AGENDA

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***JULY 28, 2026* IN THE CITY COUNCIL CHAMBERS AT 6:00 PM**

NOTES: [*1*] ADDITIONAL CASE INFORMATION CAN BE FOUND AT HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES, 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 the Minutes for the *June 14, 2026* Planning and Zoning Commission meeting.

(3) **P2026-025 (ANGELICA GUEVARA)**
Consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a *Replat* for Lot 30 of the Skyview Country Estate No. 3 Addition being a 6.156-acre parcel of land identified as Lot 29 of the Skyview Country Estate No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

(4) **P2026-027 (BETHANY ROSS)**
Consider a request by April and Lisa Ross of Burns Surveying on behalf of Timothy Burns of Burns Summit, LLC for the approval of a *Final Plat* for Lot 1, Block D, Harbor Summit Addition being a 2.365-acre tract of land identified as Lot 5, Block A, George Morton Estate Addition; Lots 1 & 2 and a portion of Lots 3 & 4, Block 12, George Morton Addition; and Lot 1, Block D, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive, and take any action necessary.

(V) PUBLIC HEARING ITEMS

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff). The Planning and Zoning Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

(5) **Z2026-034 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Bradley Stannard of Legendary Outdoor Solutions on behalf of Wade Stelzer for the approval of a *Specific Use Permit (SUP)* for *Detached Garage* on a one (1) acre parcel of land identified as Lot 18, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2368 Saddlebrook Lane, and take any action necessary.

(VI) ACTION ITEMS

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

(6) **SP2026-021 (ANGELICA GUEVARA)**
Discuss and consider a request by Scott A. Sower and SSARCO of TX, PLLC on behalf of Todd Baker of YMCA of Metropolitan Dallas for the approval of an *Amended Site Plan* for the YMCA of Rockwall being situated on a 21.378-acre parcel of land identified Lot 1, Block A, Rockwall CO Branch YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5), situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1210 N. Goliad Street, and take any action necessary.

(7) **SP2026-026 (HENRY LEE)**
Discuss and consider a request by Robert Foster of Groovy's for the approval of an *Amended Site Plan* for an *Office Building* on a 0.1291-acre tract of land identified as a portion of Lots 4 & 5, Block L, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 201 E. Washington Street, and take any action necessary.

(8) **MIS2026-012 (BETHANY ROSS)**
Discuss and consider a request by Craig Tatum on behalf of Michael Swiercinsky for the approval of a *Miscellaneous Case* for a *Minor Waiver* to the Downtown (DT) District requirements on a portion of a 0.184-acre tract of land identified as Lot 8 and a portion of Lot 5, Block M, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 115 S. Goliad Street, Suite 100, and take any action necessary.

(9) **MIS2026-013 (HENRY LEE)**
Discuss and consider a request by Dani Mitchell on behalf of Chris Eich for the approval of a *Miscellaneous Case* for a *Front Yard Fence* on a 0.5470-acre tract of land identified as Lot 1-3 and a portion of Lot 4, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 601 Parks Street, and take any action necessary.

(10) **MIS2026-014 (HENRY LEE)**
Discuss and consider a request by Amanda Dailey for the approval of a *Miscellaneous Case* for a *Front Yard Fence* on a 1.474-acre tract of land identified as Tract 3 of the G. W. Redlin Survey, Abstract 183, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 205 Dial Street, and take any action necessary.

(11) **MIS2026-015 (BETHANY ROSS)**
Discuss and consider a request by Geneve du Plessis on behalf of Greg Fox for the approval of a *Miscellaneous Case* for a *Minor Waiver* to the Downtown (DT) District requirements on a 0.034-acre tract of land identified as a portion of Lot 3, Block L, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 103 San Jacinto Street, and take any action necessary.

(VII) 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 August 11, 2026.

(12) **Z2026-038 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Matt Benedetto on behalf Steven Stanley for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.637-acre parcel of land identified as Lot 5, Block A, Las Primeras Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 521 Renfro Street, and take any action necessary.

(13) **Z2026-039 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Aravind Kanumuru for the approval of a *Zoning Change* from Agricultural (AG) District to Single-Family 16 (SF-16) District for a 0.79-acre parcel of land identified as Tract 6 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 516 N. Stodghill Road, and take any action necessary.

(14) **Z2026-040 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Seth and Lacy Blanck 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 0.133-acre parcel of land identified as Block 16 of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 401 N. Alamo Road, and take any action necessary.

(15) **Z2026-041 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified

as Lot 1232 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 248 Russell Drive, and take any action necessary.

(16) **Z2026-042 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Jim Freeman and Jenna Lee of Alterra IOS Acquisitions, LLC on behalf of Tommy Truluck of EPES Transport Systems, LLC for the approval of a *Zoning Change* from Heavy Commercial (HC) and Commercial (C) Districts to a Heavy Commercial (HC) District for a five (5) acre tract of land identified as Tract 2-01 of the J .R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2890 S. Goliad Street [*SH-205*], and take any action necessary.

(17) **Z2026-043 (HENRY LEE)**

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

(18) **Z2026-044 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Raul Suarez on behalf of Violet Harrington of RERV, 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 0.30-acre parcel of land identified as Lot 27 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the SH-205 Overlay (SH-205 OV) District and the Southside Residential Neighborhood Overlay (SRO) District, generally located at the southeast corner of the intersection of Dickey Street and Sam Buffington Street, and take any action necessary.

(19) **Z2026-045 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Logan Lindsley of Kimley-Horn and Associates, Inc. on behalf of Kelly Cannell of JWS Land, LTD for the approval of a *Specific Use Permit (SUP)* for a *Medical Office Building that Exceeds 25,000 SF in a General Retail (GR) District* on a 5.1527-acre parcel of land identified as Tract 4-26 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, generally located at the southeast corner of the intersection of Medical Drive and Horizon Road [*i.e. FM-3097*], and take any action necessary.

(20) **Z2026-046 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Pascual Mojica on behalf of Robert Wheeler 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 0.2548-acre parcel of land identified as Lot 748A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 176 Diana Drive, and take any action necessary.

(21) **Z2026-047 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Pascual Mojica on behalf of Robert Wheeler 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 0.2548-acre parcel of land identified as Lot 747A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 184 Diana Drive, and take any action necessary.

(22) **P2026-026 (HENRY LEE)**

Discuss and consider a request by Mike Peoples on behalf of Donnie Peoples for the approval of a *Replat* for Lots 9, 10, & 11, Block A, J. D. Crocker Addition being a 3.721-acre tract of land identified as Lot 1, Block A, J. D. Crocker Addition, City of Rockwall, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 207 Peoples Lane, and take any action necessary.

(23) **SP2026-014 (BETHANY ROSS)**

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

(24) **SP2026-025 (BETHANY ROSS)**

Discuss and consider a request by John Arnold of Erwin Farms SF, LTD for the approval of a *Site Plan* for Erwin Farms Subdivision consisting of 123 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) 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.

(25) **SP2026-027 (HENRY LEE)**
Discuss and consider a request by Frank Polma of R-Delta Engineers, LLC on behalf of Zach Schultz of Raybrun Electric Cooperative for the approval of a *Site Plan* for a *Golf Driving Range and Commercial Amusement/Recreation Facility* a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205], and take any action necessary.

(26) **SP2026-028 (HENRY LEE)**
Discuss and consider a request by Frank Polma of R-Delta Engineers, LLC on behalf of Zach Schultz of Raybrun Electric Cooperative for the approval of an *Amended 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 Lots 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.

(27) **SP2026-029 (BETHANY ROSS)**
Discuss and consider a request by Tanner Henson of Kimley-Horn and Associates, Inc. on behalf of Brian Creed of the City of Heath for the approval of a *Site Plan* for a *Building* in conjunction with a *Water Well* on a 1.09-acre portion of a larger 3.0047-acre tract of land identified as Tract 2-2 of the N. M. Ballard Survey, Abstract No. 48, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1480 T. L. Townsend Drive, and take any action necessary.

(28) **SP2026-030 (BETHANY ROSS)**
Discuss and consider a request by Ethan Kaufmann for the approval of a *Site Plan* for a *Restaurant with Less Than 2,000 SF without a Drive Through or Drive-In* on a 1.132-acre tract of land identified as Lots A & C, Block 110, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, addressed as 706 S. Clark Street, and take any action necessary.

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

- P2026-023: Preliminary Plat for Lots 1-4, Block A, Harvest Lakes Addition **(APPROVED)**
- Z2026-030: 2026 Update to the OURHometown Vision 2040 Comprehensive Plan **(1ST READING; APPROVED)**
- Z2026-031: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 931 & 935 Lexington Drive **(TABLED TO AUGUST 3, 2026)**
- Z2026-032: Specific Use Permit (SUP) for *Banquet Facility/Event Hall* for 4571 SH-276 **(TABLED TO AUGUST 3, 2026)**
- Z2026-033: Text Amendment to Articles 04 & 13 of the Unified Development Code (UDC) for *Manufactured Housing* **(1ST READING; APPROVED)**
- Z2026-034: Specific Use Permit (SUP) for a *Detached Garage* at 2368 Saddlebrook Lane **(REMANDED BACK TO THE PLANNING AND ZONING COMMISSION)**
- Z2026-035: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 210 Alta Vista Drive **(1ST READING; APPROVED)**
- Z2026-036: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 353 Blanche Drive **(1ST READING; APPROVED)**
- Z2026-037: Amendment to Planned Development District 46 (PD-46) **(1ST READING; APPROVED)**

(VIII) ADJOURNMENT

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

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

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on *July 22, 2026* 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 PUBLIC HEARING MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***JULY 14, 2026* IN THE CITY COUNCIL CHAMBERS AT 6:00 PM**

NOTES: [*1*] ADDITIONAL CASE INFORMATION CAN BE FOUND AT HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES, 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 Vice-Chairman David Schoen, Carin Brock, Ellis Bentley, Douglas Roth and Caren Williams. Commissioners absent were Galen Hilliard. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Senior Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams and Assistant City Engineer Jonathan Browning. Staff absent were Civil Engineer Madelyn Price.

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.

The Architectural Review Board meeting did not have a quorum; therefore, no official action was taken, and the meeting was adjourned.

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 *June 30, 2026* Planning and Zoning Commission meeting.

3. **P2026-023 (HENRY LEE)**
Discuss and consider a request by Michael and Jennifer Wurster for the approval of a *Preliminary Plat* for Lots 1-4, Block A, Harvest Lakes Addition being a 12.82-acre tract of land identified as Lot 1 of the L. L. Leonard Addition and Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 550 Hance Trail, and take any action necessary.

Vice-Chairman Schoen made a motion to approve the Consent Agneda. Commissioner Bentley seconded the motion which passed by a vote of 6-0.

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.

4. **Z2026-030 (RYAN MILLER)**
Hold a public hearing to discuss and consider the adoption of the *2026 Update* to the OURHometown Vision 2040 Comprehensive Plan, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary of the proposed Comprehensive Plan, explaining that the plan is intended to strengthen growth management strategies, reinforce the City's character, and establish implementation strategies to achieve the community's long-term vision. He stated that one of the most significant changes was transitioning from gross residential density to net residential density, reducing allowable density for future residential development. As part of this effort, the future land use map was revised to reduce low- and medium-density residential acreage, decrease mixed-use areas, and increase live-work areas to provide better transitions between residential neighborhoods and major roadways. Mr. Miller noted that no additional high-density residential land was added to vacant properties. He explained that the plan also emphasizes redevelopment and infill, corridor planning, downtown preservation, adaptive reuse, infrastructure improvements, early park development, and enhancements to neighborhood character through larger residential lot sizes, strengthened anti-monotony standards, expanded

senior housing opportunities, and revitalization of older neighborhoods. Director Miller further noted that, based on Commission feedback, staff revised several future land use designations from commercial to live-work to create more appropriate transitions adjacent to residential areas and added an implementation strategy to address legacy zoning inconsistencies. He concluded by highlighting the Mayor's foreword, which emphasizes the City's commitment to addressing future traffic concerns through future updates to the Master Thoroughfare Plan.

Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.

Vice-Chairman Schoen made a motion to approve Z2026-030. Commissioner Roth seconded the motion which passed by a vote of 6-0.

5. **Z2026-031 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Laura Baggett of Laura Juarez Baggett Studio, PLLC on behalf of Johnathan and Key-Lee Ogle 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 two (2) parcels of land being a 0.287-acre tract of land identified as Lots 1 & 2, Block A, Turtle Cove, Phase 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for *Single-Family Detached* land uses, addressed as 931 & 935 Lexington Drive, and take any action necessary.

Planning Technician Angelica Guevara explained that the applicant is requesting approval of a Specific Use Permit (SUP) to construct an approximately 4,800-square-foot single-family residence on two existing lots, which will require the removal of the existing homes and replatting the property into a single lot. She stated that the proposed home complies with the Planned Development District requirements except for the garage orientation, as the ordinance requires a front-entry or J-swing garage rather than the proposed side-entry configuration. Mrs. Guevara noted that the applicant has agreed to revise the elevations to comply with the ordinance. She also reported that staff mailed 73 public hearing notices to property owners and occupants within 500 feet of the subject property and had received three responses in favor and three responses in opposition to the request.

Commissioner Roth asked if they were willing to change the elevation and add a two-car garage.

Laura Baggett
10026 Coppedge Lane
Dallas, TX 75229

Mrs. Baggett came forward and provided details in regards to her request.

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

Julie Doran
664 Woodland Way
Rockwall, TX 75087

Mrs. Doran stated that the proposed home should be evaluated in the context of the neighborhood's established character. She explained that although the subdivision includes larger waterfront homes, those properties back up to extensive green space, making them visually different from interior lots. Mrs. Doran requested that the Commission consider the neighborhood's architectural consistency, the potential precedent for future redevelopment, and protections for HOA maintained roads during construction. She concluded by stating that while larger homes are appropriate along the waterfront, they are not consistent with the appearance and character of the neighborhood's interior streets.

Chairman Dr. Conway asked if anyone else who wished to speak to come forward at this time. There being no one indicating such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.

Vice-Chairman Schoen asked if there is an HOA in the neighborhood.

Commissioner Brock made a motion to approve Z2026-031 with the condition of changing the garage orientation. Vice-Chairman Schoen seconded the motion which passed by a vote of 6-0.

6. **Z2026-032 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of a *Specific Use Permit (SUP)* for *Banquet Facility/Event Hall* in conjunction with an existing *Garden Supply/Plant Nursery* on a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary.

Senior Planner Bethany Ross provided a brief background on the request, explaining that at the time of annexation the subject property was zoned Agricultural (AG) and was occupied by a legally nonconforming garden supply and plant nursery. She stated that over time the business expanded to include a coffee shop and banquet facility. To accommodate these uses, City Council approved an amendment allowing banquet facilities and event halls within the Light Industrial (LI) District through a Specific Use Permit (SUP) and subsequently approved a zoning change from AG to LI. Senior Planner Bethany Ross explained that the applicant is requesting approval of a Specific Use Permit to allow the existing banquet facility and event hall. She noted that the garden supply and plant nursery, as well as the restaurant containing less than 2,000 square feet without a drive-through, are permitted by right in the LI District, while the banquet facility requires SUP approval. The request is limited to the conservatory area shown on the concept plan, while the remaining portions of the building will continue to be evaluated based on their existing uses. She also noted that the site provides 117 parking spaces, exceeding the minimum requirement of 61 spaces, and explained that the existing recycled asphalt parking and circulation areas may remain but may not be expanded, reconstructed, or modified without an amendment to the SUP. Senior Planner Bethany

Ross concluded by reminding the Commission that a Specific Use Permit is a discretionary action by City Council following a recommendation from the Planning and Zoning Commission.

Vice-Chairman Schoen asked if they will be requesting the asphalt with concrete.
Ron Hawkins
1110 Rs County Road 4452
Point, TX 75472

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

Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.

Vice-Chairman Schoen made a motion to approve Z2026-032. Commissioner Roth seconded the motion which passed b y a vote of 6-0.

7. **Z2026-033 (RYAN MILLER)**
Hold a public hearing to discuss and consider a *Text Amendment* to Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code (UDC) for the purpose of adding *Manufactured Housing* as a permitted land use in the Single-Family Estate 4.0 (SFE-4.0) District, and take any action necessary.

Director of Planning and Zoning Ryan Miller explained that, as discussed during a previous work session, the 89th Texas Legislature adopted legislation prohibiting cities from completely banning manufactured homes. He stated that the law becomes effective on September 1, 2026, and requires cities to allow new HUD-code manufactured homes within an existing zoning district shown on the City's zoning map. Mr. Miller explained that the proposed ordinance amendment would bring the City's Unified Development Code into compliance with state law by permitting manufactured homes by right within the Single-Family Estate 4.0 (SF-E4.0) District. He noted that staff selected the SF-E4.0 District because it is generally located in more rural areas of the city with larger lots, reducing the potential for inconsistencies with the character of established neighborhoods. Director Miller further explained that the ordinance includes development standards requiring manufactured homes to be new HUD-code units, contain a minimum of 1,800 square feet, be placed on a permanent concrete foundation, and meet other requirements intended to ensure they appear as permanent single-family residences. He added that the amendment includes revisions to both Article 4, Permissible Use Standards, and Article 13, Definitions, to update the definitions of manufactured homes and mobile homes. Director Miller concluded by stating that the proposed amendments had been reviewed by the City Attorney, who concurred with the proposed changes.

Commissioner Schoen asked if this grants it by right on Single-Family Estate 4.0.

Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.

Commissioner Roth made a motion to approve Z2026-033. Vice-Chairman Schoen seconded the motion which passed by a vote of 6-0.

8. **Z2026-034 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Bratley Stannard of Legendary Outdoor Solutions on behalf of Wade Stelzer for the approval of a *Specific Use Permit (SUP)* for *Detached Garage* on a one (1) acre parcel of land identified as Lot 18, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2368 Saddlebrook Lane, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary of the request, explaining that the applicant is requesting approval of a Specific Use Permit for the construction of a 1,250-square-foot detached metal garage on the subject property. She noted that the Unified Development Code limits detached garages in the Single-Family 16 District to a maximum of 625 square feet and requires accessory structures to be architecturally compatible with the primary residence and located behind the front façade. Ms. Ross explained that the applicant's original proposal included stone on the front elevation and LP siding on the remaining elevations; however, following the Planning and Zoning Commission work session, the applicant submitted revised plans showing the structure entirely clad in metal and increasing the size from 1,000 square feet to 1,250 square feet. She noted that although the proposed building is not architecturally compatible with the existing stone and brick residence, there are several properties within the subdivision that contain large detached metal garages as well as garages constructed with materials matching the primary structure. Senior Planner Bethany Ross concluded by stating that approval of a Specific Use Permit is a discretionary decision by City Council following a recommendation from the Planning and Zoning Commission. She also noted that staff mailed 30 public hearing notices to property owners within 500 feet of the subject property and received three responses in favor of the request.

Commissioner Bentley asked if there are other metal buildings.

Wade Stelzer
2368 Saddlebrook Lane
Rockwall, TX 75087

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

Vice-Chairman Schoen asked if in the front they would be okay with adding stone.

Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.

Vice-Chairman schoen made a motion to approve Z2026-034 with the stipulation that the front elevation with the garage door be changed from metal to stone. Commissioner Bentley seconded the motion which passed by a vote of 6-0.

9. **Z2026-035 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Ernesto Mario Castro on behalf Gloria Briseño 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 0.1430-acre parcel of land identified as Lot 9, Block G, Northshore #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 210 Alta Vista Drive, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary of the request, explaining that the applicant is requesting approval of a Specific Use Permit to reconstruct a single-family home on the subject property after the previous residence was destroyed by a house fire. She explained that the Unified Development Code authorizes the Board of Adjustment to approve reconstruction of a nonconforming structure only when the damage exceeds 50 percent but is less than a total loss. Because the home was determined to be a total loss, the request must instead be considered through the residential infill process. Ms. Guevara noted that the proposed home complies with the density and dimensional requirements of the Single-Family 10 District. She concluded by stating that staff mailed 61 public hearing notices to property owners and occupants within 500 feet of the subject property and received two responses in favor of the request.

Ernesto Castro
206 Tupelo Drive
Rockwall, TX 75087

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

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

Ron Walker
212 Altavista Drive
Rockwall, TX 75087

Mr. Walker came forward and expressed he had no issues with the house being built but he didn't want them to use railroad ties anymore.

Chairman Dr. Conway asked if anyone else who wished to speak to come forward at this time. There being no one indicating such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.

Director of Planning and Zoning Ryan Miller explained that railroad ties are not a permitted for retaining walls.

Commissioner Brock made a motion to approve Z2026-035. Commissioner Roth seconded the motion which passed by a vote of 6-0.

10. **Z2026-036 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Antonio Tello of Tello's Creations, 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 0.1650-acre parcel of land identified as Lot 884A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 353 Blanche Drive, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary of the request, explaining that the applicant is requesting approval of a Specific Use Permit to construct a single-family home on the subject property. She noted that, following the previous Planning and Zoning Commission meeting, the applicant revised the proposed building elevations to better reflect the architectural character of the surrounding neighborhood. Ms. Guevara stated that the revised home meets most of the development standards for the district, with the exception of the garage orientation requirement. She explained that the Unified Development Code requires garages to be located at least 20 feet behind the front façade of the home; however, the proposed garage is located approximately 13 feet, 3 inches in front of the front façade. She noted that similar waivers have been granted for other new residential developments within the subdivision and reminded the Commission that approval of the request is a discretionary decision by City Council following a recommendation from the Planning and Zoning Commission. Mrs. Guevara concluded by stating that staff mailed 170 public hearing notices to property owners and occupants within 500 feet of the subject property and received one response in favor of the request.

Antonio Tello
353 Blanche Drive
Rockwall, TX 75032

Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.

Commissioner Schoen made a motion to approve Z2026--036.Chairman Dr. Conway seconded the motion which passed by a vote of 6-0.

11. **Z2026-037 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Eric Little of CPIV-354 Ranch Trail for the approval of a *Zoning Change* to amend Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

Senior Planner Henry Lee provided a brief summary of the request, explaining that the subject property is located within Planned Development District 46 (PD-46), which was originally established to accommodate numerous legally nonconforming structures and uses following annexation. He stated that the district was zoned commercial while allowing existing nonconforming land uses to remain on their individual tracts. Mr. Lee noted that the district has been amended over time to allow additional uses on specific tracts, including outside storage and warehousing, with warehousing already permitted on the adjacent property to the east. He explained that the applicant originally requested all proposed uses be permitted by right. Staff's draft ordinance recommended allowing warehousing by right while requiring the remaining uses through a Specific Use Permit. However, following the Planning and Zoning Commission work session, the applicant requested that warehousing, light assembly and fabrication, and light manufacturing be permitted by right, with the remaining uses requiring a Specific Use Permit. Mr. Lee stated that while allowing warehousing would be consistent with existing uses in the district, permitting the additional requested uses would establish a new precedent within PD-46, regardless of whether they were allowed by right or through a Specific Use Permit. He concluded by noting that the request is a discretionary zoning decision, that staff mailed 78 public hearing notices to property owners within 500 feet of the subject property, and that no responses had been received at the time of the meeting.

Commissioner Roth aaked if they would have to approve all the uses being provided.

Commissioner Brock asked how this came to be Commercial.

Vice-Chairman Schoen asked if this would be Light Industrial or Commercial.

Eric Little
5001 LBJ Freeway #830
Dallas, TX 75224

Mr. Little came forward and explained they had bought the property in 2022.

Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.

Commissioner Roth made a motion to approve Z2026-037 for the three by right use cases and strike the four. Commissioner Brock seconded the motion which passed by a vote of 6-0

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.

12. **SP2026-014 (BETHANY ROSS) [*THE APPLICANT HAS TABLED THIS CASE TO JULY 28, 2026*]**
Discuss and consider a request by Mathew Smith of Strohmeyer Architects, Inc. on behalf of Dan Bobst for the approval of a *Site Plan* for *Office Building* on a 4.6540-acre parcel of land identified as Lot 1, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 5133 S. FM-549, and take any action necessary.

13. **SP2026-017 (HENRY LEE)**
Discuss and consider a request by Mitchell Mulholland of Cross Engineering Consultants, Inc. on behalf of Kris Ramji of Providence Village Neighborhood Shops on 380 by Slate, LLC and SV Rockwall, LLC for the approval of a *Site Plan* for two (2) *Commercial/Retail Buildings* on a 3.854-acre portion of a larger 11.836-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of John King Boulevard and SH-276, and take any action necessary.

Senior Planner Henry Lee provided a brief summary of the request, explaining that the subject properties are located within Planned Development District 45 (PD-45), which permits retail land uses. He noted that the Commission had previously considered preliminary plans for the property and that the applicant is now requesting approval of a site plan for two multi-tenant retail and restaurant buildings. Mr. Lee stated that the proposed site plan includes a drive-through restaurant on the western building and explained that the applicant would be required to obtain a Specific Use Permit for the drive-through use. If the Specific Use Permit is not approved, the site plan would need to be amended to remove the drive-through. He further explained that the Architectural Review Board recommended revisions to the original building elevations, including additional storefront windows, enhanced building materials and colors, and canopies over entrances. While the applicant addressed most of the Board's comments, Mr. Lee noted that staff continued to recommend additional storefront windows on the rear and side elevations, canopies over the rear entrances, and a contrasting color for the sign bands. He concluded by stating that the proposal includes one variance to the articulation standards, which is offset by providing a 32-foot residential adjacency buffer with a berm in place of the required 20-foot buffer.

Mitchell Mulholland
1720 W Virginia
McKinney, TX 75069

Mr. Mulholland discussed and they will accommodate ARB requests.

Commissioner Roth made a motion to approve SP2026-017 with the conditions they meet ARB recommendations. Vice-Chairman Schoen seconded the motion which passed by a vote of 6-0.

14. **SP2026-018 (BETHANY ROSS)**
Discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Mike Wurster of Subtle Grounds, LLC for the approval of a *Site Plan* for a *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.

Senior Planner Bethany Ross provided a brief summary of the request, explaining that City Council previously approved a Specific Use Permit for an outdoor commercial amusement and recreation facility consisting of pickleball courts on the subject property. She stated that the applicant is now requesting approval of a site plan for two restaurants and a retail building. Ms. Ross noted that the submitted site plan, landscape plan, photometric plan, and building elevations generally comply with the requirements of Planned Development District 71, the Limited Commercial District, and the SH-205 Bypass Overlay, with the exception of two requested variances. She explained that the first variance would allow a retaining wall with enhanced landscaping in portions of the landscape buffer along North John King Boulevard in lieu of a continuous berm due to existing topography, proposed grading, and fire access requirements. The second variance would allow a grain silo-style accessory storage building within the drive-through area, which does not meet the conventional masonry and articulation standards of the overlay district. Ms. Ross noted that the applicant proposed compensatory measures, including providing portions of the required berm where feasible, additional landscaping, incorporating the silo as an architectural feature, and enhanced site design and open space elements. She also stated that the applicant addressed all Architectural Review Board comments by screening rooftop equipment on the building elevations and that staff recommends a condition requiring submission of a tree scape plan prior to engineering plan approval.

Commissioner Brock asked if ARB had any issues with the silo building.

Tyler Adams
100 N cottonwood
Drive, Suite 104
Richardson, TX 75080

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

Commissioner Roth asked how the parking would look.

Commissioner Brock asked about the connectivity.

Chairman Dr. Conway made a motion to approve SP2026-018. Commissioner Brock seconded the motion which passed by a vote of 6-0.

15. **SP2026-013 (BETHANY ROSS)**
Discuss and consider a request by Kevin Patel of Triangle Engineering on behalf of Mohib Masani of MACA Development, LLC for the approval of a *Site Plan* for *Office/Warehouse Building* on a 4.07-acre tract of land identified as a portion of Lot 9, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located west of the intersection of Capital Boulevard and Data Drive, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary of the request, explaining that the approximately four-acre subject property is located west of the intersection of Capital Boulevard and Data Drive and is zoned Light Industrial. She stated that the applicant is requesting approval of a site plan for two office warehouse buildings. Ms. Ross explained that the proposed site plan generally complies with the development standards of the Light Industrial District, with the exception of the building articulation standards and parking requirements. She noted that the proposed buildings do not meet the required articulation standards, which is common for larger industrial buildings but still requires an exception from the Planning and Zoning Commission. She further explained that while the development provides 138 parking spaces, only 94 count toward the minimum parking requirement because 44 spaces are located within a gated area and are not available for general use, resulting in a parking exception request. Ms. Ross stated that the applicant proposed several compensatory measures, including installing five-inch caliber trees in place of the required four-inch trees, providing a 48-inch canopy across the storefront, and incorporating enhanced building overhangs and projections. She also noted that the applicant addressed the Architectural Review Board's request to screen the rooftop equipment by incorporating louvers into the building design.

Phillip Craddock
505 Embargo Drive
Fate, TX 75087

Mr. **Craddock came forward and provided details in regards to the applicants request.**

Commissioner Roth asked if the spaces were intended for the public.

Vice-Chairman Schoen made a motion to approve SP2026-013. Commissioner Roth seconded the motion which passed by a vote of 6-0.

16. **SP2026-020 (HENRY LEE)**
Discuss and consider a request by Pene Sherman of P. Sherman Construction on behalf of Mitchell and Sons Enterprises for the approval of a *Site Plan* for an existing *Office/Warehouse* building on a two (2) acre tract of land identified as Tract 23-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 3920 IH-30, and take any action necessary.

Senior Planner Henry Lee provided a brief summary of the request, explaining that the Commission had previously considered the subject property on two occasions. He stated that the applicant initially requested a Specific Use Permit for outside storage but later withdrew the request. The applicant subsequently submitted a site plan application; however, it was administratively denied after failing to address staff review comments. Mr. Lee explained that the applicant has now resubmitted a site plan addressing those comments. He noted that no changes are proposed to the existing building, but the applicant is proposing improvements to bring the property closer into compliance with the Unified Development Code by installing a concrete drive aisle, fire lane, parking area, and any required detention facilities. He further explained that the landscape plan includes juniper trees along the fence line to provide screening for the existing bay door but does not include the required berm or accent trees along the I-30 frontage, resulting in requested landscaping variances. Mr. Lee concluded by noting that approval of the landscaping variances would require a three-fourths majority vote of the Planning and Zoning Commission.

Pene Sherman
5707 Yacht Club Drive
Heath, TX 75032

Mrs. Sherman came forward and provided details in regards to the applicants request.

Vice-Chairman Schoen made a motion to approve SP2026-020 with the denial of the variances to the landscaping and the berm. Commissioner Bentley seconded the motion which passed by a vote of 6-0.

17. **SP2026-021 (ANGELICA GUEVARA)**
Discuss and consider a request by Scott A. Sower and SSARCO of TX, PLLC on behalf of Todd Baker of YMCA of Metropolitan Dallas for the approval of an *Amended Site Plan* for the YMCA of Rockwall being situated on a 21.378-acre parcel of land identified Lot 1, Block A, Rockwall CO Branch YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5), situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1210 N. Goliad Street, and take any action necessary.

The applicant requested to table to the July 28, 2026 meeting.

