALLED OUTSIDE OF R.O.W. OR AN EASEMENT SHALL BE INSTALLED BY A LICENSED PLUMBER AND INSPECTED BY BUILDING INSPECTIONS.
11. ALL WATER LINES SHALL BE STERILIZED AND PRESSURE TESTED TO 200 PSI FOR A 3–HOUR CONTINUOUS PERIOD OR LONGER PER CITY STANDARDS. ALL TESTING AND STERILIZATION SHALL MEET OR EXCEED CITY SPECIFICATIONS.
12. ALL SANITARY SEWER PIPES 4" TO 15" SHALL BE PVC SDR 35 MEETING ASTM D3034 AND HAVE RUBBER GASKET JOINTS. ALL SANITARY SEWER PIPES 18" AND LARGER SHALL BE PVC MEETING ASTM F679.
13. ALL SANITARY SEWER LINES SHALL BE TESTED FOR INFILTRATION AND EXFILTRATION IN ACCORDANCE WITH STANDARDS. TV INSPECTIONS, LOW PRESSURE AIR TESTING, VACUUM TESTING OF THE MANHOLES, AND MANDREL TESTING ARE REQUIRED ON ALL SEWER LINES.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PRODUCING ANY REQUIRED TRENCH SAFETY PLAN OR TRAFFIC CONTROL PLAN.
15. MECHANICAL JOINT VALVES AND FITTINGS AND ALL PIPE JOINTS LESS THAN 20 FEET FROM A VALVE OR FITTING SHALL BE EQUIPPED WITH JOINT RESTRAINT DEVICES. RESTRAINT DEVICES SHALL BE EBAA IRON, 2000 PV SERIES OR APPROVED EQUAL.
16. CONTRACTOR SHALL INSTALL LOCATING TAPE ON TOP OF ALL NEW UTILITY INSTALLATION. TAPE SHALL BE A MINIMUM OF 5.0 MIL OVERALL THICKNESS AND BE A MINIMUM OF 3" WIDE. CONTRACTOR SHALL USE STANDARD INDUSTRY COLORS FOR THE INSTALLATION (BLUE FOR WATER LINES, GREEN FOR SANITARY SEWER, ORANGE FOR COMMUNICATION, ETC.)
17. THE FIRE LINE, FDC LINE (IF APPLICABLE) AND ALL FIRE APERTURES SHALL BE DESIGN AND PERMITTED THROUGH THE JURISDICTIONAL AUTHORITY BY A STATE LICENSED FIRE SPRINKLER DESIGNER/CONTRACTOR. THE FIRE LINE IS SHOWN FOR REFERENCE ONLY.
18. WATER MAINS SHALL HAVE BLUE EMS LOCATOR PADS EVERY 250', CHANGE IN DIRECTION, VALVE, CURB STOP, AND SERVICE CONNECTION TO MAIN WATER MAIN.
19. GREEN EMS LOCATOR PAD IS TO BE INSTALLED AT EVERY MANHOLE, CLEANOUT, AND SERVICE CONNECTION TO THE WASTEWATER MAIN.
20. NO TREES SHALL BE PLANTED WITHIN 5' HORIZONTALLY FROM ANY PUBLIC UTILITIES.
21. ALL MANHOLES TO BE RAVEN LINED OR APPROVED EQUAL.
22. ALL WATER METERS SHALL HAVE A DOUBLE CHECK/BACKFLOW PREVENTION DEVICE INSTALLED ON THE PRIVATE SITE OF THE METER.

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

REVISIONS		
REV. NO.	DATE	DESCRIPTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 06/11/25.

FOR REVIEW ONLY. NOT FOR CONSTRUCTION

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Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

UTILITY PLAN

GLEN HILL WAY TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
LOT 3, BLOCK A, HARBOR HILLS ADDITION

DATE	PROJECT NO	DRAWING SCALE	SHEET
6/11/25	CD24022	1" = 20'	C10.0


HOA DRAINAGE
5579 SF
30' UTILITY EASEMENT
(3) 9x20 GUEST SPACES
HOA
1514 SF
8' WOOD FENCE
LOT 4
3226 SF
UTILITY EASEMENT TO MAINTAIN 10' FROM CL OF UTILITIES
LOT 7
2191 SF
AC CONDENSERS, TY
1801
1807
LOT 6
2301 SF
BUILDING2
3 STORY
10,800 GSF
LOT 3
2559 SF
1811
LOT 5
2702 SF
1805
26' FIRE LANE, TYP.
1815
LOT 2
2462 SF
BUILDING 1
3 STORY
13,000 GSF
1809
LOT 1
2808 SF
1813
HOA
2428 SF
DOG WASTE STATION
PARK BENCH
10' LANDSCAPE BUFFER
NEW PEDESTRIAN LIGHTING, TYP.
APPROX LOCATION OF PAD MOUNTED TRANSFORMER BUILDING 1
GLEN HILL WAY
LF: 1001 / LT: 2299
RF: 1000 / RT: 22
10' BUILDING SETBACK AND UTILITY EASEMENT
4' SIDEWALK EASEMENT
EXISTING SIDEWALK

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A $1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Glen Hill Way				
SUBDIVISION	Harbor Hills Addition	LOT	3	BLOCK	A
GENERAL LOCATION	Parcel on Glen Hill Way north adjacent of 2930 South Ridge Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32 Residential as amended	CURRENT USE	Vacant		
PROPOSED ZONING	Unchanged	PROPOSED USE	Single Family Attachd		
ACREAGE	.87	LOTS [CURRENT]	1	LOTS [PROPOSED]	12

☐ ***SITE PLANS AND PLATS***: *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	ZAPA Investments LLC	☐ APPLICANT	Greenlight Studio
CONTACT PERSON	Matt Zahm	CONTACT PERSON	Tyler Adams
ADDRESS	201 W Kaufman St	ADDRESS	100 N. Cottonwood Drive Suite 104
CITY, STATE & ZIP	Richardson, Texas 75081	CITY, STATE & ZIP	Richardson, Texas 75080
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Zahm [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 270.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF June, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

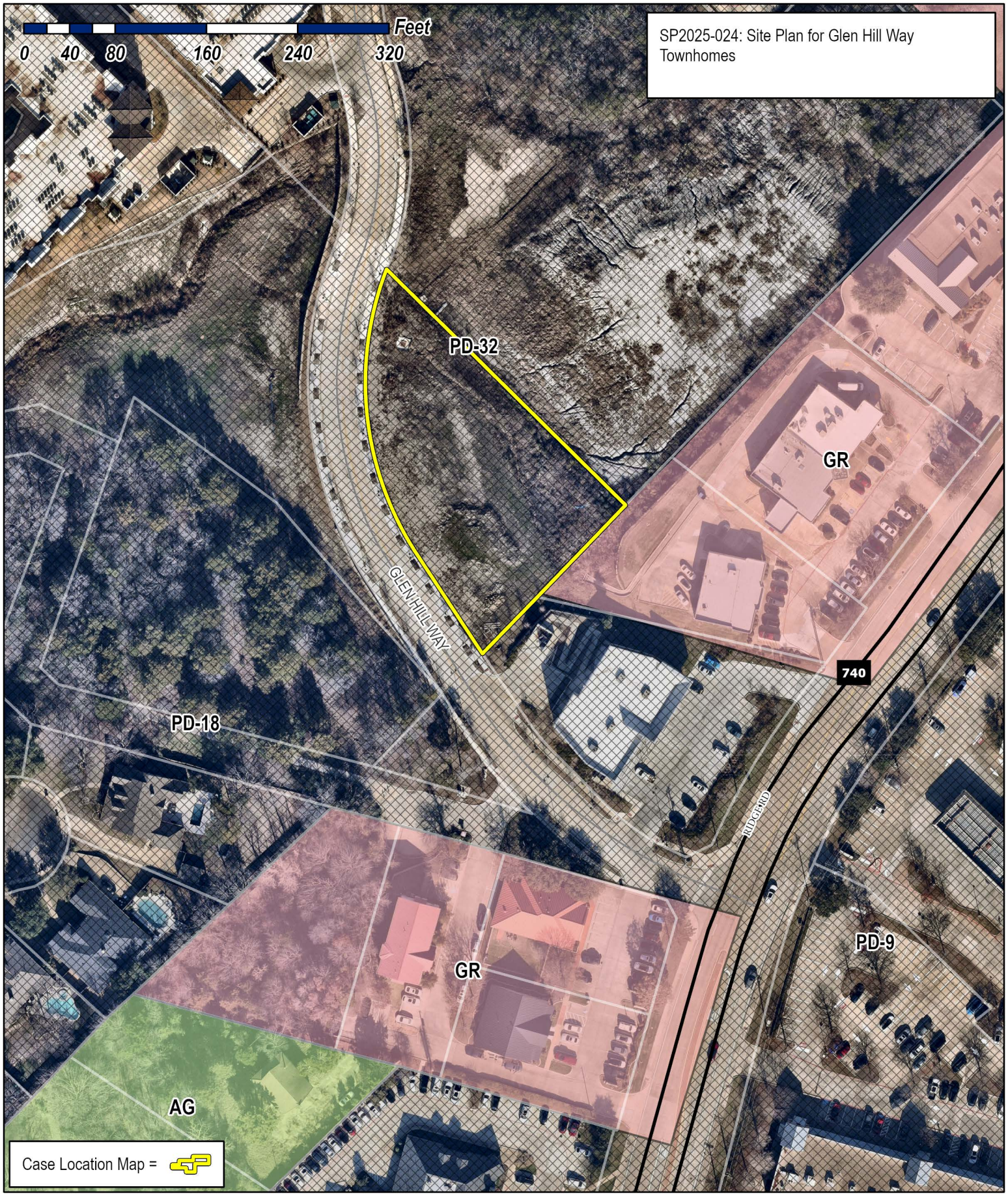
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF June, 2025.

OWNER'S SIGNATURE Matt D. Zahm

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jan Leckie

MY COMMISSION EXPIRES

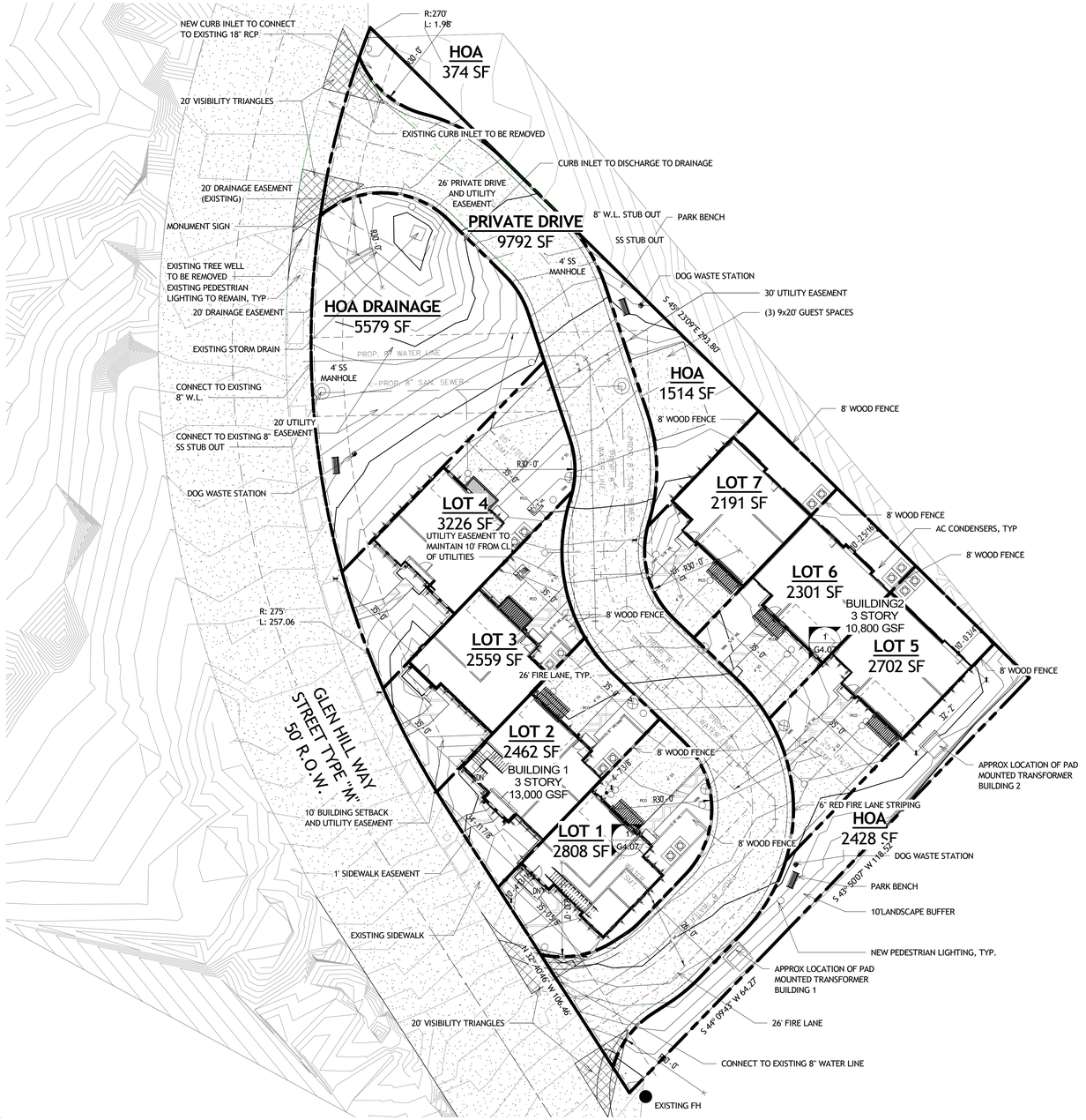
JAN LECKIE
Notary ID #131568490
My Commission Expires
May 15, 2026



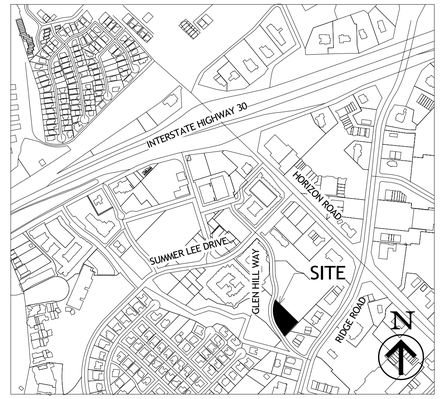
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



VICINITY MAP



Property Schedule	
Name	Area
HOA	2428 SF
HOA	1514 SF
HOA	374 SF
HOA DRAINAGE	5579 SF
LOT 1	2808 SF
LOT 2	2462 SF
LOT 3	2559 SF
LOT 4	3226 SF
LOT 5	2702 SF
LOT 6	2301 SF
LOT 7	2191 SF
PRIVATE DRIVE	9792 SF
Total	37936 SF

SITE PLAN GENERAL NOTES
1. ALL WORK MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION.
2. RETAINING WALLS OVER 3' MUST BE ENGINEERED.
3. ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED.
4. ALL UTILITIES MUST BE UNDERGROUND.
5. ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE.

DRAINAGE NOTES
1. GLEN HILL WAY AS-BUILT FLOWS SHALL BE MAINTAINED.
2. PROPERTY OWNER RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF DETENTION/DRAINAGE SYSTEMS.

WATER AND WASTEWATER NOTES
1. ANY UTILITY CONNECTION MADE UNDERNEATH AN EXISTING ROADWAY BUST BE BORED.
2. ALL UTILITY CROSSINGS MUST BE DRY BORE AND STEEL ENCASED.
3. NO TREES SHALL BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
4. NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".
5. NO LANDSCAPE BERMS OR TREE PLANTINGS SHALL BE LOCATED ON TOP OF CITY UTILITIES OR WITHIN EASEMENTS.

LIFE SAFETY GENERAL NOTES
1. EACH UNIT TO BE SEPARATED BY A CONTINUOUS ONE HOUR FIRE BARRIER.
2. BUILDINGS SHALL BE EQUIPPED WITH AN NFPA13D FIRE SPRINKLER SYSTEMS.

Site Data Summary Table	
General Site Data	
Zoning	PD-32 Residential Subdistrict
Existing Use	Vacant
Proposed Land Use	Single Family Attached (Townhomes)
Lot Area Combined (SF)	37,935
Lot Area Combined (Acrage)	0.87
Building Footprint Area (Approximate)	9,363
Area Covered by Canopy	0
Single Family Attached Units	8
Unit Density Per Acre	9.2
Building 1 Area	16,506
Building 2 Area	10,521
Total Building Area	27,027
Maximum Building Height (# Stories)	3
Maximum Building Height (Feet)	50' to Roof Ridge
Lot Coverage	25%
Floor Area Ratio	5/7
Parking	
Required Parking 2 Per unit	16
Parking Provided	
Uncovered Surface Spaces (Guest)	3
Garage Spaces	16
Tandem (Driveway) Spaces	16
Total Parking Provided	35
Accessible Parking Required	N/A
Accessible Parking Provided	0
Landscaping Area	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	4,822
Other Landscape area within the lot	10,672
Total Landscape Area	15,494
Impervious Area	
Building Area	9,363
Sidewalks, Pavement, and other Impervious Flatwork	9,896
Other Impervious Area (Decorative Stamped Concrete)	3,182
Total Impervious Area	22,441
Total Landscape Area, Impervious Area, Permeable Area	37,935
Total Area for Outdoor Storage	None

0' 10' 20' 40' 80'

GREENLIGHT
STUDIO, LLC
www.greenlight.company

Applicant:
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:
Zapa Investments, LLC
201 W Kaufman St.
Richardson, Texas 75081
v: 972.682.1435

Site Plan

Rockwall Townhomes

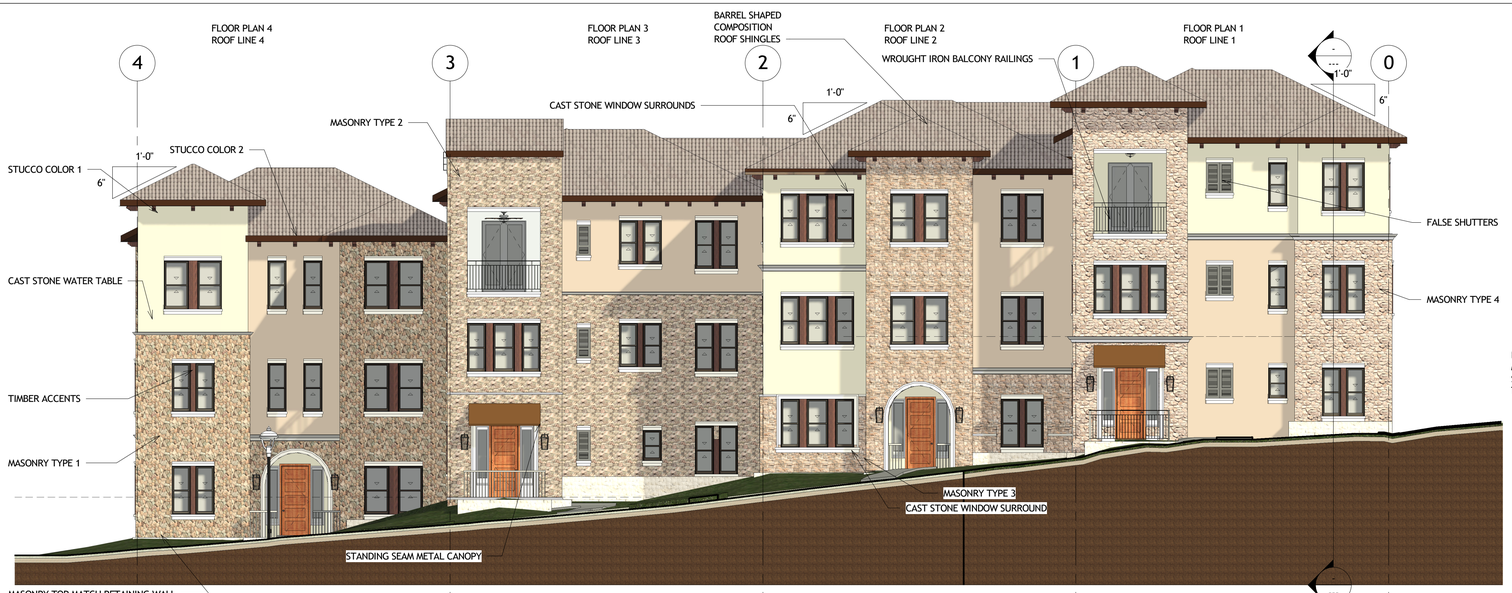
Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared June 13, 2025