18. **SP2026-024 (BETHANY ROSS) [*THE APPLICANT HAS TABLED THIS CASE TO JULY 28, 2026*]**
Discuss and consider a request by Herkiran Kaur of SRC Land Building Real Estate, LLC on behalf of Rajesh Malviya of Buffalo Country Properties, LLC for the approval of an *Amended Site Plan* for a *Retail Building* and *Daycare Facility* on a 2.649-acre parcel of land identified as Lot 13 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [*SH-205*], and take any action necessary.

VII. DISCUSSION ITEMS

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

- P2026-021: Final Plat for Lot 1, Block A, Texas Products Addition **(APPROVED)**
- P2026-022: Final Plat for Lots 1 & 2, Block A, Horizon Office Park Addition **(APPROVED)**
- P2026-024: Replat for Lots 54-67, Block D, Park Hills Addition **(APPROVED)**
- Z2026-027: Zoning Change (AG to SF-16) for Marilyn Jayne Lane **(2ND READING; APPROVED)**
- Z2026-028: Zoning Change (AG to SF-1) for 520 Cornelius Road **(2ND READING; APPROVED)**
- Z2026-029: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 178 Lynne Drive **(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

Vice-Chairman Schoen adjourned the meeting at 8:06PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2026.

_____
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
DATE:	July 28, 2026
APPLICANT:	Grayson Hughes; *Sutherland King Consulting, LLC*
CASE NUMBER:	P2026-025; *Replat for Lot 30 of the Skyview Country Estates No. 3 Addition*

SUMMARY

Consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a *Replat* for Lot 30 of the Skyview Country Estate No. 3 Addition being a 6.156-acre parcel of land identified as Lot 29 of the Skyview Country Estate No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

PLAT INFORMATION

☑ *Purpose.* The applicant is requesting the approval of a *Replat* for a 6.156-acre parcel of land (*i.e. Lot 29 of the Skyview Country Estates No. 3 Addition*) for the purpose of adding a 20-foot by 20-foot drainage easement on the subject property.

☑ *Background.* According to the Rockwall Central Appraisal District (RCAD), the 21,658 SF existing church was constructed in 1980. On July 16, 2012, the subject property was annexed into the City of Rockwall by *Ordinance No. 12-17* [*i.e. Case No. A2012-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On October 15, 2012, the City Council approved a replat [*i.e. Case No. P2012-031*] establishing the subject property as Lot 28 of the Skyview Country Estates No. 3 Addition. On October 1, 2018, the City Council approved *Ordinance No. 18-43* [*i.e. Case No. Z2018-038*] changing the zoning of the subject property from an Agricultural (AG) District to a General (GR) District. On July 7, 2025, the City Council approved *Ordinance No. 25-37, S-368* [*i.e. Case No. Z2025-027*] to allow the expansion of an existing *Church/House of Worship* and a building that will exceed 25,000 SF in a General Retail (GR) District. On July 15, 2025, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2025-025*] to allow the expansion of the existing *Church/House of Worship*. On February 2, 2026, City Council approved a Replat [*i.e. Case No. P2026-002*] for the purpose of establishing additional easements on the subject property for the addition to the existing *Church/House of Worship*. This established the subject property as Lot 29 of the Skyview Country Estate No. 3 Addition. In addition to the existing 21,658 SF *Church/House of Worship*, the Rockwall Central Appraisal District (RCAD) also identifies a 128 SF shop, an 80 SF storage building, a 2,054 SF single-family home, and two (2), 1,560 SF portable classrooms on the subject property.

☑ *Conformance to the Subdivision Ordinance.* The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ *Conditional Approval.* Conditional approval of this *Replat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Replat* for *Lot 30 of the Skyview Country Estates No. 3 Addition*, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

(2) Any construction resulting from the approval of this ***Replat*** shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS

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

DATE: 7/24/2026

PROJECT NUMBER: P2026-025
PROJECT NAME: Replat for Lot 30, Block A, Skyview Country Estates NO.3
SITE ADDRESS/LOCATIONS: 1362 East Farm to Market 552, Rockwall, TX, 75087

CASE CAPTION: Consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a Replat for Lot 30 of the Skyview Country Estate No. 3 Addition being a 6.156-acre parcel of land identified as Lot 29 of the Skyview Country Estate 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	07/22/2026	Approved w/ Comments

07/22/2026: P2026-025: Replat for Lot 30 of the Skyview Country Estate No. 3 Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 30 of the Skyview Country Estate No. 3 Addition being a 6.156-acre parcel of land identified as Lot 29 of the Skyview Country Estate 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.

I.3 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

M.4 For reference, include the case number (P2026-025) in the lower right-hand corner of all pages on future submittals.

M.5 Please correct the Title Block to the following:

FINAL PLAT
LOT 30
SKYVIEW COUNTRY ESTATES ADDITION NO. 3
BEING A REPLAT OF
LOT 29
SKYVIEW COUNTRY ESTATES ADDITION NO. 3
BEING
ONE (1) LOT
6.156-ACRES OR 268,164 SF
SITUATED IN THE

JOHN SIMMONS SURVEY, ABSTRACT NO. 190
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.6 Please label all existing and proposed easements relative to the site and include the type, width, and purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please label the corporate limits of the City of Rockwall and its Extraterritorial Jurisdiction (ETJ). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please remove the second Notary Public Signature Block following the Surveyors Certificate. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.10 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: July 28, 2026
City Council Meeting: August 3, 2026

I.11 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Replat 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 Kuhn	07/21/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/20/2026	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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☒ REPLAT ($500.00 + $20.00 ACRE) [1&3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($1,000.00 + $20.00 ACRE) [1&2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1&3]
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1,2&3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1,2&3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1&3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1&3]

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 ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1362 FM Road 552				
SUBDIVISION	Skyview Country Estates No. 3	LOT	28R	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	6.156	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	[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 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 $ 623.12 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* June *, 2026. 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."*

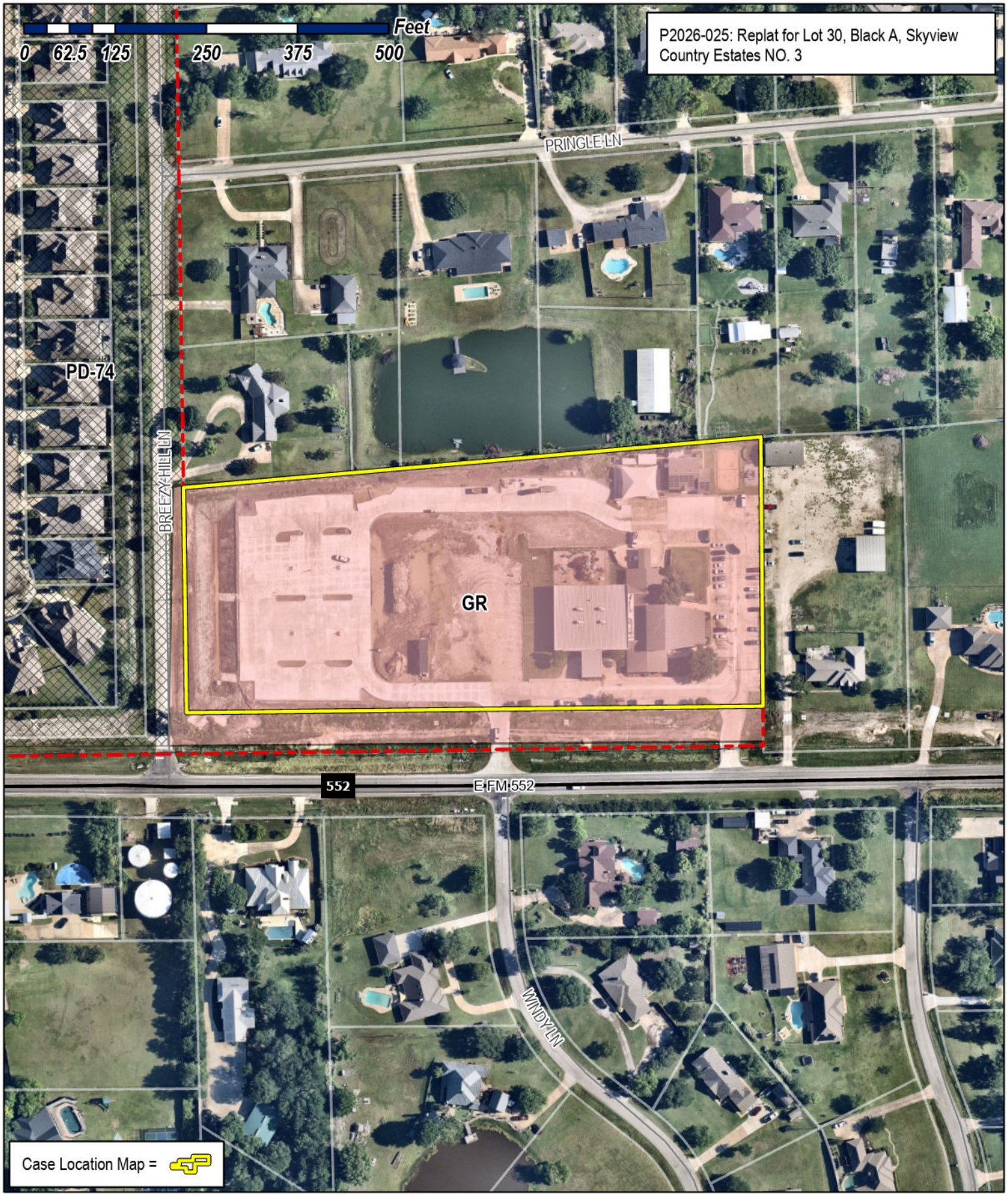
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 *DAY OF* June *, 20* 26

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Barbara Osborne

BARBARA OSBORNE
Notary ID #135503671
My Commission Expires
February 23, 2029

MY COMMISSION EXPIRES 2/23/2029



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.

FIRELANE CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
FC1	30.00'	68°47'29"	36.02'	N 56°16'09" W	33.89'
FC2	54.00'	91°15'57"	86.02'	N 45°01'55" W	77.21'
FC3	54.00'	90°00'00"	84.82'	N 44°23'15" E	76.37'
FC4	54.00'	28°05'26"	26.47'	S 76°34'02" E	26.21'
FC5	30.00'	28°18'31"	14.82'	S 76°40'34" E	14.67'
FC6	54.00'	90°38'58"	85.44'	S 45°30'21" E	76.80'
FC7	55.00'	6°22'59"	6.13'	S 03°00'38" W	6.12'
FC8	30.00'	90°03'09"	47.15'	N 45°38'19" W	42.45'
FC9	30.00'	90°00'00"	47.12'	N 44°23'15" E	42.43'
FC10	30.00'	28°05'26"	14.71'	S 76°34'02" E	14.56'
FC11	54.00'	28°18'31"	26.68'	S 76°40'34" E	26.41'
FC12	30.00'	90°38'58"	47.46'	S 45°30'21" E	42.67'
FC13	30.00'	89°18'58"	46.77'	S 44°28'37" W	42.17'
FC14	1.00'	0°03'05"	0.00'	S 89°21'39" W	0.00'

FIRELANE ESMT LINE TABLE		
LINE	BEARING	DISTANCE
FL1	S 89°20'06" W	104.67'
FL2	N 00°36'45" W	173.10'
FL3	N 89°23'15" E	252.23'
FL4	S 62°31'19" E	39.24'
FL5	N 89°10'10" E	104.73'
FL6	S 00°10'52" E	191.91'
FL7	S 06°12'07" W	20.79'
FL8	S 89°20'06" W	134.83'
FL9	N 00°36'45" W	174.24'
FL10	N 89°23'15" E	252.23'
FL11	S 62°31'19" E	39.24'
FL12	N 89°10'10" E	104.73'
FL13	S 00°10'52" E	145.68'
FL14	S 89°08'06" W	106.90'
FL15	S 89°23'11" W	188.73'

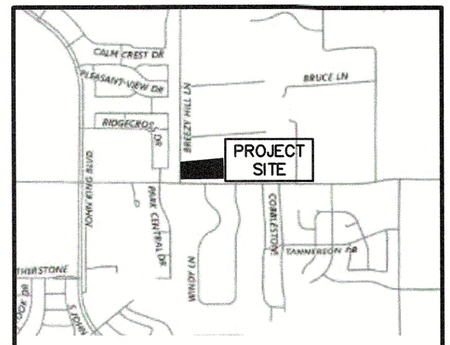
DRAINAGE ESMT LINE TABLE		
LINE	BEARING	DISTANCE
DE1	N 47°23'06" E	60.34'
DE2	N 34°04'00" E	249.88'
DE3	N 44°23'15" E	93.91'
DE4	N 83°23'11" E	263.74'
DE5	S 06°36'49" E	20.00'
DE6	S 83°23'11" W	256.65'
DE7	S 44°23'15" W	85.03'
DE8	S 34°04'00" W	250.41'
DE9	S 47°23'06" W	40.43'

DETENTION ESMT LINE TABLE		
LINE	BEARING	DISTANCE
DL1	S 00°46'27" E	266.27'
DL2	S 83°29'51" W	55.28'
DL3	N 00°46'27" W	267.71'
DL4	N 84°59'03" E	55.15'

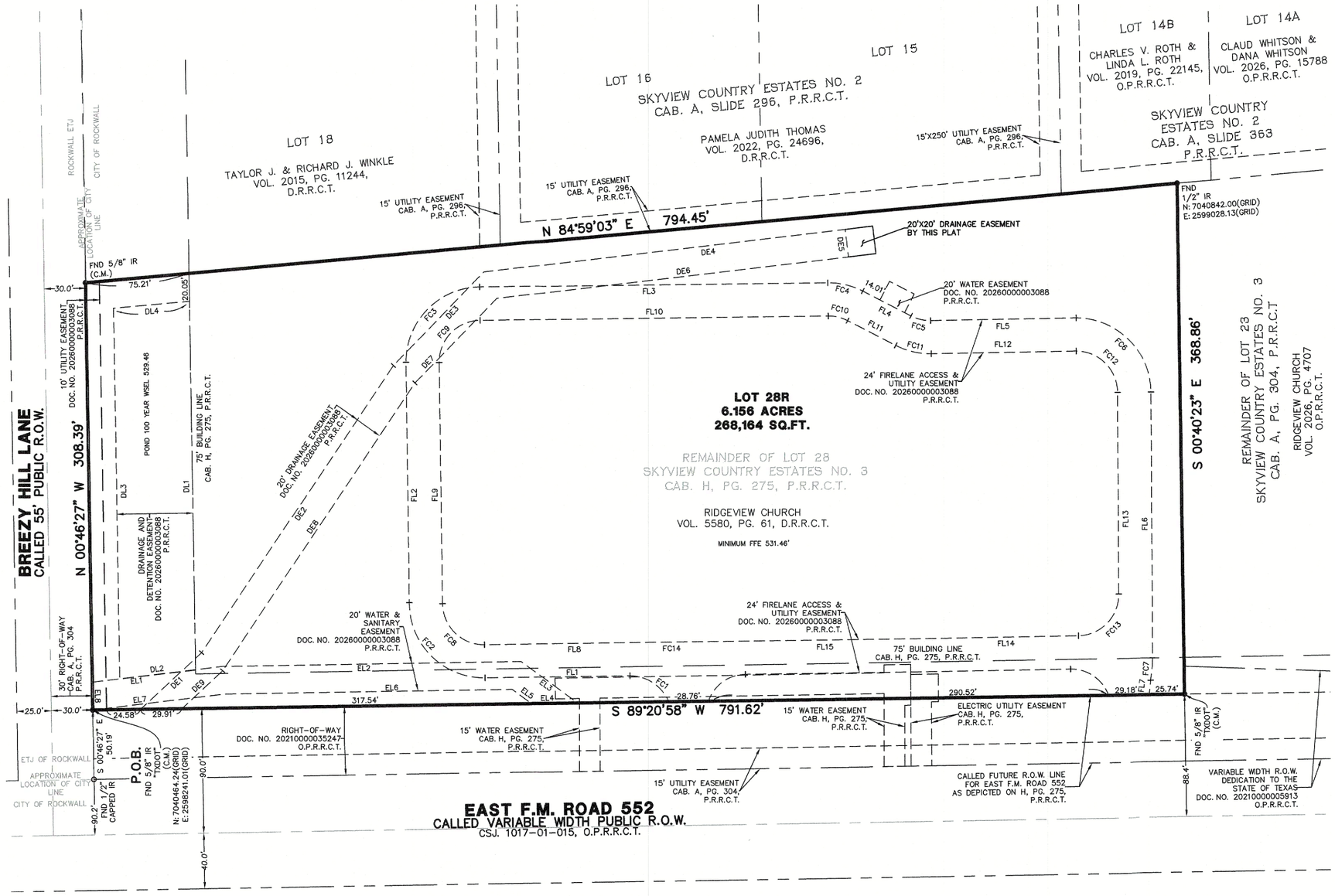
UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N 83°16'35" E	94.98'
EL2	N 89°15'12" E	216.72'
EL3	S 53°25'23" E	49.48'
EL4	S 89°15'12" W	32.99'
EL5	N 53°25'23" W	16.49'
EL6	S 89°15'12" W	208.92'
EL7	S 83°16'34" W	96.03'
EL8	N 00°44'35" W	20.11'

LOT INFO TABLE

LOT 28R:
COMMERCIAL
6.156 ACRES



CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
VICINITY MAP
NOT TO SCALE
NORTH



SURVEYOR'S NOTES:

1. BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A COMBINED SCALE FACTOR OF 1.000146135.
2. THIS PROPERTY LIES WITHIN ZONE "X" UNSHADED OF THE FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48397C0030L, DATED SEPTEMBER 26, 2008, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING.
3. 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.
4. THE PURPOSE OF THIS PLAT IS TO ADD A 20'x20' DRAINAGE EASEMENT.
5. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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).

LEGEND OF ABBREVIATIONS

•	D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
•	O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
•	P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
•	ROW	RIGHT OF WAY
•	C.M.	CONTROLLING MONUMENT
•	FND	FOUND
•	SQ.FT.	SQUARE FEET

NORTH

GRAPHIC SCALE: 1" = 60'

60 0 60 120 180 Feet

ENGINEER
SUTHERLAND KING
GRAYSON K. HUGHES, PE
6430 MEADOWCREEK DRIVE,
DALLAS, TX 75254
PHONE: 214.208.0519

OWNER/DEVELOPER
RIDGEVIEW CHURCH
1362 E. FM 522
ROCKWALL, ROCKWALL
COUNTY, TEXAS 75087

WINDROSE
LAND SURVEYING | PLATTING
1760 S. STEMMONS FRWY, STE 180 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DRAWN BY: JC DATE: 01-26-2026 CHECKED BY: TD JOB NO.: D61056
POC: KATI WATSON PHONE: 972-370-5871 EMAIL: KATI.WATSON@WINDROSESERVICES.COM

FINAL PLAT
LOT 28R, SKYVIEW COUNTRY ESTATES NO. 3
BEING A REPLAT OF LOT 28,
SKYVIEW COUNTRY ESTATES, NO. 3
BEING ONE (1) LOT
6.156-ACRES OR 268,164 SQUARE FEET
SITUATED IN THE JOHN SIMMONS SURVEY,
ABSTRACT NO. 190
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

R:\WRD SITE NOs\D61056 - Ridgeview Church - Rockwall\Platting\P136235 - Ridgeview Church Addition\Drawings\REPLAT

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS RIDGEVIEW CHURCH IS THE OWNER OF A 6.156 ACRE OR 268,164 SQUARE FEET TRACT OF LAND SITUATED IN THE JOHN SIMMONS SURVEY, ABSTRACT NUMBER (NO.) 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING THE REMAINDER OF LOT 28, SKYVIEW COUNTRY ESTATES NO. 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET (CAB.) H, PAGE (PG.) 275, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS, (P.R.R.C.T.), SAME BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO RIDGEVIEW CHURCH IN DEED RECORDED IN VOLUME (VOL.) 5580, PG. 61, DEED RECORDS ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD CAPPED "TXDOT" FOUND FOR THE NORTHWEST CORNER OF THAT RIGHT-OF-WAY DEDICATION TO THE STATE OF TEXAS IN DEED RECORDED IN DOCUMENT NO. 20210000035247 OF THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), ON THE EAST RIGHT-OF-WAY (ROW) LINE OF BREEZY HILL LANE (55' RIGHT-OF-WAY), SAID POINT LYING ON THE WEST LINE OF SAID LOT 28, FROM WHICH A 1/2-INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION BEARS SOUTH 00 DEG. 46 MIN. 27 SEC. WEST, A DISTANCE OF 50.19 FEET;

THENCE, NORTH 00 DEG. 46 MIN. 27 SEC. WEST, WITH THE WEST LINE OF SAID LOT 28 AND THE EAST ROW LINE OF SAID BREEZY HILL LANE, A DISTANCE OF 308.39 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 28, AND THE SOUTHWEST CORNER OF LOT 18 OF SKYVIEW COUNTRY ESTATES NO. 2, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CAB. A, PG. 296, P.R.R.C.T.;

THENCE, NORTH 84 DEG. 59 MIN. 03 SEC. EAST, DEPARTING THE EAST ROW LINE OF SAID BREEZY HILL LANE, WITH THE NORTHWEST LINE OF SAID LOT 28 AND THE SOUTHEAST LINE OF SAID SKYVIEW COUNTRY ESTATES NO. 2, A DISTANCE OF 794.45 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 28 AND THE NORTHWEST CORNER OF LOT 23, SKYVIEW COUNTRY ESTATES NO. 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CAB. A, PG. 304, P.R.R.C.T.;

THENCE, SOUTH 00 DEG. 40 MIN. 23 SEC. EAST, WITH THE EAST LINE OF SAID LOT 28 AND THE WEST LINE OF SAID LOT 23, A DISTANCE OF 368.86 FEET TO A 5/8-INCH IRON ROD CAPPED "TXDOT" FOUND FOR THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY DEDICATION;

THENCE, SOUTH 89 DEG. 20 MIN. 58 SEC. WEST, TRAVERSING THROUGH SAID LOT 28 OF SKYVIEW COUNTRY ESTATES NO. 3 AND WITH THE NORTH LINE OF SAID RIGHT-OF-WAY DEDICATION, A DISTANCE OF 791.62 FEET TO THE **POINT OF BEGINNING** AND CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED 6.156 ACRES OR 268,164 SQUARE FEET OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WE, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **LOT 28R, SKYVIEW COUNTRY ESTATES NO. 3**, ROCKWALL COUNTY, TEXAS AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE **SKYVIEW COUNTRY ESTATES NO. 3** SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. WE UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. WE ALSO UNDERSTAND THE FOLLOWING;

1. NO BUILDINGS 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, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF 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 ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

4. THE DEVELOPER/PROPERTY OWNER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.

5. THE DEVELOPER/PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE 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 THIS 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 THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I (WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

WITNESS MY HAND THIS _____ DAY OF _____, 2026.

_____

FELIX TAN, AUTHORIZED SIGNATORY

STATE OF TEXAS §

COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FELIX TAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____ 2026.

_____ _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, MATTHEW CARPENTER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____

MATTHEW CARPENTER, R.P.L.S.
NO. 6942

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 MATTHEW CARPENTER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____ 2026.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SUBDIVISION PLAT WAS REVIEWED BY THE PLANNING AND ZONING COMMISSION AND APPROVED BY THE CITY OF COUNCIL OF THE CITY OF ROCKWALL, TEXAS FOR THE PREPARATION OF A FINAL PLAT ON THE_____DAY OF _____2026.

_____ _____

MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING CHAIRMAN

_____ _____

CITY SECRETARY CITY ENGINEER

ENGINEER
SUTHERLAND KING
GRAYSON K. HUGHES, PE
6430 MEADOWCREEK DRIVE,
DALLAS, TX 75254
PHONE: 214.208.0519

OWNER/DEVELOPER
RIDGEVIEW CHURCH
1362 E. FM 522
ROCKWALL, ROCKWALL
COUNTY, TEXAS 75087

WINDROSE
LAND SURVEYING | PLATTING
1760 S. STEMMONS FRWY, STE 180 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DRAWN BY: TD DATE: 01-26-2026 CHECKED BY: JC JOB NO.: D61056
POC: KATI WATSON PHONE: 214-217-2544 EMAIL: KATI.WATSON@WINDROSESERVICES.COM

FINAL PLAT
LOT 28R, SKYVIEW COUNTRY ESTATES NO. 3
BEING A REPLAT OF LOT 28,
SKYVIEW COUNTRY ESTATES, NO. 3
BEING ONE (1) LOT
6.156-ACRES OR 268,164 SQUARE FEET
SITUATED IN THE JOHN SIMMONS SURVEY,
ABSTRACT NO. 190
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

-- 2026 --

CITY CASE NO. _____

R:\WIND SITE NOs\D61056 - Ridgeview Church - Rockwall\Platting\P136235 - Ridgeview Church Addition\Drawings\REPLAT

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	July 28, 2026
APPLICANT:	April Ross; *Burns Surveying*
CASE NUMBER:	P2026-027; *Final Plat for Lot 1, Block A, Harbor Summit Addition*

SUMMARY

Consider a request by April and Lisa Ross of Burns Surveying on behalf of Timothy Burns of Burns Summit, LLC for the approval of a *Final Plat* for Lot 1, Block D, Harbor Summit Addition being a 2.365-acre tract of land identified as Lot 5, Block A, George Morton Estate Addition; Lots 1 & 2 and a portion of Lots 3 & 4, Block 12, George Morton Addition; and Lot 1, Block D, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. This is a request for the approval of a *Final Plat* for a 2.365-acre tract of land (*i.e. Lots 1 & 2 and a portion of Lots 3 & 4, Block 12, George Morton Addition; and Lot 1, Block D, Harbor District Addition*) for the purpose of combining six (6) existing lots and a portion of two (2) lots to create one (1) lot (*i.e. Lot 1, Block D, Harbor Summit Addition*) and abandoning two (2), 20-foot easements.

☑ *Background*. The City Council annexed the subject property into the City of Rockwall on November 7, 1960 through the adoption of *Ordinance No. 60-03*. Upon annexation, the subject property was zoned Agricultural (AG) District. On June 19, 1989 the subject property was rezoned to Planned Development District 32 (PD-32) [*Ordinance No. 89-20*]. On December 2, 2002, Planned Development District 32 (PD-32) [*Ordinance No. 89-20*] was amended by *Ordinance No. 02-55*. This Planned Development District was again amended on February 4, 2008 by *Ordinance No. 08-11*. This ordinance increased the boundaries of the district, and established a limited set of land uses for the district. On September 20, 2010, the City Council passed *Ordinance No. 10-21*, which superseded all previous ordinances associated with Planned Development District 32 (PD-32) and established a concept plan and development standards for an approximate 78.89-acre tract of land that included the subject property. Today, this land is now commonly referred to as *PD-32* or the *Harbor District*. The subject property has remained vacant since annexation.

☑ *Conformance to the Subdivision Ordinance*. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and the execution of the attached ordinance and quitclaim deeds. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

☑ *Conditional Approval*. Conditional approval of this *Final Plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Final Plat* for *Lot 1, Block A, Harbor Summit Addition*, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this *Final Plat*; and,

(2) Any construction resulting from the approval of this *Final Plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS

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

DATE: 7/23/2026

PROJECT NUMBER: P2026-027
PROJECT NAME: Lot 1, Block A, Harbor Summit Addition
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Consider a request by April and Lisa Ross of Burns Surveying on behalf of Timothy Burns of Burns Summit, LLC for the approval of a Final Plat for Lot 1, Block D, Harbor Summit Addition being a 2.365-acre tract of land identified as Lot 5, Block A, George Morton Estate Addition; Lots 1 & 2 and a portion of Lots 3 & 4, Block 12, George Morton Addition; and Lot 1, Block D, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	07/22/2026	Approved w/ Comments

07/22/2026: P2026-027: Final Plat for Lot 1, Block A, Harbor Summit Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lot 1, Block D, Harbor Summit Addition being a 2.365-acre tract of land identified as Lot 5, Block A, George Morton Estate Addition; Lots 1 & 2 and a portion of Lots 3 & 4, Block 12, George Morton Addition; and Lot 1, Block D, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), and generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive.

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.

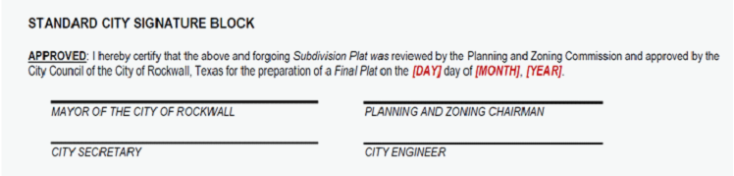
I.3 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

M.4 For reference, include the case number (P2026-027) in the lower right-hand corner of all pages on future submittals.

M.5 Please correct the Title Block to the following:

FINAL PLAT
LOT 1, BLOCK D,
HARBOR SUMMIT ADDITION
BEING A TOTAL OF
2.365-ACRES OR 103,019.4 SF
SITUATED IN THE
EDWARD TEAL SURVEY, ABSTACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.6 Please correct the Signature Block to match the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)



STANDARD CITY SIGNATURE BLOCK

APPROVED: I hereby certify that the above and forgoing *Subdivision Plat was* reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a *Final Plat* on the *[DAY]* day of *[MONTH]*, *[YEAR]*.

MAYOR OF THE CITY OF ROCKWALL — *PLANNING AND ZONING CHAIRMAN*

CITY SECRETARY — *CITY ENGINEER*

M.7 The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by August 4, 2026 for a subsequent review prior to approval.

I.9 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: July 28, 2026
City Council Meeting: August 11, 2026

I.10 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Final 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 Kuhn	07/21/2026	Approved w/ Comments

07/21/2026: 1. Remove these parking spaces and all other site features on the plat. Only show ROW, easements, etc.
2. What are these lines? Label all.
3. For information only, replatting may be required in the future for easements.
4. Need at least 2 points on plat that show Northing & Easting.
5. Indicate what easement and original document of easement
6. Don't match plat for George Morton Estate Addition Doc #20240000019254
7. Dimensions? Min 20'x20'

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Bethany Ross	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/20/2026	Approved w/ Comments

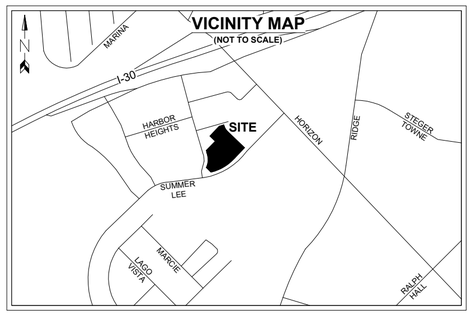
07/20/2026: Add Texas State Plane Coordinates, North Central Zone 4202 (Grid) to two corners.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/20/2026	Approved

No Comments



0' 60'

GRAPHIC SCALE
1-INCH = 60 FEET

CURVE TABLE					
NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	120.00'	60.49'	Δ=28°52'59"	S 31°44'20" E	59.85'
C2	467.50'	131.92'	Δ=16°10'03"	S 49°26'32" W	131.48'
C3	467.50'	152.92'	Δ=18°44'30"	S 67°07'27" W	152.24'
C4	126.00'	3.50'	Δ=01°35'30"	N 24°30'20" E	3.50'
C5	174.00'	129.34'	Δ=42°35'27"	N 04°00'18" E	126.39'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 17°17'50" E	15.66'
L2	S 43°50'10" W	140.01'
L3	N 44°57'37" W	66.91'
L4	N 17°17'28" W	29.94'
L5	N 72°42'32" E	7.72'
L6	N 45°23'31" W	14.17'
L7	N 45°31'17" W	75.02'
L8	N 43°50'01" E	135.24'
L9	N 72°41'58" E	49.17'

508 EAST PLEASANT RUN ROAD PROPERTY, LLC
INST. NO. 201400295338
O.P.R.R.C.T.

O.E.
VOL. 7056, PG. 71
D.R.R.C.T.

O.E.
VOL. 7162, PG. 300
D.R.R.C.T.

LOT 6, BLOCK A
GEORGE MORTON ESTATE ADDITION
INST. NO. 20240000019254
O.P.R.R.C.T.

LOT 6, BLOCK A
HARBOR DISTRICT ADDITION
INST. NO. 20210000005570
O.P.R.R.C.T.

CENTERLINE

(CM) 1/2" IRF
POINT OF BEGINNING

PINNACLE WAY
58' R.O.W.

1/2" IRF

L9

L1

1/2" IRF
YC "TXHS"

C1

L8

Dimensions? Min 20'x20'

CITY OF ROCKWALL
VOL. 4324, PG. 290
& INST. NO. 2011-00444412
D.R.R.C.T.

CITY OF ROCKWALL
INST. NO. 2011-00451634
O.P.R.R.C.T.

1/2" IRF
YC "TXHS"

L7

1/2" IRF
YC "5034"

N 44°12'48" E 130.81'

SUNSET RIDGE DRIVE
VARIABLE WIDTH R.O.W.

LOT 4, BLOCK A
GEORGE MORTON ESTATE ADDITION
INST. NO. 20240000019254
O.P.R.R.C.T.

1/2" IRF

GLEN HILL WAY
50' UNDEVELOPED R.O.W.

S 46°10'29" E 237.45'

CENTERLINE

V.E.3

32.5'

80.4'

(CM) 1/2" IRF
YC "5034"

U.E.1

W.E.2

O.E.2

LOT 5, BLOCK A
HARBOR VILLAGE ADDITION
INST. NO. 20190000020436
O.P.R.R.C.T.

Indicate what easement and original document of easement

LOT 10
2

1/2" IRS
1/2" IRF

L5

1/2" IRF

L4

1/2" IRF

20' ESMT. TO BE ABANDONED BY THIS PLAT

20' ESMT. TO BE ABANDONED BY THIS PLAT

L2

1/2" IRF

SUMMER LEE DRIVE
VARIABLE WIDTH R.O.W.

V.E.1

W.E.

O.E.1

C5

C2

C4

1/2" IRF
1/2" IRF

L3

C3

1/2" IRF
YC "5034"

62.9'

32.5'

31.0'

V.E.4

F.L.P.A. & U.E.4

10' B.L.4

W.E.4

V.E.4

V.E.4

F.L.P.A. & U.E.4

CITY OF ROCKWALL
INST. NO. 2011-00444412
O.P.R.R.C.T.

LOT 1, BLOCK A
HARBOR HILLS ADDITION
INST. NO. 20200000028578
O.P.R.R.C.T.

Remove these parking spaces and all other site features on the plat. Only show ROW, easements, etc.

LOT 1, BLOCK C
HARBOR DISTRICT ADDITION
INST. NO. 20140000003301
O.P.R.R.C.T.

What are these lines? Label all.

Don't match plat for George Morton Estate Addition Doc #20240000019254

Need at least 2 points on plat that show Northing & Easting.

For information only, replatting may be required in the future for easements.

LEGEND

P.R.R.C.T	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
CM	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
CAB	CABINET
SLD	SLIDE
ESMT.	EASEMENT
BL	BUILDING LINE
IRF	IRON ROD FOUND
YC	YELLOW CAP
IRS	IRON ROD SET WITH A YELLOW CAP STMPED "BURNS SURVEYING"
1	CABINET J, SLIDE 235 P.R.R.C.T.
2	INSTRUMENT NO. 20190000020436 O.P.R.R.C.T.
3	INSTRUMENT NO. 20240000019254 O.P.R.R.C.T.
4	INSTRUMENT NO. 20200000028578 O.P.R.R.C.T.
W.E	WATER EASEMENT
O.E	ONCOR EASEMENT
V.E	VISIBILITY EASEMENT
U.E	UTILITY EASEMENT
F.L.P.A	FIRE LANE PUBLIC ACCESS EASEMENT

PROPERTY ADDRESS: SUMMER LEE DRIVE, ROCKWALL, TEXAS 75032
OWNER: BURNS SUMMIT, LLC
ADDRESS: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
PHONE: 214-326-1090

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TX 75032
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202604779 PREPARATION DATE: 07/13/2026 DRAWN BY: ANR

FINAL PLAT
LOT 1R, BLOCK D
HARBOR SUMMIT ADDITION

BEING A REPLAT OF
LOT 5, BLOCK A, GEORGE MORTON ESTATE
INST. NO. 20240000019254 O.P.R.R.C.T.
LOT 1, BLOCK D, HARBOR DISTRICT ADDITION
CABINET I, SLIDE 7 P.R.R.C.T.
LOTS 1, 2, PT 3, PT 4, BLOCK 12 GEORGE MORTON ESTATE
CABINET A SLIDE 47B P.R.R.C.T.
SITUATED IN THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

 (CASE NO. _____)

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	Summer Lee Drive (Parcel IDs 19938, 19939, 19940, 86826, & 332359)				
SUBDIVISION	HARBOR SUMMIT ADDITION	LOT	1R	BLOCK	D
GENERAL LOCATION	NE Corner of Sunset Ridge Drive & Summer Lee Drive				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32	CURRENT USE	COMMERCIAL
PROPOSED ZONING	PD-32	PROPOSED USE	COMMERICAL
ACREAGE	2.365	LOTS [CURRENT]	6
		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	BURNS SUMMIT LLC	☑ APPLICANT	BURNS SURVEYING
CONTACT PERSON	TIMOTHY BURNS	CONTACT PERSON	APRIL ROSS/ LISA ROSS
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 Timothy Burns [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 16th DAY OF July, 20 26 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 16th DAY OF July, 2026

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Lisa Hyter

LISA HYTER
Notary Public, State of Texas
Comm. Expires 11-17-2028
Notary ID 132785921

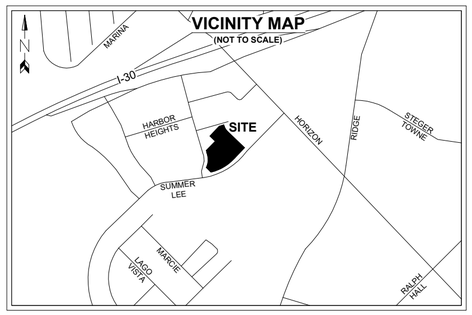
MY COMMISSION EXPIRES 11-17-2028



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.





CURVE TABLE					
NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	120.00'	60.49'	Δ=28°52'59"	S 31°44'20" E	59.85'
C2	467.50'	131.92'	Δ=16°10'03"	S 49°26'32" W	131.48'
C3	467.50'	152.92'	Δ=18°44'30"	S 67°07'27" W	152.24'
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C5	174.00'	129.34'	Δ=42°35'27"	N 04°00'18" E	126.39'

LINE TABLE		
NO.	BEARING	LENGTH
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L6	N 45°23'31" W	14.17'
L7	N 45°31'17" W	75.02'
L8	N 43°50'01" E	135.24'
L9	N 72°41'58" E	49.17'

508 EAST PLEASANT RUN ROAD PROPERTY, LLC
INST. NO. 201400295338
O.P.R.R.C.T.

LOT 6, BLOCK A
GEORGE MORTON ESTATE ADDITION
INST. NO. 20240000019254
O.P.R.R.C.T.

O.E.
VOL. 7056, PG. 71
D.R.R.C.T.

O.E.
VOL. 7162, PG. 300
D.R.R.C.T.

LOT 6, BLOCK A
HARBOR DISTRICT ADDITION
INST. NO. 20210000005570
O.P.R.R.C.T.

CENTERLINE

(CM) 1/2" IRF
POINT OF BEGINNING

PINNACLE WAY
58' R.O.W.

1/2" IRF

L9

L1

V.E.3

1/2" IRF
YC "TXHS"

CITY OF ROCKWALL
VOL. 4324, PG. 290
& INST. NO. 2011-00444412
D.R.R.C.T.

CENTERLINE

L8

C1

LOT 4, BLOCK A
GEORGE MORTON ESTATE ADDITION
INST. NO. 20240000019254
O.P.R.R.C.T.

CITY OF ROCKWALL
INST. NO. 2011-00451634
O.P.R.R.C.T.

1/2" IRF
YC "TXHS"

L7

1/2" IRF
YC "5034"

GLEN HILL WAY
50' UNDEVELOPED R.O.W.
S 46°10'29" E 237.45'

CENTERLINE

V.E.3

32.5'

80.4'

CENTERLINE

SUNSET RIDGE DRIVE
VARIABLE WIDTH R.O.W.

N 44°12'48" E 130.81'

LOT 1R, BLOCK D
103,005 SQ. FT.
2.365 ACRES

L6

1/2" IRS

1/2" IRF

L5

1/2" IRF

L4

1/2" IRF

20' ESMT. TO BE ABANDONED BY THIS PLAT

20' ESMT. TO BE ABANDONED BY THIS PLAT

(CM) 1/2" IRF
YC "5034"

V.E.3

V.E.1

U.E.1

W.E.2

O.E.2

LOT 5, BLOCK A
HARBOR VILLAGE ADDITION
INST. NO. 20190000020436
O.P.R.R.C.T.

CITY OF ROCKWALL
INST. NO. 2011-00444412
O.P.R.R.C.T.

C5

C4

1/2" IRF

1/2" IRF

L2

1/2" IRF

SUMMER LEE DRIVE
VARIABLE WIDTH R.O.W.

O.E.1

V.E.1

W.E.1

C2

1/2" IRF
YC "5034"

32.5'

31.0'

L3

C3

LOT 1, BLOCK C
HARBOR DISTRICT ADDITION
INST. NO. 20140000003301
O.P.R.R.C.T.

1/2" IRF
YC "5034"

62.9'

V.E.4

F.L.P.A. & U.E.4

CITY OF ROCKWALL
INST. NO. 2011-00444412
O.P.R.R.C.T.

10' B.L.4

W.E.4

V.E.4

V.E.4

F.L.P.A. & U.E.4

LOT 1, BLOCK A
HARBOR HILLS ADDITION
INST. NO. 20200000028578
O.P.R.R.C.T.

LEGEND	
P.R.R.C.T	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
CM	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
CAB	CABINET
SLD	SLIDE
ESMT.	EASEMENT
BL	BUILDING LINE
IRF	IRON ROD FOUND
YC	YELLOW CAP
IRS	IRON ROD SET WITH A YELLOW CAP STMPED "BURNS SURVEYING"
1	CABINET J, SLIDE 235 P.R.R.C.T.
2	INSTRUMENT NO. 20190000020436 O.P.R.R.C.T.
3	INSTRUMENT NO. 20240000019254 O.P.R.R.C.T.
4	INSTRUMENT NO. 20200000028578 O.P.R.R.C.T.
W.E	WATER EASEMENT
O.E	ONCOR EASEMENT
V.E	VISIBILITY EASEMENT
U.E	UTILITY EASEMENT
F.L.P.A	FIRE LANE PUBLIC ACCESS EASEMENT

PROPERTY ADDRESS: SUMMER LEE DRIVE, ROCKWALL, TEXAS 75032
OWNER: BURNS SUMMIT, LLC
ADDRESS: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
PHONE: 214-326-1090

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TX 75032
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202604779 PREPARATION DATE: 07/13/2026 DRAWN BY: ANR

FINAL PLAT
LOT 1R, BLOCK D
HARBOR SUMMIT ADDITION

BEING A REPLAT OF
LOT 5, BLOCK A, GEORGE MORTON ESTATE
INST. NO. 20240000019254 O.P.R.R.C.T.
LOT 1, BLOCK D, HARBOR DISTRICT ADDITION
CABINET I, SLIDE 7 P.R.R.C.T.
LOTS 1, 2, PT 3, PT 4, BLOCK 12 GEORGE MORTON ESTATE
CABINET A SLIDE 47B P.R.R.C.T.
SITUATED IN THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

 (CASE NO. _____)

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Burns Summit, LLC is the owner of a 2.365 acre tract of land situated in the Edward Teal Survey, Abstract Number 207, Rockwall County, Texas, same being those tracts of land conveyed to Burns Summit, LLC by General Warranty Deed recorded in Instrument Number 20260000013211, Official Public Records, Rockwall County, Texas, same being Lot 5, Block A, George Morton Estate, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20240000019254, Official Public Records, Rockwall, County, Texas, also being Lots 1, 2, a portion of 3, and a portion of 4, Block 12, and Lots 3 and 4, Block 11, George Morton Estate, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 47B, Plat Records, Rockwall County, Texas, also being Lot 1, Block D, Harbor District Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet I, Slide 7, Plat Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being at the intersection of the Southeast Right-of-Way line of Pinnacle Way (a 58 foot Right-of-Way) and the West Right-of-Way line of Glen Hill Way (a 50 foot Right-of-Way);

THENCE South 17 degrees 17 minutes 50 seconds East, a distance of 15.66 feet to a 1/2 inch iron rod with a yellow cap stamped “TXHS” found for corner, said corner lying along the Southwest Right-of-Way line of said Glen Hill Way, said corner being the beginning of a tangent curve to the left having a radius of 120.00 feet, a delta angle of 28 degrees 52 minutes 59 seconds, a chord bearing and distance of South 31 degrees 44 minutes 20 seconds East 59.85 feet;

THENCE along said curve to the left an arc length of 60.49 feet to a 1/2 inch iron rod found for corner, said corner lying along the Southwest Right-of-Way line of said Glen Hill Way;

THENCE South 46 degrees 10 minutes 29 seconds East, a distance of 237.45 feet to a 1/2 inch iron rod with a yellow cap stamped “5034” found for corner, said corner being at the intersection of the Southwest Right-of-Way line of said Glen Hill Way and the Northwest Right-of-Way line of Summer Lee Drive (a variable width Right-of-Way);

THENCE South 43 degrees 50 minutes 10 seconds West, a distance of 140.01 feet to a 1/2 inch iron rod found for corner, said corner lying along the Northwest Right-of-Way line of said Summer Lee Drive, same being the beginning of a non-tangent curve to the right having a radius of 467.50 feet, a delta angle of 16 degrees 10 minutes 03 seconds, a chord bearing and distance of South 49 degrees 26 minutes 32 seconds West 131.48 feet;

THENCE along said curve to the right an arc length of 131.92 feet to a 1/2 inch iron rod with a yellow cap stamped “5034” found for corner, said corner lying along the Northwest Right-of-Way line of said Summer Lee Drive, same being the beginning of a non-tangent curve to the right having a radius of 467.50 feet, a delta angle of 18 degrees 44 minutes 30 seconds, a chord bearing and distance of South 67 degrees 07 minutes 27 seconds West 152.24 feet;

THENCE along said curve to the right an arc length of 152.92 feet to a 1/2 inch iron rod with a yellow cap stamped “5034” found for corner, said corner lying along the Northwest Right-of-Way line of said Summer Lee Drive, same being the East corner of a tract of land conveyed to the City of Rockwall by deed recorded in Instrument Number 2011-00444412, Official Public Records, Rockwall County, Texas;

THENCE North 44 degrees 57 minutes 37 seconds West, a distance of 66.91 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said City of Rockwall tract, same lying along the Southeast Right-of-Way line of Sunset Ridge Drive (a variable width Right-of-Way), said corner being the beginning of a non-tangent curve to the left having a radius of 126.00 feet, a delta angle of 01 degree 35 minutes 30 seconds, a chord bearing and distance of North 24 degrees 30 minutes 20 seconds East 3.50 feet;

THENCE along said curve to the left an arc length of 3.50 feet to a 1/2 inch iron rod found for corner, said corner lying along the Southeast Right-of-Way line of said Sunset Ridge Drive, same being the beginning of a curve to the left having a radius of 174.00 feet, a delta angle of 42 degrees 35 minutes 27 seconds, a chord bearing and distance of North 04 degrees 00 minutes 18 seconds East 126.39 feet;

THENCE along said curve to the left an arc length of 129.34 feet to a 1/2 inch iron rod found for corner, said corner lying along the East Right-of-Way line of said Sunset Ridge Drive;

THENCE North 17 degrees 17 minutes 28 seconds West, a distance of 29.94 feet to a 1/2 inch iron rod found for corner, said corner lying along the East Right-of-Way line of said Sunset Ridge Drive;

THENCE North 72 degrees 42 minutes 32 seconds East, a distance of 7.72 feet to a 1/2 inch iron rod found for corner;

THENCE North 45 degrees 23 minutes 31 seconds West, a distance of 14.17 feet to a 1/2 inch iron rod with a yellow cap stamped “Burns Surveying” set for corner;

THENCE North 44 degrees 12 minutes 48 seconds East, a distance of 130.81 feet to a 1/2 inch iron rod with a yellow cap stamped “5034” found for corner, said corner being the East corner of a tract of land conveyed to the City of Rockwall by deed recorded in Instrument Number 2011-00451634, Official Public Records, Rockwall County, Texas;

THENCE North 45 degrees 31 minutes 17 seconds West, a distance of 75.02 feet to a 1/2 inch iron rod with a yellow cap stamped “TXHS” found for corner, said corner being an inner “ell” corner of said City of Rockwall tract (2011-00451634);

THENCE North 43 degrees 50 minutes 01 second East, a distance of 135.24 feet to a 1/2 inch iron rod found for corner, said corner being the most Easterly corner of said City of Rockwall tract (2011-00451634), same lying along the Southeast Right-of-Way line of said Pinnacle Way;

THENCE North 72 degrees 41 minutes 58 seconds East, a distance of 49.17 feet to the POINT OF BEGINNING and containing 103,005 square feet or 2.365 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Burns Summit, LLC, the undersigned owners of the land shown on this plat, and designated herein as the ***HARBOR SUMMIT ADDITION,*** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the ***HARBOR SUMMIT ADDITION,*** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings 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, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of 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 establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide 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 this 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 the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

_____
Owner: Burns Summit, LLC
Agent: Timothy Burns

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Timothy Burns, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given upon my hand and seal of office this _____ day of _____, 20____.

_____
Notary Public in and for the State of Texas
My commission expires _____

PROPERTY ADDRESS: SUMMER LEE DRIVE, ROCKWALL, TEXAS 75032
OWNER: BURNS SUMMIT, LLC
ADDRESS: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
PHONE: 214-326-1090

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20__.

"Preliminary, this document shall not be recorded for any purpose."

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas
My commission expires:

NOTES

1. 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".

2. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

3. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE PLATTED LOT FROM 6 EXISTING LOTS AND A PORTION OF 2 EXISTING LOTS.

5. NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0040L, DATED 09/26/2008, ZONE X.

6. 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.

7. PUBLIC IMPROVEMENT STATEMENT: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING 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.

8. 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.

9. 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.

CERTIFICATE OF APPROVAL

APPROVED:
I hereby certify that the above and foregoing plat **HARBOR SUMMIT ADDITION,** being an addition ot the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the _____ day of _____, 2026.

_____
PLANNING AND ZONING COMMISSION DIRECTOR

_____
CITY ENGINEER

PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TX 75032
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202604779 PREPARATION DATE: 07/13/2026 DRAWN BY: ANR

FINAL PLAT
LOT 1R, BLOCK D
HARBOR SUMMIT ADDITION

BEING A REPLAT OF
LOT 5, BLOCK A, GEORGE MORTON ESTATE
INST. NO. 20240000019254 O.P.R.R.C.T.
LOT 1, BLOCK D, HARBOR DISTRICT ADDITION
CABINET I, SLIDE 7 P.R.R.C.T.
LOTS 1, 2, PT 3, PT 4, BLOCK 12 GEORGE MORTON ESTATE
CABINET A SLIDE 47B P.R.R.C.T.
SITUATED IN THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

 (CASE NO. _____)

CITY OF ROCKWALL

PLANNIING 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:	July 28, 2026
SUBJECT:	Z2026-034; *Specific Use Permit (SUP) for a Detached Garage at 2368 Saddlebrook Lane*

On July 14, 2026, the Planning and Zoning Commission held a public hearing on *Case No. Z2026-034*, and approved a motion to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* for *a Detached Garage* with the condition that the applicant provide stone on the front façade of the building. On July 16, 2026, the applicant -- *Bradley Stannard of Legendary Outdoor Solutions* -- submitted an email to staff stating that the homeowner would like to alter the size and materials of the building and requested to be remanded back to the Planning and Zoning Commission. According to Subsection 02.03, *Procedures for Zoning Applications*, of the Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(n)ew matters of evidence not presented to the Planning and Zoning Commission shall not be heard or considered by the City Council with relation to public hearing for zoning changes, Specific Use Permits (SUP), or text amendments. In the event new evidence develops between the date of the public hearing by the Planning and Zoning Commission and the hearing of the City Council on any zoning change, Specific Use Permit (SUP), or text amendment, or if for any other valid reason a person wishes to present new evidence to the City Council -- *which was not presented to the Planning and Zoning Commission* -- the City Council shall refer the zoning change, Specific Use Permit (SUP), or text amendment back to the Planning and Zoning Commission for a further public hearing to consider the new evidence." Based on the applicant submitting new elevations to staff, the City Council was obligated to remand the case back to the Planning and Zoning Commission for an additional review and public hearing and did so on July 20, 2026. The City Council announced that this case will be remanded back to the Planning and Zoning Commission for a public hearing date of *July 28, 2026*. The building originally considered and recommended for approval by the Planning and Zoning Commission was a 1,250 SF metal building with stone provided across the front façade. On July 21, 2026, the applicant provided updated building elevations showing a reduced building area of 1,000 SF, with a stone wainscot on the front façade and LP siding on the remainder of the front façade and all other façades. Staff has included the updated site plan and building elevations in the draft ordinance and the Commission's packet. Should the Planning and Zoning Commission have any questions, staff will be available at the *July 28, 2026* meeting.

CITY OF ROCKWALL

PLANNING AND ZONING CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	July 28, 2026
APPLICANT:	Bradley Stannard; *Legendary Outdoor Solutions*
CASE NUMBER:	Z2026-034; *Specific Use Permit (SUP) for a Detached Garage at 2368 Saddlebrook Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Bradley Stannard of Legendary Outdoor Solutions on behalf of Wade Stelzer for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a one (1) acre parcel of land identified as Lot 18, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2368 Saddlebrook Lane, and take any action necessary.

BACKGROUND

On July 25, 1985, a subdivision plat for Saddlebrook Estates #2 Addition was filed with Rockwall County. This subdivision plat established 45 single-family residential lots on 51.47-acres, and established the subject property as Lot 18, Block A, Saddlebrook Estates #2 Addition. The subject property -- *along with the rest of the Saddlebrook Estates #2 Addition* -- was annexed into the City of Rockwall on August 30, 1999 by *Ordinance No. 99-33* [*Case No. A1999-002*], and was zoned Agricultural (AG) District at the time of annexation. On November 5, 2001, the City Council approved *Ordinance No. 01-58* rezoning the Saddlebrook Estates #2 Subdivision -- *which included the subject property* -- from an Agricultural (AG) District to Single-Family 16 (SF-16) District. This remains the current zoning designation of the subject property. According to the Rockwall Central Appraisal District (RCAD), a 2,770 SF single-family home was constructed on the subject property in 2002.

PURPOSE

The applicant -- *Bradley Stannard of Legendary Outdoor Solutions* -- is requesting the approval of a *Specific Use Permit (SUP)* to allow for the construction of a *detached garage* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2368 Saddlebrook Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the corporate limits of the City of Rockwall and a 1.1811-acre parcel of land (*i.e. Lot 4, Saddlebrook Estates*) located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). Beyond this is E Quail Run Road which is identified as a M4U (*i.e. major collector, four [4]-lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is a 69.538-acre parcel of land (*i.e. Lot 1, Block A, Rockwall ISD Addition*) which is developed with a Public Secondary School (*i.e. Rockwall Ninth Grade Campus North*). This lot is zoned Planned Development District 94 (PD-94) for Neighborhood Services (NS) District land uses.

South: Directly south of the subject property is Saddlebrook Lane, which is classified as a R2 *(i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is another one (1) acre parcel of land (*i.e. Lot 13, Block B, Saddlebrook Estates #2 Addition*). This property is currently developed with a single-family home and is zoned Single Family 16 (SF-16) District.

East: Directly east of the subject property are seven (7), one (1) acre lots (*i.e. Lots 19-25, Block A, Saddlebrook Estates #2 Addition*) that are zoned Single Family 16 (SF-16) District and are developed with single-family homes. Beyond this are the corporate limits of the City of Rockwall and FM-1141, which is identified as an A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property are three (3), one (1) acre parcels of land (*i.e. Lots 15-17, Block A, Saddlebrook Estates #2 Addition*). Beyond this is a 17.56-acre parcel of land (*i.e. Lot 1, Block A, Cox Acres*) that is zoned Agricultural (AG) District and developed with a single-family residence. West of this is a 1.82-acre parcel of land (*i.e. Lot 1, Block A, Utley Addition*), which is zoned Single Family Estate 1.5 (SFE-1.5) District and developed with a single-family residence.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

According to the site plan and building elevations provided by the applicant, the proposed *detached garage* will measure 20-feet by 50-feet (*or 1,000 SF*), and be situated at the end of the driveway in the rear yard of the subject property. It will be located approximately 23 feet from the eastern or side property line and more than 107-feet from the northern or rear property line. The proposed overall height of the structure will be 14-feet, 10-inches (*or 12-feet, 6.72-inches at the midpoint*). The exterior of the structure will be clad in a stone wainscot on the front façade and the rest will be clad in LP siding.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 16 (SF-16) District allows a maximum of two (2) accessory structures with a maximum square footage of 144 SF each. In addition, the Unified Development Code (UDC) allows one (1) of these accessory structures to be a detached garage with a maximum square footage of 625 SF. According to these same standards,

"accessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure." In this case, the applicant's original submittal showed the proposed accessory building with stone cladding on the front façade and LP siding on the remaining elevations. During the Planning and Zoning Commission Work Session on June 30, 2026, the Commission recommended that the applicant also provide stone on the side elevation visible from neighboring properties; however, the applicant submitted updated building elevations on July 7, 2026, showing the accessory building clad entirely in metal on all four (4) façades and the size of the building increased from 1,000 SF to 1,250 SF. On July 16, the applicant sent an email to staff requesting to be remanded back to the Planning and Zoning Commission since they are looking to alter the materials on the building and the size. On July 20, 2026, the City Council remanded the case back to the Planning and Zoning Commission for the July 28, 2026 meeting. On July 21, 2026, the applicant provided updated building elevations showing a total square footage of 1,000 SF and the front façade with a stone wainscot and the rest of the front façade and remaining facades clad in LP siding. While the proposed accessory building does not appear to be architecturally compatible with the primary structure -- *which is clad in stone and brick* -- staff should note that there are several properties within the subdivision that contain large metal detached garages and detached garages that are constructed using the same materials as the primary structure (*i.e. brick and stone*).

The proposed accessory structure is a total of 1,000 SF. In addition, the proposed *Detached Garage* is required to meet the density and dimensional requirements for Single-Family 16 (SF-16) District contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Number of Accessory Structures Permitted	*2*	*X=1; In Conformance*
Detached Garage (Maximum Square Footage)	*625 SF*	*1,000 SF; Not in Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>107-feet; In Conformance*
Minimum Side Yard Setback	*8-Feet*	*X=23-feet; In Conformance*
Maximum Building Height	*15-Feet*	*X=12-Feet,6.72-inches at midpoint; In Conformance*
Between Buildings	*10-feet*	*X=11.2-feet; In Conformance*

STAFF ANALYSIS

In reviewing a request for a Specific Use Permit for an accessory structure exceeding the maximum permitted size, the Planning and Zoning Commission and City Council may consider: [*1*] whether the structure was constructed without the required permits or under false pretenses; [*2*] the size of the proposed structure compared with other accessory structures in the surrounding neighborhood or subdivision; and [*3*] the size, architecture, and location of the proposed structure in relation to the primary residence.

In this case, the detached garage has not been constructed and is being considered prior to the issuance of a building permit. The proposed garage would contain 1,000 SF, which exceeds the maximum permitted area of 625 SF by 375 SF, or an increase in size of 60% over the size permitted by the UDC. The proposed garage would also represent approximately 36% of the floor area of the existing 2,770 SF single-family residence. Although the proposed structure exceeds the maximum size permitted by the Unified Development Code (UDC), it would be located in the rear yard, comply with the applicable side-yard, rear-yard, building-separation, and height requirements, and be situated on a one (1) acre residential lot.

With regard to architecture, the Unified Development Code (UDC) requires accessory buildings and structures to be architecturally compatible with the primary structure and situated behind the front façade of the primary structure. The applicant's original submittal showed the proposed detached garage with stone cladding on the front façade and LP siding on the remaining elevations. During the Planning and Zoning Commission Work Session on June 30, 2026, the Commission recommended to the applicant that they provide stone on the side elevation visible from the neighboring properties to improve compatibility with the existing residence and surrounding area; however, the applicant submitted updated building elevations on July 7, 2026,

showing the structure clad entirely in metal on all four (4) façades and increasing the size of the building from 1,000 SF to 1,250 SF. As mentioned earlier, on July 16, 2026, the applicant requested that the case be remanded to the Planning and Zoning Commission to allow revisions to the building size and exterior materials. On July 20, 2026, the City Council remanded the case for consideration at the July 28, 2026, Planning and Zoning Commission meeting. The applicant subsequently submitted revised building elevations on July 21, 2026, depicting a 1,000 SF building with a stone wainscot on the front façade and LP siding on the remainder of the front façade and all other elevations. Based on the submitted elevations, the proposed detached garage does *not* appear to be architecturally compatible with the primary residence, which is clad in stone and brick. With that being said, staff should note that there are several properties within the subdivision that contain large metal detached garages. With all that being said, approval of the Specific Use Permit is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 13, 2026, staff mailed 30 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowners Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had received three (3) notices in favor and none in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* for a *Detached Garage*, then staff would propose the following conditions of approval:

(1) The applicants shall be responsible for maintaining compliance with the operational conditions contained within the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

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

  (b) The *Detached Garage* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.

  (c) The *Detached Garage* shall not exceed a total maximum size of 1,000 SF.

  (d) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

  (e) No additional *Accessory Structures* shall be permitted on the subject property unless approved through an amendment to this Specific Use Permit (SUP).

(2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On July 14, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with the condition that the applicant face the front facade in stone, and Commissioner Hilliard absent.

CITY COUNCIL

On July 20, 2026, the City Council approved a motion to remand the Specific Use Permit (SUP) back to the Planning and Zoning Commission on July 28, 2026 by a vote of 7-0.