© Greenlight Studio, LLC

City of Rockwall Case Number: Z2025-011



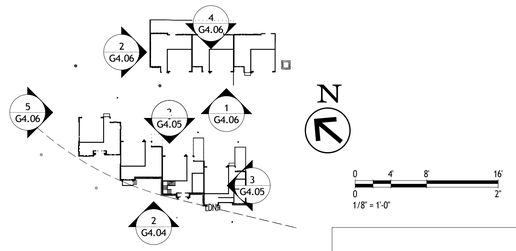
2 Building 1 Facade - West
1/8" = 1'-0"

Building 1 Elevation West

Masonry	1982	60%
Stucco	1333	40%
Total	3315	



1 Articulation Plan West
1/8" = 1'-0"



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Color Elevations

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
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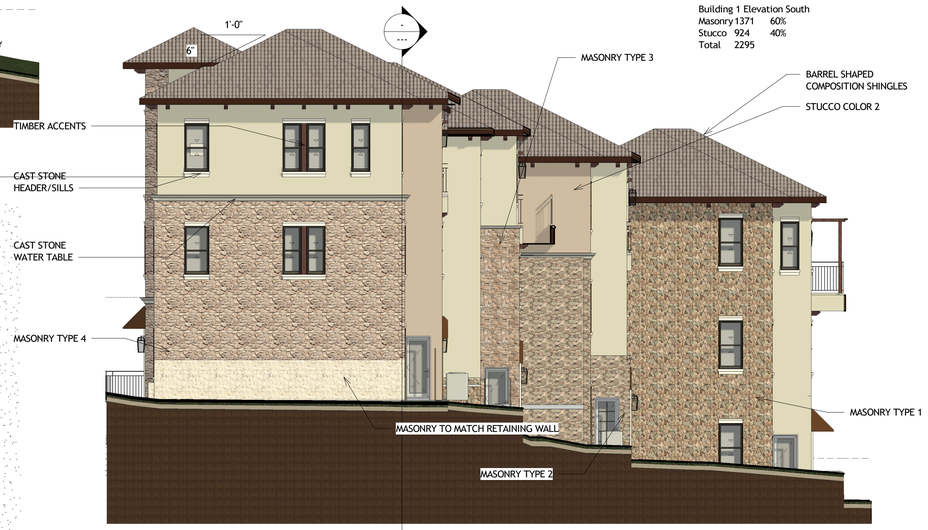
Building 1 Elevation East

Masonry	1756	61%
Stucco	1114	39%
Total	2870	

2 Building 1 Facade - East
1/8" = 1'-0"



Building 1 Elevation South

Masonry	1371	60%
Stucco	924	40%
Total	2295	

3 Building 1 Facade - South
1/8" = 1'-0"



1 Articulation Plan East
1/8" = 1'-0"

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Color Elevations

Rockwall Townhomes

Glen Hill Way
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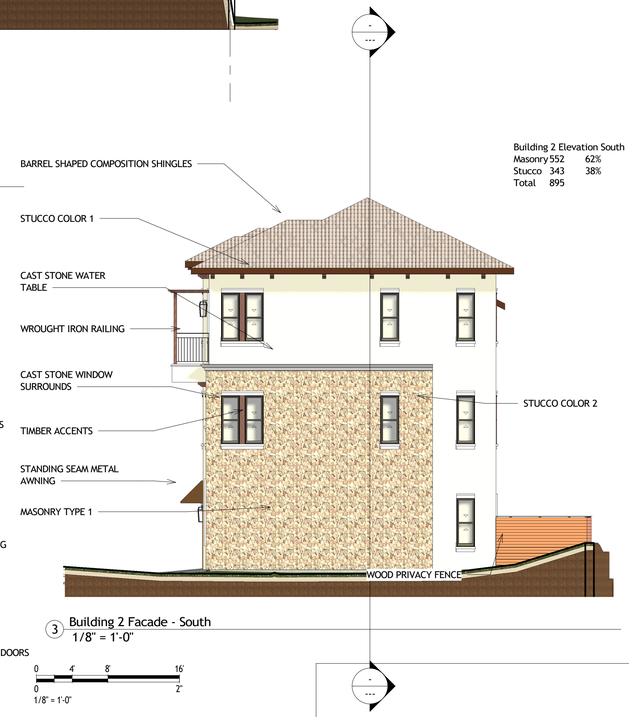
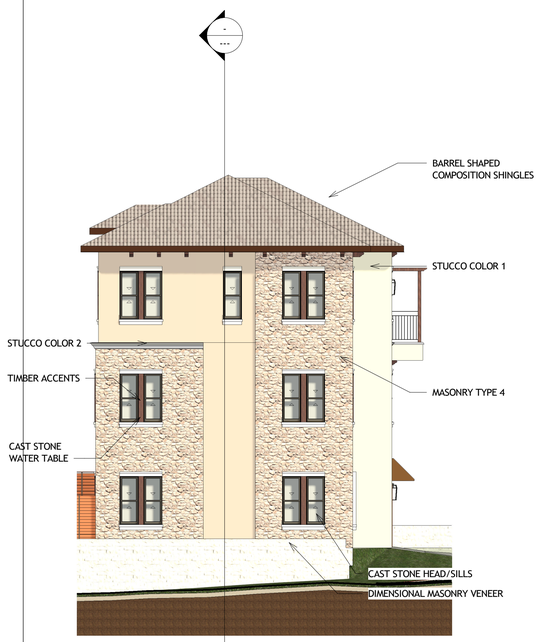
5 Building 1 Facade - North
1/8" = 1'-0"



4 Building 2 Facade - East
1/8" = 1'-0"



3 Building 2 Facade - South
1/8" = 1'-0"



2 Building 2 Facade - North
1/8" = 1'-0"



1 Building 2 Facade - West
1/8" = 1'-0"

0 4' 8' 16'
0 2"
1/8" = 1'-0"

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STUDIO, LLC
www.greenlight.company

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Richardson, Texas 75081
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Color Elevations

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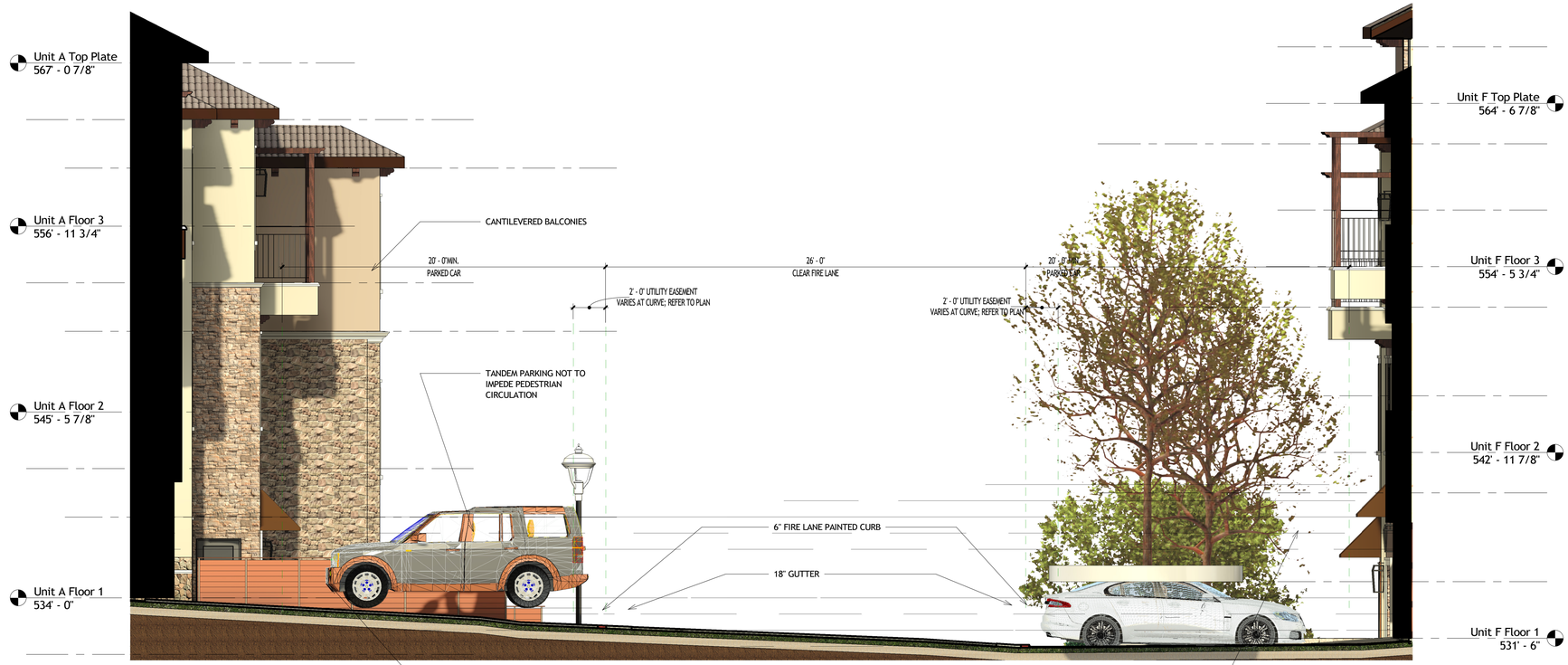

1 Drive Aisle Section
1/4" = 1'-0"

0 2' 4' 8'
0 2"
1/4" = 1'-0"

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Drive Aisle Section

Rockwall Townhomes

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OVERALL VIEW



VIEW ALONG GLEN HILL WAY



INTERIOR ACCESS DRIVE

GREENLIGHT

STUDIO, LLC

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Color Renderings

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
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VIEW FROM GLEN HILL WAY



INTERIOR ACCESS DRIVE

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LANDSCAPE LEGEND

COMMON
BERMUDA SOD
(CYNODON DACTYLON)

SOD INSTALLATION NOTES:
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CITY REQUIREMENTS

STREET FRONTAGE
10' LANDSCAPE BUFFER REQUIRED
10' LANDSCAPE BUFFER PROVIDED

STREET TREES
1 PER 50 LF STREET FRONTAGE
364' - 45' (esmt's) - 40' (drives) = 279'

GLEN HILL WAY
279' / 50 = 5.58 = 6 SHADE TREES REQUIRED
6 SHADE TREES PROPOSED
6 ORNAMENTAL TREES REQUIRED
6 ORNAMENTAL TREES PROPOSED

TOTAL LANDSCAPE AREA
35% TOTAL LANDSCAPE REQUIRED
TOTAL SITE
37,935 SF x 35% = 13,278 SF REQUIRED
13,568 SF PROVIDED (35.77%)

PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
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SE	STEEL EDGING	134	LIN. FT.	REF. DETAIL			

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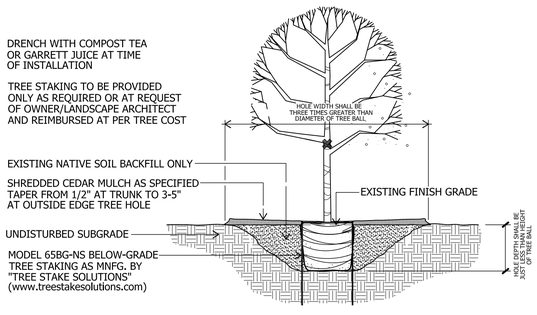
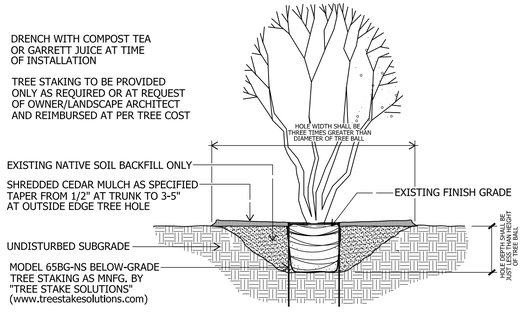
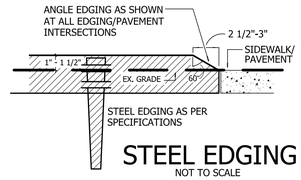


TREE PLANTING
SHADE TREE - 3" CAL. and smaller
not to scale



TREE PLANTING
TYPICAL MULTI-TRUNK TREE
not to scale



STEEL EDGING
NOT TO SCALE

appr. by:
drawn by:
date: 06-03-25

revisions
06-11-25

REGISTERED LANDSCAPE ARCHITECT ☆ WILLIAM H. LEEMING III ☆ 1133 ☆ STATE OF TEXAS

Leeming Design Group
Landscape Architecture
4913 Bulls Stone Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-6869 Fax (817) 577-6896
leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

GLEN HILL TOWNHOMES
GLEN HILL WAY
ROCKWALL, TEXAS

file name:
c:\Rockwall-Glen Hill Townhomes\ ldg-base_GlenHillTownhomes.dwg

sheet
L-1



LANDSCAPE LEGEND

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BERMUDA SOD
(CYNODON DACTYLON)

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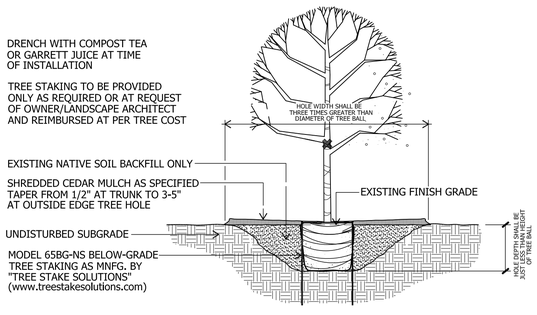
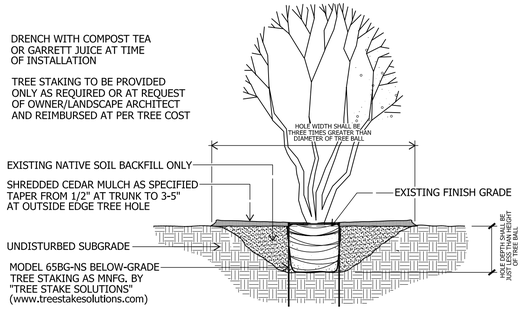
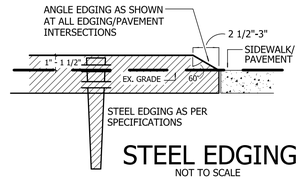
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259.



TREE PLANTING
SHADE TREE - 3" CAL. and smaller
not to scale



TREE PLANTING
TYPICAL MULTI-TRUNK TREE
not to scale



STEEL EDGING
NOT TO SCALE

appr. by:
drawn by:
date: 06-03-25

revisions
06-11-25

REGISTERED LANDSCAPE ARCHITECT ☆ WILLIAM H. LEEMING III ☆ 1133 ☆ STATE OF TEXAS

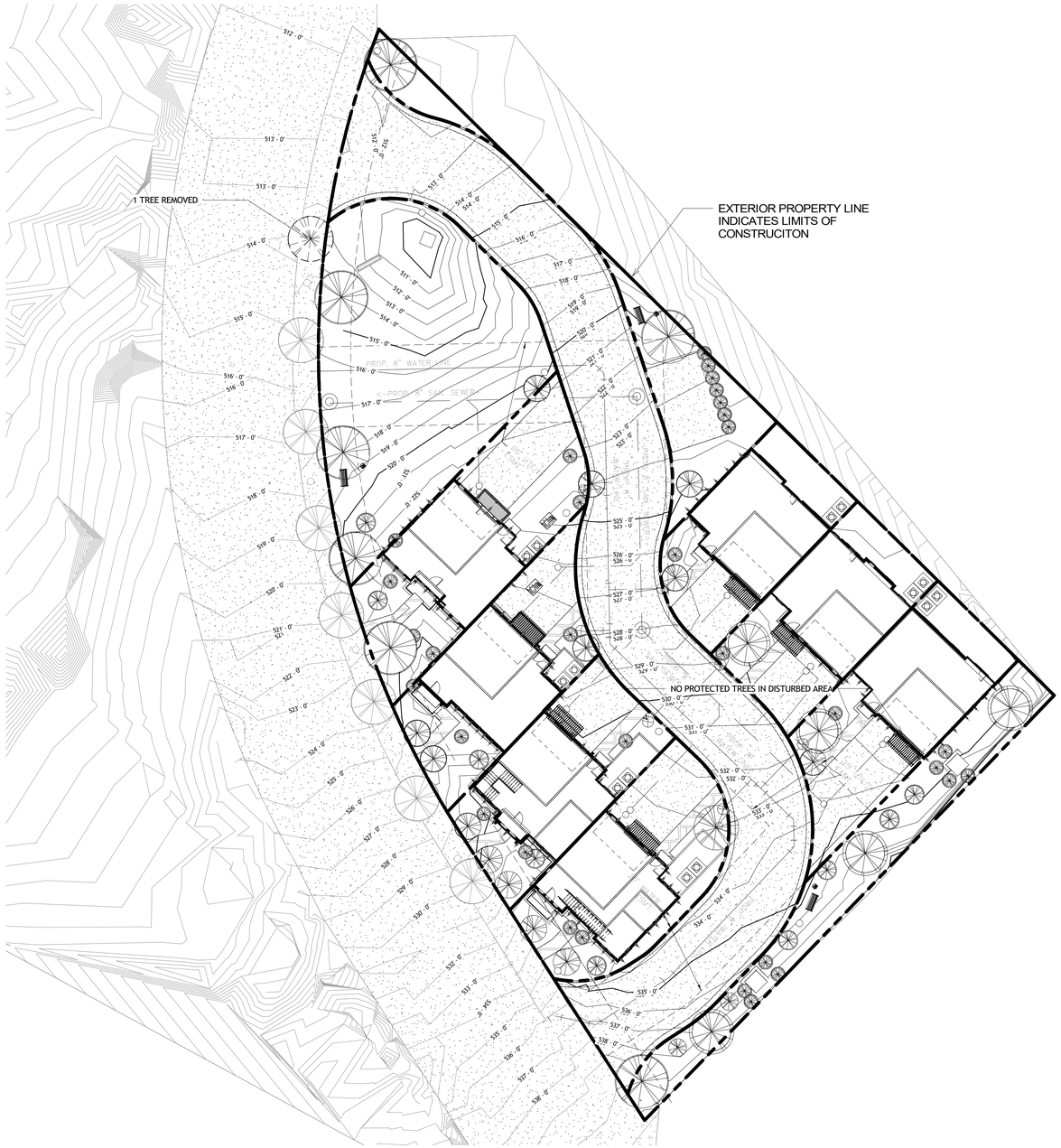
Leeming Design Group
Landscape Architecture
4913 Bulls Stone Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-6869 Fax (817) 577-6896
leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

GLEN HILL TOWNHOMES
GLEN HILL WAY
ROCKWALL, TEXAS

file name:
c:\Rockwall-Glen Hill Townhomes\ ldg-base_GlenHillTownhomes.dwg

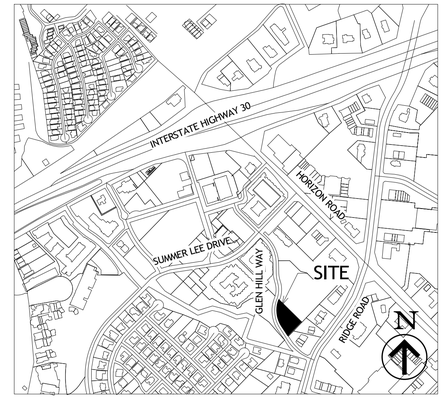
sheet
L-1



N

1 Treescape Plan
1" = 20'-0"

VICINITY MAP



Site Data Summary Table	
General Site Data	
Zoning	PD-32 Residential Subdistrict
Existing Use	Vacant
Proposed Land Use	Single Family Attached (Townhomes)
Lot Area Combined (SF)	37,935
Lot Area Combined (Acrage)	0.87
Building Footprint Area (Approximate)	9,363
Area Covered by Canopy	0
Single Family Attached Units	8
Unit Density Per Acre	9.2
Building 1 Area	16,506
Building 2 Area	10,521
Total Building Area	27,027
Maximum Building Height (# Stories)	3
Maximum Building Height (Feet)	50' to Roof Ridge
Lot Coverage	25%
Floor Area Ratio	5/7
Parking	
Required Parking 2 Per unit	16
Parking Provided	
Uncovered Surface Spaces (Guest)	3
Garage Spaces	16
Tandem (Driveway) Spaces	16
Total Parking Provided	35
Accessible Parking Required	N/A
Accessible Parking Provided	0
Landscaping Area	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	4,822
Other Landscape area within the lot	10,672
Total Landscape Area	15,494
Impervious Area	
Building Area	9,363
Sidewalks, Pavement, and other Impervious Flatwork	9,896
Other Impervious Area (Decorative Stamped Concrete)	3,182
Total Impervious Area	22,441
Total Landscape Area, Impervious Area, Permeable Area	37,935
Total Area for Outdoor Storage	None

0' 10' 20' 40' 80'

GREENLIGHT
STUDIO, LLC
www.greenlight.company

Applicant:
Greenlight Studio LLC
100 N. Cattonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:
Zapa Investments, LLC
201 W Kaufman St.
Richardson, Texas 75081
v: 972.682.1435

Treescape Plan

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared June 13, 2025

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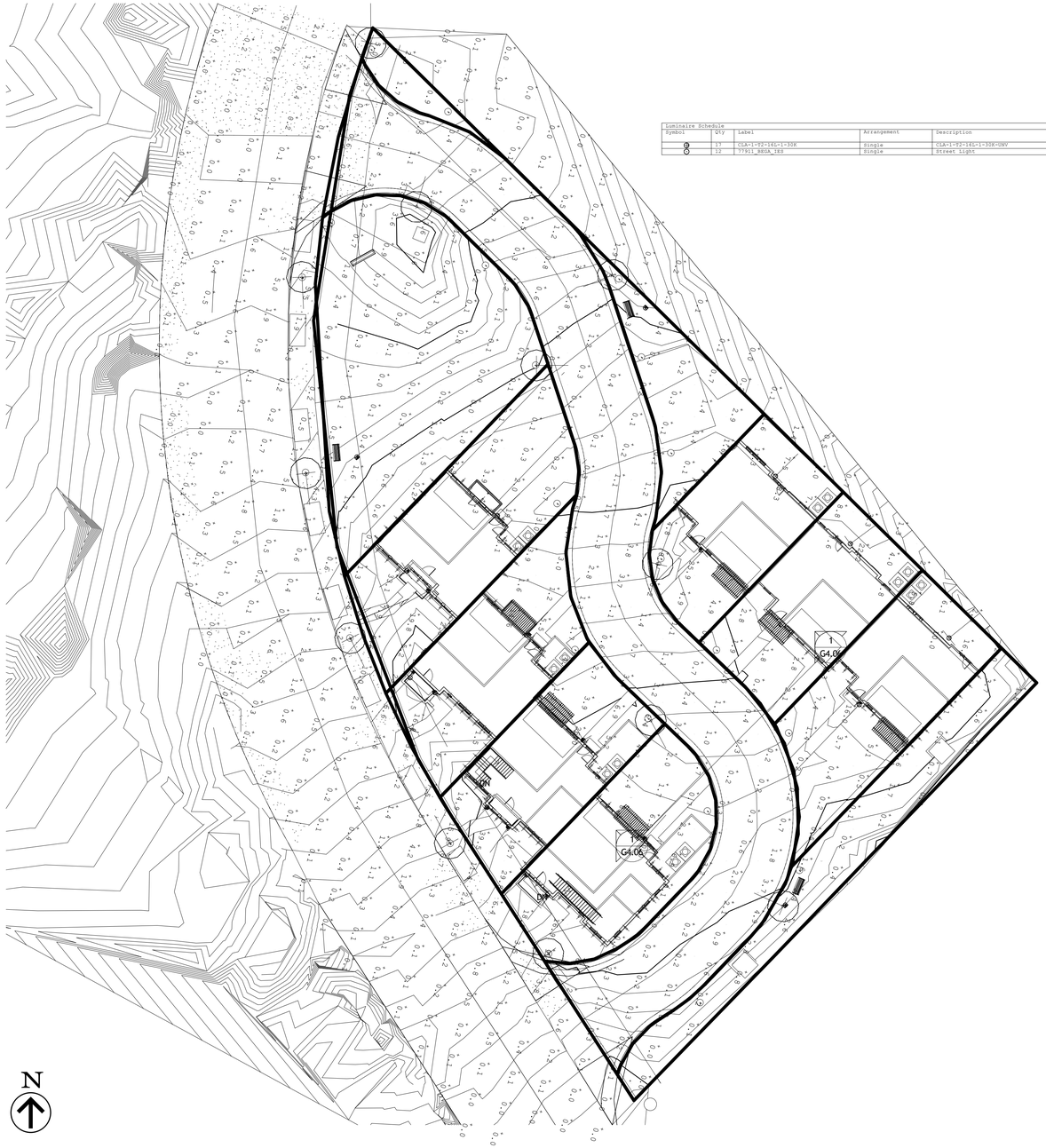
City of Rockwall Case Number: Z2025-011

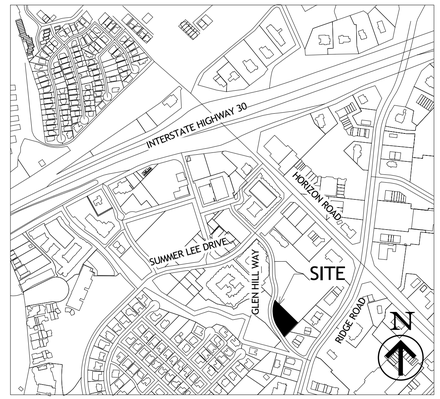


Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Arrangement Watts
	17	CLA-1-72-14G-1-30K	Single	CLA-1-72-14G-1-30K-UNV	1.000	5858	56	952	56
	12	77911_REGA_IES	Single	Street Light	1.000	3558	28	336	28

1 Photometric Study
1" = 20'-0"

VICINITY MAP



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Photometric Study

Rockwall Townhomes

Glen Hill Way
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Rockwall, Texas

City of Rockwall, Texas
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Prepared June 13, 2025

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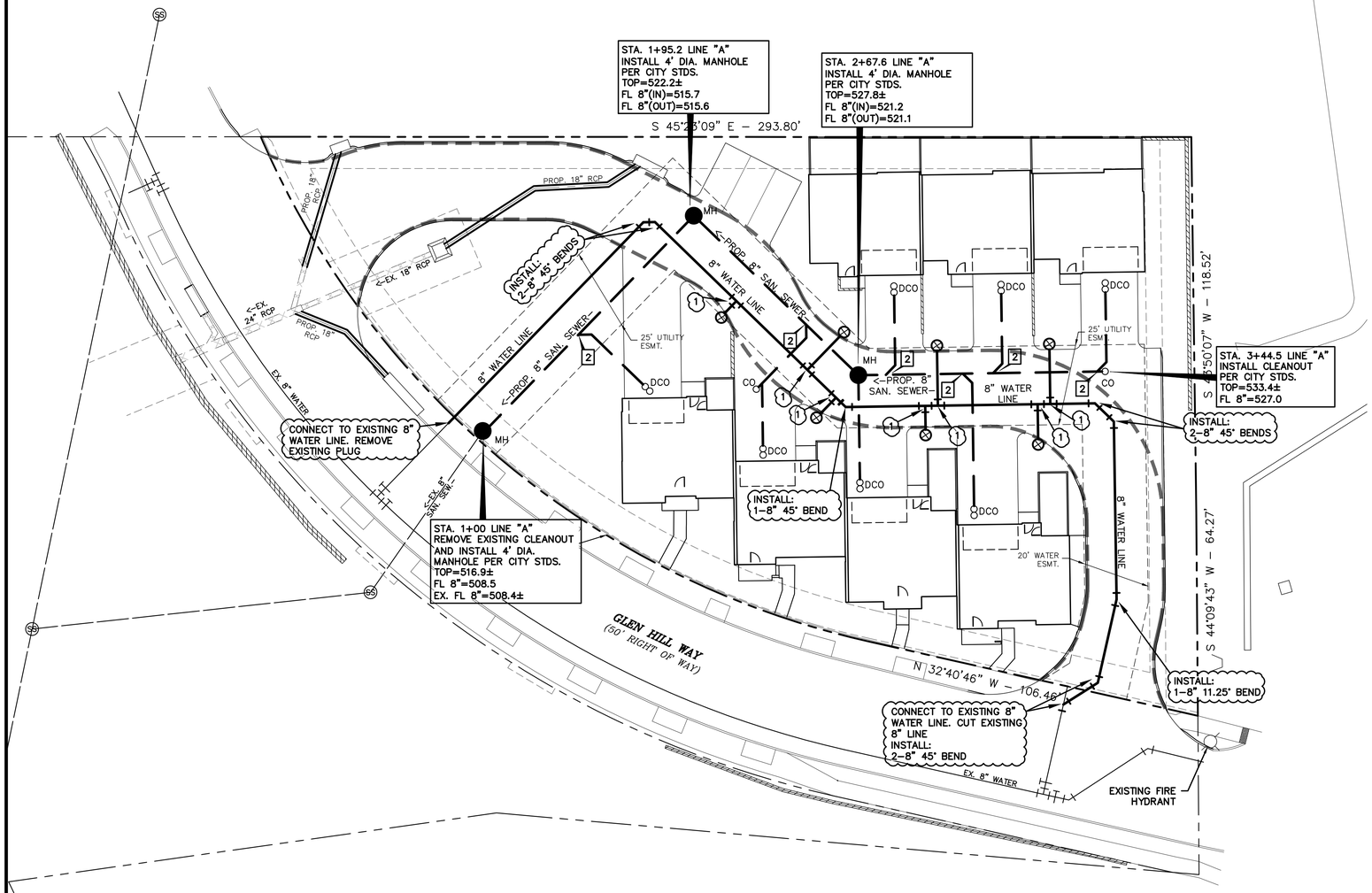
City of Rockwall Case Number: Z2025-011



NOTE:
OVERHEAD UTILITIES ACROSS SITE. CONTRACTOR SHALL COMPLY WITH ALL CLEARANCES AND SAFETY PROCEDURES WHILE WORKING AROUND AND UNDER POWER LINES, POLE, AND ANY OTHER ELEMENT.

N

0 20 40

DRAWING SCALE
1"=20'

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED WATER PIPE
- EXISTING WATER PIPE
- EXISTING STORM PIPE
- PROPOSED STORM SEWER PIPE

1. INSTALL:
   1–1" TAPPING SLEEVE
   1–8" METER AND BOX
2. INSTALL:
   1–4" SEWER LATERAL

GENERAL NOTES

1. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THESE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR, PRIOR TO CONSTRUCTION, MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES AND SHALL BE RESPONSIBILITY FOR CONTACTING ALL FRANCHISE AND MUNICIPAL UTILITIES. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF FINAL GRADE AND/OR PAVEMENT. ANY REMOVAL OR DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE AND SHALL BE APPROVED BY THE OWNER. SAID EXISTING IMPROVEMENTS INCLUDE BERMS, DITCHES, FENCES, VEGETABLE, ETC.
3. DURING THE CONSTRUCTION OF THIS PROJECT, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE RESOLVED BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE, WHICH ARE MADE DURING THE BIDDING PHASE, WILL HAVE NO BEARING ON THE DECISION.
4. ANY UTILITY TEST THAT FAILS TO MEET CITY/STATE REQUIREMENTS SHALL BE RE–TESTED AT THE CONTRACTOR'S EXPENSE. ALL PARTIES WILL ONLY ACCEPT SIGNED ORIGINAL COPIES OF ALL TESTING REPORTS FOR REVIEW.
5. CONCRETE BLOCKING SHALL BE PROVIDED ON WATER MAINS AT ALL TEES, WYES, BENDS, CROSSES AND FIRE HYDRANTS. ALL CONCRETE FOR BLOCKING SHALL BE MINIMUM 3000 PSI CONCRETE. POLYETHYLENE WRAP SHALL BE INSTALLED AROUND ALL DUCTILE IRON FITTINGS AND VALVES. THE WRAP SHALL HAVE AN 8 MIL. THICKNESS AND BE WRAPPED AND HELD IN PLACE BY 2" WIDE PLASTIC BACKED ADHESIVE TAPE (POLYKEN 900, SCOTCHRAP NO. 50 OR EQUAL). THE WRAP SHALL BE INSTALLED WTHOUT BREAKS, TEARS OR HOLES IN THE FILM.
6. ALL WATER MAINS 12" AND SMALLER SHALL BE PVC A.W.W.A. C900, DR–14, CLASS 200 WATER PIPE.
7. ALL TAPPING SLEEVES, VALVES AND VALVE BOXES, FITTINGS AND THRUST BLOCKING SHALL BE PER THE DESIGN AND SPECIFICATIONS.
8. ALL MATERIALS, CONSTRUCTION, TESTING AND WORKMANSHIP SHALL CONFORM TO CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
9. WATER LINES CROSSING UNDER STORM SEWER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 24" OR AS GOVERNED BY TCEQ. PARALLEL WATER LINES SHALL BE AT LEAST 9' CLEAR HORIZONTALLY TO SANITARY SEWER LINES AND MANHOLES. WHERE MINIMUM CLEARANCE CANNOT BE ACHIEVED, WATER LINES SHALL BE ENCASED BY A MINIMUM 6" 3000 PSI (MIN. 5.5 SACK) CONCRETE TO 10' EITHER SIDE OF UTILITY CROSSING. WHERE WATER LINES CROSS CREEKS OR DITCHES, THE WATER LINE SHALL BE PROTECTED BY CONCRETE ENCASEMENT AT LEAST 10' PAST THE EMBANKMENT SLOPE ON EACH SIDE.
10. ANY PLUMBING INSTALLED OUTSIDE OF R.O.W. OR AN EASEMENT SHALL BE INSTALLED BY A LICENSED PLUMBER AND INSPECTED BY BUILDING INSPECTIONS.
11. ALL WATER LINES SHALL BE STERILIZED AND PRESSURE TESTED TO 200 PSI FOR A 3–HOUR CONTINUOUS PERIOD OR LONGER PER CITY STANDARDS. ALL TESTING AND STERILIZATION SHALL MEET OR EXCEED CITY SPECIFICATIONS.
12. ALL SANITARY SEWER PIPES 4" TO 15" SHALL BE PVC SDR 35 MEETING ASTM D3034 AND HAVE RUBBER GASKET JOINTS. ALL SANITARY SEWER PIPES 18" AND LARGER SHALL BE PVC MEETING ASTM F679.
13. ALL SANITARY SEWER LINES SHALL BE TESTED FOR INFILTRATION AND EXFILTRATION IN ACCORDANCE WITH STANDARDS. TV INSPECTIONS, LOW PRESSURE AIR TESTING, VACUUM TESTING OF THE MANHOLES, AND MANDREL TESTING ARE REQUIRED ON ALL SEWER LINES.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PRODUCING ANY REQUIRED TRENCH SAFETY PLAN OR TRAFFIC CONTROL PLAN.
15. MECHANICAL JOINT VALVES AND FITTINGS AND ALL PIPE JOINTS LESS THAN 20 FEET FROM A VALVE OR FITTING SHALL BE EQUIPPED WITH JOINT RESTRAINT DEVICES. RESTRAINT DEVICES SHALL BE EBAA IRON, 2000 PV SERIES OR APPROVED EQUAL.
16. CONTRACTOR SHALL INSTALL LOCATING TAPE ON TOP OF ALL NEW UTILITY INSTALLATION. TAPE SHALL BE A MINIMUM OF 5.0 MIL OVERALL THICKNESS AND BE A MINIMUM OF 3" WIDE. CONTRACTOR SHALL USE STANDARD INDUSTRY COLORS FOR THE INSTALLATION (BLUE FOR WATER LINES, GREEN FOR SANITARY SEWER, ORANGE FOR COMMUNICATION, ETC.)
17. THE FIRE LINE, FDC LINE (IF APPLICABLE) AND ALL FIRE APERTURES SHALL BE DESIGN AND PERMITTED THROUGH THE JURISDICTIONAL AUTHORITY BY A STATE LICENSED FIRE SPRINKLER DESIGNER/CONTRACTOR. THE FIRE LINE IS SHOWN FOR REFERENCE ONLY.
18. WATER MAINS SHALL HAVE BLUE EMS LOCATOR PADS EVERY 250', CHANGE IN DIRECTION, VALVE, CURB STOP, AND SERVICE CONNECTION TO MAIN WATER MAIN.
19. GREEN EMS LOCATOR PAD IS TO BE INSTALLED AT EVERY MANHOLE, CLEANOUT, AND SERVICE CONNECTION TO THE WASTEWATER MAIN.
20. NO TREES SHALL BE PLANTED WITHIN 5' HORIZONTALLY FROM ANY PUBLIC UTILITIES.
21. ALL MANHOLES TO BE RAVEN LINED OR APPROVED EQUAL.
22. ALL WATER METERS SHALL HAVE A DOUBLE CHECK/BACKFLOW PREVENTION DEVICE INSTALLED ON THE PRIVATE SITE OF THE METER.

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

REVISIONS		
REV. NO.	DATE	DESCRIPTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 06/11/25.

FOR REVIEW ONLY. NOT FOR CONSTRUCTION

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Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

UTILITY PLAN

GLEN HILL WAY TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
LOT 3, BLOCK A, HARBOR HILLS ADDITION

DATE	PROJECT NO	DRAWING SCALE	SHEET
6/11/25	CD24022	1" = 20'	C10.0

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/19/2025

PROJECT NUMBER: SP2025-025
PROJECT NAME: Site Plan for a House of Worship
SITE ADDRESS/LOCATIONS: 1362 E FM 552

CASE CAPTION: Discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a Site Plan for the expansion of an existing Church/House of Worship (i.e. Ridgeview Church) on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	06/19/2025	Approved w/ Comments

06/19/2025: SP2025-025; Site Plan for an Existing Church/House of Worship at 1362 FM-552
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for the expansion of an existing Church/House of Worship (i.e. Ridgeview Church) on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (SP2025-025) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be replat after the engineering process to establish the property lines and new easements necessary for development.

M.5 Please remove all proposed signage from the site plan and building elevations. All signage will be covered by a separate permit. (Subsection 06.02. F, of Article 05, UDC)

M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages (i.e. Site Plan, Building Elevations, Landscape Plan, Treescape Plan, Photometric Plan) of the plans. (Subsection 03.04. A, of Article 11)

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

WITNESS OUR HANDS, this _____ day of _____, _____.

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.7 Site Plan:

1. Please label the fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
2. Indicate all drive/turning radii. (Subsection 03.04B, of Article 11, UDC)
3. Indicate all drive widths. (Subsection 03.04B, of Article 11, UDC)
4. Provide square footage and use of each room on the floor plan for both the proposed addition and the existing building. (Subsection 03.04B, of Article 11, UDC)
5. Indicate the type and depth of the paving material and provide a detail or cut-sheet. (Subsection 03.02, of Article 05, UDC)
6. A decorative metal fence and chain link fence called out on your plans. Please provide the height of the proposed fencing and any other existing. (Subsection 08.02F, of Article 08, UDC)
7. Is there any proposed pad/ground mounted utility equipment? If so, please delineate it and provide the subsequent screening on the landscape plan. (Subsection 01.05. C, of Article 05, UDC)
8. Are there any roof mounted or pad mounted utility equipment? If so, indicate them on the site plan and building elevations and show any subsequent required screening. (Subsection 01.05. C, of Article 05, UDC)
9. Please provide a dumpster detail that meets the Unified Development Code; “(t)rash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12’x10’. A minimum of 6” bollards will be required at potential impact zones and the pad site shall be paved to city standards.” (Subsection 01.05. B, of Article 05, UDC)
10. Please indicate that there will be no outside storage or above ground storage tanks. (Subsection 01.05, of Article 05, UDC)

M.8 Landscape Plan:

1. Please note that all canopy trees shall be at least four (4) inch caliper, accent trees at least four (4) feet tall, and shrubs at least five (5) gallon. Please correct this on the landscape plan. (Subsection 05.01, of Article 08, UDC)
2. Please correct the landscaping required for the detention ponds. There must be one (1) canopy tree per 750 SF of detention and one (1) accent tree per 1,500 SF of detention. In this case, you provide the required 20 canopy trees but are missing 10 accent trees. (Subsection 05.02. D, of Article 08, UDC)

M.9 Treescape Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.
2. Please note that if any trees are being removed from the property, a Tree Day is required to be held.