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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1&3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($1,000.00 + $20.00 ACRE) [1&2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (RESIDENTIAL) ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (COMMERCIAL) ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1&3]
- ☑ SPECIFIC USE PERMIT (RESIDENTIAL) ($200.00 + $20.00 ACRE) [1,2&3]
- ☐ SPECIFIC USE PERMIT (COMMERCIAL) ($1,000.00 + $20.00 ACRE) [1,2&3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1&3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1&3]

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 $2,500.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF $150.00 WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2368 ~~Saddle~~ Saddlebrook Ln

SUBDIVISION Saddlebrook Estates - Second Section LOT 18 BLOCK A

GENERAL LOCATION South of E Quail Run Rd, East of John King Blvd

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	Wade Stelzer	☐ APPLICANT	Legendary Outdoor Solutions
CONTACT PERSON	Wade Stelzer	CONTACT PERSON	Bradley Stannard
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Wade Stelzer [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 $ 220.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 10th *DAY OF* June *20* 26*. 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 10th DAY OF June 2026

OWNER'S SIGNATURE Wade Stelzer

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Misty Stelzer

Misty Stelzer
My Commission Expires
10/26/2027
Notary ID 134621569

MY COMMISSION EXPIRES 10/26/2027



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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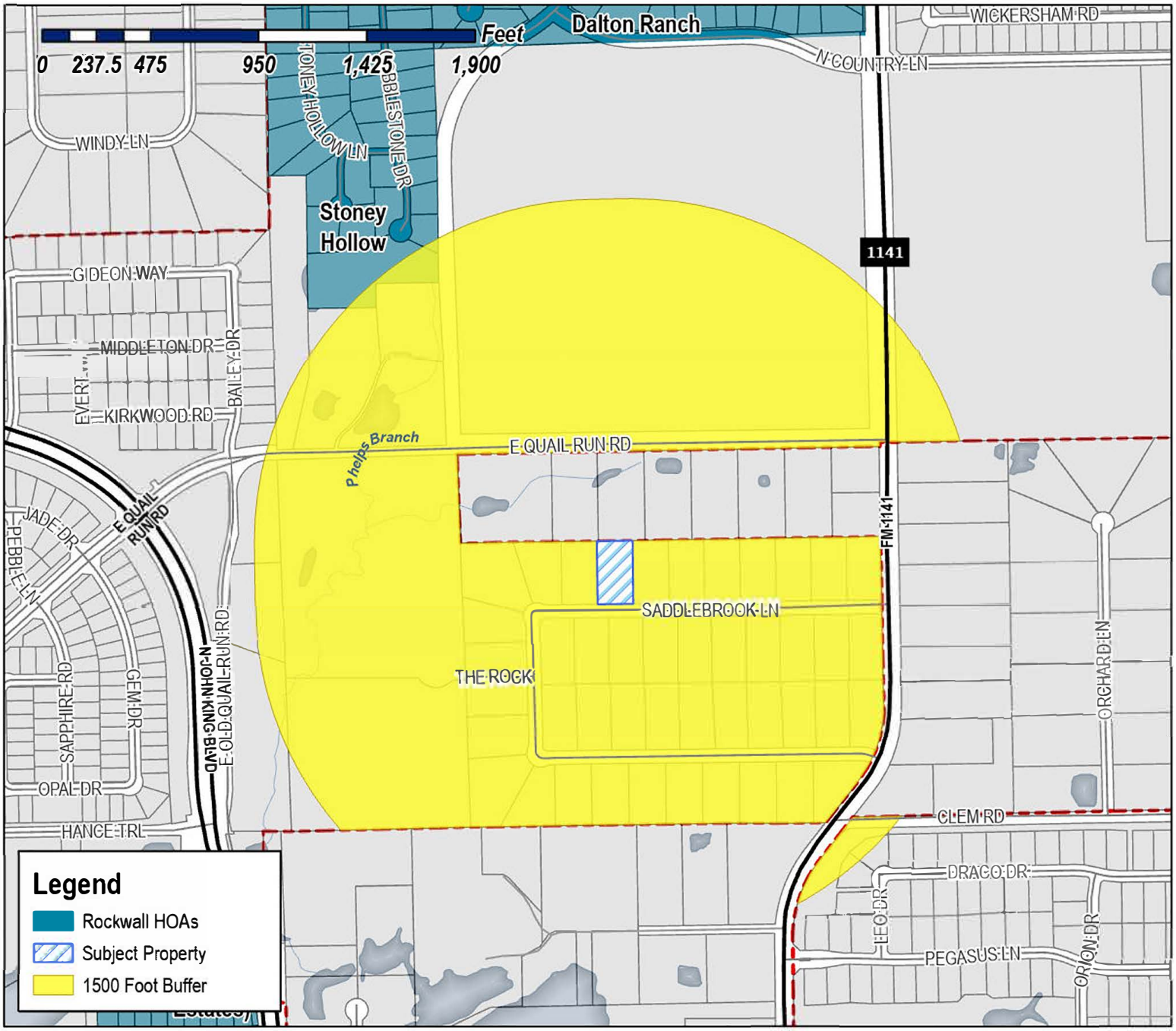
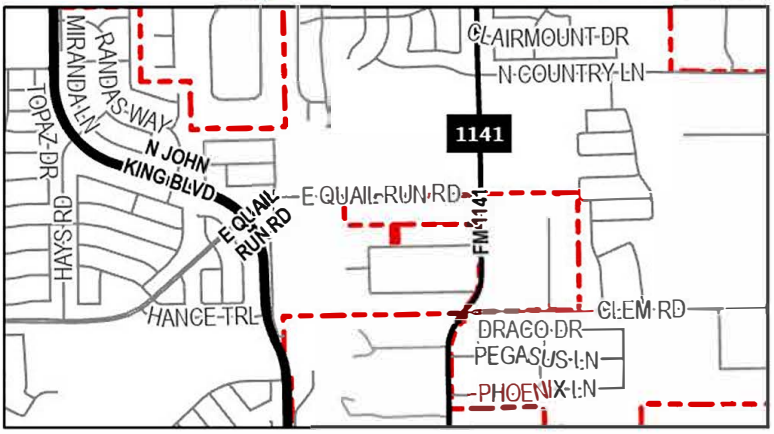


Case Number: Z2026-034
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2368 Saddlebrook Lane



Date Saved: 6/11/2026
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Zavala, Melanie
Sent: Tuesday, June 16, 2026 11:06 AM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2026-034]
Attachments: Public Notice (06.15.2026).pdf; HOA Map (06.11.2026).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 19, 2026*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, July 14, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 20, 2026 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.

Z2026-034: SUP for Detached Garage
Hold a public hearing to discuss and consider a request by Bratley Stannard of Legendary Outdoor Solutions on behalf of Wade Stelzer for the approval of a *Specific Use Permit (SUP)* for *Detached Garage* on a one (1) acre parcel of land identified as Lot 18, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2368 Saddlebrook Lane, 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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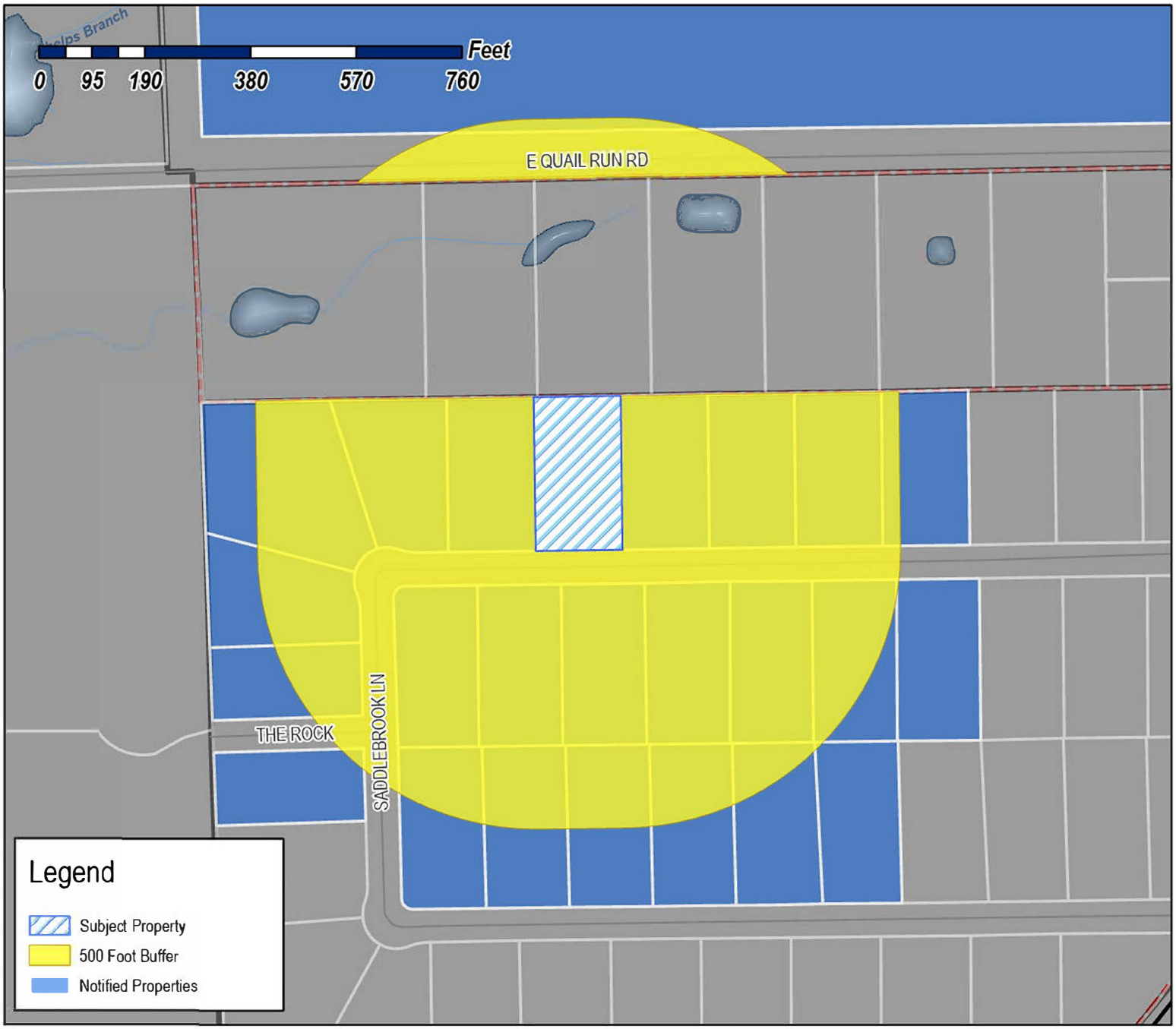
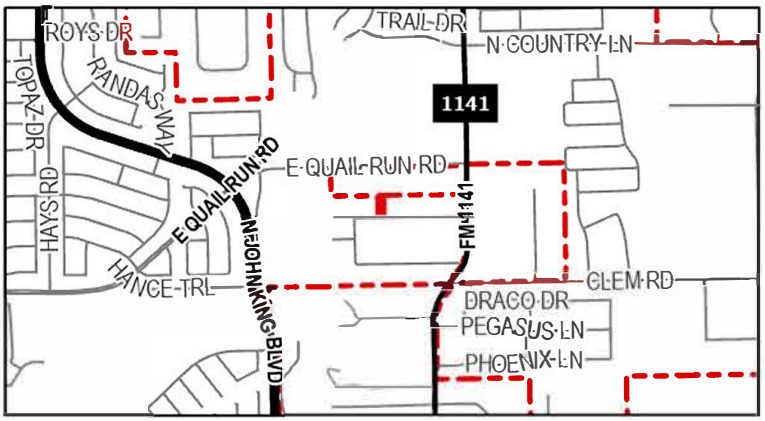


Case Number: Z2026-034
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2368 Saddlebrook Lane



Date Saved: 6/11/2026
For Questions on this Case Call: (972) 771-7745

SHEILA LOEFFLER FLANNERY LIVING TRUST
SHEILA LOEFFLER FLANNERY & ROBERT
MATTHEW LOEFFLER - TRUSTEE
2095 E QUAIL RUN RD
ROCKWALL, TX 75087

FREDERICK CURTIS
2181 E QUAIL RUN RD
ROCKWALL, TX 75087

SELF CRAIG & CHRISTINA
2249 E QUAIL RUN RD
ROCKWALL, TX 75087

ECHOLS JAMES WADE
2307 E 2307 QUAIL RUN RD
ROCKWALL, TX 75087

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

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

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

WHITE JOHN C & PAMELA E
2332 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

RICHARDSON FRANKLIN AND JENNIFER
2343 EAST QUAIL RUN ROAD
ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

COOK HEIDI AND BRYAN
2348 SADDLEBRROK LN
ROCKWALL, TX 75087

JONES BRADLEY K AND SUSAN M
2352 SADDLEBROOK LANE
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR
2360 SADDLEBROOK LANE
ROCKWALL, TX 75087

HARVEY LEE L AND
MARIA J PEREIRA
2361 SADDLEBROOK LANE
ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R
2364 SADDLEBROOK LN
ROCKWALL, TX 75087

HOKANSON ETHAN LOREN & JORDAN NICOLE
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

STELZER WADE L & MISTY M
2368 SADDLEBROOK LN
ROCKWALL, TX 75087

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

TRUITT PAMELA MARIE & ROBERT EDWIN
2372 Saddlebrook Ln
Rockwall, TX 75087

CALDERON ALEJANDRO & ROSARIO
2373 SADDLEBROOK LN
ROCKWALL, TX 75087

BASHAM ERIC B
2376 SADDLEBROOK LN
ROCKWALL, TX 75087

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

W D DEFEBAUGH REVOCABLE TRUST 2023
WALTER WAYNE DEFEBAUGH & DAWN ANN
DEFEBAUGH - TRUSTEES
2380 SADDLEBROOK LN
ROCKWALL, TX 75087

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

GRAY RYAN D AND MARISA C
2384 SADDLEBROOK LN
ROCKWALL, TX 75087

PUTCHINSKI PAUL & SHANNON
2385 SADDLEBROOK LANE
ROCKWALL, TX 75087

ROCKWALL I S D
801 E WASHINGTON ST
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:

Z2026-034: SUP for Detached Garage

Hold a public hearing to discuss and consider a request by Bratley Stannard of Legendary Outdoor Solutions on behalf of Wade Stelzer for the approval of a *Specific Use Permit (SUP)* for *Detached Garage* on a one (1) acre parcel of land identified as Lot 18, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2368 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 14, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 20, 2026 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 20, 2026 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. Z2026-034: SUP for Detached Garage

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

From: Dean Gilkinson
To: Planning
Subject: Case No. Z2026-034: SUP for Detached Garage
Date: Friday, June 19, 2026 2:09:27 PM

My name is Doyle Gilkinson, 2369 Saddlebrook Ln, Rockwall, TX, 75087. I have no objection to this SUP.

Thank You,
D. Gilkinson 903-453-4686

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Marisa C Gray
To: Planning
Cc: Ry
Subject: z2026-034
Date: Thursday, June 18, 2026 3:40:53 PM

Regarding the public notice of the zoning case for detached garage case number Z2026–034 at 2368 Saddlebrook Ln. We are in favor of the request and wish that it would be approved for every single house on the street so that each family would not have to go through this process to get a detached garage approved. It would not be fair to deny someone, after approving so many. We would approve it as just a garage or as an addition to the house with apartment and plumbing, etc.

Many of us on Saddlebrook already have one and the rest of us are planning to build one at one point or another and just having it be a blanket approved for our street would be really nice. So please mark us down as in favor of the request.

Ryan and Marisa Gray
2384 Saddlebrook Ln.

Sent from my iPhone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

PLEASE RETURN THE BELOW FORM

Case No. Z2026-034: SUP for Detached Garage

Please place a check mark on the appropriate line below:

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

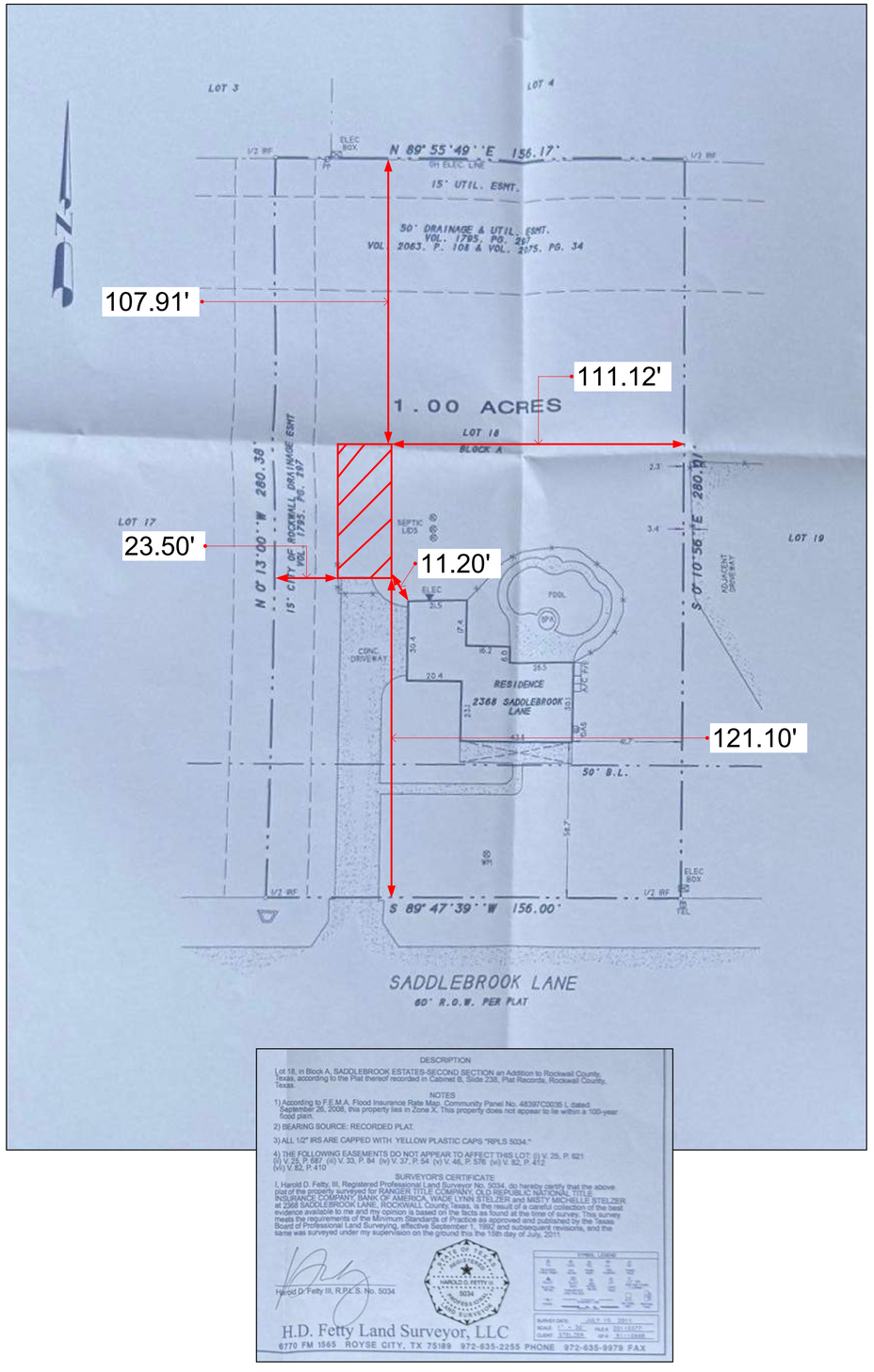
☐ I am opposed to the request for the reasons listed below.

Name: Walter & Dawn Degebaugh

Address: 2380 Saddlebrook Lane

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, 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 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 propos change and extending 200 feet from that area.

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



DESCRIPTION

Lot 18, in Block A, SADDLEBROOK ESTATES-SECOND SECTION an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 238, Plat Records, Rockwall County, Texas.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0035 L dated September 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH "YELLOW PLASTIC CAPS "RPLS 5034."

4) THE FOLLOWING EASEMENTS DO NOT APPEAR TO AFFECT THIS LOT: (i) V. 25, P. 821 (ii) V.25, P.887 (iii) V. 33, P. 84 (iv) V. 37, P. 54 (v) V.46, P. 576 (vi) V. 82, P. 412 (vii) V. 82, P. 410

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for RANGER TITLE COMPANY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, BANK OF AMERICA, WADE LYNN STELZER and MISTY MICHELLE STELZER at 2368 SADDLEBROOK LANE, ROCKWALL County Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 15th day of July, 2011.

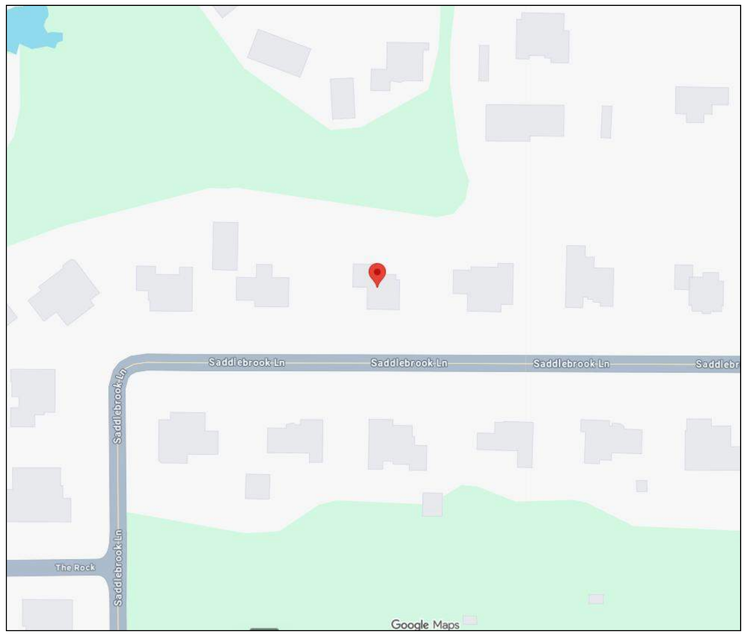
Harold D. Fetty III, R.P.L.S. No. 5034

H.D. Fetty Land Surveyor, LLC

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

Site Plan

Scale: 1"= 25'-6"



Vicinity Map

For Reference Only

Area Distribution

Existing Brick Residence Footprint	*2,770 SQ. FT.*
Proposed Detached Garage	*1,000 SQ. FT.*
Total Proposed Coverage	*3,770 SQ. FT.*
Lot Area	*43,560.00 SQ. FT.*
% Lot Coverage	*8.7%*

Legal Description

Lot 18, Block A SADDLEBROOK ESTATES-SECOND SECTION an Addition to Rockwall Co, Plat Thereof Cabinet B, Slide 238, Plat Records, Rockwall County

Address

2368 Saddlebrook Ln, Rockwall, TX 75087

SHEET TITLE

Site Plan

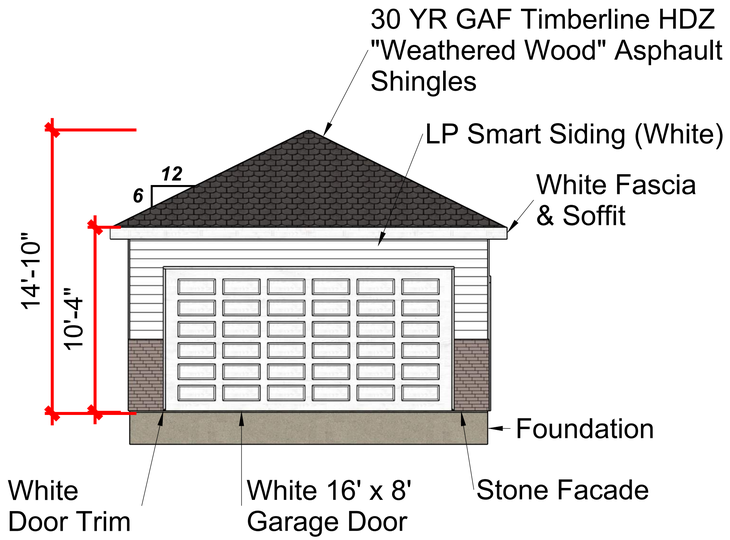
DATE June 9, 2026

DRAWN BY BCS

SCALE Varies

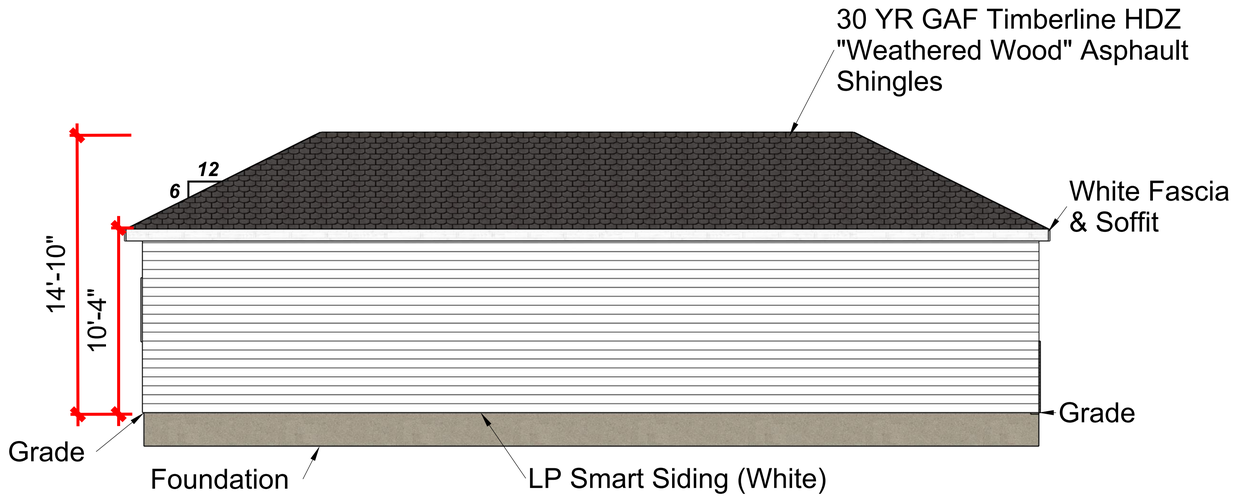
Legendary Outdoor Solutions
3032 W Alamosa Dr, Terrell, TX 75160
214-557-7809
LEGENDARY OUTDOOR SOLUTIONS POOLS, PATIOS & HARDSCAPES

All plans, designs, and artistic renderings submitted herein are the property of Legendary Outdoor Solutions, LLC and are copyrighted.



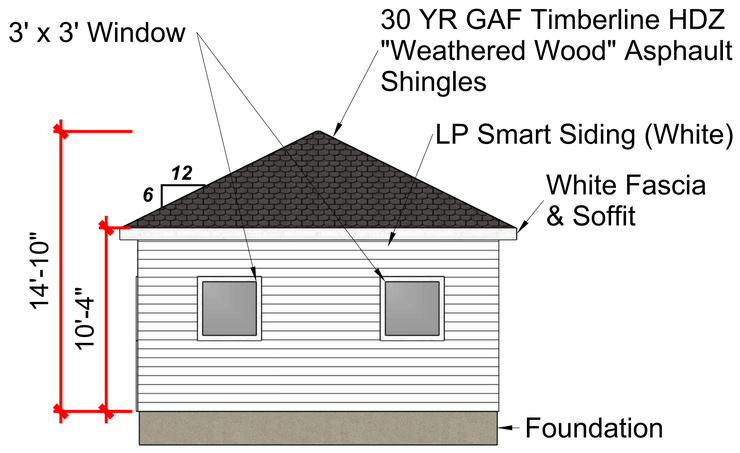
Front Elevation

Scale: 1/4"= 1'-0"



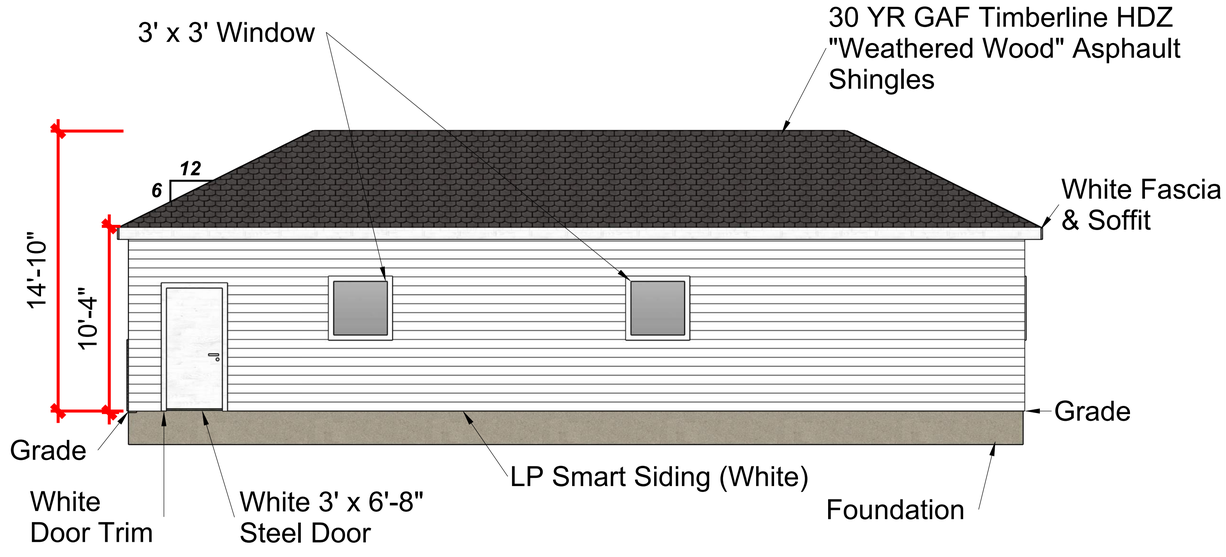
Left Elevation

Scale: 1/4"= 1'-0"



Rear Elevation

Scale: 1/4"= 1'-0"



Right Elevation

Scale: 1/4"= 1'-0"

Address
2368 Saddlebrook Ln, Rockwall, TX 75087

SHEET TITLE
Elevations

DATE
June 9, 2026

DRAWN BY
BCS

SCALE
Varies

Legendary Outdoor Solutions
3032 W Alamosa Dr, Terrell, TX 75160
214-557-7809
LEGENDARY OUTDOOR SOLUTIONS POOLS, PATIOS & HARDSCAPES

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CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-4XX

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 DETACHED GARAGE ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 18, BLOCK A, OF THE SADDLEBROOK ESTATES #2 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 from Bradley Stannard of Legendary Outdoor Solutions on behalf of Wade Stelzer for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a one (1) acre parcel of land identified as Lot 18, Block A, of the Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District land uses, addressed as 2368 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 a *Detached Garage* 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 Subsection 03.01, *General Residential Standards*; Section 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. 20-02*], and with the following conditions:

DRAFT 07.28.2026

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) The development of the *Detached Garage* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,

(2) The *Detached Garage* shall generally conform to the *Building Elevations* as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance; and,

(3) The *Detached Garage* shall not exceed a total maximum size of 1,000 SF; and,

(4) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

(5) No other *Accessory Structures* shall be permitted on the subject property unless approved through an amendment to this Specific Use Permit (SUP).