M.10 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. The foot-candles at all property lines must not exceed 0.2 FC. In this case, there are areas on the property where this 0.2 FC requirement is exceeded. (Subsection 03.03. B, of Article 07, UDC)
3. Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc. for the entirety of the property. (Subsection 03.03D, if Article 07, UDC)

M.11 Building Elevations:

1. Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade. (Subsection 04.01, of Article 05, UDC)
2. Specify and describe all proposed building materials on all proposed buildings. (Subsection 04.01, of Article 05, UDC)
3. Indicate the roofing materials and color. (Section 6.1 of this checklist)
4. Please indicate the roof pitch. The minimum roof pitch is 6:12. (Subsection 04.01, of Article 05, UDC)
5. The maximum permissible height in a General Retail (GR) District is 36-feet. Please ensure the building height is in conformance with this requirement. (Subsection 04.01, of

Article 05, UDC)
6. Indicate the parapet wall height by dashing in the top of the roof deck. Please note that projecting elements and parapets shall be finished on the interior side using the same materials as the exterior facing wall. (Subsection 04.01, of Article 05, UDC)
7. Indicate any roof mounted mechanical equipment if any. (Subsection 01.05C, of Article 05, UDC)
8. Indicate other design elements if any. (Section 6.1 of this checklist)
9. Ensure the proposed building materials match the materials on the existing building. (SUP Ordinance)
10. Ensure that the submitted elevations match the elevations submitted through the SUP Ordinance. The submitted elevations do not appear to match the ones provided during the SUP process. (SUP Ordinance)
11. Provide building elevations of the existing building. (Section 6.1 of this checklist)
12. Provide dumpster enclosure elevations; the dumpster enclosure gate must be self-latching. (Subsection 01.05. B, of Article 05, UDC)
13. The proposed building does not meet the primary articulation requirements on the west elevation. Specifically, item 5 which states that the primary architectural depth should be 12-feet.
14. The proposed building also does not meet the secondary articulation requirements on the west elevation. Specifically, items 2,4, and 5. The building should have a wall length of 55-feet, 10-inches, a secondary architectural depth of 8-feet, 4-inches, and a projection height of 2-feet, 10-inches. (Subsection 04.01. C.1, of Article 05)

I.12 Staff has identified the following variances associated with the proposed request: [1] primary articulation, and [2] secondary articulation. Per the Unified Development Code Subsection 09.01, of Article 11, two (2) compensatory measures are required for each variance requested. In this case four (4) compensatory measures must be provided to offset the two (2) variances requested. The same section of code outlines examples of compensatory measures, however other requests may be made to serve as compensatory measures. The variances are discretionary for the Planning and Zoning Commission. Staff suggests that the building elevations and other non-conformities of the submittal be changed to meet the requirements of the UDC.
M.13 Provide staff with a variance request letter outlining the variances requested, the reasons for the request (i.e. the hardship or reason that you cannot meet the code requirements), and the subsequent compensatory measures. (Subsection 09.01, of Article 11)

I.14 Please note that failure to address all comments provided by staff by 3:00 PM on July 1, 2025 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 1, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 15, 2025 Planning & Zoning Meeting.

I.16 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on June 24, 2025.
2) Planning & Zoning meeting/public hearing meeting will be held on July 15, 2025.

I.17 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). Please note that a representative(s) is required to be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/17/2025	Approved w/ Comments

06/17/2025: 1. Utility easement.
2. There is a large existing drainage swale that runs through the site - you will need to capture that and route it around this new parking area.
3. Dumpster enclosure cannot be within easement.
4. Fire hydrant must be 5' from back of curb to allow 5' clearance around the FH

General Comments:
General Items:
- Must meet City's 2023 Standards of Design and Construction

- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements.
- No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone faced. Smooth faced concrete walls are not allowed.
- No signage is allowed within easements or ROW.
- No structures or fences within easements.
- All utilities must be underground.
- Tree mitigation will be required for the removal of any existing trees on site.
- Dumpsters may not directly face a roadway.
- TXDOT permits required for any utility, drainage, and driveway improvements within the FM 552 ROW.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering.

Drainage Items:
- Existing flow patterns must be maintained.
- Stormwater cannot increase off the property in any direction.
- Detention must be provided.
- Detention is based on property zoning, not use of specific area.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at the freeboard elevation.
- No vertical walls are allowed in detention easement.
- Detention pond is required to have an emergency spillway.
- Detention ponds must be irrigated.
- No water or sewer lines can be in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Any public sewer lines must be a minimum of 8", and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Maximum hydrant lead length is 50'.
- Water will have to be looped around the building.
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is an existing 8" water main within the site available for use.
- There is an existing 6" sewer connection within the site available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in an easement. Min 20' utility easements.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Sewer pro-rata of $86.44/acre on 3.35 acres (original lots 19 & 20 of Skyview Country Estates)
- Install the 8" water loop in the fire lane to remove any landscape conflicts.
- The 8" water line isn't installed around the eastern side of the building.

Roadway Paving Items:
- All driveways must meet City and TXDOT spacing requirements.
- All parking, storage, and drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- Parallel parking spaces are minimum 22'x9'
- No dead-end parking allowed without an approved City turnaround, 15'x64' striped no parking area.
- Drive isles to be 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.
- Drainage culverts for driveways (if needed) will need to be engineered.
- A TXDOT permit will be required for any driveway modifications along FM 552.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved

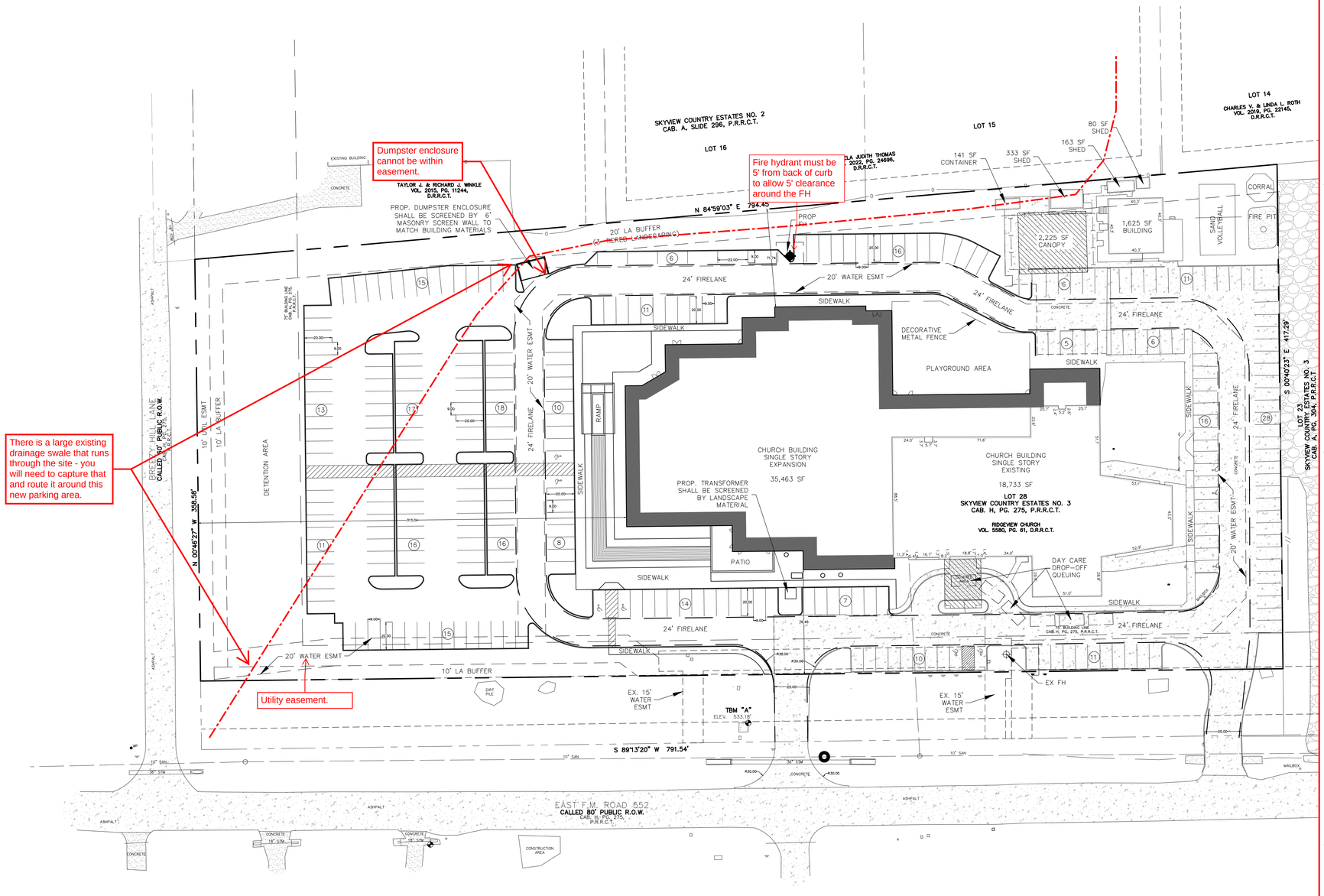
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2025	Approved w/ Comments

06/17/2025: Please ensure that all parking requiring head light glare screen is included.



General Items:
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NOTE:

LINEWORK BASED ON TOPOGRAPHIC SURVEY INFORMATION ACQUIRED ON 4/04/2025 BY WINDROSE SURVEYING AND LAND SERVICES, LLC

TEXAS ONE CALL

CONTRACTOR SHALL CALL 811 (DIGTESS) PRIOR TO DISTURBANCE OF ANY ITEMS ON SITE FOR UTILITY LOCATES

OWNER:

RIDGEVIEW CHURCH
1362 FM ROAD 552
ROCKWALL, TEXAS 75087
PHONE: 972.771.2661
ATTN: FELIX TAN

ENGINEER:

SUTHERLAND KING CONSULTING, LLC
6430 MEADOWCREEK DRIVE
DALLAS, TEXAS 75254
PHONE: 214,208,0519
ATTN: GRAYSON HUGHES, PE

SURVEYOR:

WINDROSE SURVEYING & LAND SERVICES, LLC
1959 LAKEWAY DRIVE
LEWISVILLE, TEXAS 75057
PHONE: 325.217.2544
ATTN: CHAD ODEN

ROCKWALL SITE PLAN CASE No. _____

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEARBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE FOLLOWING DATE:

APPROVAL DATE: _____

WITNESS OUR HANDS ON THIS _____ DAY OF _____, 2025

_____ PLANNING & ZONING COMMISSION, CHAIR

_____ PLANNING DIRECTOR

No.	DATE	DESCRIPTION

SUTHERLAND KING
6430 MEADOWCREEK DR
DALLAS, TX
75254
SUTHERLANDKING.COM
TX FIRM No. F-22938
PHONE: 214.208.0519

PRELIMINARY
FOR PRELIMINARY REVIEW, PERMIT, OR PRICING PURPOSES ONLY.

PREPARED BY:
GRAYSON K. HUGHES, PE

SITE PLAN

RIDGEVIEW CHURCH EXPANSION
1362 EAST FM ROAD 552
ROCKWALL, TEXAS

PROJECT NUMBER
2024.011

DRAWING DATE
2025.06.13

SCALE
1"=40'

DESIGNED BY
GKH

SHEET NUMBER
C1.0

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A $1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1362 FM Road 552				
SUBDIVISION	Skyview Country Estates No. 3	LOT	28	BLOCK	
GENERAL LOCATION	Northeast corner of FM Road 552 and Breezy Hill Lane				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	General Retail	CURRENT USE	Worship Center		
PROPOSED ZONING	General Retail	PROPOSED USE	Worship Center		
ACREAGE	7.05	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Ridgeview Church	☒ APPLICANT	Sutherland King Consulting, LLC
CONTACT PERSON	Felix Tan	CONTACT PERSON	Grayson Hughes
ADDRESS	1362 FM Road 552	ADDRESS	6430 Meadowcreek Drive
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75254
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Felix Tan [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 410.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF June, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

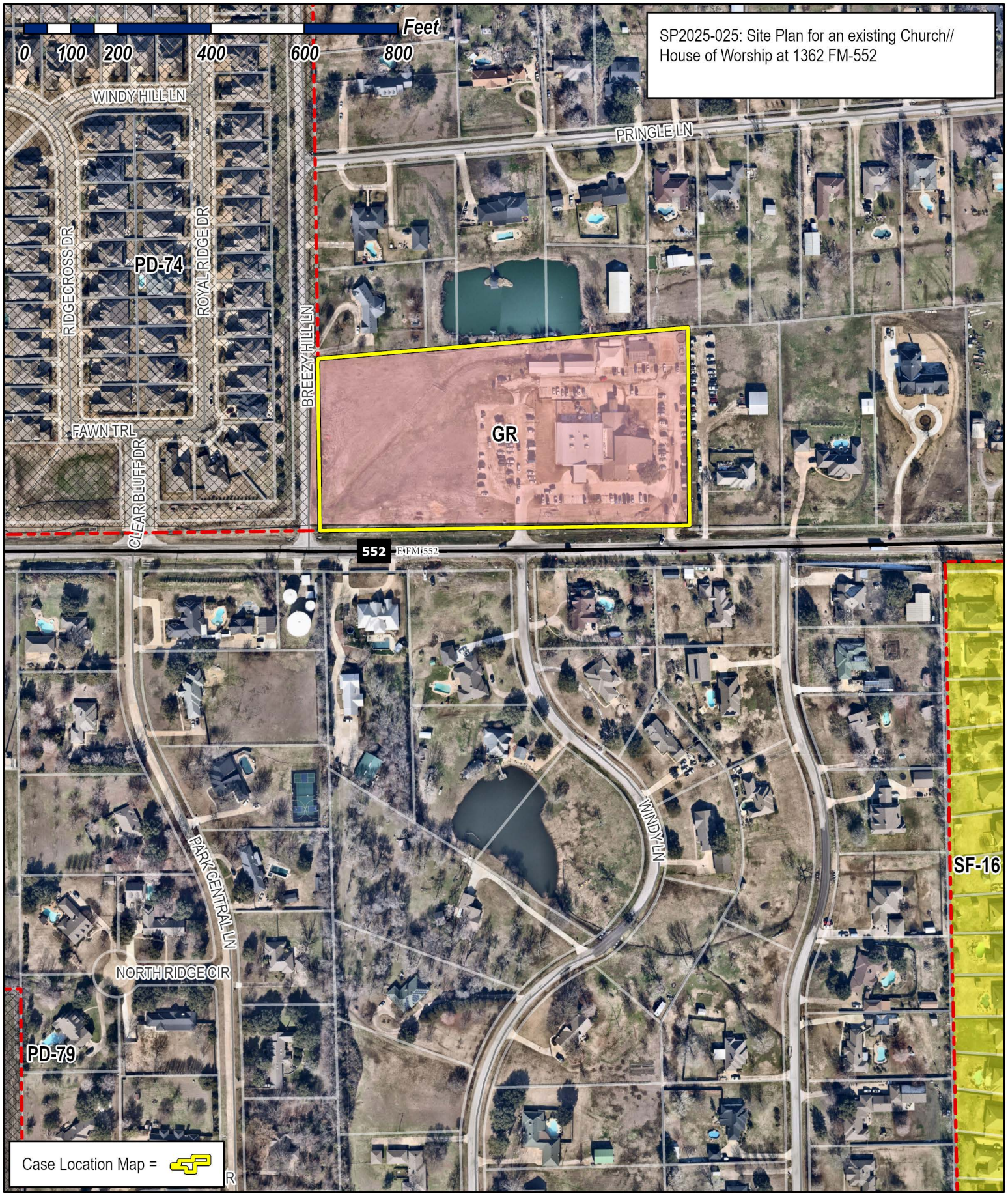
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF June, 2025.

OWNER'S SIGNATURE I am

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NATASHA C CHANG YEN
Notary Public
State of Texas
ID # 135502636
My Comm. Expires 04-21-2029

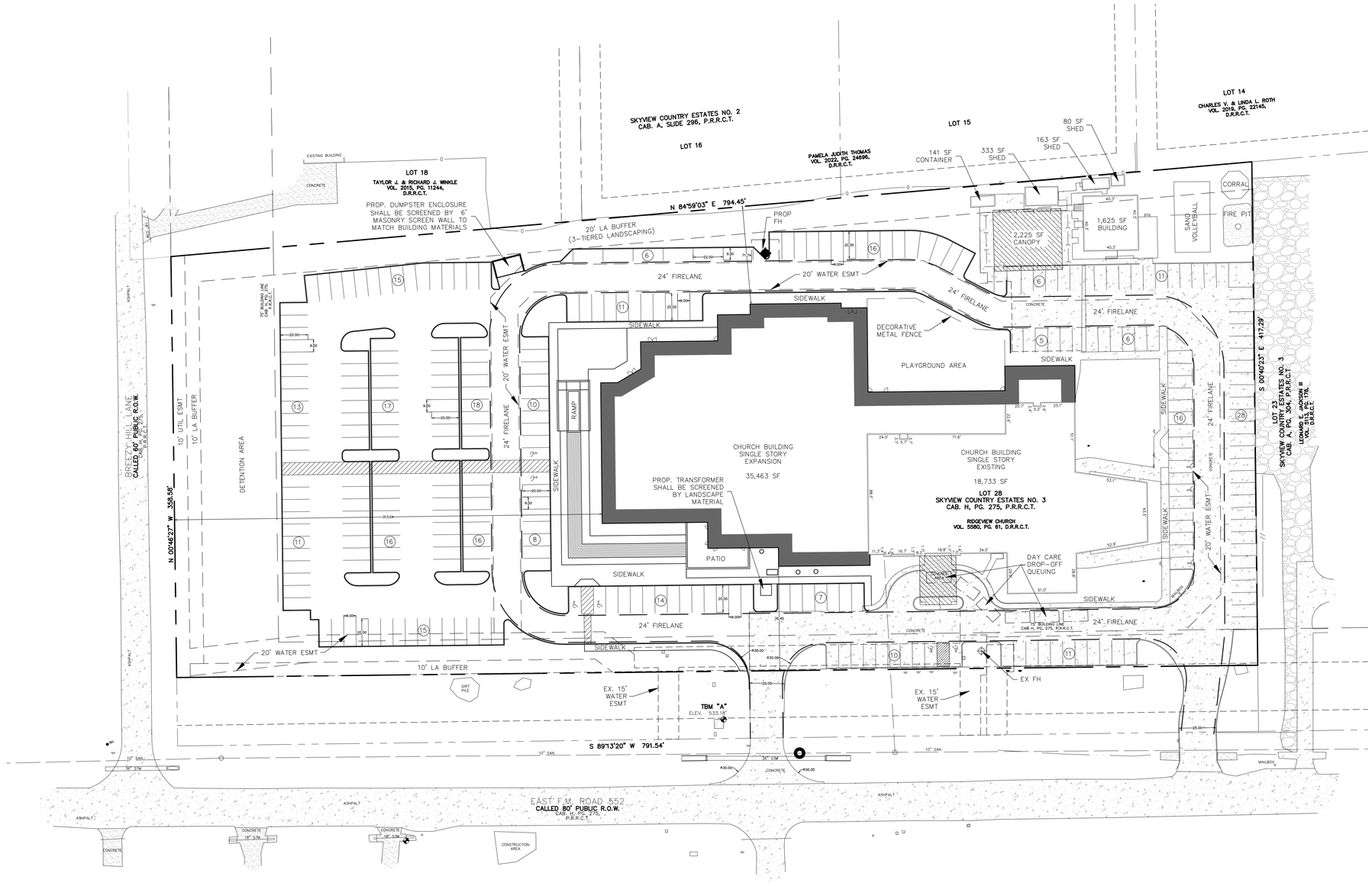
MY COMMISSION EXPIRES



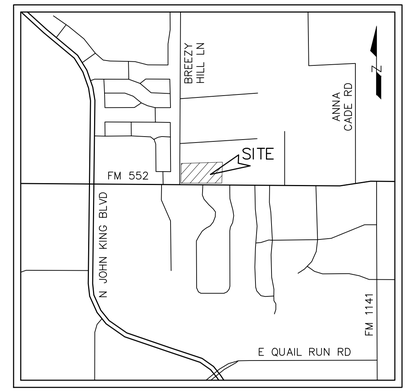
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.







VICINITY MAP
N.T.S.

SITE DATA TABLE	
ZONING	GENERAL RETAIL
LAND USE	CHURCH / HOUSE OF WORSHIP
LOT AREA	7.03 AC (307,196 SF)
BUILDING AREA	53,904 SF
EXISTING SANCTUARY SEATS	194
PROPOSED SANCTUARY SEATS	819
TOTAL SANCTUARY SEATS	1,013
PROPOSED BUILDING HEIGHT	25 FEET
BUILDING STORIES	SINGLE STORY
FINISH FLOOR ELEVATION	540.3
LOT COVERAGE	17.50%
FLOOR AREA RATIO	0.1750
TOTAL PARKING REQUIRED	1 SPACE PER 4 WORSHIP SEATS
TOTAL PARKING REQUIRED	254
TOTAL PARKING PROVIDED	286
TOTAL HC PARKING REQ'D	7
TOTAL HC PARKING PROVIDED	9

NOTE:
1. THE PROPOSED BUILDING EXPANSION SHALL BE ARCHITECTURALLY COMPATIBLE IN MATERIALS AND ARCHITECTURAL ELEMENTS TO THE EXISTING CHURCH FACILITY.
2. PROPOSED PARKING STALLS ARE MEASURED TO 9 FOOT WIDTH BY 20 FOOT LENGTH.
3. FIRELANE SHALL BE 6" DEPTH REINFORCED CONCRETE PAVEMENT OVER 6 INCHES OF LIME STABILIZED SUBGRADE.
3. PARKING AREAS SHALL BE 5" DEPTH REINFORCED CONCRETE PAVEMENT OVER 6 INCHES OF LIME STABILIZED SUBGRADE.
3. DUMPSTER PAD SHALL BE 7" DEPTH REINFORCED CONCRETE PAVEMENT OVER 6 INCHES OF LIME STABILIZED SUBGRADE.
4. ANY ROOF MOUNTED EQUIPMENT SHALL BE SCREENED EITHER BY MOUNTED SCREENS OR BY ROOF PARAPET.

NOTE:

LINEWORK BASED ON TOPOGRAPHIC SURVEY INFORMATION ACQUIRED ON 4/04/2025 BY WINDROSE SURVEYING AND LAND SERVICES, LLC

TEXAS ONE CALL

CONTRACTOR SHALL CALL 811 (DIGTESS) PRIOR TO DISTURBANCE OF ANY ITEMS ON SITE FOR UTILITY LOCATES

OWNER:

RIDGEVIEW CHURCH
1362 FM ROAD 552
ROCKWALL, TEXAS 75087
PHONE: 972.771.2661
ATTN: FELIX TAN

ENGINEER:

SUTHERLAND KING CONSULTING, LLC
6430 MEADOWCREEK DRIVE
DALLAS, TEXAS 75254
PHONE: 214,208,0519
ATTN: GRAYSON HUGHES, PE

SURVEYOR:

WINDROSE SURVEYING & LAND SERVICES, LLC
1959 LAKEWAY DRIVE
LEWISVILLE, TEXAS 75057
PHONE: 325.217.2544
ATTN: CHAD ODEN

ROCKWALL SITE PLAN CASE No. _____

SITE PLAN SIGNATURE BLOCK

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APPROVAL DATE: _____

WITNESS OUR HANDS ON THIS _____ DAY OF _____, 2025

_____ PLANNING & ZONING COMMISSION, CHAIR

_____ PLANNING DIRECTOR

No.	DATE	DESCRIPTION

SUTHERLAND KING
6430 MEADOWCREEK DR
DALLAS, TX
75254
SUTHERLANDKING.COM
TX FIRM No. F-22938
PHONE: 214.208.0519

PRELIMINARY
FOR PRELIMINARY REVIEW, PERMIT, OR PRICING PURPOSES ONLY.

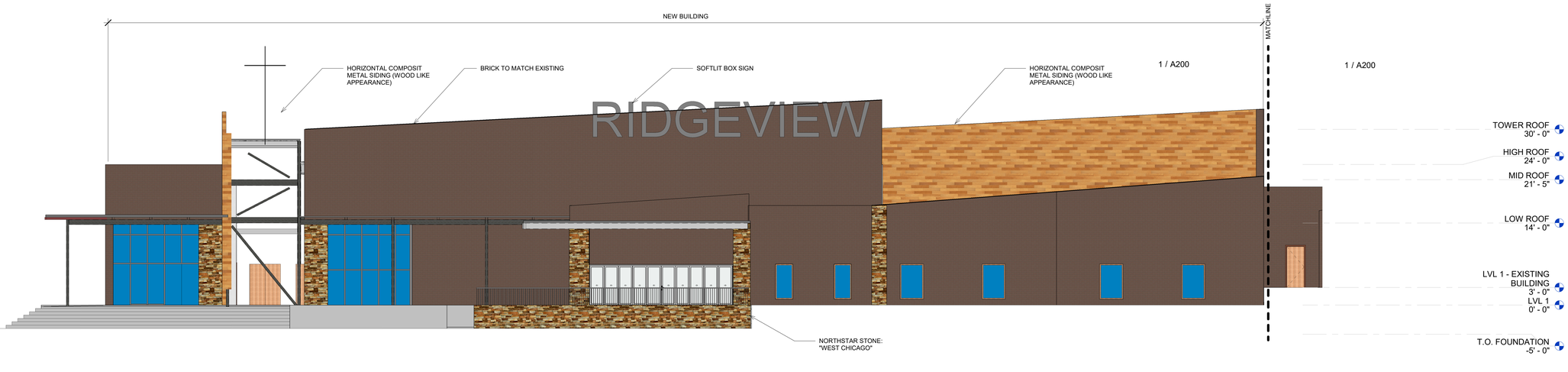
PREPARED BY:
GRAYSON K. HUGHES, PE

SITE PLAN

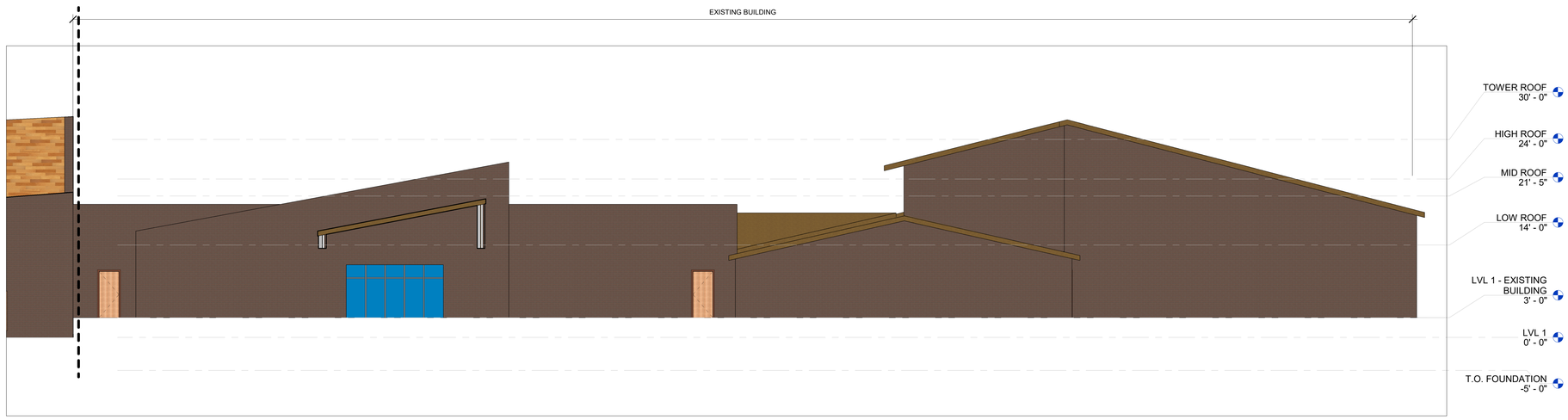
RIDGEVIEW CHURCH EXPANSION
1362 EAST FM ROAD 552
ROCKWALL, TEXAS

PROJECT NUMBER
2024.011
DRAWING DATE
2025.06.13
SCALE
1"=40'
DESIGNED BY
GKH

SHEET NUMBER
C1.0



2 South - NEW BUILDING
1/8" = 1'-0"



1 South - EXISTING BUILDING
1/8" = 1'-0"

ISSUE/ REVISION | DATE | NO.

OLER SENTZ
TEXAS FIRM NO: F-2612 | 2715 E. STONE ROAD, WYLIE, TEXAS 75098

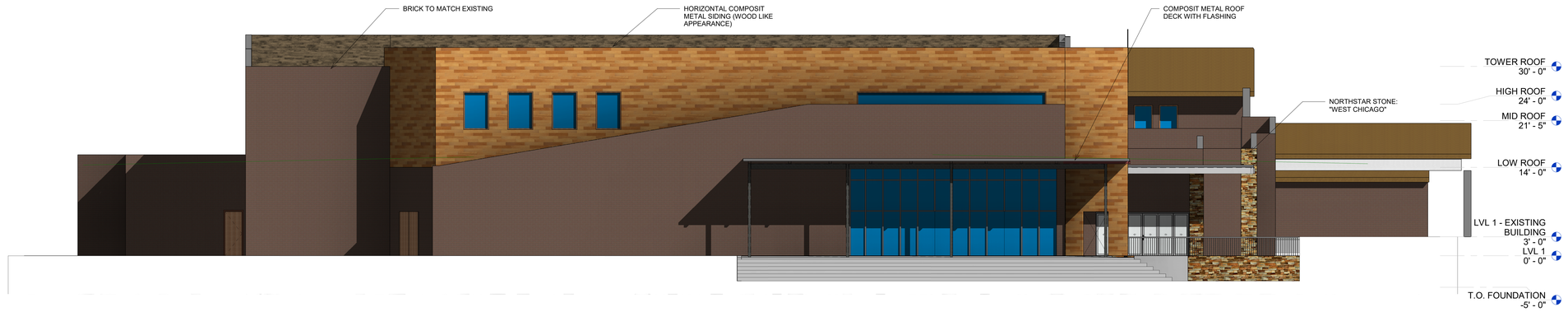
REGISTERED ARCHITECT
MARK J SENTZ
24671
STATE OF TEXAS

PROJECT:
RIDGEVIEW CHURCH EXPANSION
FM 552
ROCKWALL, TX 75087

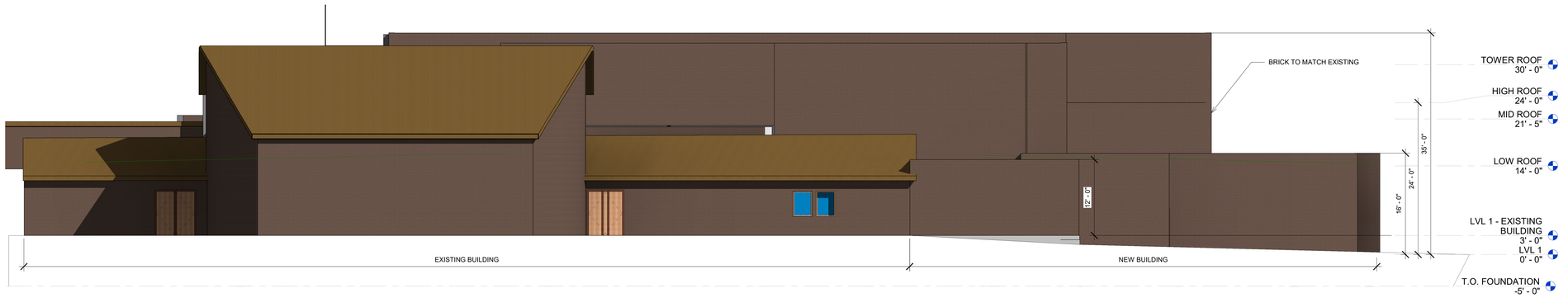
SHEET TITLE:
ELEVATIONS SOUTH FACE

A200

SCALE: 1/8" = 1'-0"



4 West
1/8" = 1'-0"



3 East
1/8" = 1'-0"

ISSUE/ REVISION | DATE | NO.

OLER SENTZ
TEXAS FIRM NO: F-26123
2715 E. STONE ROAD, WYLIE, TEXAS 75098

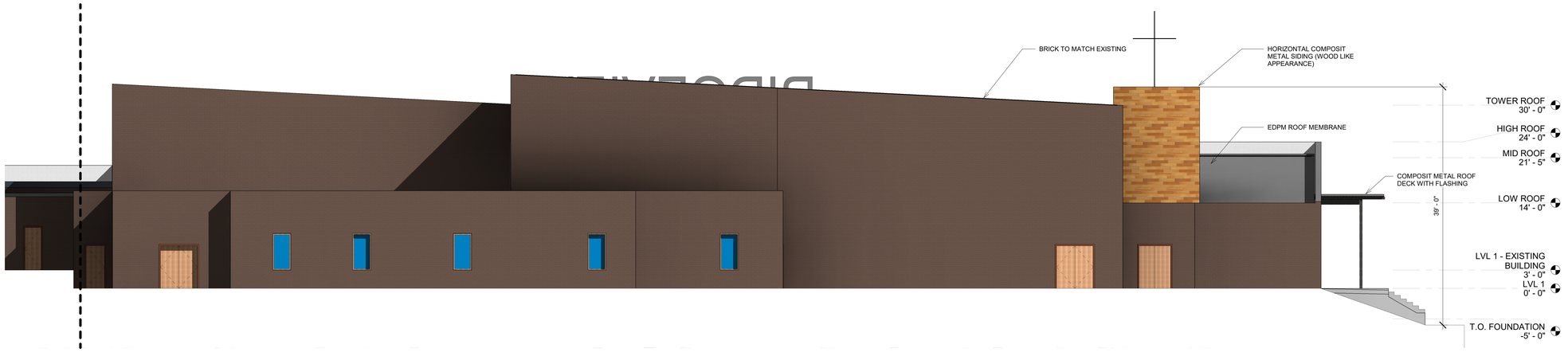
REGISTERED ARCHITECT
MARK J SENTZ
24671
STATE OF TEXAS

PROJECT:
RIDGEVIEW CHURCH EXPANSION
FM 552
ROCKWALL, TX 75087

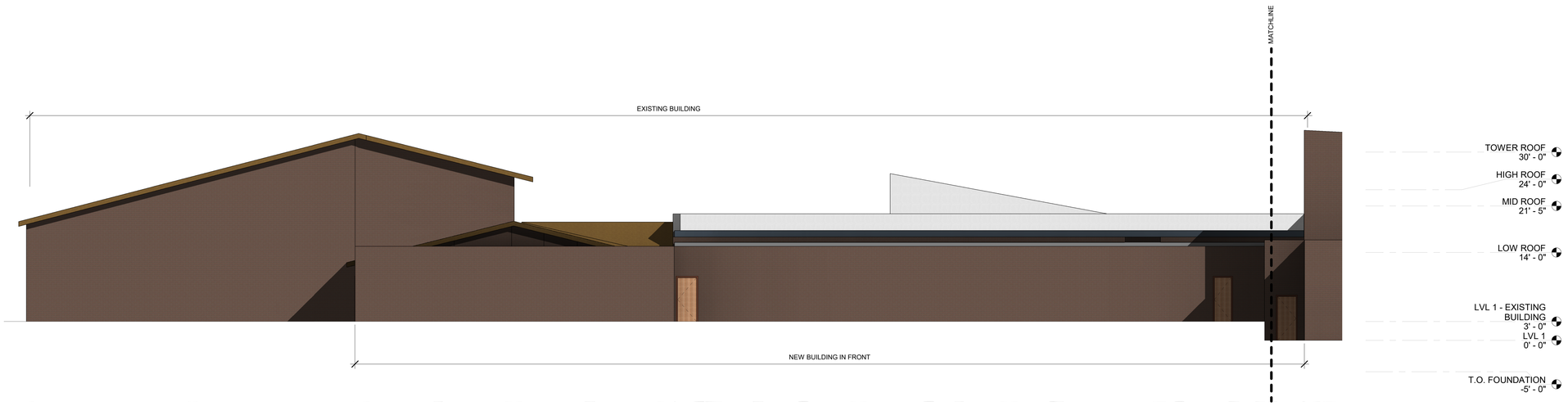
SHEET TITLE:
ELEVATIONS (EAST AND WEST)

A201

SCALE: 1/8" = 1'-0"



2 North - NEW BUILDING
1/8" = 1'-0"



1 North - EXISITNG BUILDING
1/8" = 1'-0"

ISSUE/ REVISION | DATE | NO.

TEXAS FIRM NO: F-2612
OLER SENTZ
2715 E. STONE ROAD, WYLIE, TEXAS 75098

REGISTERED ARCHITECT
MARK J SENTZ
24671
STATE OF TEXAS

PROJECT:
RIDGEVIEW CHURCH EXPANSION
FM 552
ROCKWALL, TX 75087

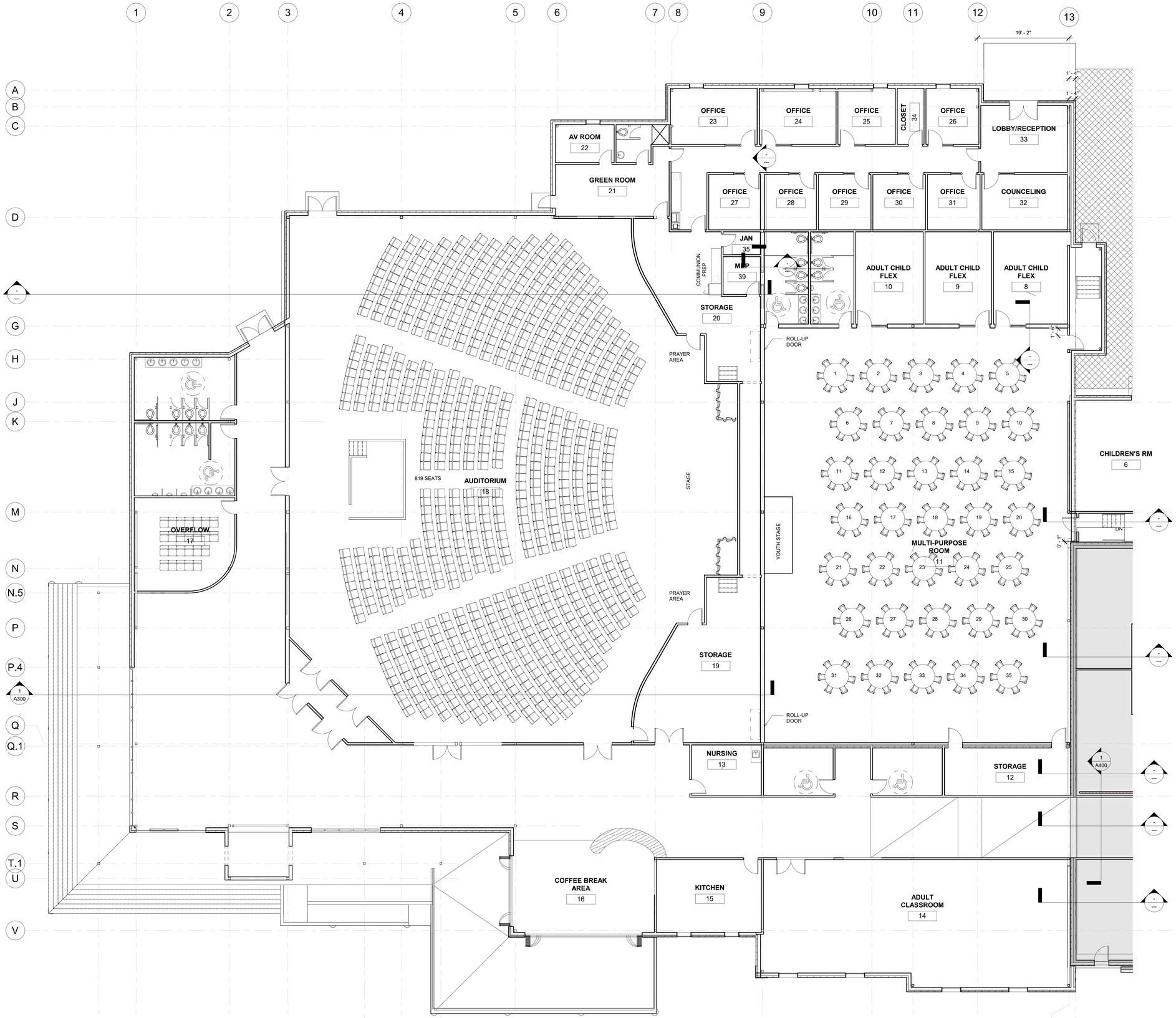
SHEET TITLE:
ELEVATIONS NORTH FACE

A202

SCALE: 1/8" = 1'-0"

CHILDREN'S INDOOR SPACE NOTES:
1) 30 SF/CHILD OF INDOOR ACTIVITY SPACE
2) 18-MO OLD CHILDREN MUST HAVE SEPERATE SPACES
3) 1-SINK / 17 CHILDREN OVER 18-MO OLD
4) 1-SINK IN EACH DIAPER CHANGING LOCATION

CHILDREN'S OUTDOOR SPACE NOTES:
3) 80 SF/CHILD OF OUTDOOR SPACE USING OUTDOOR SPACE AT A GIVEN TIME (MIN 25% OF CHILD CAPACITY)
4) 4' FENCE AROUND OUTDOOR PLAY SPACE
5) 2 EXITS REQ'D (ONE TO THE INSIDE AND ONE OUT TO THE OPEN)



ISSUE/ REVISION | DATE | NO.