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 01.28.2026

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 3RD DAY OF AUGUST, 2026.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

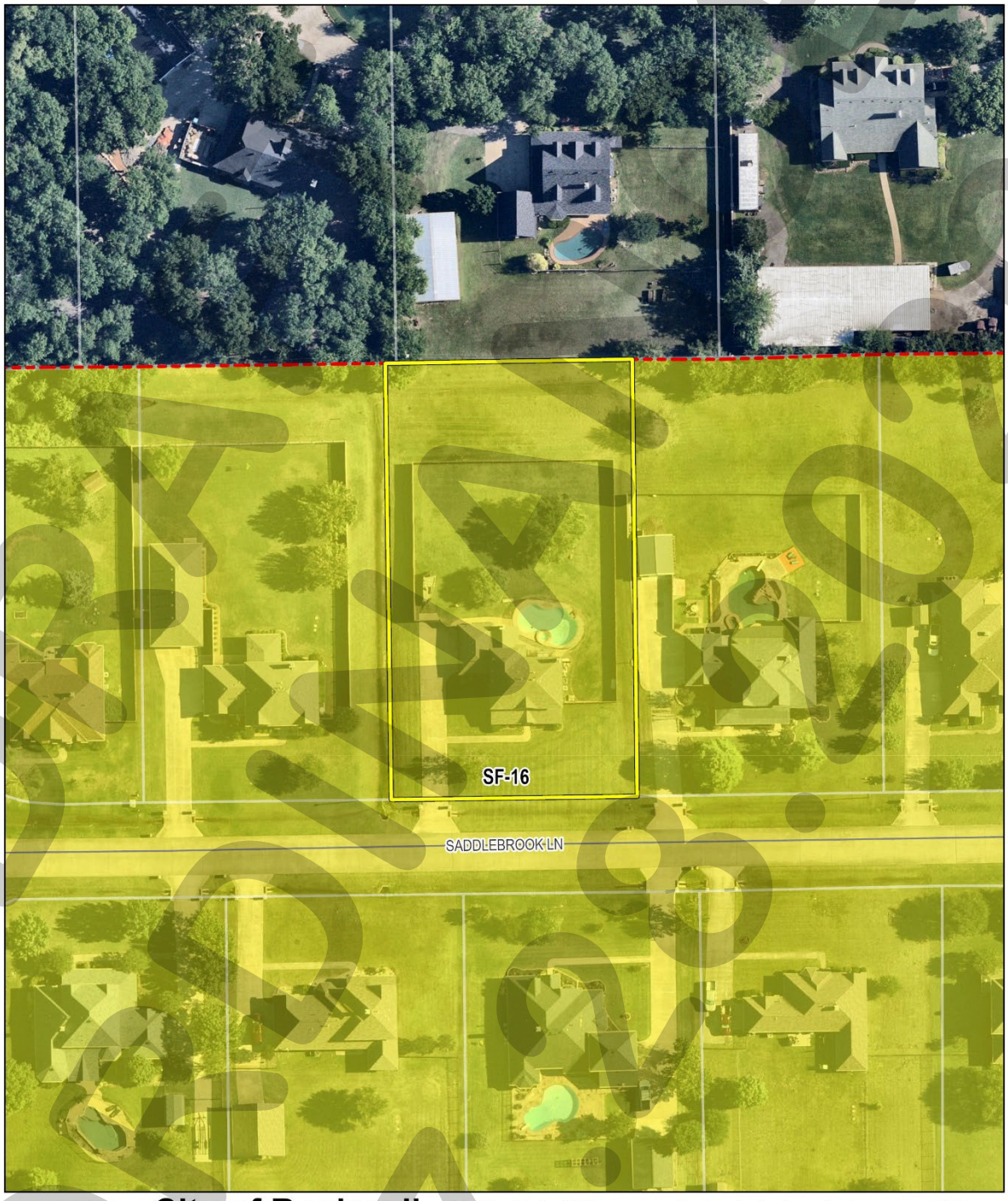
1st Reading: *July 20, 2026*

2nd Reading: *August 3, 2026*

DRAFT ORDINANCE 07.28.2026

Exhibit 'A'
Legal Description

Address: *2368 Saddlebrook Lane*
Legal Description: *Lot 18, Block A, Saddlebrook Estates #2 Addition*

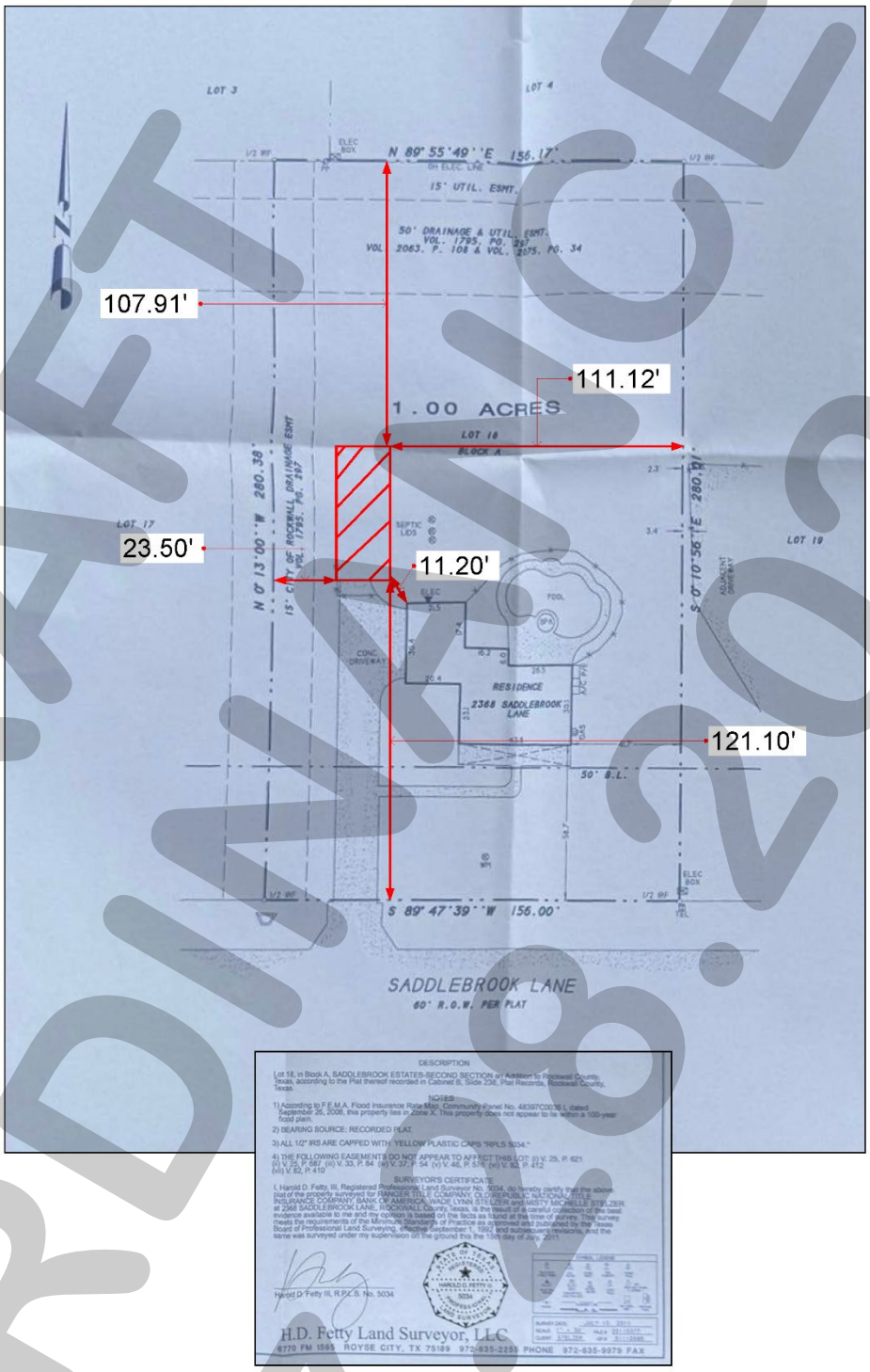


City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

DRAFT 02.06.2026

Exhibit 'B'
Site Plan

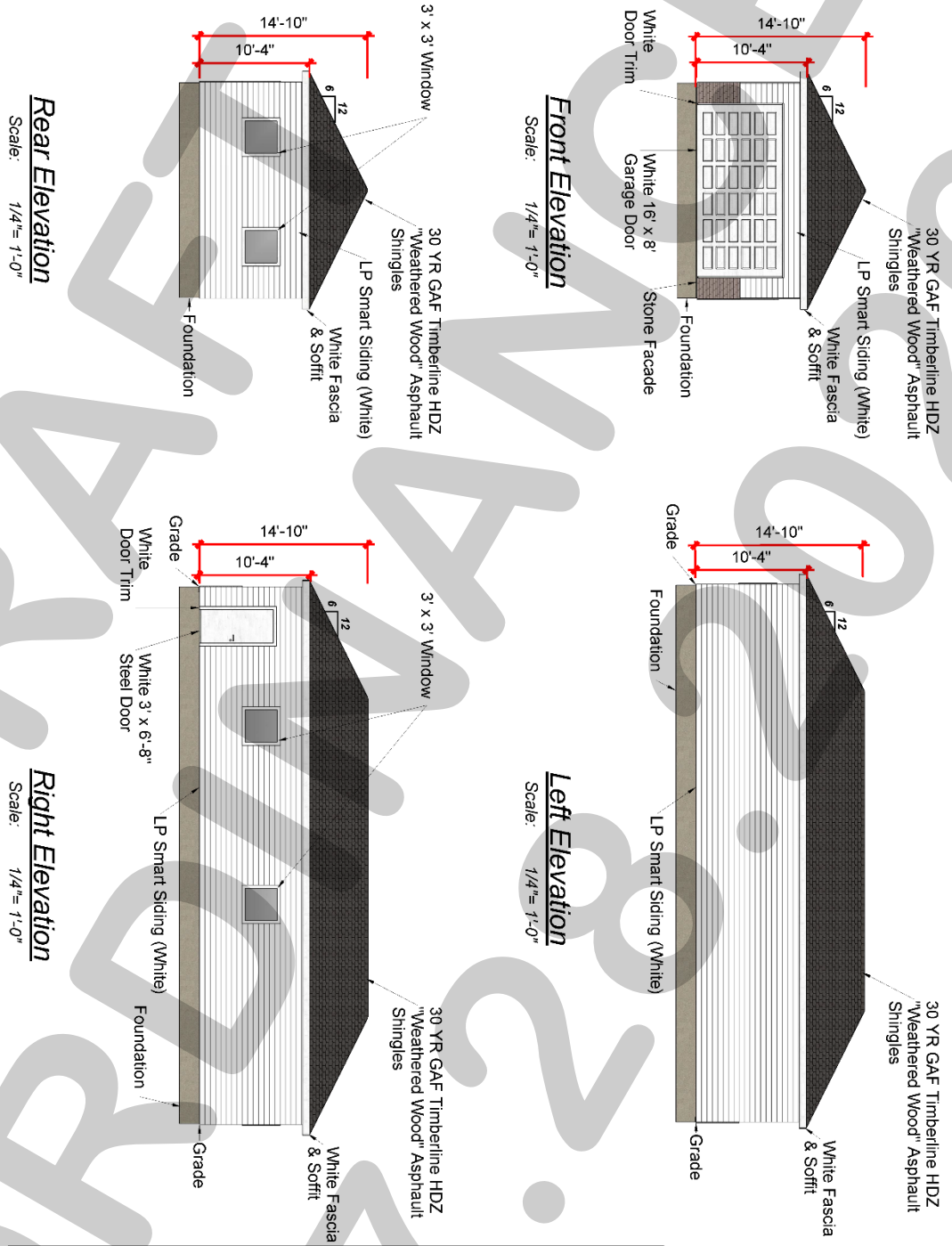


Site Plan

Scale: 1"= 25'-6"

DRAFT ORDINANCE 07.08.2026

Exhibit 'C':
Building Elevations



Address
2368 Saddlebrook Ln, Rockwall, TX 75087

Pg 02 of 02

Legendary Outdoor Solutions
3032 W Alamosa Dr, Terrell, TX 75160
214-557-7809

LEGENDARY OUTDOOR SOLUTIONS

All plans, designs, and artistic renderings submitted herein are the property of Legendary Outdoor Solutions, LLC and are copyrighted.

DRAWN BY: BCS
DATE: June 9, 2026
SCALE: Varies
SHEET TITLE: **Elevations**

DRAFT ORDINANCE 07.28.26

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:	Angelica Guevara, *Planning Technician*
DATE:	July 28, 2026
SUBJECT:	SP2026-021; *Amended Site Plan for 1210 N. Goliad Street (YMCA)*

The applicant -- *Scott A. Sower and SSARCO of TX, PLLC on behalf of Todd Baker of YMCA of Metropolitan Dallas* -- is requesting approval of an *Amended Site Plan* for the YMCA of Rockwall. Previously on February 12, 2026, the Director of Planning and Zoning approved an amended site plan [*i.e. Case No. SP2025-013*] to allow the expansion of a parking lot on the subject property. On May 7, 2026, the Building Inspections Department had received a building permit application [*i.e. Case No. COM2026-1866*] for the demolition, new construction, and renovation of the 40,000 SF YMCA building on the subject property. This had not been included with the previously submitted and approved amended site plan prompting the applicant to submit a new amended site plan request to allow the changes to the existing building on the subject property.

Included with the applicant's request was a site plan, landscape plan, and building elevations. Staff should note that the landscape plan had been previously approved with the parking lot expansion and shows no changes being made. The provided site plan delineates the location of the proposed addition in conjunction with the existing building. The building elevations submitted indicate that the building materials will consist mainly of metal paneling with limited use of CMU veneer and limestone. Due to being situated within the North SH-205 Overlay (N. SH-205 OV) District, the proposed building is required to meet the *General Commercial District Standards* and the *General Overlay District Standards* outlined in Article 05 of the Unified Development Code (UDC). In this case, the building does not meet these standards and will require the approval of the following variances: [*1*] less than a 6:12 roof pitch, [*2*] primary materials, [*3*] greater than ten (10) percent secondary materials, [*4*] less than 20% natural/quarried stone, [*5*] less than four (4) architectural elements, [*6*] four (4) sided architecture, and [*7*] articulation. According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. In this case, the applicant has incorporated a few of the recommendations made by the Architectural Review Board (ARB), including the addition of one (1) foot lintel beams across the windows within the metal panel areas and cast stone lintels above the three (3) smaller windows located within the stone portion of the west elevation; however, they did *not* extend the stone element above the roof line and did *not* change the color of the metal wall panels to the darker color. They did revise the metal wall panel color from "White" to "Dune," which is *not* consistent with the direction provided by the ARB. Staff should also note that no compensatory measures are being proposed with this request.

With this being said, approval of variances are discretionary decisions for the Planning and Zoning Commission and do require a supermajority vote (*i.e. three-quarter majority vote*) with a minimum of four (4) affirmative votes for approval. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on *July 28, 2026*.

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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1 & 3]
- ☑ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($1,000.00 + $20.00 ACRE) [1 & 2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1 & 3]
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1, 2 & 3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1, 2 & 3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1 & 3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1 & 3]

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 ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1210 N. Goliad St., Rockwall, TX				
SUBDIVISION	ROCKWALL CO BRANCH YMCA	LOT	2	BLOCK	A
GENERAL LOCATION	NEC of SH205 (N. Goliad St.) & Caruth Lane				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD - 5 w/ North - SH205 Overlay	CURRENT USE	Community or Recreation Club
PROPOSED ZONING	PD - 5 w/ North - SH205 Overlay (No Change)	PROPOSED USE	Community or Recreation Club (No Change)
ACREAGE	21.378	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	YMCA of Metropolitan Dallas	☑ APPLICANT	SSARCO of TX, PLLC
CONTACT PERSON	Todd Baker	CONTACT PERSON	Scott A. Sower
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 Todd Baker [*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 $ 500. *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11th *DAY OF* June *, 20* 26 *. 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."*

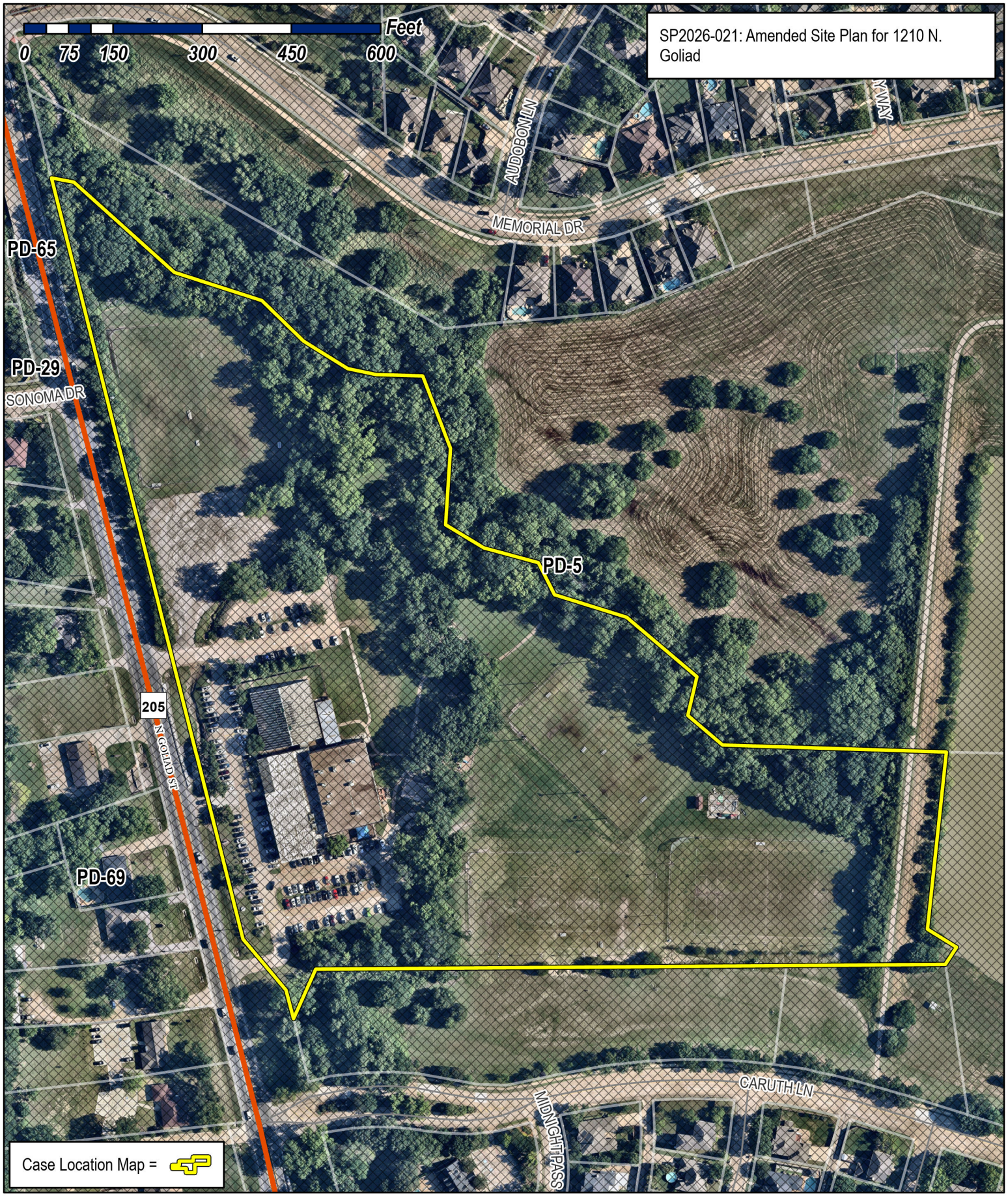
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th *DAY OF* June *, 20* 26 .

OWNER'S SIGNATURE

JIME DIXON
Notary ID #6766047
My Commission Expires
February 28, 2028

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES Feb. 28, 2028



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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325 N St Paul Street
Suite 2600
Dallas TX 75201
www.ssarco.com

June 12, 2026

JER Chilton YMCA of Rockwall – Addition

1210 North Goliad Street, Rockwall, TX, 75087

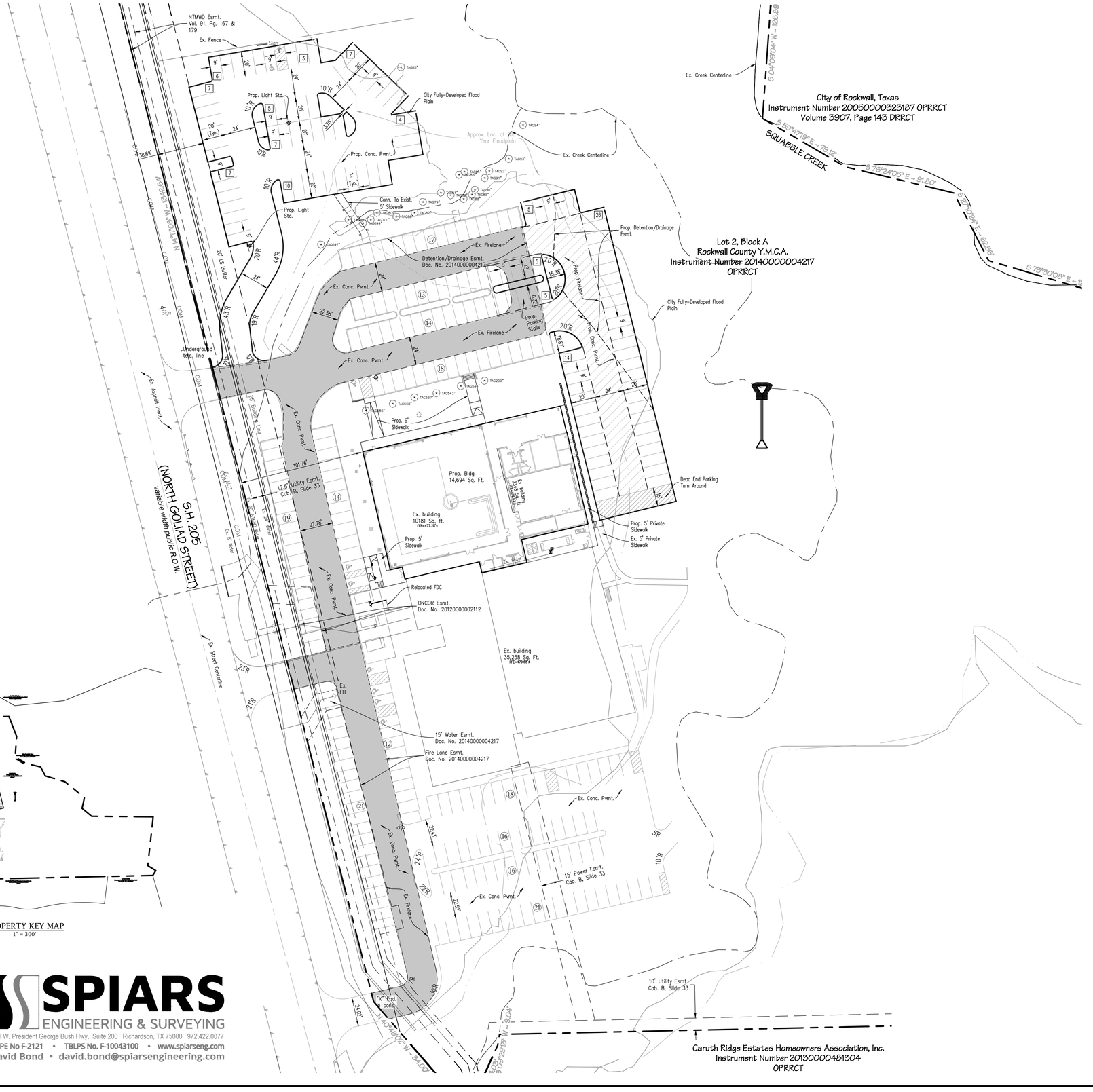
JER Chilton YMCA of Rockwall is being modified in the following ways:

1. Addition of approximately 112 full size site parking spaces and associated drive & fire lanes.
2. Replacement of old, rusted, and deteriorated PEMB structure over the existing pool with new, insulated PEMB structure.
3. Replacement of old and deteriorated toilet rooms and pool equipment room with new rooms and equipment.
4. Addition of:
    a. Large group exercise room
    b. 2 individual toilets
    c. Aquatics director office
    d. Corridor and access halls to connect the new spaces
5. Replacement of associated MEP infrastructure and equipment in the renovated and expanded area.

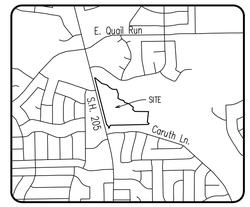
SSARCO of TX, PLLC



Scott Sower, AIA / NCARB
Principal



PROPERTY KEY MAP
1" = 300'



LOCATION MAP
1" = 2000'

N
W E
S

0 20 40 80
1 inch = 40 ft.

LEGEND

- Ex. Firelane
- Prop. Firelane
- BFR — Barrier Free Ramp
- Existing Tree to Remain
- Light Pole
- 100 Year Floodplain
- (10) Proposed Parking Spaces
- (12) Existing Parking Spaces

SITE DATA SUMMARY TABLE - YMCA ROCKWALL	
Item	Lot 2, Block A
General Site Data	
Zoning (from zoning map)	PD-5
Land Use (from Zoning Ordinance)	Community or Recreation Club
Lot Area (Acres)	21.377
Lot Area (Square Feet)	931,194
Building Footprint Area (Square Feet)	48,074
Total Floor Area (Square Feet)	49,952
Game Courts (#)	5
Parking	
Parking Ratio	250 Sq.ft/Space
	3/Game Court
Total Parking Required - Building Area (38,490 sq.ft / 250 sq.ft	200
Total Parking Required - Game Court	15
Total Required Parking (# spaces)	**215**
Total Existing Parking (HC Included) (#spaces)	198
Total Proposed Parking (HC Included) (# spaces)	112
Total Spaces (# spaces)	**310**
Accessible Parking Required (# spaces)	**7**
Accessible Parking Existing (# spaces)	8
Accessible Parking Provided (# spaces)	1
Total Accessible Parking Provided (# spaces)	**9**

Note:
Typical paving section for site is
6" 3500 psi Conc. Pavement W/#3 @ 18" O.C.E.W.
Over 6" Compacted Subgrade

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 COMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

City Case No. SP2025-013

SITE PLAN

YMCA ROCKWALL PARKING LOT EXPANSION

LOT 2, BLOCK A, ROCKWALL COUNTY
Y.M.C.A. ADDITION
OUT OF THE
SAMUEL S. McCURRY ~ ABSTRACT NO. 146
CITY OF ROCKWALL, ROCKWALL COUNTY , TEXAS
21.377 Acres/931,194 Square Feet
Current Zoning: PD-5 w/North-SH205 Overlay

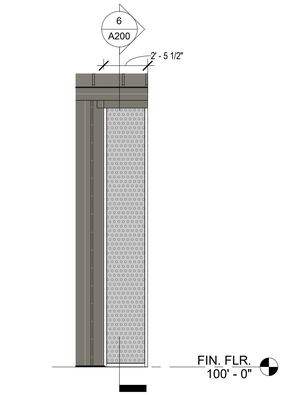
ENGINEER / SURVEYOR
Spiars Engineering, Inc.
501 W. President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 And No. F-10043100
Contact: David Bond

OWNER / APPLICANT
YMCA of Dallas
1621 W. Walnut Hill Ln.
Irving, TX 75038
Todd Baker
tbaker@YMCADALLAS.org

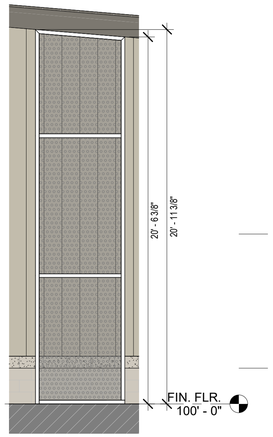
Sheet 1 of 1 Scale: 1"=40' December, 2025 SEI Job No.: 24-377

SPIARS ENGINEERING & SURVEYING
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com
David Bond • david.bond@spiarsengineering.com

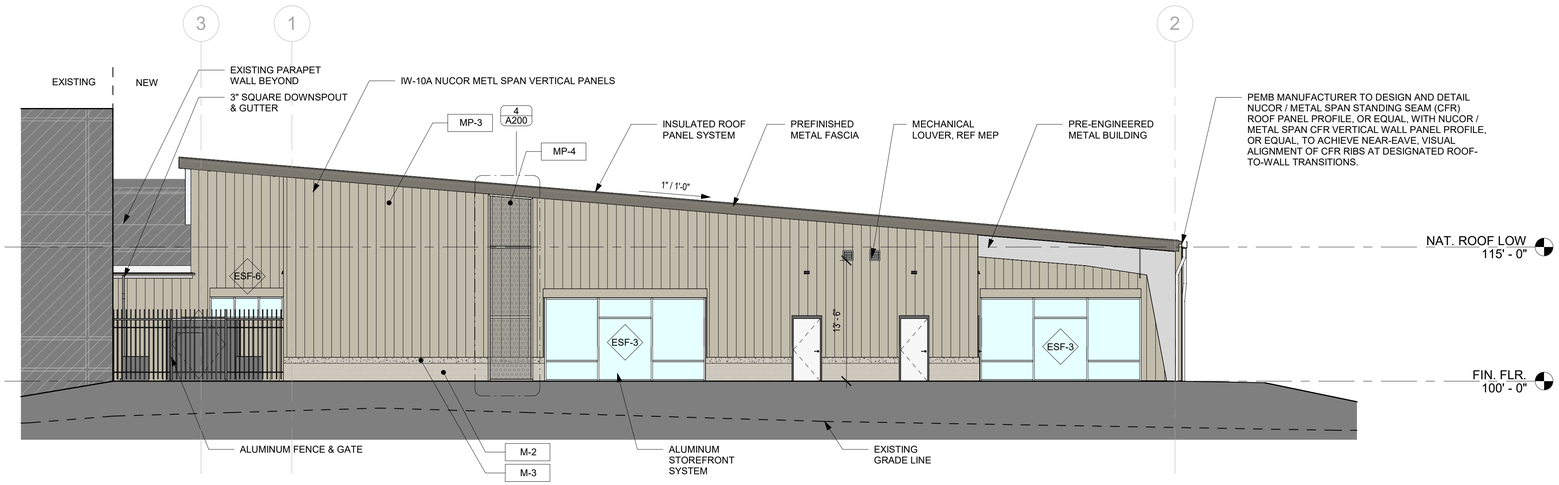
Plotted by: DBond10 Plot Date: 6/12/2026 8:22 AM
Drawing: G:\2024 JOBS\24-377 YMCA of Rockwall\CAD\Site Plan.dwg Saved By: DBond10 Save Time: 6/12/2026 8:15:33 AM



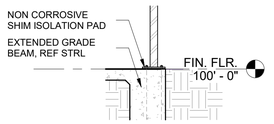
5 METAL SCREEN NORTH
SCALE: 1/4" = 1'-0"



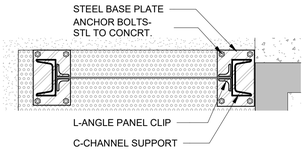
4 METAL SCREEN - EAST
SCALE: 1/4" = 1'-0"



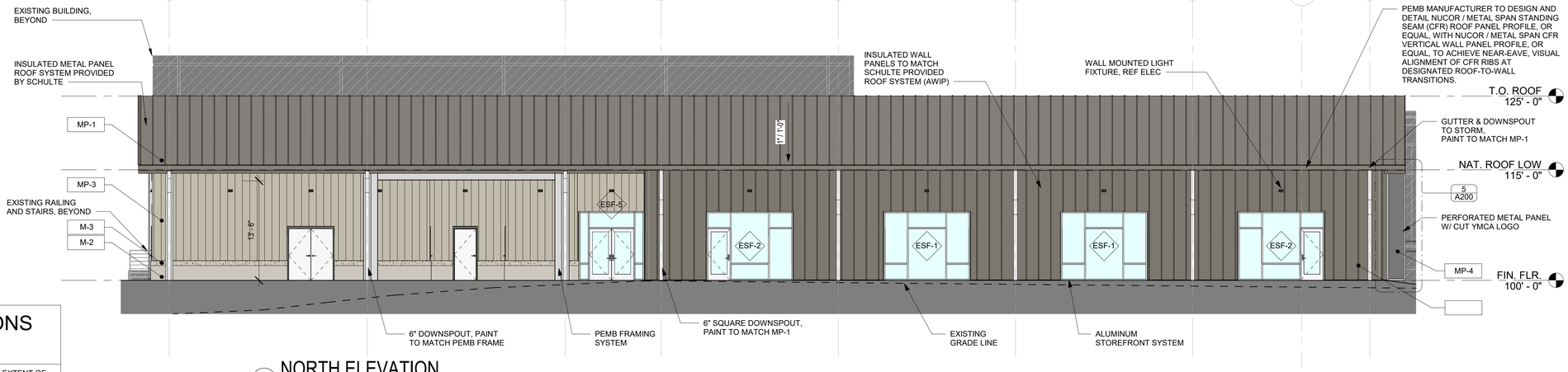
3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



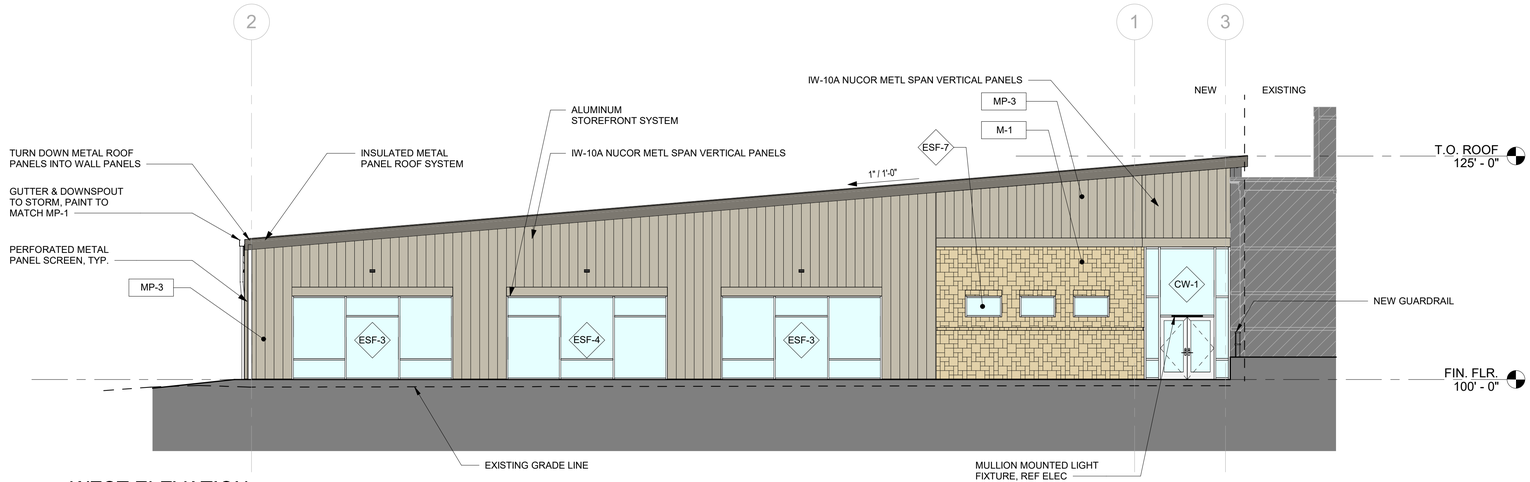
6 PERF PNL - BASE SECTION
SCALE: 1/4" = 1'-0"



7 PERF PNL - PLAN DETAIL
SCALE: 1" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS GENERAL NOTES

1. MATERIAL SYMBOLS ON ELEVATIONS INDICATE THE EXTENT OF MATERIAL ONLY.
2. PROVIDE CONTROL AND/OR EXPANSION JOINTS PER MANUFACTURER'S RECOMMENDATIONS OR AS INDICATED ON THE DRAWINGS. SUBMIT LAYOUT TO SSARCO FOR REVIEW PRIOR TO INSTALLATION.