OLER SENTZ
TEXAS FIRM NO: F-26123
2715 E. STONE ROAD, WYLIE, TEXAS 75098

REGISTERED ARCHITECT
MARK J SENTZ
24671
STATE OF TEXAS

PROJECT:
RIDGEVIEW CHURCH EXPANSION
FM 552
ROCKWALL, TX 75087

SHEET TITLE:
LEVEL 1 EXPANSION PLAN

A100

SCALE: 1/8" = 1'-0"



1 LVL 1 CONT
1/8" = 1'-0"

ISSUE/ REVISION

NO.	DATE

TEXAS FIRM NO: F-26123

OLER SENTZ

2715 E. STONE ROAD, WYLIE, TEXAS 75098

REGISTERED ARCHITECT
MARK J SENTZ
24671
STATE OF TEXAS

PROJECT:

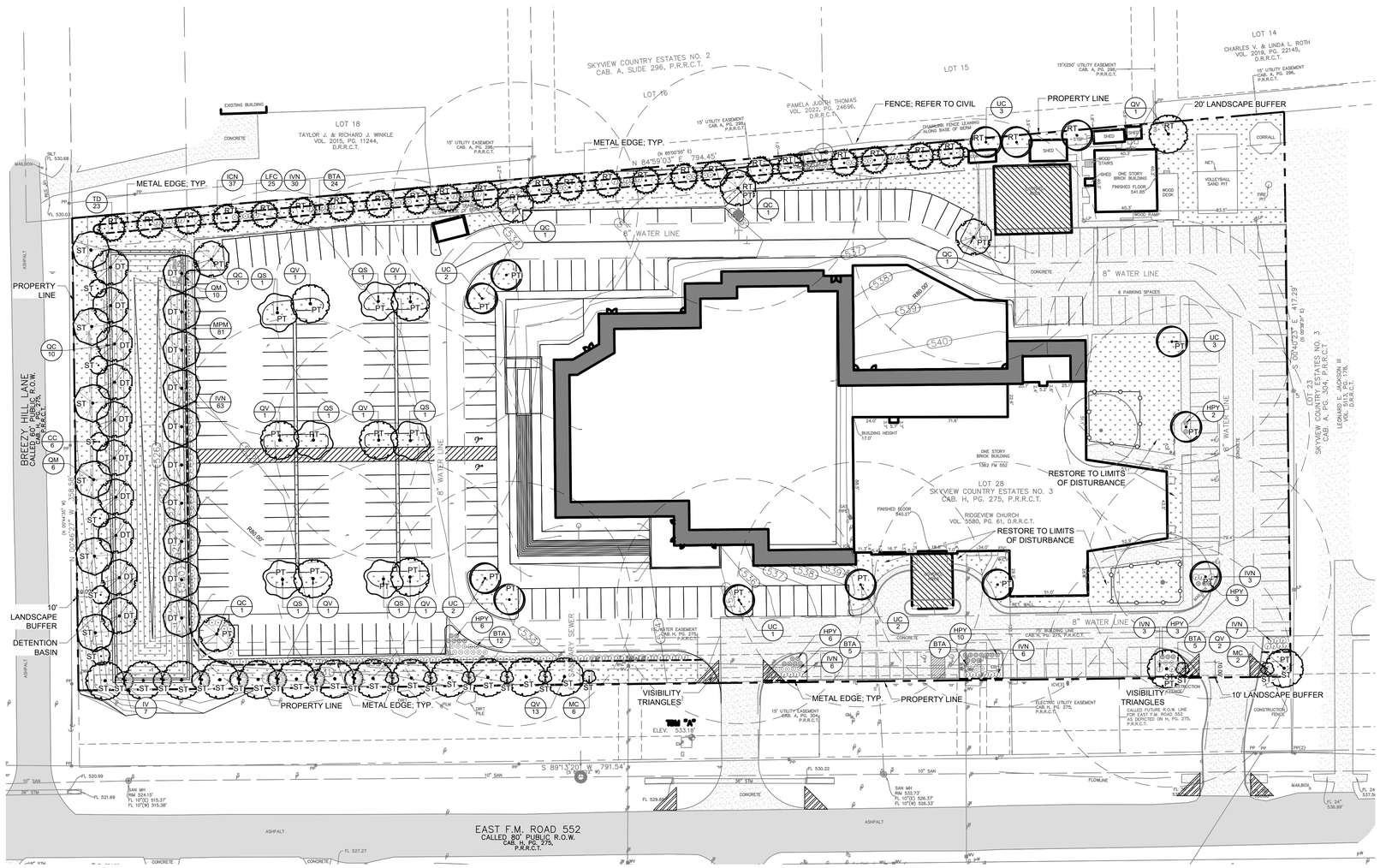
RIDGEVIEW CHURCH EXPANSION
FM 552
ROCKWALL, TX 75087

SHEET TITLE:

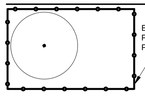
LEVEL 1 EXPANSION PLAN CONT.

A100-B

SCALE: 1/8" = 1'-0"



LEGEND



ST - STREET FRONTAGE BUFFER TREE
PT - PARKING LOT TREE
RT - RESIDENTIAL LANDSCAPE BUFFER TREE

LANDSCAPE CALCULATIONS / STANDARDS

ARTICLE 08: LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL

REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	*10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH, 1 CANOPY TREE & 1 ACCENT TREE PER 50 LF OF FRONTAGE.*
E FM RD 552:	725' LF
CANOPY TREES REQUIRED:	15 CANOPY TREES
CANOPY TREES PROVIDED:	**15 CANOPY TREES**
ACCENT TREES REQUIRED:	15 ACCENT TREES
ACCENT TREES PROVIDED:	**15 ACCENT TREES**
ENHANCED LANDSCAPING:	***EXTRA SHRUBS PROVIDED***
BREEZY HILL LN:	308' LF
CANOPY TREES REQUIRED:	6 CANOPY TREES
CANOPY TREES PROVIDED:	**6 CANOPY TREES**
ACCENT TREES REQUIRED:	6 ACCENT TREES
ACCENT TREES PROVIDED:	**6 ACCENT TREES**

05.02, 05.06 LANDSCAPE SCREENING

STREET FRONTAGE SCREENING:	
REQ. HEADLIGHT SCREENING:	*HEAD-IN PARKING ADJ. TO STREETS & RESIDENTIAL DISTRICTS SHALL INCORP. MIN. 36" EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS.*
PROVIDED SCREENING (STREET):	**36" HT. EVERGREEN PLANTING**
RESIDENTIAL SCREENING:	*3-TIER LANDSCAPING: MIN 15'+ LANDSCAPE BUFFER, MIN. 6' FENCE, 1 TREE PER 40 LF, 1 LARGE SHRUB PER 10 LF, & TURF GROUNDCOVER*
PROVIDED SCREENING (RESIDENTIAL):	**20' LANDSCAPE BUFFER** 795' LF (NORTH), 369' LF (EAST) = 1,164' LF
FENCE OR BERM PROVIDED:	**FENCE; REFER TO CIVIL**
CANOPY TREES REQUIRED:	29 CANOPY TREES
CANOPY TREES PROVIDED:	**29 CANOPY TREES**
LARGE SHRUBS REQUIRED:	116 LARGE SHRUBS
LARGE SHRUBS PROVIDED:	**116 LARGE SHRUBS**

05.03, 05.09, 5.12 LANDSCAPE REQUIREMENTS - GENERAL RETAIL

TOTAL SITE AREA:	**307,196 SF** (7.03 AC)
LANDSCAPE AREA REQUIRED, TOTAL SITE:	46,079 SF (15%)
LANDSCAPE PROVIDED, TOTAL SITE:	**67,761 SF (22%)**
LOCATION OF LANDSCAPING:	*MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.*
MIN. SIZE OF AREAS:	*ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA.*
PARKING LOT LANDSCAPING:	*MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT. IF OVER 20,000 SF: 1 TREE PER 10 SPACES REQ. 1 TREE WITHIN 80' OF EACH PARKING SPACE REQ.*
PROPOSED PARKING AREA:	**±107,486 SF**
REQ. PARKING LOT LANDSCAPING:	5,374 SF (5%)
PROPOSED PARKING LOT LANDSCAPING;	**8,251 SF (8%)**
PARKING LOT SPACES PROPOSED:	286 SPACES
CANOPY TREES REQUIRED:	29 CANOPY TREES
CANOPY TREES PROVIDED:	**29 CANOPY TREES**
1 TREE WITHIN 80' OF EACH SPACE:	**PROVIDED**
DETENTION BASIN SITE AREA:	**14,608 SF**
CANOPY TREES REQUIRED:	20 CANOPY TREES *(1 PER 750 SF)*
CANOPY TREES PROVIDED:	**20 CANOPY TREES**
NATIVE GRASSES:	**PROVIDED**

ARTICLE 09: TREE PRESERVATION

06: TREE REPLACEMENT AND PLANTING REQUIREMENTS

MITIGATION REQUIRED:	0"
MITIGATION PROVIDED:	0"

07: TREE REPLACEMENT CREDITS

ALL REPLACEMENT TREES SHALL BE A MIN. 4" CALIPER.

NOTE: REFER TO TD PLANS FOR MORE INFORMATION.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
6. ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04, OF ARTICLE 08)

TEXAS ONE CALL

CONTRACTOR SHALL CALL 811 (DIGTESS) PRIOR TO DISTURBANCE OF ANY ITEMS ON SITE FOR UTILITY LOCATES

PLANT SCHEDULE

ACCENT TREE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	CC	Cercis canadensis texensis	Texas Redbud	6` Ht.	6	Deciduous | Preferred
	IV	Ilex vomitoria	Yaupon Holly	6` Ht.	7	Evergreen | Preferred
	MC	Myrica cerifera	Wax Myrtle	6` Ht.	8	Evergreen | Preferred

CANOPY TREES

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	QM	Quercus macrocarpa	Burr Oak	3` Cal.	16	6` MIN. HT. Deciduous | Preferred
	QC	Quercus muehlenbergii	Chinkapin Oak	3` Cal.	15	6` MIN. HT. Deciduous | Preferred
	QS	Quercus shumardii	Shumard Oak	3` Cal.	6	6` MIN. HT. Deciduous | Preferred
	QV	Quercus virginiana	Southern Live Oak	3` Cal.	22	6` MIN. HT. Deciduous | Preferred
	TD	Taxodium distichum	Bald Cypress	3` Cal.	23	6` MIN. HT. Deciduous | Preferred
	UC	Ulmus crassifolia	Cedar Elm	3` Cal.	13	6` MIN. HT. Deciduous | Preferred

SHRUBS

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	BTA	Berberis thunbergii 'Atropurpurea Nana'	Dwarf Red Leaf Japanese Barberry	5 gal.	53	
	HPY	Hesperaloe parviflora	Red Yucca	5 gal.	30	24" HT. MIN. Evergreen
	IGN	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 gal.	37	
	IVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	5 gal.	118	24" HT. MIN. Evergreen
	LFC	Leucophyllum frutescens 'Compacta'	Compact Texas Sage	5 gal.	25	
	MPM	Myrica pusilla	Dwarf Wax Myrtle	5 gal.	81	24" HT. MIN. Evergreen

SOD/SEED

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	TRF	Cynodon dactylon x transvaalensis 'DT-1'	TifTuf™ Bermudagrass	sod	56,580 sf	Preferred

SITE DATA TABLE	
ZONING	GENERAL RETAIL
LAND USE	CHURCH / HOUSE OF WORSHIP
LOT AREA	7.03 AC (307,196 SF)
BUILDING AREA	53,904 SF
EXISTING SANCTUARY SEATS	194
PROPOSED SANCTUARY SEATS	819
TOTAL SANCTUARY SEATS	1,013
PROPOSED BUILDING HEIGHT	25 FEET
BUILDING STORIES	SINGLE STORY
FINISH FLOOR ELEVATION	540.3
LOT COVERAGE	17.50%
FLOOR AREA RATIO	0.1750
TOTAL PARKING REQUIRED	1 SPACE PER 4 WORSHIP SEATS
TOTAL PARKING REQUIRED	254
TOTAL PARKING PROVIDED	286
TOTAL HC PARKING REQ'D	7
TOTAL HC PARKING PROVIDED	9

0 40' 80'
1" = 40'-0"

NORTH

National Presence. Local Expertise.
EVERGREEN DESIGN GROUP
800.680.6630
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING IRRIGATION DESIGN

No.	DATE	DESCRIPTION

SUTHERLAND KING
6430 MEADOWCREEK DR
DALLAS, TX
75254
SUTHERLANDKING.COM
TX FIRM No. F-22938
PHONE: 214.208.0519

REGISTERED LANDSCAPE ARCHITECT
STEPHEN W. SALES
3470
STATE OF TEXAS

06/12/2025

LANDSCAPE PLAN

RIDGEVIEW CHURCH EXPANSION
1352 FM RD 552, ROCKWALL, TX

PROJECT NUMBER
2024.011

DRAWING DATE
2025.06.12

SCALE
AS NOTED

DESIGNED BY

SHEET NUMBER
LP-1

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   6. MULTI-TYRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
   7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO5 LANDSCAPE FABRIC (OR APPROVED EQUAL).
J. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
M. STEEL EDGING: PROFESSIONAL STEEL EDGING, 10 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
N. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
      b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
         iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

C. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

a.	1"-2" TREES	TWO STAKES PER TREE
b.	2-1/2"-4" TREES	THREE STAKES PER TREE
c.	TREES OVER 4" CALIPER	GUY AS NEEDED
d.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE

   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
   3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

E. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

G. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

H. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

I. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

J. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

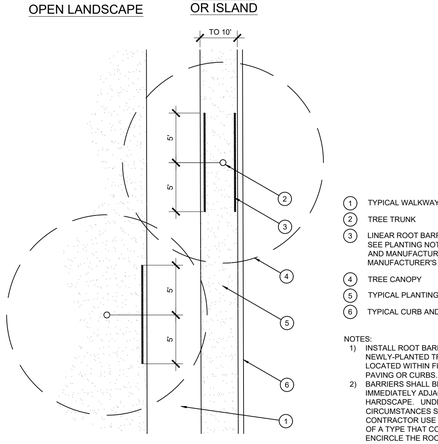
K. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

GENERAL GRADING & PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
6. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
7. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

TEXAS ONE CALL

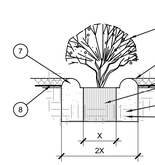
CONTRACTOR SHALL CALL 811 (DIGTESS) PRIOR TO DISTURBANCE OF ANY ITEMS ON SITE FOR UTILITY LOCATES



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

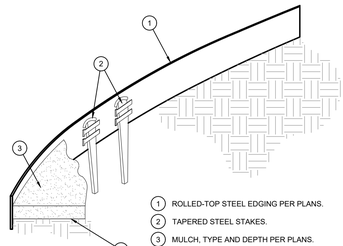
NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

D ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.

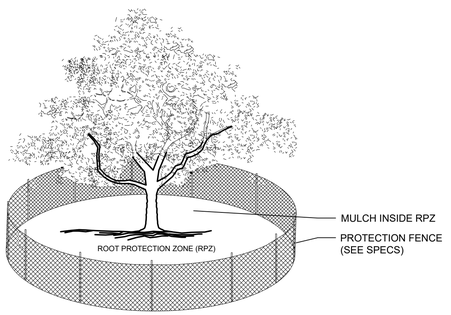
E SHRUB AND GROUNDCOVER PLANTING
SCALE: NTS



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

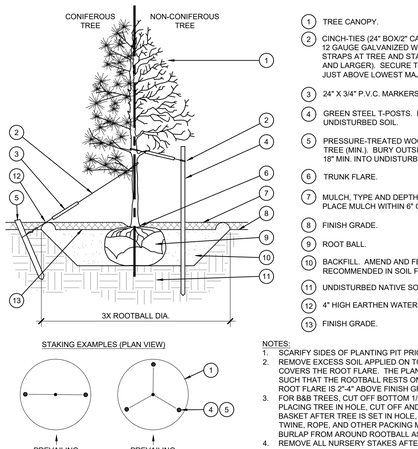
NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

F STEEL EDGING
SCALE: NOT TO SCALE



NOTES:
1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

G TREE PROTECTION FENCE
SCALE: NOT TO SCALE



1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.

TREE PROTECTION SPECIFICATIONS

MATERIALS

1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL 'T' SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE,
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
7. WITHIN THE CRZ:
   a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
   b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
   c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
   d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
   e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
   f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE PROTECTION GENERAL NOTES

(A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
   (1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
   (2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
   (3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.

(B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.

(C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.

(D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.

(E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.

(F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE COUNTY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.

(G) THE COUNTY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.

(H) IF, IN THE OPINION OF THE COUNTY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

TREE RELOCATION GUIDELINES

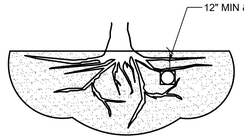
1. TREES SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT OR REPLANTING OF THE TREE.
2. IF THE TREE HAS A DORMANT PERIOD, THEY SHOULD BE TRANSPLANTED DURING THAT TIME. TREES SHOULD NOT BE TRANSPLANTED DURING PERIODS OF STRONG WINDS, DRY WINTER WINDS OR DURING DROUGHT.
3. ADEQUATE SPACES FOR ROOT AND CROWN DEVELOPMENT SHALL BE PROVIDED.
4. TREES SHALL BE ROOT AND CANOPY PRUNED IN ACCORDANCE WITH SOUND ARBORICULTURAL STANDARDS PRIOR TO TRANSPLANTING.
5. DURING AND FOLLOWING TRANSPLANTING, THE ROOT BALL AND TRUNK SHALL BE PROTECTED. THE ROOT BALL MUST BE KEPT MOIST AT ALL TIMES.
6. TRANSPLANTED TREES SHALL BE BRACED FOR A MINIMUM OF ONE (1) YEAR.
7. TRANSPLANTED TREES SHALL NOT BE FERTILIZED AT PLANTING TIME, BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS REESTABLISHED.
8. ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH "THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300, TREE SHRUB AND OTHER WOODY PLANT MAINTENANCE-STANDARD PRACTICES", AND "Z-133.1 PRUNING, REPAIRING, MAINTAINING AND REMOVING TREES, AND CUTTING BRUSH-SAFETY REQUIREMENTS" OR PALM PRUNING IN ACCORDANCE WITH THE STANDARDS IN, RICHARD HARRIS, "ARBORICULTURE INTEGRATED MANAGEMENT OF LANDSCAPE TREES, SHRUBS AND VINES", AS AMENDED.
9. CONTRACTOR IS RESPONSIBLE FOR REGULAR WATERING AND MAINTENANCE OF TRANSPLANTED TREES DURING STORAGE PERIOD.

TEXAS ONE CALL

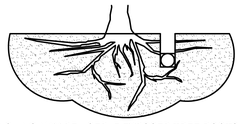
CONTRACTOR SHALL CALL 811 (DIGTESS) PRIOR TO DISTURBANCE OF ANY ITEMS ON SITE FOR UTILITY LOCATES

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



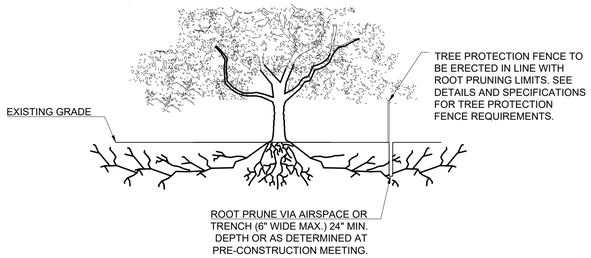
TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



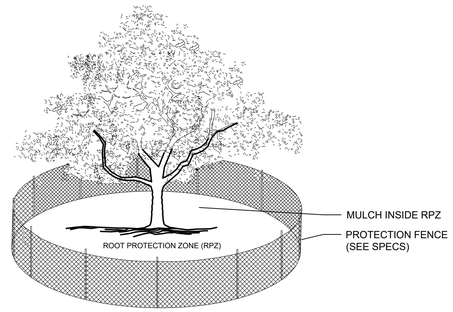
OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

C BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE

NOTES
1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
3. EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR .
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
6. ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
7. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.

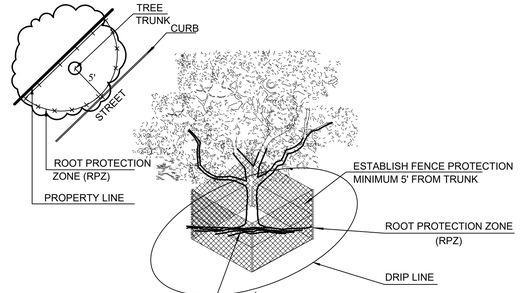


D ROOT PRUNING DETAIL
SCALE: NOT TO SCALE



NOTES:
1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

A TREE PROTECTION FENCE
SCALE: NOT TO SCALE



NOTES:
1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

B TREE PROTECTION FENCE - TIGHT CONSTRUCTION
SCALE: NOT TO SCALE

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LAND PLANNING · IRRIGATION DESIGN

No.	DATE	DESCRIPTION

SUTHERLAND KING
6430 MEADOWCREEK DR
DALLAS, TX
75254
SUTHERLANDKING.COM
TX FIRM No. F-22938
PHONE: 214.208.0519

REGISTERED LANDSCAPE ARCHITECT
STEPHEN W. SALES
3470
STATE OF TEXAS

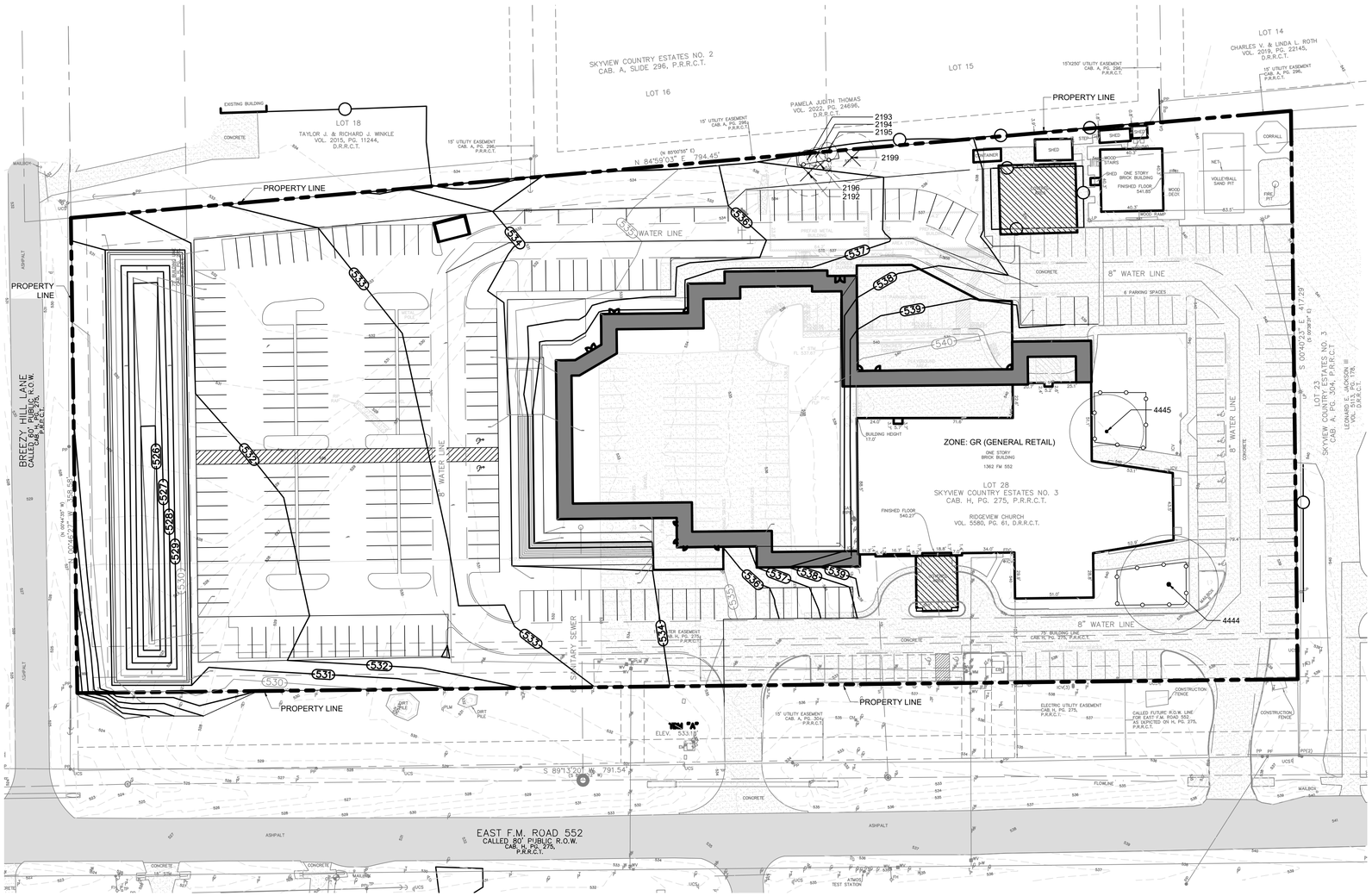
06/12/2025

TREE PROTECTION SPECIFICATIONS & DETAILS

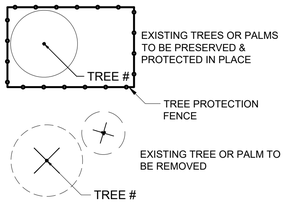
RIDGEVIEW CHURCH EXPANSION
1352 FM RD 552, ROCKWALL, TX

PROJECT NUMBER
2024.011
DRAWING DATE
2025.06.12
SCALE
AS NOTED
DESIGNED BY

SHEET NUMBER
TD-2



LEGEND



THE DEVELOPER SHALL ERECT AN ORANGE PLASTIC MESH FENCE, OR OTHER APPROVED FENCING MATERIAL, A MINIMUM OF FOUR FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS, EQUIPMENT, OR FILL WITHIN THE DRIPLINE OR CRITICAL ROOT ZONE. THE FENCE SHALL BE INSTALLED PRIOR TO THE RELEASE OF ANY PERMIT. IF THE PROTECTION FENCE IS FOUND REMOVED, DAMAGED, OR ALTERED AT ANY TIME DURING CONSTRUCTION PRIOR TO FINAL INSPECTION OR LANDSCAPE INSTALLATION, A STOP WORK ORDER MAY BE ISSUED BY THE BUILDING OFFICIAL.

TREE INVENTORY

RIDGEVIEW CHURCH, ROCKWALL TX						
LAST UPDATED:	25-06-12					
TREE ID	**SPECIES**	**DBH (INCHES)**	**STATUS**	**MITIGATION (INCHES)**	**PRESERVATION CREDIT**	**NOTES**
2192	WILLOW	15	TO REMOVE			NOT PROTECTED/ FEATURE TREE
2193	CEDAR	6	REMAIN			NOT PROTECTED (<11")
2194	OAK	6	REMAIN			
2195	OAK	6	REMAIN			
2196	HACKBERRY	7	TO REMOVE			NOT PROTECTED (<11")
2199	WILLOW	16	TO REMOVE			NOT PROTECTED/ FEATURE TREE
4444	AMERICAN	32	REMAIN			
4445	OAK	24	REMAIN			
TOTAL DBH		112				
TOTAL DBH REMOVED		**38**				ALL REMOVED TREES ARE NOT PROTECTED
MITIGATION				**0**	**0**	MAX PRESERVATION IS 20% OF TOTAL REPLACEMENT INCHES
TOTAL MITIGATION REQUIRED				**0**		

SITE VICINITY MAP, NTS



TREE PROTECTION GENERAL NOTES

(A) REMOVED
(B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
(C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
(D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
(E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
(F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY STAFF, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
(G) THE CITY STAFF MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
(H) IF, IN THE OPINION OF THE CITY STAFF, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

TEXAS ONE CALL

CONTRACTOR SHALL CALL 811 (DIGTESS) PRIOR TO DISTURBANCE OF ANY ITEMS ON SITE FOR UTILITY LOCATES

NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

0 40' 80'
1" = 40'-0"

NORTH

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No.	DATE	DESCRIPTION

SUTHERLAND KING
6430 MEADOWCREEK DR
DALLAS, TX
75254
SUTHERLANDKING.COM
TX FIRM No. F-22938
PHONE: 214.208.0519

REGISTERED LANDSCAPE ARCHITECT
STEPHEN W. SALES
3470
STATE OF TEXAS

06/12/2025

TREE DISPOSITION PLAN

RIDGEVIEW CHURCH EXPANSION
1352 FM RD 552, ROCKWALL, TX

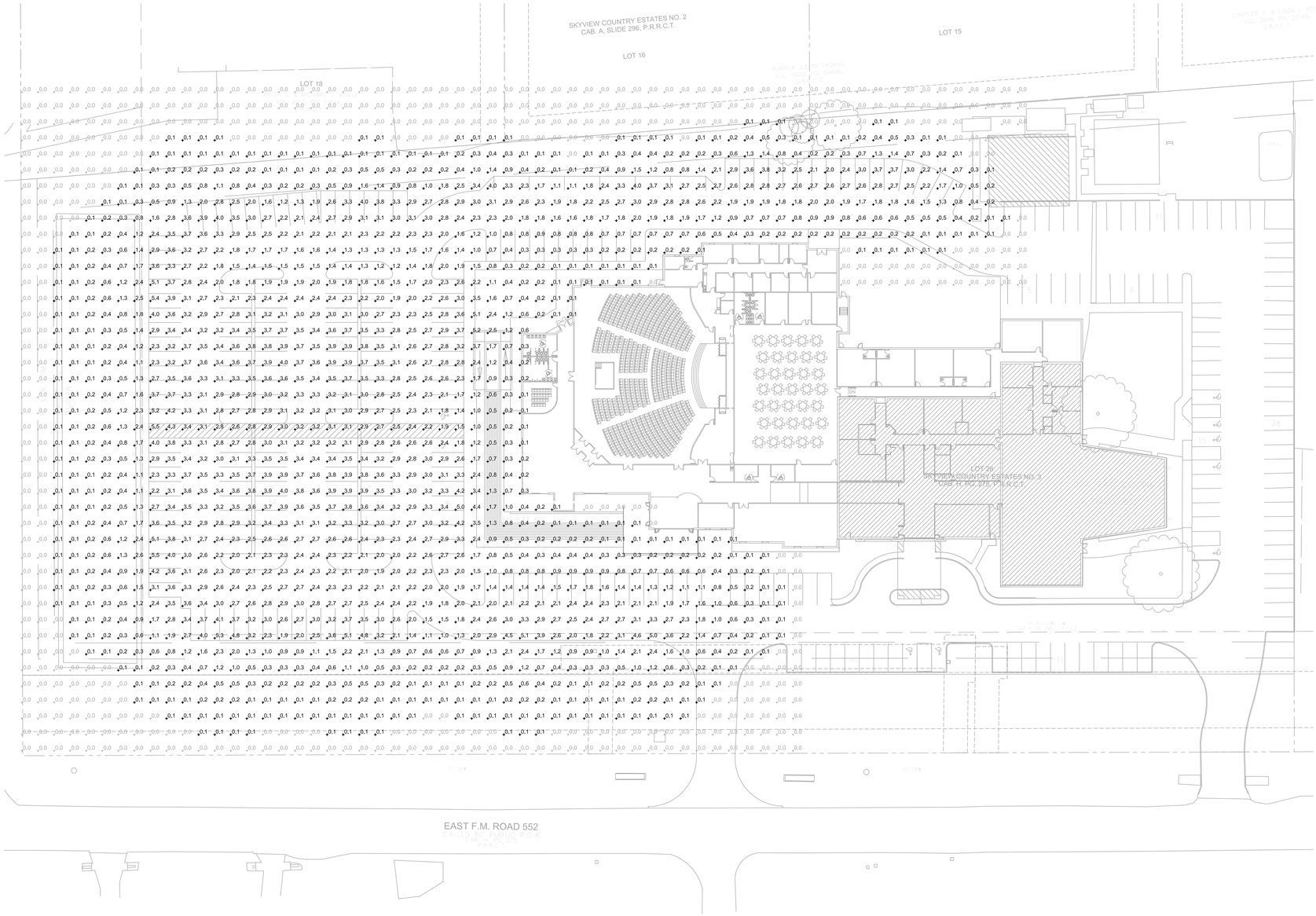
PROJECT NUMBER
2024.011

DRAWING DATE
2025.06.12

SCALE
AS NOTED

DESIGNED BY

SHEET NUMBER
TD-1



1 SITE PLAN - PHOTOMETRIC
SCALE: 1" = 30'-0"

ISSUE/ REVISION
DESIGN DEVELOPMENT

NO.	DATE
	05/23/2025

OLER SENTZ
TEXAS FIRM NO: F-24123
2715 E. STONE ROAD, WYLIE, TEXAS 75098

STATE OF TEXAS
STRIDER E. STEELE
106903
LICENSED
PROFESSIONAL ENGINEER
06/13/2025

PROJECT:
RIDGEVIEW CHURCH EXPANSION
FM 552
ROCKWALL, TX 75087

SHEET TITLE:
SITE PLAN - PHOTOMETRIC

E102

SCALE: AS NOTED

V3 CONSULTING ENGINEERS
VIGILANT - VIABLE - VIRTUOUS
TEXAS REGISTRATION # F-20374
V3 PROJECT #: 24080



RSX2 LED
Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

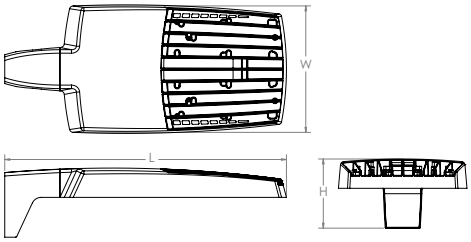
EPA (ft²@0°): 0.69 ft² (0.06 m²)

Length: 29.3" (74.4 cm) (SPA mount)

Width: 13.4" (34.0 cm)

Height: 3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm

Weight: (SPA mount) 30.0 lbs (13.6 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) [2]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) [3]	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V) [4]	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	(use specific voltage for options as noted)	IS Adjustable slipfitter (fits 2-3/8" OD tenon) [6]
	P5		R4S Type 4 Short	120 [3] 277 [5]	WBA Wall bracket [1]
	P6		R5 Type 5 Wide [1]	208 [3] 347 [5]	WBASC Wall bracket with surface conduit box
			R5S Type 5 Short [1]	240 [3] 480 [5]	AASP Adjustable tilt arm square pole mounting [6]
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting [6]
			AFRR90 Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket [6]
			AFRL90 Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box [6]

Options

Shipped Installed

HS	House-side shield [7]
PE	Photocontrol, button style [8,9]
PER7	Seven-wire twist-lock receptacle only (no controls) [9, 10, 11]
SF	Single fuse (120, 277, 347) [5]
DF	Double fuse (208, 240, 480) [5]
SPD20KV	20KV Surge pack (10KV standard)
FAO	Field adjustable output [9]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [9]
DS	Dual switching [9,12]

Shipped Installed

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

NLTAIR2 PIRHN	nLight AIR generation 2 ,with Networked, Bi-Level motion/ambient sensor [9, 13, 14, 15]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
CCE	Coastal Construction [16]

*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.

Shipped Separately (requires some field assembly)

EGS	External glare shield [7]
EGFV	External glare full visor (360° around light aperture) [7]
BS	Bird spikes [17]

Finish

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured Dark Bronze
DBLBXD	Textured Black
DNATXD	Textured Natural Aluminum
DWHGXD	Textured White

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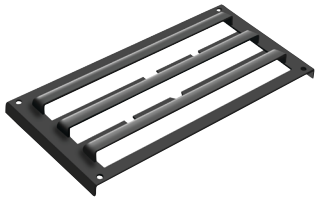
Ordering Information

Accessories
Ordered and shipped separately.

RSX2HS	RSX2 House side shield (includes 2 shields)
RSX2EGS (FINISH) U	External glare shield (specify finish)
RSX2HSAFRR (FINISH) U	RSX2 House side shields for AFR rotated optics (includes 2 shields)
RSX2EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) [1]
RSXSCB (FINISH) U DLL127F 1.5 JU	RSX Surface conduit box (specify finish, for use with WBA, WBA not included) Photocell -SSL twist-lock (120-277V) [18]
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) [18]
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) [18]
DSHORT SBK U	Shorting cap [18]

NOTES
1 Any Type 5 distribution, is not available with WBA.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4 XVOLT driver not available with P1. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
5 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6 Maximum tilt is 90° above horizontal.
7 It may be ordered as an accessory.
8 Requires MVOLT or 347V.
9 Two or more of the following options cannot be combined including PE, DMG, PER7, FAO, DS and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
10 Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
11 For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
12 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P5 and P6.
13 Must be ordered with PIRHN.
14 Requires MVOLT or HVOLT.
15 Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
16 CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
17 Must be ordered with fixture for factory pre-drilling.
18 Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

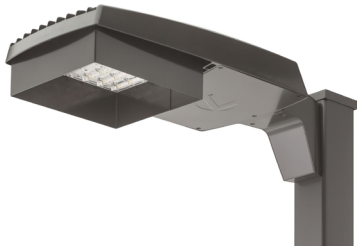
External Shields



House Side Shield



External Glare Shield

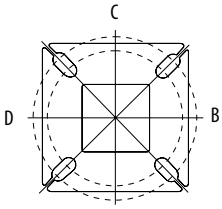


External 360 Full Visor

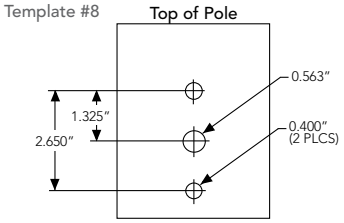
Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

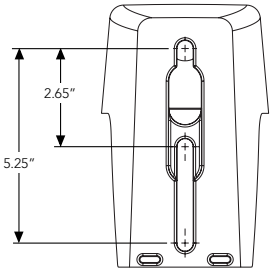
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	**Drill Nomenclature**	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX2 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	**Tilt**									
SPA - Square Pole Adaptor	0°	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
RPA - Round Pole Adaptor		0.74	1.27	1.37	1.9	1.71	2.49	1.42	2.16	2.84
MA - Mast Arm Adaptor		0.61	1.14	1.11	1.64	1.45	2.23	1.29	1.9	2.58
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
	10°	0.53	1.06	1.05	1.58	1.37	2.08	1.06	1.59	2.12
	20°	0.52	1.02	1.03	1.52	1.33	2.02	1.03	1.55	2.07
	30°	0.64	1.11	1.18	1.63	1.45	2.21	1.27	1.91	2.54
	40°	0.81	1.21	1.35	1.74	1.65	2.39	1.62	2.43	3.23
	45°	0.91	1.25	1.5	1.81	1.75	2.48	1.82	2.73	3.64
	50°	1.34	1.83	2.17	2.61	2.56	3.62	2.68	4.02	5.36
	60°	2.2	2.97	3.57	4.24	4.17	5.89	4.41	6.61	8.82
	70°	2.86	4.13	4.7	5.89	5.71	8.21	5.71	8.57	11.42
	80°	3.4	5.13	5.67	7.34	7.09	10.21	6.79	10.19	13.59
	90°	3.85	5.96	6.55	8.58	8.31	11.88	7.70	11.56	15.41

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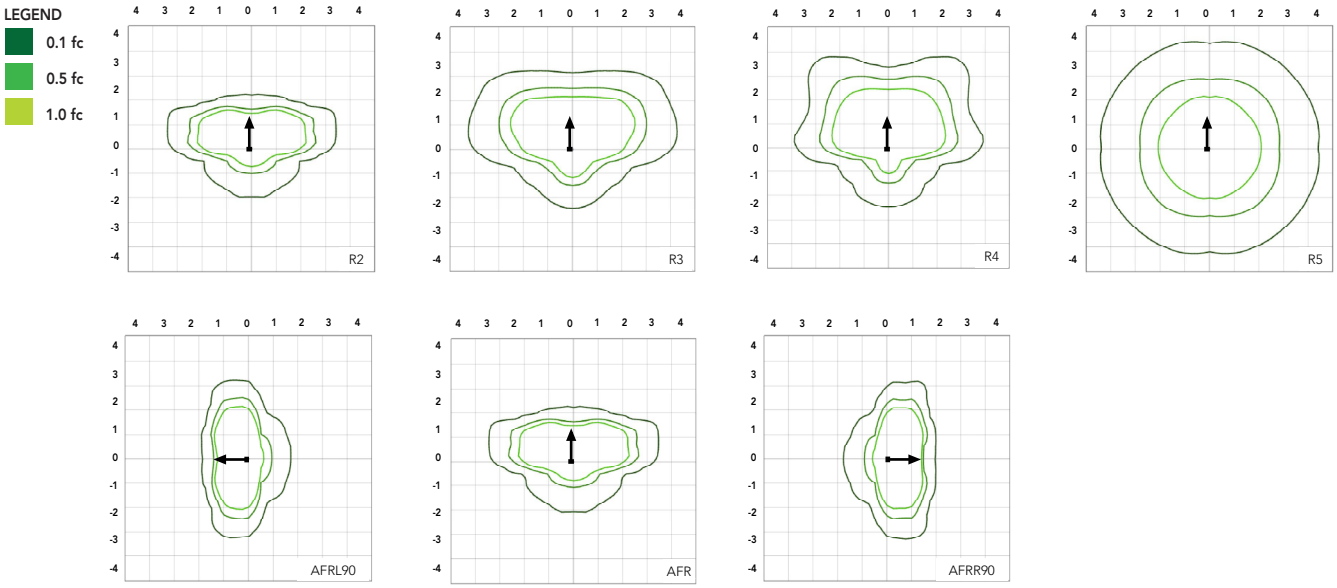
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX2 LED P6 40K. Distances are in units of mounting height (30').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	71W	0.59	0.34	0.30	0.26	0.20	0.15
P2	111W	0.93	0.53	0.46	0.40	0.32	0.23
P3	147W	1.23	0.70	0.61	0.53	0.42	0.31
P4	187W	1.55	0.90	0.78	0.68	0.53	0.38
P5	210W	1.75	1.01	0.87	0.76	0.60	0.44
P6	244W	2.03	1.17	1.01	0.88	0.70	0.51