WINDOW LEGEND

XX WINDOW TAG

MATERIAL LEGEND

LIMESTONE RATTLESNAKE TAN	M-1
THIN CMU VENEER SMOOTH FACE	M-2
THIN CMU VENEER SPLIT FACE	M-3
INSULATED METAL PANEL DARK BRONZE	MP-1
METAL WALL PANEL DUNE	MP-3
PERFORATED METAL PANEL TBD	MP-4
GLAZING CLEAR ANODIZED	

EAST ELEVATION

MATERIAL	SQFT	PERCENTAGE
CMU VENEER	131 SF	5.10%
METAL PANEL	1784 SF	69.52%
PERFORATED METAL PANEL	122 SF	4.75%
GLAZING	529 SF	20.61%
TOTAL	2566 SF	100%

NORTH ELEVATION

MATERIAL	SQFT	PERCENTAGE
CMU VENEER	120 SF	4.95%
METAL PANEL	1731 SF	71.47%
PERFORATED METAL PANEL	42 SF	1.73%
GLAZING	529 SF	21.84%
TOTAL	2422 SF	100%

WEST ELEVATION

MATERIAL	SQFT	PERCENTAGE
LIMESTONE	343 SF	16.3%
METAL PANEL	1085 SF	51.7%
PERFORATED METAL PANEL	--	--
GLAZING	672 SF	32%
TOTAL	2100 SF	100%

SSARCO

KEY PLAN

J.E.R. CHILTON YMCA
ROCKWALL
1210 N Goliad Street
Rockwall, Texas 75087
CONSTRUCTION DOCUMENTS

the YMCA

No.	Date	Revision

REGISTERED ARCHITECT SCOTT SCHULTE 26000 STATE OF TEXAS

04/29/2026

CG Drawn By
SS Reviewed By

Project No. YMC004-24
Date 04/29/2026

EXTERIOR ELEVATIONS

A200



West Elevation 3D

YMCA Rockwall

07/07/2026



West Elevation 3D

YMCA Rockwall

07/07/2026

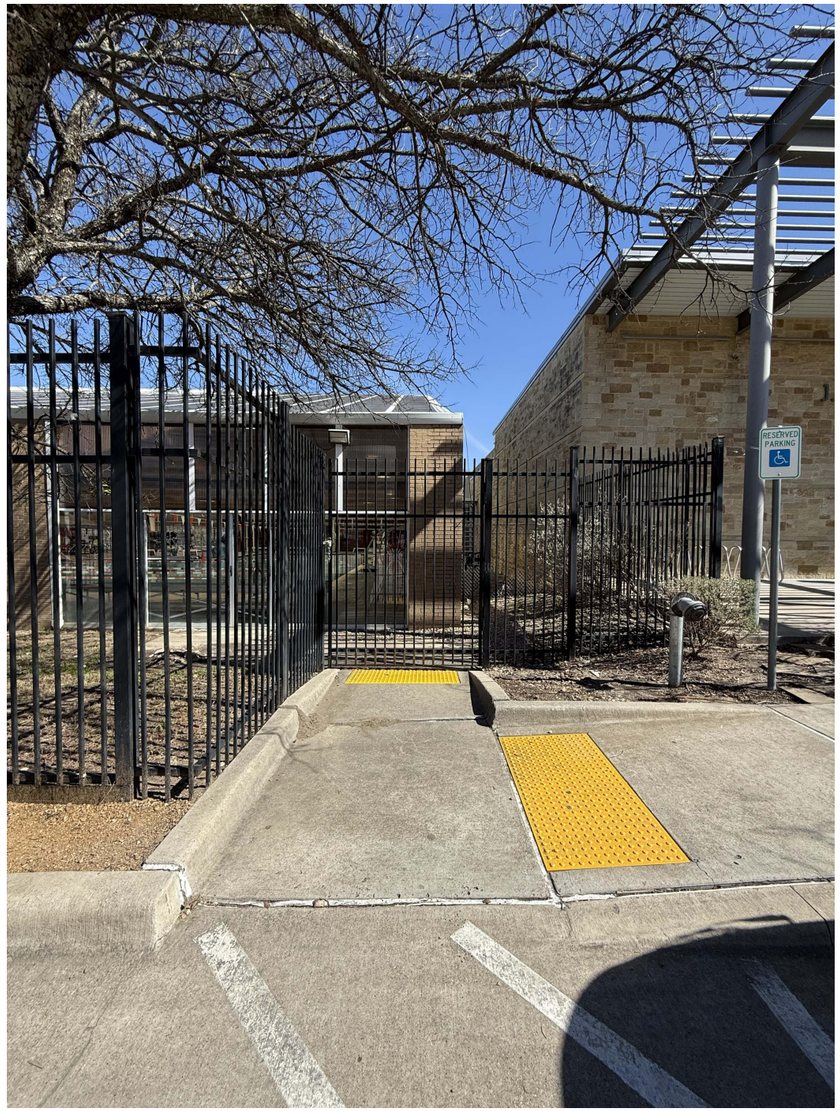


West Elevation 3D

YMCA Rockwall

07/07/2026



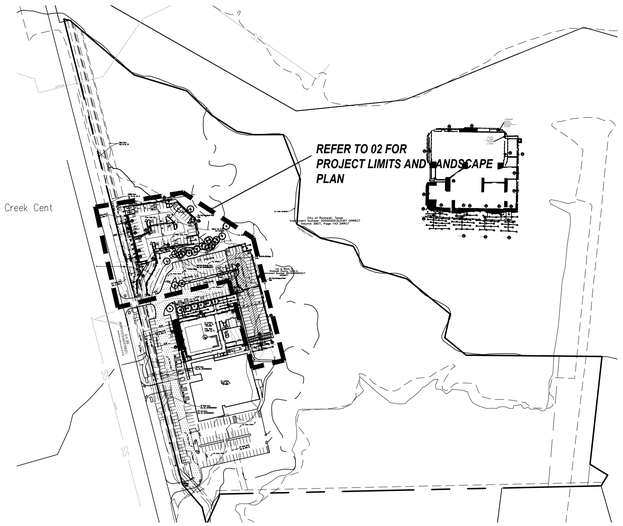


Existing Condition

YMCA Rockwall

07/07/2026





01 OVERALL SITE PLAN
SCALE: NONE



LOCATION MAP
1" = 2000'

SITE REQUIREMENTS (site area: ARTIFICIAL LOT: 38,446 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
5,767 s.f. (15%)	10,550 s.f. (27.4%)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
2,884 s.f. (50%)	3,054 s.f.

STREET REQUIREMENTS:
Requirements: (3) canopy trees and (4) accent trees per 100 l.f of strreet frontage

North Goliad (257.0 l.f.: to limits of new parking lot)

Required	Provided
(7) canopy trees, 4" cal.	(7) trees, 4" cal.
(10) accent trees	(10) accent trees, 2" cal.

PARKING LOT (98 new spaces / 36,229 s.f.)
Requirements: 5% or 200 s.f. of landscape in the interior parking lot (1) tree, 3" cal. per 10 spaces for parking lots exceeding 20,000 s.f.

Required	Provided
(11) trees, 3" cal.	(15) trees, 3" cal.
1,812 s.f.	2,330 s.f.

ALL TREES TO BE PLANTED 5' FROM WATER, SEWER AND STORM SEWER LINES

ALL TREES AND SHRUBS TO BE SETBACK 4' FROM ALL HEAD-IN PARKING

All irrigation to meet the requirements of the UDC.

80' spacing

LANDSCAPE NOTES

1. *Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.*
2. *Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.*
3. *Contractor is responsible for obtaining all required landscape and irrigation permits.*
4. *Contractor to provide a minimum 2% slope away from all structures.*
5. *All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.*
6. *All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.*
7. *All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.*

MAINTENANCE NOTES

1. *The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.*
2. *All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.*
3. *All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.*
4. *All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.*
5. *All plant material which dies shall be replaced with plant material of equal or better value.*
6. *Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.*

PLANT LIST

TREES

QTY.	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
11	BC	Bald Cypress	*Taxodium distichum*	4" cal.	B&B, 14' ht. min., 4'-5' spread min.
7	CE	Cedar Elm	*Ulmus crassifolia*	4" cal.	B&B, 14' ht. min., 4'-5' spread min.
6	LO	Live Oak	*Quercus virginiana*	4" cal.	B&B, 14' ht. min., 4'-5' spread min.
4	RB	Redbud	*Cercis canadensis*	2" cal.	B&B, 10' ht. min., single trunk
6	TY	Tree Yaupon Holly	*Ilex vomitoria*	2" cal.	B&B, 3 cane, no cross caning
3	CM	Crepe Myrtle 'Natchez'	*Lagerstroemia indica 'Natchez'*	3" cal.	container grown, single trunk, matching

SHRUBS

QTY.	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
44	NPH	Needlepoint Holly	*Ilex cornuta 'Needlepoint'*	3 gal.	container grown, full plant specimen, 36" o.c.
56	DYH	Dwarf Yaupon Holly	*Ilex vomitoria nana*	7 gal.	container grown, full plant specimen, 36" o.c.
28	BAMG	Blonde Ambition Grass	*Bouteloua gracilis*	3 gal.	container grown, full plant specimen, 36" o.c.

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
850	TXSDG	Texas Sedge Bermudagrass 'Tiffway 419'	*Carex texensis* *Cynodon dactylon 'Tiffway 419'*	1 gal. roll sod	container, full top of container, 12" o.c. solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

SITE DATA SUMMARY TABLE - YMCA ROCKWALL	
Item	Lot 2, Block A
General Site Data	
Zoning (from zoning map)	PD-5
Land Use (from Zoning Ordinance)	Community or Recreation Club
Lot Area (Acres)	21.377
Lot Area (Square Feet)	931,194
Building Footprint Area (Square Feet)	48,074
Total Floor Area (Square Feet)	49,952
Game Courts (#)	5
Parking	
Parking Ratio	250 Sq.ft/Space 3/Game Court
Total Parking Required - Building Area (38,490 sq.ft / 250 sq.ft	200
Total Parking Required - Game Court	15
Total Required Parking (# spaces)	**215**
Total Existing Parking (HC Included) (#spaces)	198
Total Proposed Parking (HC Included) (#spaces)	112
Total Spaces (# spaces)	**310**
Accessible Parking Required (# spaces)	**7**
Accessible Parking Existing (# spaces)	8
Accessible Parking Provided (# spaces)	1
Total Accessible Parking Provided (# spaces)	**9**

02 LANDSCAPE PLAN
SCALE: 1" = 30'-0"
0 15 30 60

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 COMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

City Case No. SP2025-013

LANDSCAPE PLAN

YMCA ROCKWALL PARKING LOT EXPANSION

LOT 2, BLOCK A, ROCKWALL COUNTY
Y.M.C.A. ADDITION
OUT OF THE
SAMUEL S. McCURRY ~ ABSTRACT NO. 146
CITY OF ROCKWALL, ROCKWALL COUNTY , TEXAS
21.377 Acres/931,194 Square Feet
Current Zoning: PD-5 w/North-SH205 Overlay

OWNER / APPLICANT
YMCA of Dallas
1621 W. Walnut Hill Ln.
Irving, TX 75038
Todd Baker
tbaker@YMCADALLAS.org

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
501 W. President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 And No. F-10043100
Contact: David Bond

CALL BEFORE YOU DIG 1-800-245-4545 TEXAS ONE CALL SYSTEM

SSARCO

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-la.com

KEY PLAN

J.E.R. CHILTON YMCA
ROCKWALL

1210 N Goliad Street
Rockwall, Texas 75087

CONSTRUCTION DOCUMENTS

No.	Date	Revision

REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS 2606 04.29.2026

BDA Drawn By
BDA Reviewed By

Project No. YMC004-24
Date 04/29/2026

LANDSCAPE PLAN

L1-1

SITE PLAN LEGEND

- NEW BUILDING
- NEW PAVING AREA
- EXISTING, TO REMAIN
- SINGLE HEAD LIGHT POLE
- DOUBLE HEAD LIGHT POLE
- TRIPLE HEAD LIGHT POLE

SITE PLAN GENERAL NOTES

1. ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY.
2. REFER TO CIVIL DRAWINGS FOR SITE CONSTRUCTION INFORMATION
3. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING AND POWER INFORMATION.
4. REFER TO CIVIL DRAWINGS FOR GRADING, DIMENSION CONTROL, DRAINAGE AND UTILITIES.
5. REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPE INFORMATION AND IRRIGATION SLEEVING
6. REFER TO MEP DRAWINGS FOR TRANSFORMERS, SWITCHGEARS AND CONDUIT STUBS
7. PROVIDE CURB RAMPS AS REQUIRED BY CITY AND TEXAS ACCESSIBILITY STANDARDS

CONSTRUCTION PHASES

PHASE 01 - CHILD WATCH RENOVATION (COMPLETED)
PHASE 02 - NEW PARKING LOTS
PHASE 03 - NEW NATATORIUM ENCLOSURE AND NEW EXERCISE ROOM

AREA & PARKING CALCULATIONS

AREA BREAKDOWN

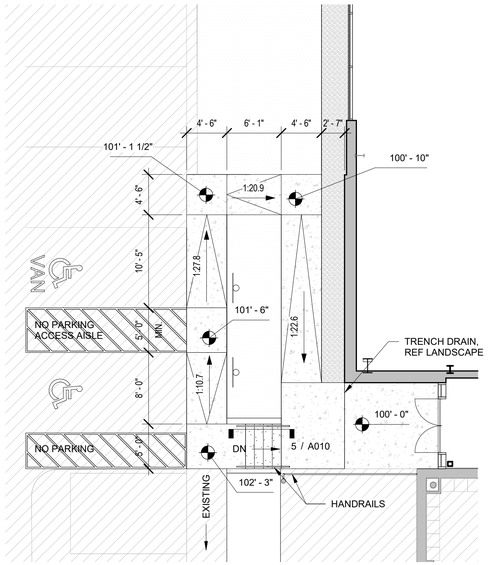
EXISTING FACILITY:	45,125 SQ. FT.
EXISTING MEZZANINE:	1,878 SQ. FT. (INCLUDED IN ABOVE)
TO BE DEMOLISHED:	11,105 SQ. FT.
BUILDING ADDITION:	15,932 SQ. FT.
BUILDING FOOTPRINT:	48,074 SQ. FT.
TOTAL FLOOR AREA:	**49,952 SQ. FT.**

PARKING REQUIREMENTS:

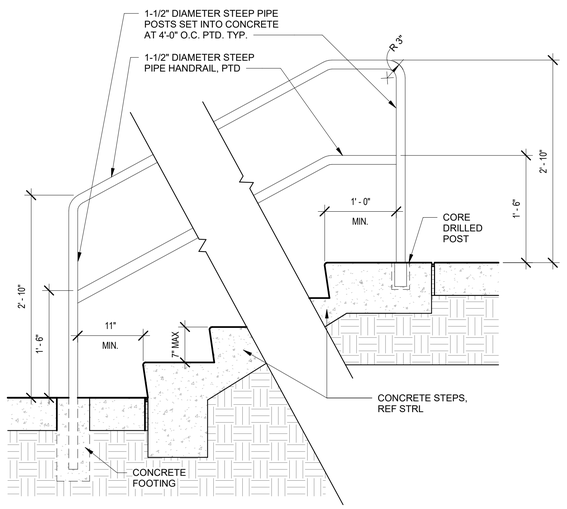
BUILDING AREA:	40,655 SQ. FT.
PARKING RATIO:	1/250 SF/SPACE 3/GAME COURT
TOTAL REQUIRED PARKING:	**215 SPACES**

PARKING SUMMARY

TOTAL EXISTING PARKING:	198 SPACES
NEW PARKING (NORTH):	56 SPACES
NEW PARKING (EAST):	55 SPACES
NEW HC SPOT @ NATATORIUM:	1 SPACE
TOTAL PROPOSED PARKING:	112 SPACES
TOTAL PROVIDED:	310 SPACES
REQUIRED ACCESSIBLE:	8 SPACES
EXISTING ACCESSIBLE PARKING:	8 SPACES
ADDITIONAL ACCESSIBLE PARKING:	1 SPACE
TOTAL PROVIDED ACCESSIBLE:	9 SPACES (2 VAN ACCESSIBLE)



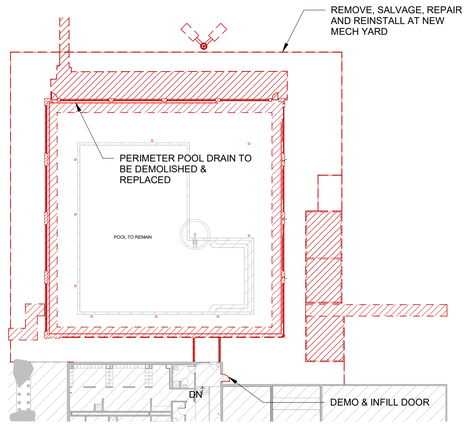
3 ENLARGED PLAN - SITE STAIRS & RAMP
SCALE: 1/8" = 1'-0"



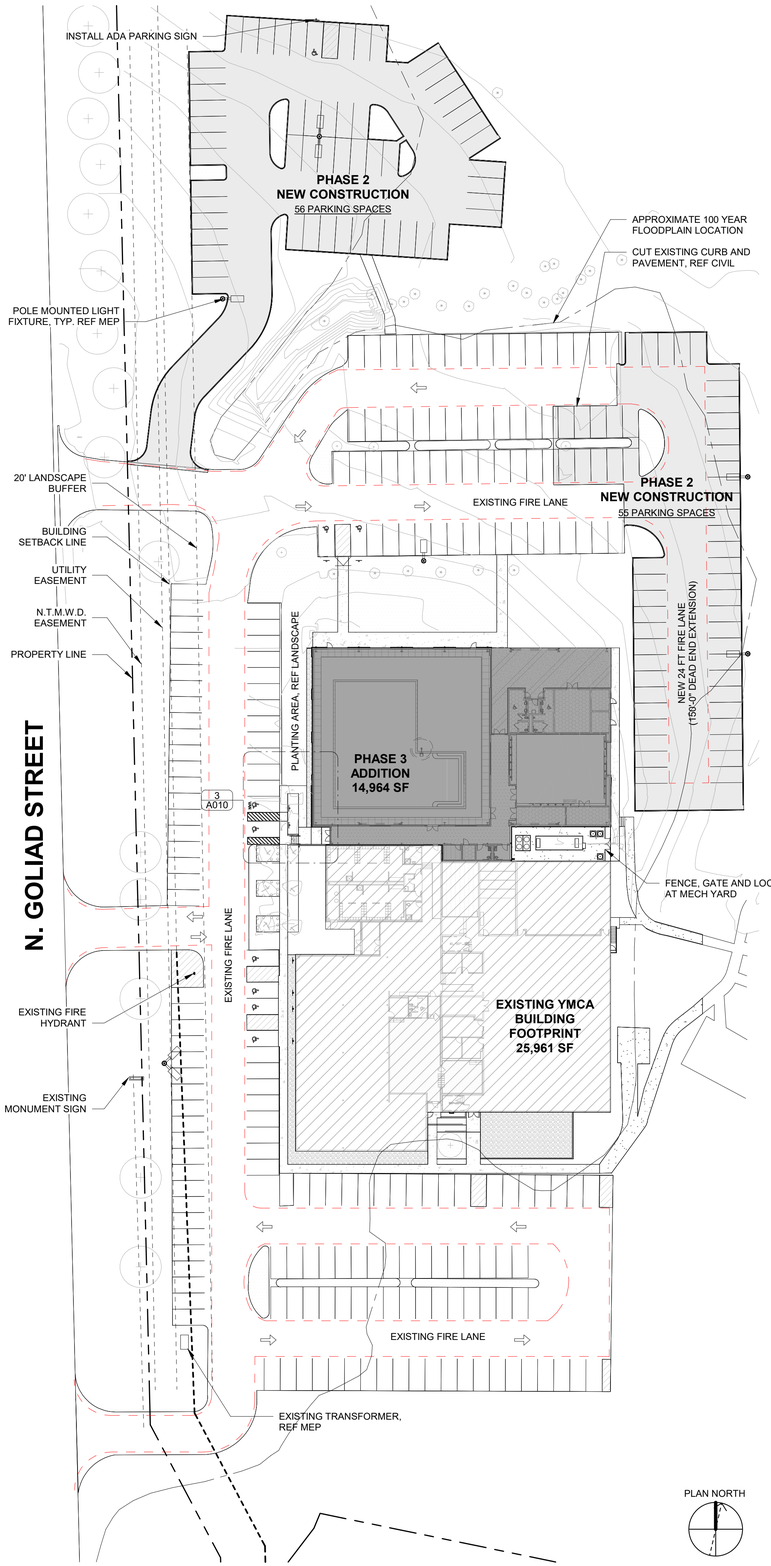
5 OUTDOOR STAIR SECTION
SCALE: 1" = 1'-0"

DEMOLITION PLAN LEGEND

- EXISTING CONTRUCTION TO BE DEMOLISHED
- EXISTING CONTRUCTION TO REMAIN
- EXISTING DOORS TO BE DEMOLISHED
- EXISTING DOORS TO REMAIN
- EXISTING CONTRUCTION TO REMAIN



2 EXISTING BUILDING DEMOLITION
SCALE: 1" = 30'-0"



1 OVERALL SITE PLAN
SCALE: 1" = 40'-0"

SSARCO

KEY PLAN

J.E.R. CHILTON YMCA
ROCKWALL

1210 N Goliad Street
Rockwall, Texas 75087

CONSTRUCTION DOCUMENTS

the YMCA

No.	Revision	Date

CG Drawn By
SS Reviewed By
04/29/2026

Project No. YMC004-24
Date 04/29/2026

OVERALL SITE & DEMOLITION PLAN

A010

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:	Henry Lee, *Senior Planner*
DATE:	July 28, 2026
SUBJECT:	SP2026-026; *Amended Site Plan for 201 E. Washington Street*

The applicant, Robert Foster of Groovy's Business Properties, is requesting the approval of an amended site plan for the purpose of establishing an *Office* and *Photography Studio* on the subject property. The subject property is a 0.1291-acre tract of land (*i.e. a portion of Lots 4 & 5, Block L, OT Rockwall Addition*) located at the northeast corner of the intersection of the San Jacinto Plaza and E. Washington Street. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is a 3,000 SF *Auto Repair Garage -- formally known as Jim and Dean's Garage* -- that was constructed in 1950. In order to convert the building into an *Office* and *Photography Studio*, the applicant is proposing to renovate the interior and exterior of the existing building. The proposed building elevations submitted by the applicant indicate that the following changes will be made to the exterior of the existing building: [*1*] the existing residential windows and shudders will be replaced with plain glass commercial windows, [*2*] the existing garage bay doors will be replaced with spandrel glass windows, [*3*] canopies will be installed over the entry door and over the windows facing onto the San Jacinto Plaza, [*4*] and the building will be painted Oyster White (*i.e. Sherman Williams 7637*) and Fawn Brindle (*i.e. Sherman Williams 7640*).

According to Subsection 04.07(D)(2)(d), *Downtown (DT) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he dominant color of all buildings (*including above grade parking structures*) shall be muted shades of warm gray, red, green, beige and/or brown. *Black, gold and stark white shall not be used except as an accent color*. There are no restrictions on accent colors which comprise less than one (1) percent of the building face, except that florescent colors are prohibited." Based on the applicant's building elevations the applicant is proposing to paint the building white. This requires a *Minor Waiver* to the color requirements of the Downtown (DT) District standards. Staff should note that other properties within the Downtown (DT) District have been painted in various shades of white; however, many of these improvements were completed without seeking approval from the Planning and Zoning Commission. With all that being said, a *Minor Waiver* is a discretionary decision for the Planning and Zoning Commission. Should the Commission have any questions, staff will be available at the *July 28, 2026* meeting.

PROJECT COMMENTS

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

DATE: 7/24/2026

PROJECT NUMBER: SP2026-026
PROJECT NAME: Amended Site Plan for 201 E. Washington Street
SITE ADDRESS/LOCATIONS: 201 East Washington Street, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Robert Foster of Groovy's for the approval of an Amended Site Plan for an Office Building on a 0.1291-acre tract of land identified as a portion of Lots 4 & 5, Block L, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 201 E. Washington Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	07/22/2026	Approved w/ Comments

07/22/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan Case for an Office Building on a 0.1291-acre tract of land identified as a portion of Lots 4 & 5, Block L, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 201 E. Washington 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.

I.3 According to Subsection 04.07(C)(2), Downtown District, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(i)n order to provide flexibility and create high quality projects, standards in the Downtown District may receive a waiver from City staff, the Planning and Zoning Commission, and/or the City Council." In this case, the applicant is requesting approval of a Minor Waiver to the Exterior Building Color.

I.4 Color. "The dominant color of all buildings (including above grade parking structures) shall be muted shades of warm gray, red, green, beige and/or brown. Black, gold and stark white shall not be used except as an accent color. There are no restrictions on accent colors which comprise less than one (1) percent of the building face, except that florescent colors are prohibited." In this case, the applicant is requesting to paint the white. This is depicted in the applicant's rendering.

I.5 Windows. "Windows shall have at least a four (4) inch reveal." In this case, the proposed windows appear to meet this requirement; however, if the window reveals are less than four (4) inches an additional Minor Waiver will be required.

I.6 Please note the scheduled meeting for this case:

1) Planning & Zoning meeting will be held on July 28, 2026 at 6:00 PM in the council chambers at City Hall.

I.7 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.