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	71W	R2	10,040	2	0	1	139	11,031	2	0	1	153	11,031	2	0	1	153
		R3	10,005	2	0	2	141	10,992	2	0	2	155	10,992	2	0	2	155
		R3S	10,271	2	0	2	143	11,285	2	0	2	157	11,285	2	0	2	157
		R4	10,136	2	0	2	143	11,136	2	0	2	157	11,136	2	0	2	157
		R4S	9,779	2	0	2	138	10,744	2	0	2	151	10,744	2	0	2	151
		R5	10,271	4	0	2	145	11,285	4	0	2	159	11,285	4	0	2	159
		R5S	10,544	3	0	1	149	11,585	3	0	2	163	11,585	3	0	2	163
		AFR	10,026	2	0	1	141	11,016	2	0	1	155	11,016	2	0	1	155
		AFRR90	10,122	3	0	2	140	11,121	3	0	2	154	11,121	3	0	2	154
		AFRL90	10,164	3	0	2	141	11,167	3	0	2	155	11,167	3	0	2	155
P2	111W	R2	15,712	2	0	2	138	17,263	2	0	2	151	17,263	2	0	2	151
		R3	15,657	2	0	3	141	17,202	3	0	3	155	17,202	3	0	3	155
		R3S	16,075	2	0	2	141	17,661	2	0	2	155	17,661	2	0	2	155
		R4	15,862	2	0	3	143	17,427	2	0	3	157	17,427	2	0	3	157
		R4S	15,304	2	0	2	138	16,815	2	0	2	151	16,815	2	0	2	151
		R5	16,075	4	0	2	145	17,661	5	0	3	159	17,661	5	0	3	159
		R5S	16,502	4	0	2	149	18,130	4	0	2	163	18,130	4	0	2	163
		AFR	15,691	2	0	2	141	17,240	2	0	2	155	17,240	2	0	2	155
		AFRR90	15,841	3	0	3	139	17,404	4	0	3	153	17,404	4	0	3	153
		AFRL90	15,907	3	0	3	139	17,477	4	0	3	153	17,477	4	0	3	153
P3	147W	R2	19,855	3	0	2	132	21,814	3	0	2	145	21,814	3	0	2	145
		R3	19,785	3	0	3	135	21,737	3	0	4	148	21,737	3	0	4	148
		R3S	20,312	3	0	3	135	22,317	3	0	3	149	22,317	3	0	3	149
		R4	20,044	3	0	3	136	22,022	3	0	4	150	22,022	3	0	4	150
		R4S	19,339	3	0	3	132	21,247	3	0	3	145	21,247	3	0	3	145
		R5	20,313	5	0	3	138	22,317	5	0	3	152	22,317	5	0	3	152
		R5S	20,852	4	0	2	142	22,910	4	0	2	156	22,910	4	0	2	156
		AFR	19,828	3	0	2	135	21,785	3	0	2	148	21,785	3	0	2	148
		AFRR90	20,017	4	0	3	133	21,992	4	0	3	147	21,992	4	0	3	147
		AFRL90	20,101	4	0	3	134	22,084	4	0	3	147	22,084	4	0	3	147
P4	187W	R2	22,836	3	0	2	120	25,090	3	0	2	132	25,090	3	0	2	132
		R3	22,756	3	0	4	122	25,002	3	0	4	134	25,002	3	0	4	134
		R3S	23,363	3	0	3	123	25,668	3	0	3	135	25,668	3	0	3	135
		R4	23,054	3	0	4	123	25,329	3	0	4	135	25,329	3	0	4	135
		R4S	22,243	3	0	3	119	25,059	3	0	3	134	25,059	3	0	3	134
		R5	23,363	5	0	3	125	25,669	5	0	4	137	25,669	5	0	4	137
		R5S	23,983	4	0	2	128	26,350	4	0	2	141	26,350	4	0	2	141
		AFR	22,806	3	0	2	122	25,056	3	0	2	134	25,056	3	0	2	134
		AFRR90	23,023	4	0	3	121	25,295	4	0	3	133	25,295	4	0	3	133
		AFRL90	23,120	4	0	3	122	25,401	4	0	3	134	25,401	4	0	3	134
P5	210W	R2	26,141	3	0	2	122	28,721	3	0	2	135	28,721	3	0	2	135
		R3	26,049	3	0	4	124	28,620	3	0	4	136	28,620	3	0	4	136
		R3S	26,744	3	0	3	125	29,383	3	0	4	138	29,383	3	0	4	138
		R4	26,390	3	0	4	126	28,994	3	0	4	138	28,994	3	0	4	138
		R4S	25,462	3	0	3	121	27,974	3	0	3	133	27,974	3	0	3	133
		R5	26,744	5	0	4	127	29,383	5	0	4	140	29,383	5	0	4	140
		R5S	27,454	4	0	2	131	30,163	4	0	2	144	30,163	4	0	2	144
		AFR	26,106	3	0	2	124	28,682	3	0	2	137	28,682	3	0	2	137
		AFRR90	26,354	4	0	3	123	28,955	5	0	3	136	28,955	5	0	3	136
		AFRL90	26,465	4	0	3	124	29,077	5	0	3	136	29,077	5	0	3	136
P6	244W	R2	27,646	3	0	2	112	30,374	3	0	2	123	30,374	3	0	2	123
		R3	27,549	3	0	4	113	30,267	3	0	4	124	30,267	3	0	4	124
		R3S	28,283	3	0	3	115	31,075	3	0	4	126	31,075	3	0	4	126
		R4	27,909	3	0	4	114	30,663	3	0	4	126	30,663	3	0	4	126
		R4S	26,928	3	0	3	110	29,585	3	0	3	121	29,585	3	0	3	121
		R5	28,284	5	0	4	116	31,075	5	0	4	127	31,075	5	0	4	127
		R5S	29,035	4	0	2	119	31,900	5	0	3	131	31,900	5	0	3	131
		AFR	27,608	3	0	2	112	30,332	3	0	2	123	30,332	3	0	2	123
		AFRR90	27,872	4	0	3	113	30,622	5	0	3	124	30,622	5	0	3	124
		AFRL90	27,989	4	0	3	113	30,751	5	0	3	125	30,751	5	0	3	125

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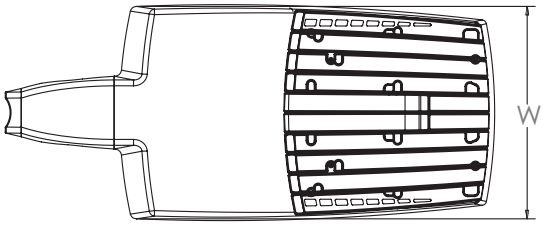
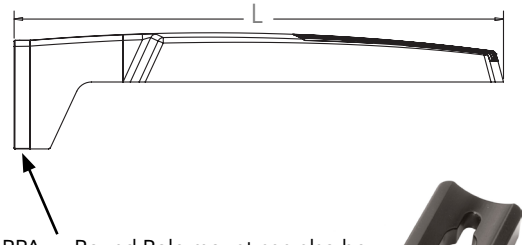
Dimensions & Weights

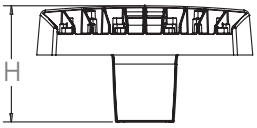
Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	30 lbs
RPA	32 lbs
MA	30 lbs
WBA	33 lbs
WBASC	36 lbs
IS	33 lbs
AASP	33 lbs
AARP	35 lbs
AAWB	36 lbs
AAWSC	39 lbs

RSX2 with Round Pole Adapter (RPA)





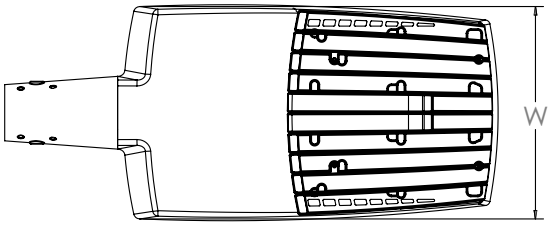


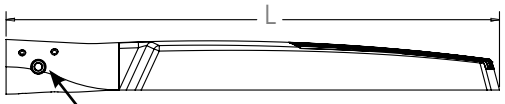
Length: 30.3" (77.0 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.3 cm) Arm

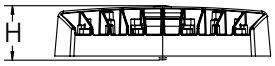
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



RSX2 with Mast Arm Adapter (MA)



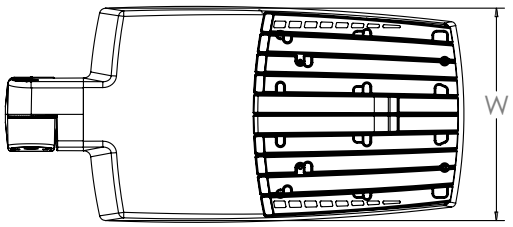


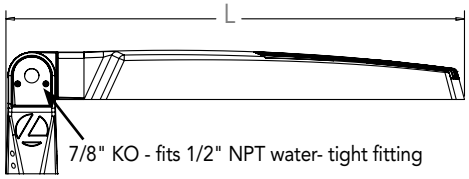


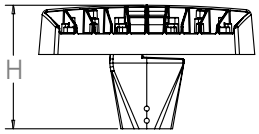
7/16" locking thru bolt/nut provided

Length: 30.6" (77.7 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

RSX2 with Adjustable Slipfitter (IS)







7/8" KO - fits 1/2" NPT water- tight fitting

Length: 28.3" (71.9 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

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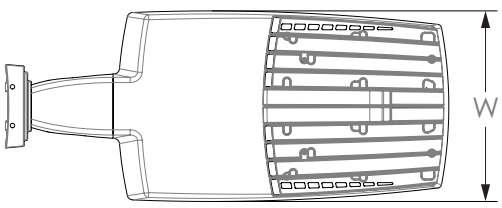
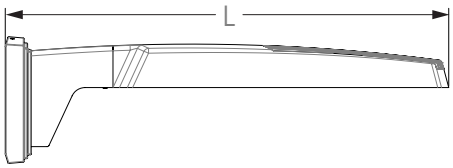
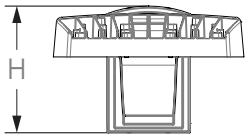
Dimensions

RSX2 with Wall Bracket (WBA)

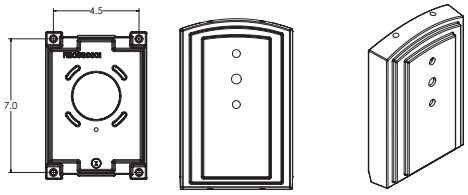




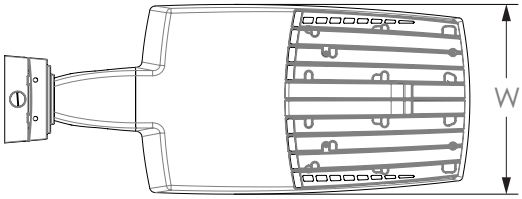


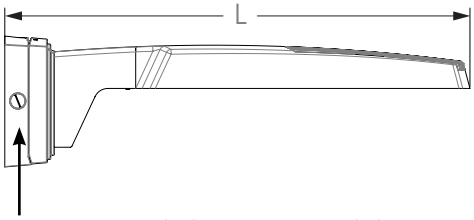
Length: 31.2" (79.2 cm)
Width: 13.4" (41.7 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

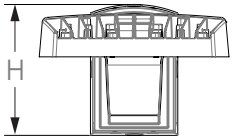
Wall Bracket (WBA) Mounting Detail



RSX2 with Wall Bracket with Surface Conduit Box (WBASC)

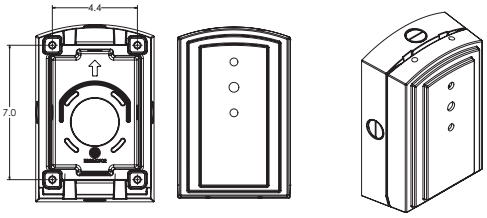






3/4" NPT taps with plugs - Qty (4) provided

Surface Conduit Box (SCB) Mounting Detail



Length: 32.8" (83.3 cm)
Width: 13.4" (41.7 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

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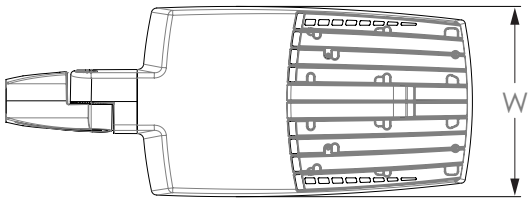
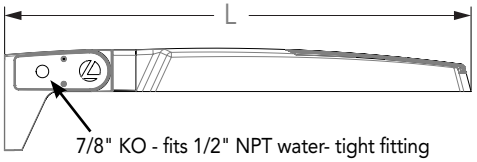
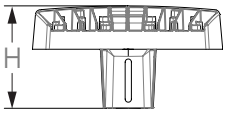
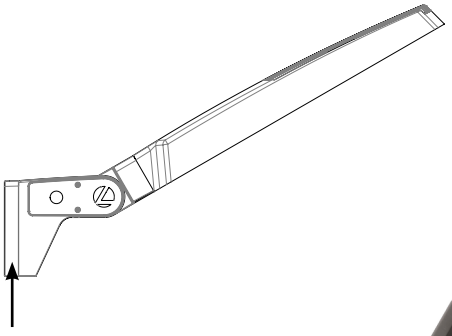
Dimensions

RSX2 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)









Length: 32.8" (83.3 cm) **AASP**
33.8" (85.9 cm) **AARP**
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm

NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

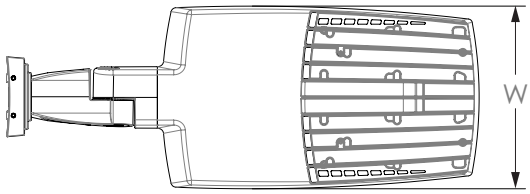


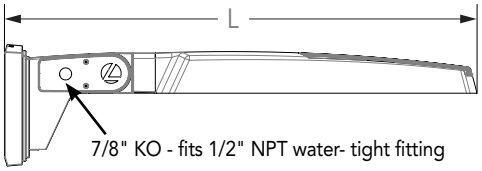
Notes

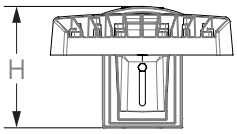
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

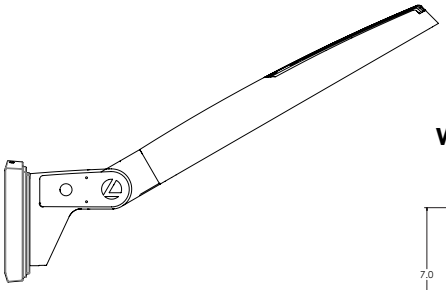
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX2 with Adjustable Tilt Arm with Wall Bracket (AAWB)



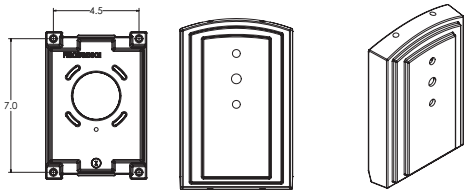






Length: 34.7" (88.0 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



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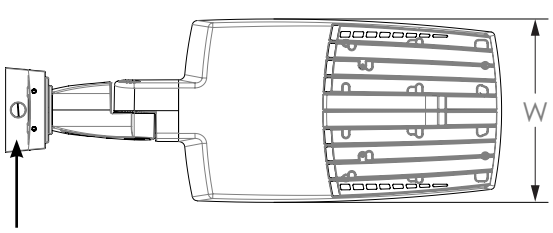
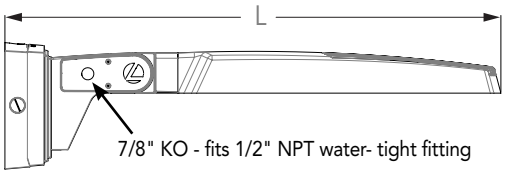
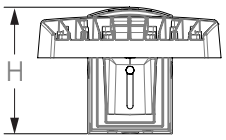
Dimensions

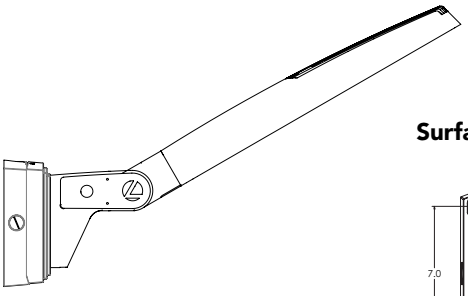
RSX2 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



3/4" NPT taps
with plugs - Qty (4)
provided

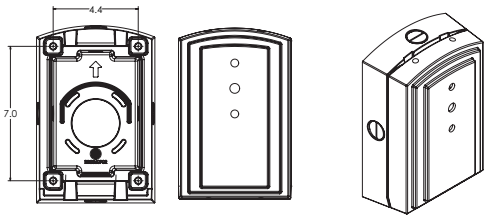




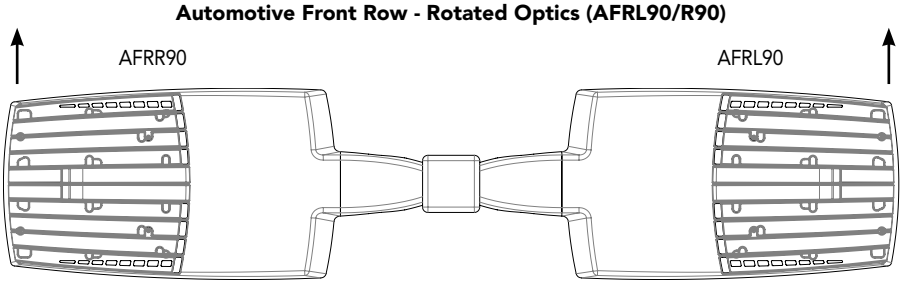


Length: 36.2" (91.9 cm)
Width: 13.4" (40.0 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



Automotive Front Row - Rotated Optics (AFRL90/R90)



(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

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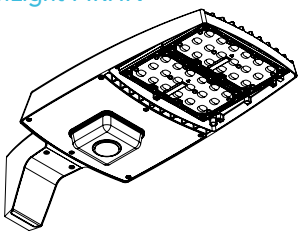
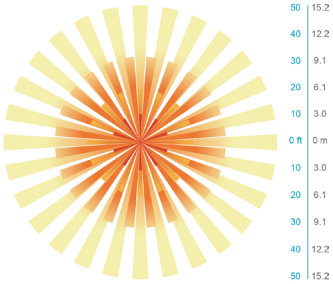
nLight Control - Sensor Coverage and Settings

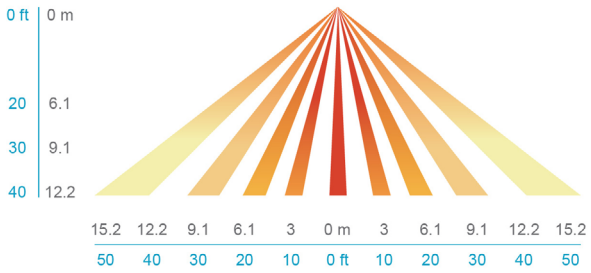
NLTAIR2 PIRHN nLight Sensor Coverage Pattern

nLight PIRHN





Top



Side

Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is titled.

FEATURES & SPECIFICATIONS

INTENDED USE
The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX2 delivers 11,000 to 31,000 lumens and is ideal for replacing 250W to 1000W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION AND DESIGN
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. Vibration rated per ANSI C136.31: 3G Mountings: Include SPA, RPA, MA, IS, AASP, AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

OPTICS
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row) and AFR rotated AFRR90 and ARFL90.

COASTAL CONSTRUCTION (CCE)
Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times apply.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS
The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. US Patent No. D882, 146S

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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