I.8 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting

payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Kuhn	07/21/2026	Approved w/ Comments

07/21/2026: Must install testable backflow prevention assembly at the water meter for building.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/20/2026	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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1&3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($1,000.00 + $20.00 ACRE) [1&2]
- ☑ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1&3]
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1,2&3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1,2&3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1&3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1&3]

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 ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

GENERAL NOTE: THE CITY OF ROCKWALL PLANNING AND ZONING DEPARTMENT ACCEPTS PAYMENT BY CHECK ***ONLY***, EITHER IN PERSON OR BY MAIL. ***THE CITY OF ROCKWALL WILL NEVER REQUEST PAYMENT BY WIRE TRANSFER THROUGH EMAIL.***

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	201 E WASHINGTON Street				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	Downtown				

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	Groovys Business Properties	☐ APPLICANT	
CONTACT PERSON	Robert Foster	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	SAME
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 Robert Foster [*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 $ 500 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17th *DAY OF* July, 2026. *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."*

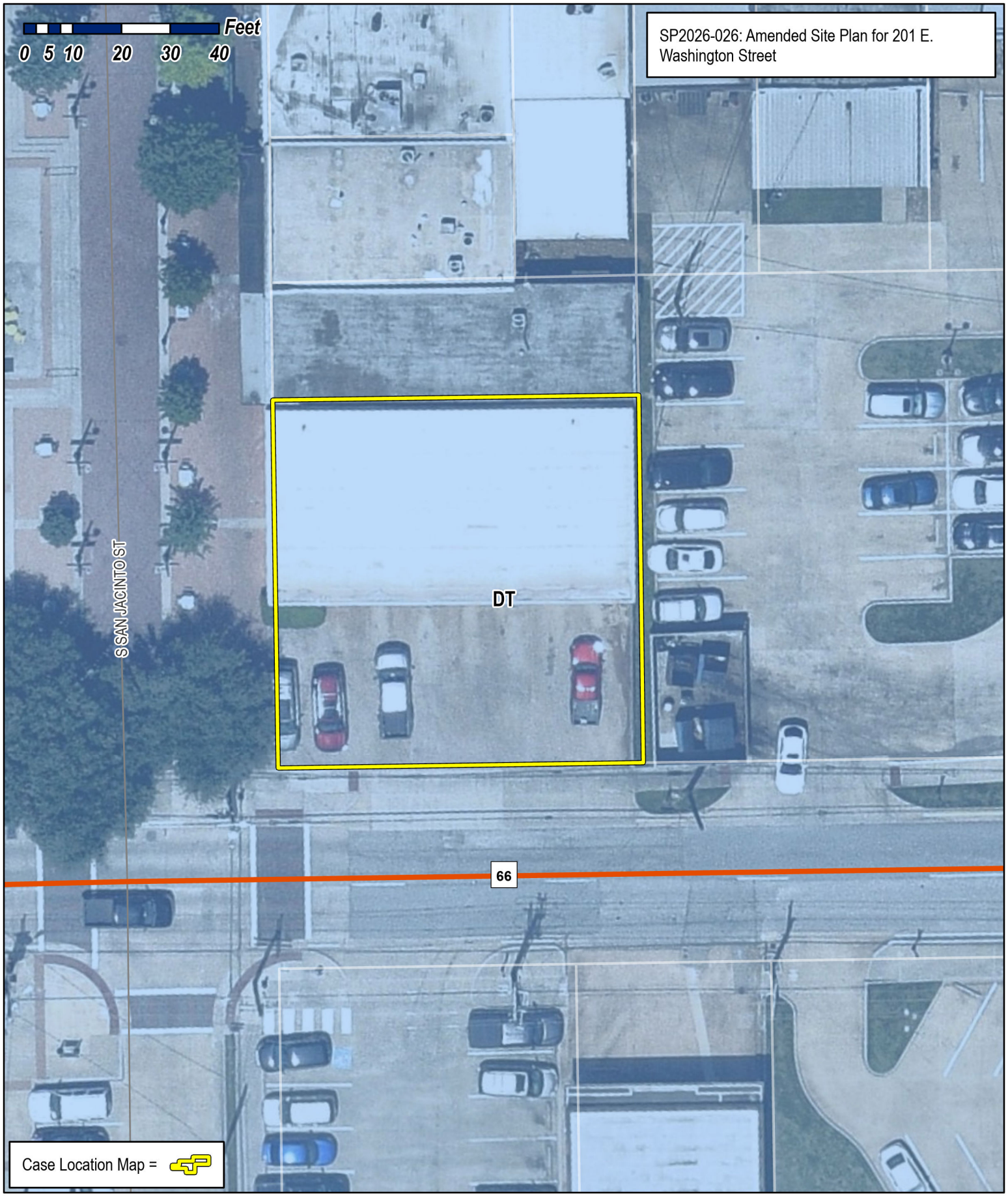
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 *DAY OF* July, 2026

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Ariella Colunga

ARIELLA COLUNGA
Notary ID #135548585
My Commission Expires
February 17, 2030

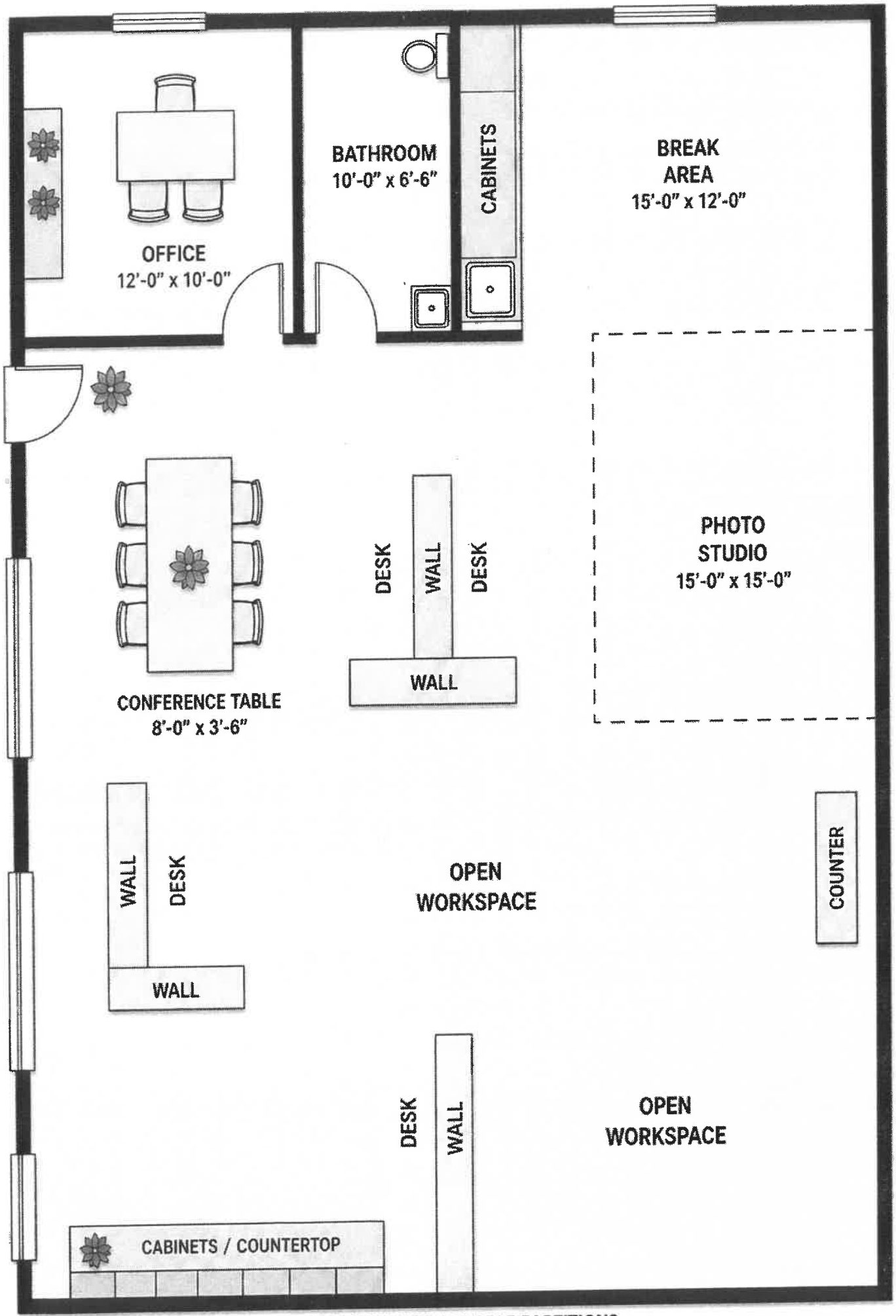
MY COMMISSION EXPIRES 2/17/2030



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.



* WALLS WILL BE MOVABLE PARTITIONS


SAN JACINTO PLAZA



Primary masonry color-SW 7637 Oyster White | Secondary masonry color-SW 7640 Fawn Brindle

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:	July 28, 2026
SUBJECT:	MIS2026-012; *Minor Waiver to the Downtown Requirements for 115 S. Goliad*

On July 17, 2026, the applicant -- *Craig Tatum on behalf of Michael Swiercinsky* -- submitted an application requesting the approval of a *Minor Waiver* to the requirements of the Downtown (DT) District for the purpose of updating the existing façade of the building at 115 S. Goliad Street [*SH-205*]. According to the applicant's proposed photo, they will be painting the entire front façade a dark navy blue. Subsection 04.07(D)(2)(d), *Downtown (DT) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that "*(t)he dominant color of all buildings (including above grade parking structures) shall be muted shades of warm gray, red, green, beige and/or brown*. Black, gold and stark white shall not be used except as an accent color. There are no restrictions on accent colors which comprise less than one (1) percent of the building face, except that florescent colors are prohibited." Based on the submitted exhibits, the dominate color of the building's front façade will be dark navy blue, which is not a "…muted shade of warm gray, red, green, beige and/or brown …" Based on this, the applicant's request requires a *Minor Waiver* to the color requirements of the Downtown (DT) District standards. Staff should note that other properties within the Downtown (DT) District have been painted in similar shades of blue; however, many of these improvements were completed without seeking approval from the Planning and Zoning Commission. With all that being said, a *Minor Waiver* is a discretionary decision for the Planning and Zoning Commission. Should the Commission have any questions, staff will be available at the *July 28, 2026* meeting.

PROJECT COMMENTS

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

DATE: 7/23/2026

PROJECT NUMBER: MIS2026-012
PROJECT NAME: Minor Waiver to the Downtown Distirct Requirements 115 S. Goliad
SITE ADDRESS/LOCATIONS: 115 South Goliad Street, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Craig Tatum on behalf of Michael Swiercinsky for the approval of a Miscellaneous Case for a Minor Waiver to the Downtown (DT) District requirements on a portion of a 0.184-acre tract of land identified as Lot 8 and a portion of Lot 5, Block M, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 115 S. Goliad Street, Suite 100, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Kuhn	07/21/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Bethany Ross	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/15/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/15/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	07/23/2026	Approved w/ Comments

07/23/2026: MIS2026-012; Minor Waiver to the Downtown Requirements for 115 S. Goliad Street

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Miscellaneous Case for a Minor Waiver to the Downtown (DT) District requirements on a portion of a 0.184-acre tract of land identified as Lot 8 and a portion of Lot 5, Block M, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 115 S. Goliad Street, Suite 100.

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.

I.3 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

I.4 According to Subsection 04.07(C)(2), Downtown District, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(i)n order to provide flexibility and create high quality projects, standards in the Downtown District may receive a waiver from City staff, the Planning and Zoning Commission, and/or the City Council." In this case, the applicant is requesting approval of a Minor Waiver to the Exterior Building Color.

I.5 Color. "The dominant color of all buildings (including above grade parking structures) shall be muted shades of warm gray, red, green, beige and/or brown. Black, gold and stark white shall not be used except as an accent color. There are no restrictions on accent colors which comprise less than one (1) percent of the building face, except that florescent colors are prohibited." In this case, the applicant is proposing to paint the entire front façade a dark navy blue. This is depicted in the applicant's letter and exhibit.

I.6 Please note the scheduled meeting for this case:

1) Planning & Zoning meeting will be held on July 28, 2026 at 6:00 PM in the council chambers at City Hall.

I.7 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.

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]:

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- ☐ MASTER PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1&3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($1,000.00 + $20.00 ACRE) [1&2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☒ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1&3]
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1,2&3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1,2&3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1&3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1&3]

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.
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[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

GENERAL NOTE: THE CITY OF ROCKWALL PLANNING AND ZONING DEPARTMENT ACCEPTS PAYMENT BY CHECK ***ONLY***, EITHER IN PERSON OR BY MAIL. *THE CITY OF ROCKWALL WILL **NEVER** REQUEST PAYMENT BY WIRE TRANSFER THROUGH EMAIL.*

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	115 S Goliad, Suite 100, Rockwall, TX 75087				
SUBDIVISION		LOT		BLOCK	
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	Michael Swiercinsky	☒ APPLICANT	Craig Tatum
CONTACT PERSON	Lexie Tanner	CONTACT PERSON	Craig Tatum
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 Michael Swiercinsky [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 $ 1000.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF July, 2026. 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 July, 2026.

DEBORAH BLACKETER
My Notary ID # 124963058
Expires June 21, 2028

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Deborah Blacketer

MY COMMISSION EXPIRES 6-21-2028



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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FOR LEASE
972-771-7577


COVEBOURNE
115
S. GOLIAD
COVEBOURNE
ROCKWALL OUTPOST
CURATED FOR
ADVENTURE.
CRAFTED FOR
COMMUNITY.
COVEBOURNE
ROCKWALL
OUTPOST

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:	Henry Lee; Senior Planner
DATE:	July 28, 2026
SUBJECT:	MIS2026-013; *Exception for a Front Yard Fence for 601 Parks Avenue*

The subject property is a 0.5470-acre parcel of land (*i.e. Lots 1-3 and a portion of Lot 4, Block C, Foree Addition*) that is situated within the Foree Subdivision, and is zoned Single-Family 7 (SF-7) District. The Foree Subdivision was established February 7, 1913 and according to the Rockwall Central Appraisal District (RCAD) the 3,912 SF single-family home was originally constructed in 1929.



FIGURE 1: *SUBJECT PROPERTY FROM LILLIAN STREET.*

On June 3, 2026, the applicant submitted a building permit [*Case No. RES2026-2537*] requesting to construct a four (4) foot wood picket fence. According to Subsecion 08.03(D)(2), *Fences in the Front Yard*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) "(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission." Staff informed the applicant that based on the height and location of the proposed fence they would need to request an exception from the Planning and Zoning Commission..."



On July 17, 2026, the applicant submitted an application requesting to construct a 42-inch painted metal fence. Based on the letter provided by the applicant, the proposed fence would extend east from the home to the property line adjacent to Parks Avenue, extend to the northern property line, and finally return west into the subject property. The provided site plan -- *see Figure 2* -- depicts the described location. According to Subsection 08.03(D)(2)(b), *Fences in the Front Yard*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), a wrought iron or decorative metal fence shall be 50% transparent and "...shall not exceed 48-inches in height." In this case, the applicant's request meets the requirements for a wrought iron or decorative metal fence outlined within the Unified Development Code (UDC). In addition, Subsection 08.03(B)(1) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states, "…(a)ll fences being proposed in established residential areas (*i.e. established single-family or duplex subdivision or areas*) -- *that are not regulated by a Planned Development District ordinance* -- shall be architecturally compatible with the design, materials, and colors of the existing fences in the area … [and] (a)ll solid fencing shall be constructed utilizing standard cedar fencing materials …" The intent of these provisions is to maintain neighborhood cohesion and protect established subdivision character through consistent fence materials and design. In this case, the subject property is a corner lot and has a similar existing front yard fence along Lillian Street, which can be seen in *Figure 1* and delineated in *Figure 2*. Based on this, the applicant's request does not appear

to change the essential character of the subdivision; however, a request for a front yard fence is a discretionary decision for the Planning and Zoning Commission.

The Planning and Zoning Commission has the authority to grant front yard fence exceptions on a case-by-case basis, and such request requires a supermajority vote (*i.e. three-fourths [¾] of members present, with a minimum of four [4] affirmative votes*). Should the Planning and Zoning Commission have any questions staff will be available at the *July 28, 2026* Planning and Zoning Commission meeting.

PROJECT COMMENTS

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

DATE: 7/24/2026

PROJECT NUMBER: MIS2026-013
PROJECT NAME: Exception for a Front Yard Fence at 601 Parks Avenue
SITE ADDRESS/LOCATIONS: 601 Parks Avenue, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Dani Mitchell on behalf of Chris Eich for the approval of a Miscellaneous Case for a Front Yard Fence on a 0.5470-acre tract of land identified as Lot 1-3 and a portion of Lot 4, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 601 Parks Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Kuhn	07/21/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/22/2026	Approved w/ Comments

07/22/2026: FENCE WILL REQUIRE A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IF APPROVED

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	07/22/2026	Approved w/ Comments

07/22/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request approval of a Miscellaneous Case for a Front Yard Fence on a 0.5470-acre tract of land identified as Lot 1-3 and a portion of Lot 4, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 601 Parks 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.

I.3 According to Article 13, Definitions, of the Unified Development Code (UDC), a fence is defined as "(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure."

I.4 According to Subsection 08.03(B)(1) of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(a)ll fences being proposed in established residential areas (i.e. established single-family or duplex subdivision or areas) -- that are not regulated by a Planned Development District ordinance -- shall be architecturally compatible with the design, materials, and colors of the existing fences in the area … [and] (a)ll solid fencing shall be constructed utilizing standard cedar fencing materials …"

I.5 According to Subsection 08.03(D)(2) of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission..."

I.6 According to Subsection 08.03(D)(2) of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), wrought iron or decorative metal fences shall be 50% transparent and "...shall not exceed 48-inches in height."

I.7 Please note the scheduled meeting for this case will be held on July 28, 2026 at 6:00 PM in the City Hall Council Chambers. Please also note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.

I.8 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

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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]:

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- ☐ MASTER PLAT ($500.00 + $20.00 ACRE) [1]
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- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1&3]
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1,2&3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1,2&3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1&3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1&3]

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 ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

GENERAL NOTE: THE CITY OF ROCKWALL PLANNING AND ZONING DEPARTMENT ACCEPTS PAYMENT BY CHECK ***ONLY***, EITHER IN PERSON OR BY MAIL. *THE CITY OF ROCKWALL WILL NEVER REQUEST PAYMENT BY WIRE TRANSFER THROUGH EMAIL.*

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	601 Parks Avenue				
SUBDIVISION	Foree	LOT	1-3, south 20' of 4	BLOCK	C
GENERAL LOCATION	NW corner of intersection with Lillian				

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		☒ APPLICANT	
CONTACT PERSON	Chris Eich	CONTACT PERSON	Dani Mitchell
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 Christopher Eich [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 17th DAY OF July 20 26. 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 17th DAY OF July 2026.

OWNER'S SIGNATURE Chris Eich

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.

Chris Eich
601 Parks Ave
Rockwall, TX 75087
707-843-6217
ceich62@gmail.com

July 17, 2026

City of Rockwall
Planning and Zoning Department
385 S. Goliad St
Rockwall, TX 75087

Subject: Exception for a Front Yard Fence at 601 Parks Ave
Reference: RES2026-2537

My wife and I would like to provide more distinction and privacy for the large side yard of our house, which functions as our back yard.

We propose a painted metal fence with 42" posts, 3' x 8' panels, and a gate for landscaper access. Its location is indicated on the attached **Front Yard with Fence outline** photo.

The section parallel to Parks Ave would be *at or near* the property line, rather than 20' back (which corresponds to the base of the first front porch step), so that the walkway from the front porch reaches the fenced side yard.

The design and color of this fence would match the existing side fence on Lillian St, as shown in the three **Existing Fence** photos. That fence is 12' from the pavement.

Sincerely,

Chris Eich

Proposed
Existing
Parks Ave
Parks Ave
Lillian St
Lillian St






STOP



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:	Henry Lee; Senior Planner
DATE:	July 28, 2026
SUBJECT:	MIS2026-014; *Exception for a Front Yard Fence for 205 Dial Lane*

The subject property is a 1.474-acre tract of land (*i.e. Tract 3 of the G. W. Redlin Survey, Abstract No. 183*) that is situated to the southeast of the Park Hills Subdivision, and is zoned Single-Family 10 (SF-10) District. According to historic aerial images, there was previously a single-family home and multiple accessory structures on the subject property. Following the purchase of the subject property the applicant has removed all of the structures from the property in order to construct a new single-family home.



FIGURE 1: *SUBJECT PROPERTY; RED: FENCE LOCATION*

In July 2026, the applicant approached staff regarding the installation of a fence along the southern property line of the subject property. Staff informed the applicant that based on the proposed location and materials they would need to request an exception from the Planning and Zoning Commission. Subsequently, on July 17, 2026, the applicant submitted an application requesting to construct a 48-inch wooden split rail fence, with stainless steel posts wrapped in composite wood and wire attached to the back side of the fence. Based on the letter provided by the applicant, the proposed fence would replace an existing fence that is in need of repair, and provide security for their pets.

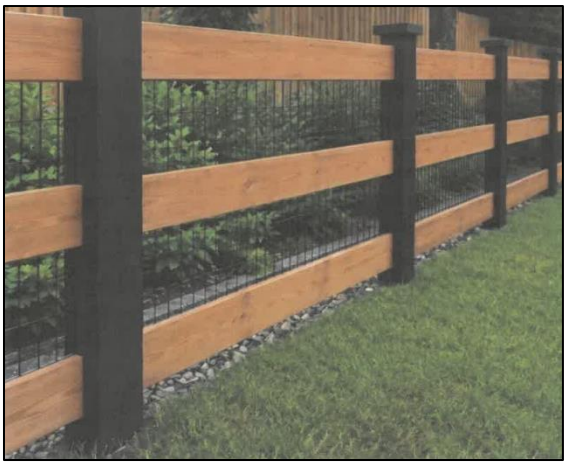


FIGURE 2: *PROPOSED FENCE*

According to Subsection 08.03(D)(2)(b), *Fences in the Front Yard*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), front yard fences shall be a wood picket fence or a wrought iron/decorative metal fence. In addition, all "(p)osts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel." In this case, the applicant's request does *not* meet the requirements for a front yard fence as outlined within the Unified Development Code; however, the subject property is located at the terminus of a private road, and will not have visibility from a public roadway. In addition, Subsection 08.03(B)(1) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states, "…(a)ll fences being proposed in established residential areas (*i.e. established single-family or duplex subdivision or areas*) -- *that are not regulated by a Planned Development District ordinance* -- shall be architecturally compatible with the design, materials, and colors of the existing fences in the area … [and] (a)ll solid fencing shall be constructed utilizing standard cedar fencing materials …" The intent of these provisions is to maintain neighborhood cohesion and protect established subdivision character through consistent fence materials and design. In this case, the subject property has an existing non-conforming front yard fence that similar in design as the fence being proposed by the applicant. That being said, directly adjacent to the subject property is the Park Hills Subdivison, which will incorporate wrought iron and solid wood fences.

The Planning and Zoning Commission has the authority to grant front yard fence exceptions on a case-by-case basis, such approval is discretionary and requires a supermajority vote (*i.e. three-fourths [¾] of members present, with a minimum of four [4] affirmative votes*). Should the Planning and Zoning Commission have any questions staff will be available at the July 28, 2026 Planning and Zoning Commission meeting.

PROJECT COMMENTS

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

DATE: 7/24/2026

PROJECT NUMBER: MIS2026-014
PROJECT NAME: Exception for a Front Yard Fence at 205 Dial Lane
SITE ADDRESS/LOCATIONS: 205 Dial Lane, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Amanda Dailey for the approval of a Miscellaneous Case for a Front Yard Fence on a 1.474-acre tract of land identified as Tract 3 of the G. W. Redlin Survey, Abstract 183, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 205 Dial Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Kuhn	07/21/2026	Approved

07/21/2026: No fences within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/22/2026	Approved w/ Comments

07/22/2026: IF APPROVED A SEPARATE FENCE PERMIT IS REQUIRED THROUGH THE BUILDING INSPECTION DEPARTMENT

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	07/22/2026	Approved w/ Comments

07/22/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request approval of a Miscellaneous Case for a Front Yard Fence on a 1.474-acre tract of land identified as Tract 3 of the G. W. Redlin Survey, Abstract 183, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 205 Dial 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.

I.3 According to Article 13, Definitions, of the Unified Development Code (UDC), a fence is defined as "(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure."

I.4 According to Subsection 08.03(B)(1) of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(a)ll fences being proposed in established residential areas (i.e. established single-family or duplex subdivision or areas) -- that are not regulated by a Planned Development District ordinance -- shall be architecturally compatible with the design, materials, and colors of the existing fences in the area … [and] (a)ll solid fencing shall be constructed utilizing standard cedar fencing materials …" In addition, this sections details that all "(p)osts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel." In this case, the applicant is requesting to utilize stainless steel posts wrapped in wood composite.

I.5 According to Subsection 08.03(D)(2) of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission..." In addition, this section details that front yard fences shall be either wood picket fences or wrought iron/decorative metal fences. In this case, the applicant is requesting a wooden split rail fence with metal wire attached to the back.

I.8 Please note the scheduled meeting for this case will be held on July 28, 2026 at 6:00 PM in the City Hall Council Chambers. Please also note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.

I.9 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1&3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($1,000.00 + $20.00 ACRE) [1&2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☑ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1&3]
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1,2&3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1,2&3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1&3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1&3]

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 ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

GENERAL NOTE: THE CITY OF ROCKWALL PLANNING AND ZONING DEPARTMENT ACCEPTS PAYMENT BY CHECK ***ONLY***, EITHER IN PERSON OR BY MAIL. ***THE CITY OF ROCKWALL WILL NEVER REQUEST PAYMENT BY WIRE TRANSFER THROUGH EMAIL.***

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	205 Dial Ln 75087				
SUBDIVISION	—	LOT	—	BLOCK	—
GENERAL LOCATION	intersects with Washington St; near HM park				

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		☐ APPLICANT	same
CONTACT PERSON	Amanda Dailey	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	
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 Amanda Dailey [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 17th DAY OF July 20 26. 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."

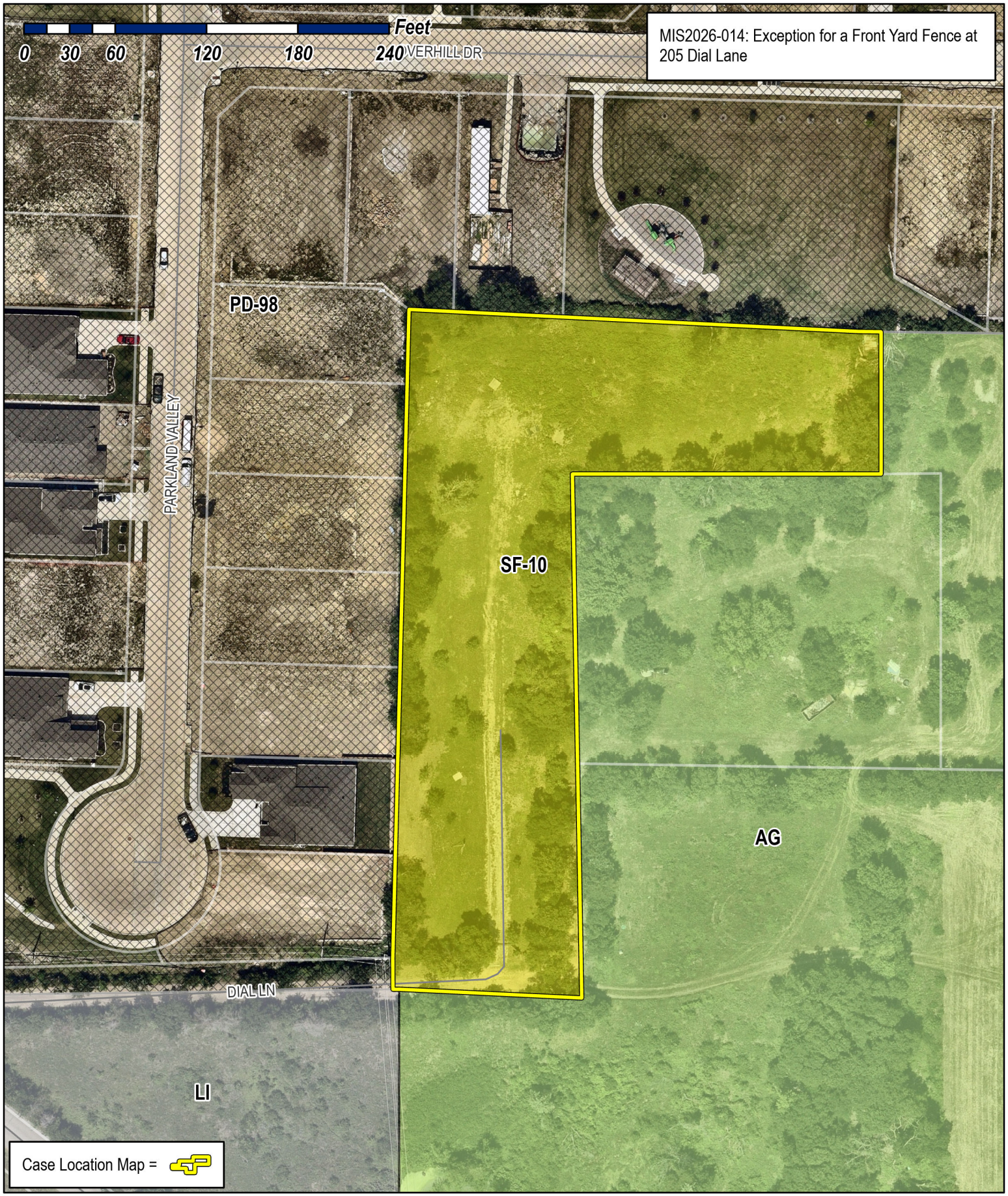
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th *DAY OF* July *20* 26

OWNER'S SIGNATURE Amanda Dailey

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KRIS J CANNON
Notary ID #134917928
My Commission Expires
May 24, 2028

MY COMMISSION EXPIRES 5/24/28



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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July 17, 2026

Dear City of Rockwall,

We own 205 Dial Ln, an undeveloped, nearly acre and a half property, that we are starting to develop to build our home. We are in need a fence repair as the one currently there is not secure and is an eyesore. In addition, we need to have a fence that safely contains our pets and keeps out other wildlife we have seen on our property, including turtles who have laid eggs on our property, a stray dog, and a beaver. Below are pictures of the current fence and gate, as well as a picture of what we would like to see in its place in the front entrance to our property. The remaining perimeter of our property will likely have a wood privacy fence. It goes without saying the proposed front entrance fence is of much nicer quality, safely keeps our pets in and other animals out, and is visually appealing. One of our goals is to improve the value of our property and we believe a high-quality fence like this is a start. Thank you for your time and consideration.

Sincerely,

Amanda Dailey

Amanda Dailey







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:	July 28, 2026
SUBJECT:	MIS2026-015; *Minor Waiver to the Downtown Requirements for 103 S. San Jacinto Street*

On July 17, 2026, the applicant -- *Geneveve du Plessis* -- submitted an application requesting the approval of a *Minor Waiver* to the requirements of the Downtown (DT) District for the purpose of updating the existing façade of the building at 103 S. San Jacinto Street. According to the applicant's proposed photo, they will be painting the entire front façade Sherwin Williams Hunt Club (*e.g. a forest green*) and painting the door dark orange. Subsection 04.07(D)(2)(d), *Downtown (DT) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that "*(t)he dominant color of all buildings (including above grade parking structures) shall be muted shades of warm gray, red, green, beige and/or brown*. Black, gold and stark white shall not be used except as an accent color. There are no restrictions on accent colors which comprise less than one (1) percent of the building face, except that florescent colors are prohibited." Based on the submitted exhibits, the dominate color of the building's front façade will be a forest green, which is not a "…muted shade of warm gray, red, green, beige and/or brown …" Based on this, the applicant's request requires a *Minor Waiver* to the color requirements of the Downtown (DT) District standards. Staff should note that other properties within the Downtown (DT) District have been painted in colors differing from the dominant colors listed within the Unified Development Code (UDC); however, many of these improvements were completed without seeking approval from the Planning and Zoning Commission. With all that being said, a *Minor Waiver* is a discretionary decision for the Planning and Zoning Commission. Should the Commission have any questions, staff will be available at the *July 28, 2026* meeting.

PROJECT COMMENTS

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

DATE: 7/23/2026

PROJECT NUMBER: MIS2026-015
PROJECT NAME: Minor Waiver to the Downtown District Requirements For 103 S. San
SITE ADDRESS/LOCATIONS: Jacinto Street

CASE CAPTION: Discuss and consider a request by Geneve du Plessis on behalf of Greg Fox for the approval of a Miscellaneous Case for a Minor Waiver to the Downtown (DT) District requirements on a 0.034-acre tract of land identified as a portion of Lot 3, Block L, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 103 San Jacinto Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Bethany Ross	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Bethany Ross	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Bethany Ross	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Bethany Ross	07/23/2026	Approved w/ Comments

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	07/23/2026	Approved w/ Comments

07/23/2026: MIS2026-015; Minor Waiver to the Downtown Requirements for 103 S. San Jacinto Street

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Miscellaneous Case for a Minor Waiver to the Downtown (DT) District requirements on a portion of a 0.034-acre tract of land identified as Lot S, Block L, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 103 S. San Jacinto 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.

I.3 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

I.4 According to Subsection 04.07(C)(2), Downtown District, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(i)n order to provide flexibility and create high quality projects, standards in the Downtown District may receive a waiver from City staff, the Planning and Zoning Commission, and/or the City Council." In this case, the applicant is requesting approval of a Minor Waiver to the Exterior Building Color.

I.5 Color. "The dominant color of all buildings (including above grade parking structures) shall be muted shades of warm gray, red, green, beige and/or brown. Black, gold and stark white shall not be used except as an accent color. There are no restrictions on accent colors which comprise less than one (1) percent of the building face, except that florescent colors are prohibited." In this case, the applicant is proposing to paint the entire front façade Sherwin Williams Hunt Club (e.g. a forest green) and painting the door dark orange. This is depicted in the applicant's letter and exhibit.

I.6 Please note the scheduled meeting for this case:

1) Planning & Zoning meeting will be held on July 28, 2026 at 6:00 PM in the council chambers at City Hall.

I.7 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.

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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1 & 3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($1,000.00 + $20.00 ACRE) [1 & 2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☑ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1 & 3]
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1, 2 & 3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1, 2 & 3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1 & 3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1 & 3]

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 ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

GENERAL NOTE: THE CITY OF ROCKWALL PLANNING AND ZONING DEPARTMENT ACCEPTS PAYMENT BY CHECK ONLY, EITHER IN PERSON OR BY MAIL. THE CITY OF ROCKWALL WILL NEVER REQUEST PAYMENT BY WIRE TRANSFER THROUGH EMAIL.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	103 S San Jacinto Street				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	Rockwall, TX 75087				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Downtown District		CURRENT USE	Retail	
PROPOSED ZONING	N/A		PROPOSED USE	Retail	
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	☑ APPLICANT
CONTACT PERSON	Greg (William) Fox	Geneve du Plessis
ADDRESS	103 S San Jacinto St	2922 Lost Creek Ct
CITY, STATE & ZIP	Rockwall, TX 75087	Rockwall, TX 75032
PHONE	214 883 2958	203 919 9470
E-MAIL	gregf@gmainc.com	geneve@gatheredrockwall.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Greg Fox [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 $ 1000 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 22nd DAY OF July 2026. 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 _____ DAY OF _____, 20____.

OWNER'S SIGNATURE

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

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From: Miller, Ryan
To: Ross, Bethany
Subject: FW: ATT: Ryan Miller - Fwd: Exterior Paint Color Approval Request – 103 S. San Jacinto Street
Date: Wednesday, July 22, 2026 1:48:06 PM

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | UNIFIED DEVELOPMENT CODE

NOTES:
1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD.

From: Planning <planning@rockwall.com>
Sent: Wednesday, July 22, 2026 12:58 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: FW: ATT: Ryan Miller - Fwd: Exterior Paint Color Approval Request – 103 S. San Jacinto Street

From: Geneve Du Plessis <geneve@gatheredrockwall.com>
Sent: Wednesday, July 22, 2026 11:52 AM
To: Planning <planning@rockwall.com>
Cc: aubry@gatheredrockwall.com; Browning, Bethany <BBrowning@rockwall.com>
Subject: ATT: Ryan Miller - Fwd: Exterior Paint Color Approval Request – 103 S. San Jacinto Street

Good Morning Ryan,

I hope you're doing well.

My name is Geneve du Plessis, and my business partner and I are the new tenants of 103 S. San Jacinto Street. We are currently renovating the space in preparation for opening Gathered, a curated marketplace featuring local makers, artisans, and small businesses, later this year.

Bethany shared your contact information with us and mentioned that you would be the appropriate person to connect with regarding the exterior paint approval process.

As part of our renovation, we are requesting approval to update the building's exterior paint colors. We would like to change the current light pink exterior to Sherwin-Williams Hunt Club (SW 6468), a deep, timeless green. We are also proposing painting the front entry door a warm orange (Sherwin Williams Emotional) to create a welcoming focal point and an inviting storefront.

Our goal is to refresh the property while maintaining a classic, tasteful appearance that complements the character of Downtown Rockwall. We believe these updates will enhance the building and contribute positively to the surrounding streetscape.

I have attached our exterior rendering along with the Sherwin-Williams color selections for your review. Could you please advise us on the approval process and let us know if there are any forms, applications, documentation, or additional steps required from our end?

We appreciate your guidance and assistance as we prepare the space for Gathered's opening and look forward to working through the process with you.

Thank you for your time, and we look forward to hearing from you.

Kind regards,
Geneve du Plessis
Co-Owner, Gathered

Begin forwarded message:

From: Geneve Du Plessis <geneve@gatheredrockwall.com>
Subject: Exterior Paint Color Approval Request – 103 S. San Jacinto Street
Date: July 1, 2026 at 19:53:31 CDT
To: bbrowning@rockwall.com

Dear Bethany,

I hope you're doing well.

We are the new tenants of **103 S. San Jacinto Street** and we're currently renovating the space in preparation for opening **Gathered**, a curated marketplace focusing on Homegoods, featuring local makers, artisans, and small businesses, later this year.

As part of the renovation, we are requesting approval for an exterior paint color change. We would like to update the building's exterior from its current light pink color to **Sherwin-Williams Hunt Club (SW 6468)**, a deep, timeless green. We also propose painting the front entry door a warm orange to add a welcoming pop of color and create an inviting storefront.

Our goal is to refresh the building while preserving a classic, tasteful appearance that complements the character of Downtown Rockwall. We believe these colors will enhance the property and contribute positively to the surrounding downtown streetscape.

I've attached a rendering of the proposed exterior along with the Sherwin-Williams color selections for your review. Please let us know if there are any additional forms, documentation, or information needed to complete the approval process.

Thank you for your time and consideration. We appreciate your assistance and look forward to your response.

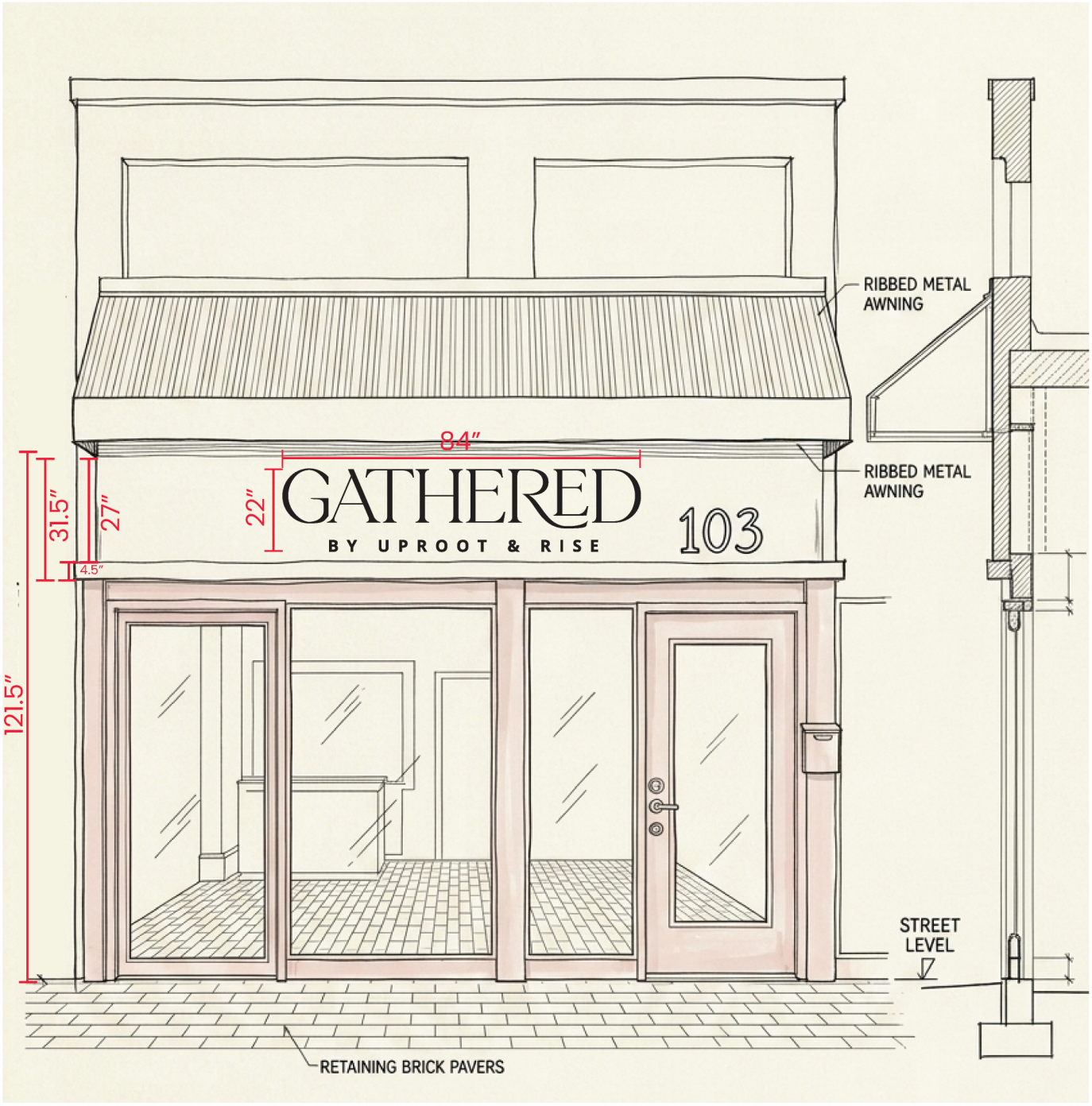
Kind regards,

GATHERED

BY UPROOT & RISE

geneve@gatheredrockwall.com | 203 919 9470 | www.gatheredrockwall.com

SIGNAGE



geneve@gatheredrockwall.com | 203 919 9470 | www.gatheredrockwall.com

SIGNAGE

- Individual
- Metal Cutout Letter
- Signage
Flush Mounted to Wall
- OR less than 2” from wall



07/01/2026

HOME CREATIONS:CUSTOM - HOME DECOR

CUSTOM HOME DECOR, METAL SIGN, 84" X 22", LETTERS THAT SPELL OUT "GATHERED" "BY UPROOT & RISE", GOLD FINISH

geneve@gatheredrockwall.com | 203 919 9470 | www.gatheredrockwall.com

SIGNAGE

- “circular” hanging wall sign
- 16inch in diameter
- Metal sign



geneve@gatheredrockwall.com | 203 919 9470 | www.gatheredrockwall.com

- Generated Visual Aid
- No “leaf” signage will be included
No electricity needed, solar lighting to be used
-
-



geneve@gatheredrockwall.com | 203 919 9470 | www.gatheredrockwall.com



Current Building Colors:
Baby / Light Pink
with Faux Floral Accents
& Gold Lettering Signage



- Exterior Paint Colors:

White: Current Facade's Awning to remain the same

- Green: Exterior Storefront to be painted Green
- (Sherwin Williams Hunt Club or similar)
- Orange: Door to be painted Orange
- (Sherwin Williams Emotional or similar)
- Gold Signage

PROJECT COMMENTS

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

DATE: 7/24/2026

PROJECT NUMBER: Z2026-038
PROJECT NAME: SUP for Residential Infill
SITE ADDRESS/LOCATIONS: 521 Renfro Street, Rockwall, TX, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Matt Benedetto on behalf Steven Stanley for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.637-acre parcel of land identified as Lot 5, Block A, Las Primeras Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 521 Renfro Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	07/21/2026	Approved w/ Comments

07/21/2026: Z2026-038; Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 521 Renfro 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 Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.637-acre parcel of land identified as Lot 5, Block A, Las Primeras Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 521 Renfro 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.

I.3 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

M.4 For reference, include the case number (Z2026-038) in the lower right-hand corner of all pages on future submittals.

I.5 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 500-feet of Phase 2 of Park Place West Subdivision which has been in existence since August 8, 2005, consists of 92 lots, and is considered to be more than 100% developed.

I.6 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.7 Ordinances. Please review the attached draft ordinance prior to the August 11, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by August 4,

2026.

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 August 4, 2026; 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 August 11, 2026 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 July 28, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on August 11, 2026.

I.10 City Council Meeting Dates. The projected City Council meeting dates for this case will be August 17, 2026 (1st Reading) and September 8, 2026 (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 Kuhn	07/21/2026	Approved w/ Comments

07/21/2026: 1. Must install approx. 180' of 8" sanitary sewer to property on the western side of the street to serve the property.
2. Label street name
3. Building pad must be higher than the highest grade of the adjacent roadway (Renfro)

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Will have to plat into 1 lot.
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- 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 the 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 located on the other side of Renfro St. available for use.
- There is an existing 8" water main located along Renfro St. 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.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls (if needed). Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event, for both driveway and sidewalk crossings.
- No rock, 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	07/22/2026	Approved w/ Comments

07/22/2026: HOUSE WILL BE CONSIDERED SIDE ENTRY
CONDITIONED SPACE OVER 5,000 SQUARE FEET WILL REQUIRE A FIRE SUPPRESSION SYSTEM
PLANS DID NOT INCLUDE THE SQUARE FOOTAGE OF THE HOME OR THE BREAKDOWN OF AREAS

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/23/2026	Approved

No Comments

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Will have to plat into 1 lot.
- Existing flow patterns must be maintained.
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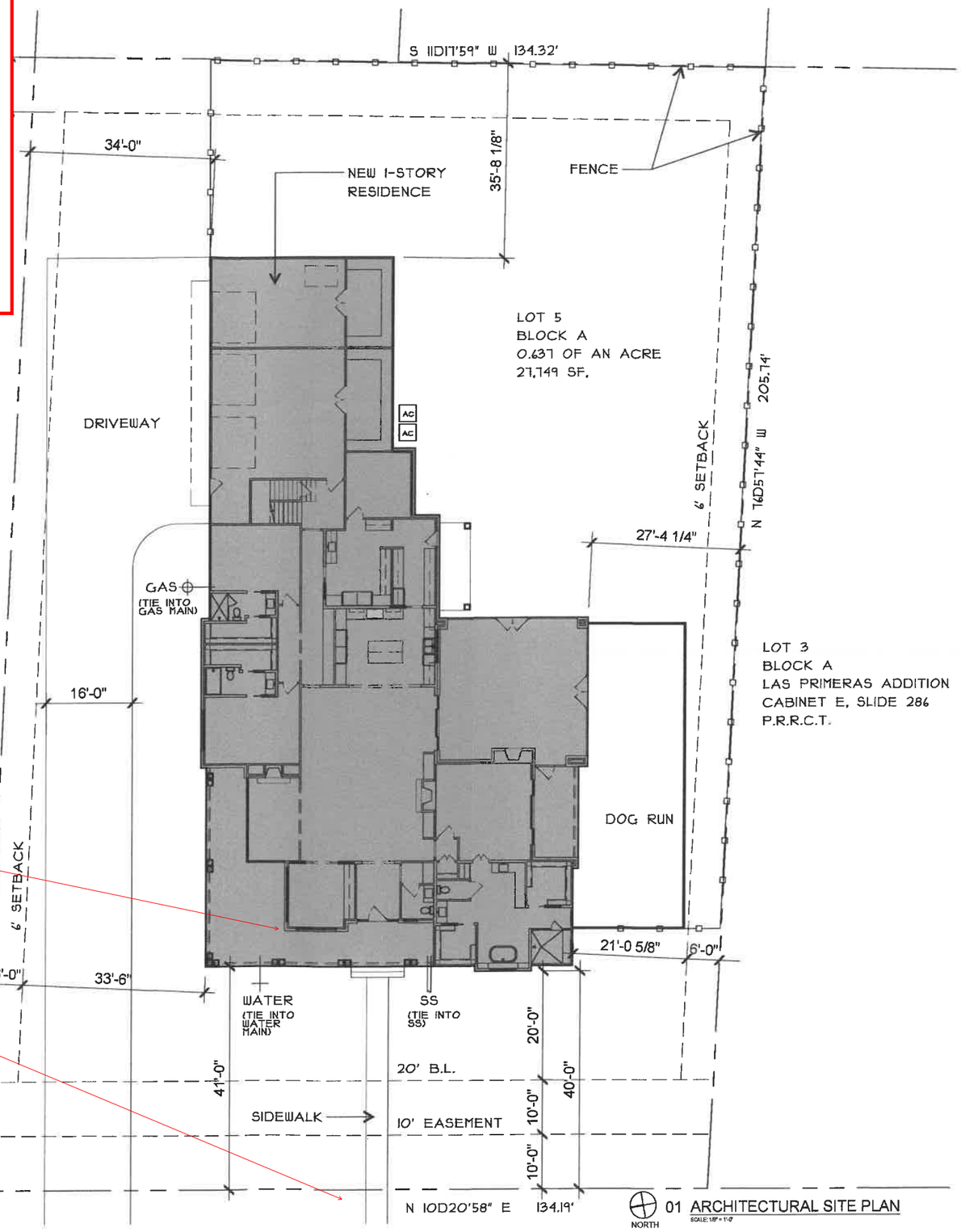
- Additional comments may be provided at time of Building Permit.



Building pad must be higher than the highest grade of the adjacent roadway (Renfro)

Label street name

Must install approx. 180' of 8" sanitary sewer to property on the western side of the street to serve the property

HIGHVIEW HOMES

STANLEY RESIDENCE
521 RENFRO STREET
ROCKWALL, TX
75087

ISSUE LOG

DATE ISSUE	DESCRIPTION
11/25/25	FOR BID AND PERMIT

REVISION LOG

DATE ISSUE	DESCRIPTION	REV NO.

ISSUED FOR:
- ☐ PRELIMINARY -
- ■ BIDDING / PERMIT
- ☐ REVISION
- ☐ FOR CONSTRUCTION

Fanning Phillips DESIGN

OWNER:
STEVE AND ROBIN STANLEY

CONTRACTOR:
MATT BENEDETTO
mattbenedetto@hotmail.com
214-454-6033

DESIGNER:
PATRA PHILLIPS
PHD@NVHOMES.com
214-284-8734

ARCH. PROJ. #	SCALE:
2530	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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1&3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($1,000.00 + $20.00 ACRE) [1&2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1&3]
- ☑ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1,2&3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1,2&3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1&3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1&3]

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.
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[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	521 Renfro st				
SUBDIVISION		LOT	5	BLOCK	A
GENERAL LOCATION	Renfro st + Hartman st				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	.637 Acre	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	Steven Stanley	☐ APPLICANT	Matt Benedetto
CONTACT PERSON		CONTACT PERSON	Highview Homes
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 Steven Stanley [*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 $ 370.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* July *20*26*. 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* July *20*26

SHANNON GREENBERG
Notary Public, State of Texas
Comm. Expires 12-04-2026
Notary ID 2028068

OWNER'S SIGNATURE Steven B Stanley

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Shannon Greenberg

MY COMMISSION EXPIRES 12-04-2026



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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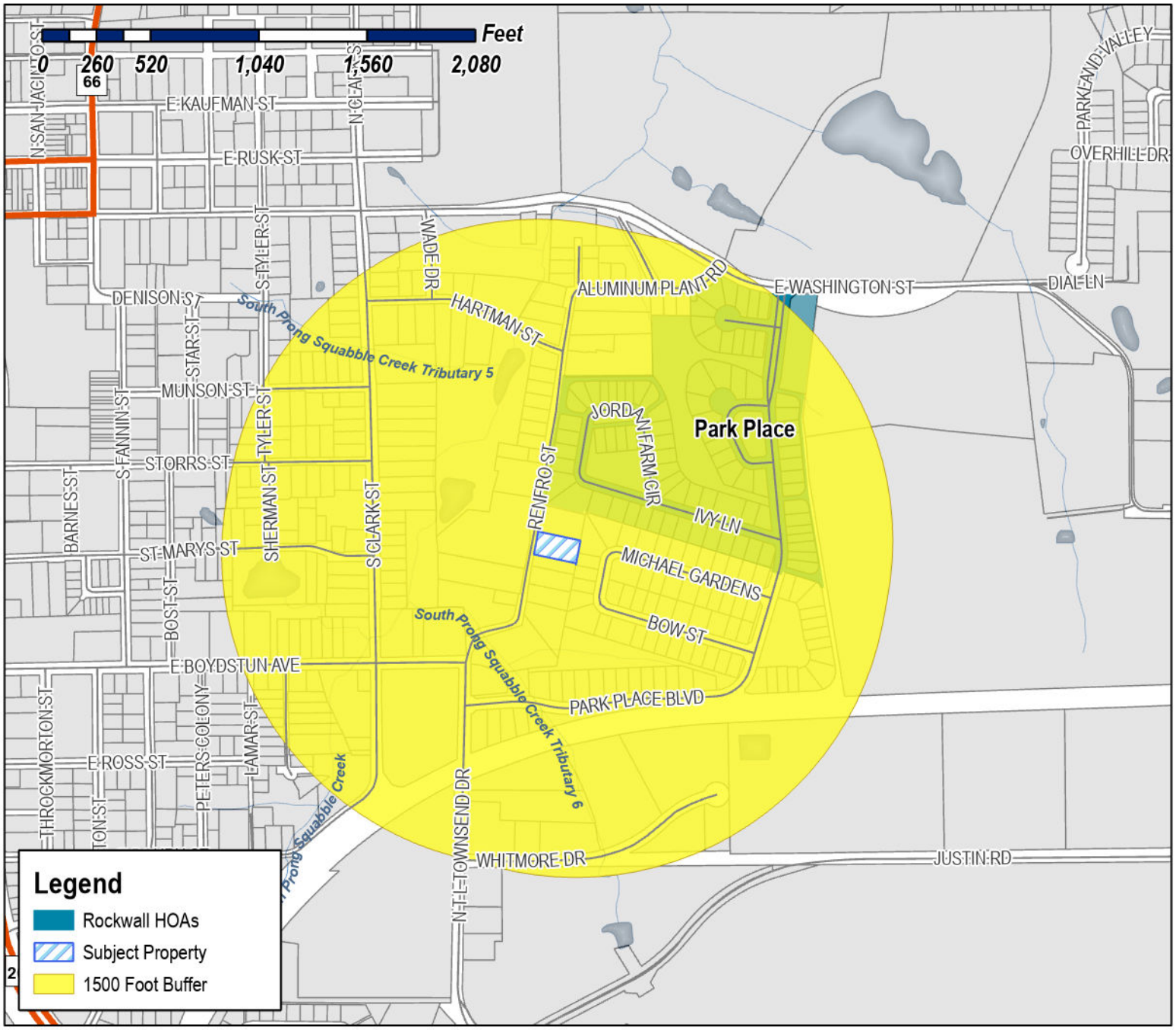
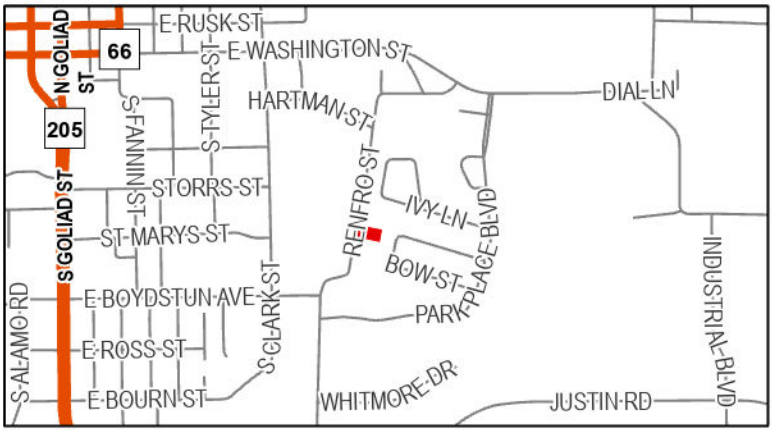


Case Number: Z2026-038
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 521 Renfro Street



Date Saved: 7/14/2026
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 [Z2026-038]
Date:	Wednesday, July 22, 2026 10:36:21 AM
Attachments:	Public Notice (07.21.2026).pdf HOA Map (07.14.2026).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, July 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 11, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2026 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.

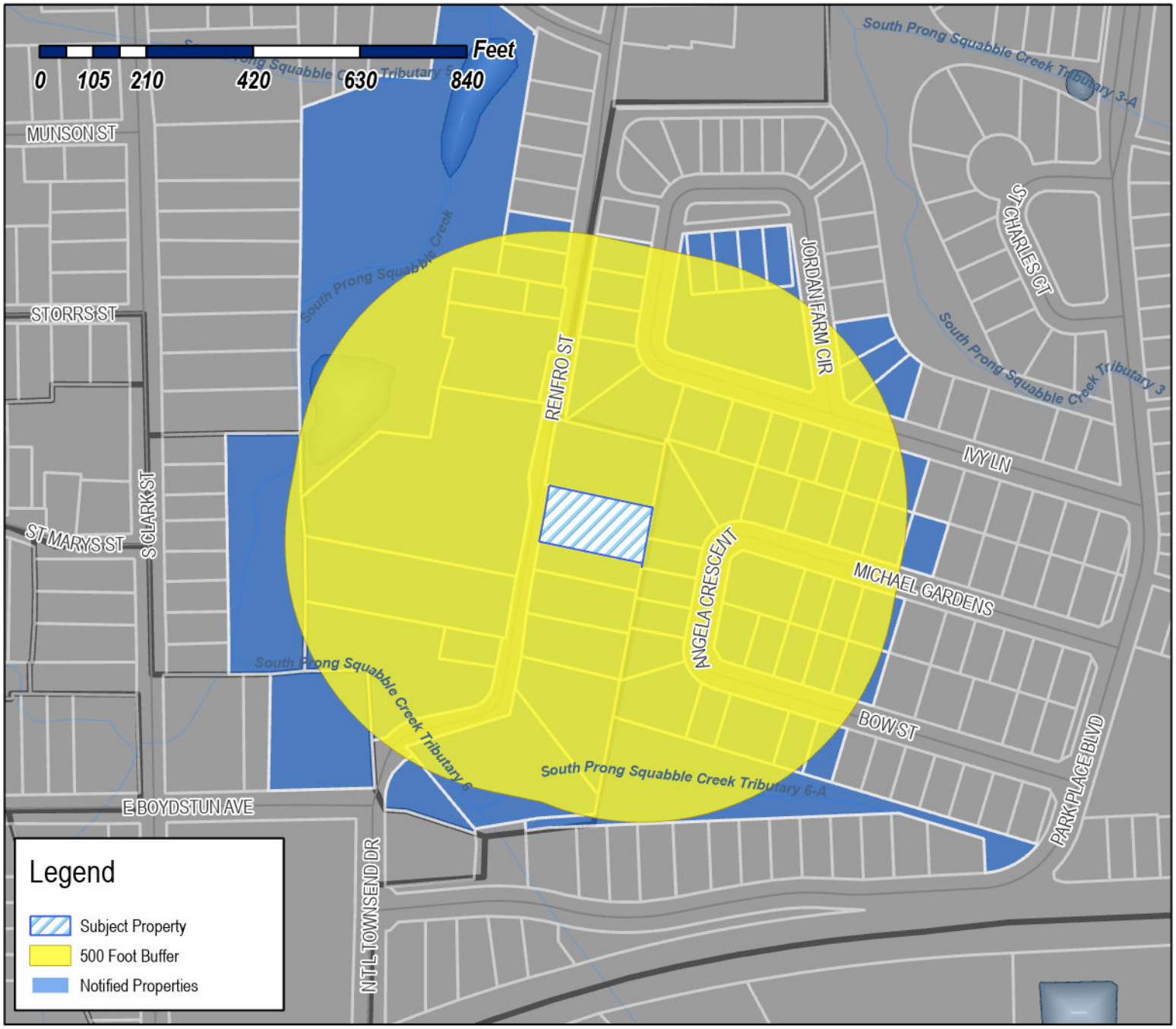
Z2026-038: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Matt Benedetto on behalf Steven Stanley for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.637-acre parcel of land identified as Lot 5, Block A, Las Primeras Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 521 Renfro 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

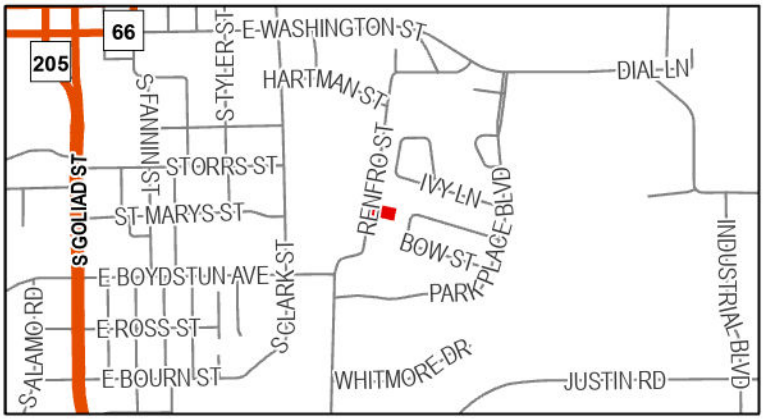
City of Rockwall

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

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.



Case Number: Z2026-038
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 521 Renfro Street



Date Saved: 7/14/2026
For Questions on this Case Call: (972) 771-7745

PLUNKETT NEIL F AND GAYLA A
1000 BOW ST
ROCKWALL, TX 75087

LADD JESSE & TAMMY
1001 MICHAEL GARDENS
ROCKWALL, TX 75087

JONES COLLINS BRUCE & JERALDINE C
1002 BOW ST.
ROCKWALL, TX 75087

TENNEY LYNN H III AND CHRISTINE L
1002 IVY LN
ROCKWALL, TX 75087

BREWER ROBERT AND GAYLE
1004 MICHAEL GARDENS
ROCKWALL, TX 75087

MILLER MARION F
1005 BOW ST.
ROCKWALL, TX 75087

MOSELEY TIM AND MELISSA
1007 MICHAEL GARDENS
ROCKWALL, TX 75087

BRIDGES SANDRA DAVIS
1008 IVY LANE
ROCKWALL, TX 75087

RESIDENT
1009 IVY LN
ROCKWALL, TX 75087

LUTES GREGORY AND SUSAN
1009 BOW ST
ROCKWALL, TX 75087

RESIDENT
1010 BOW ST
ROCKWALL, TX 75087

DANIELS JERRY RONALD
1011 MICHAEL GARDENS
ROCKWALL, TX 75087

HOLLEY TERRY AND LIBBY
1012 MICHAEL GARDENS
ROCKWALL, TX 75087

STEWART ROBIN
1013 BOW STREET
ROCKWALL, TX 75087

MANZ CHARLES & CHRISTAL
1014 Bow St
Rockwall, TX 75087

MOORE BECKY INEZ AND
CYNTHIA ANN HUDDLESTON
1014 IVY LN
ROCKWALL, TX 75087

JONES RONALD AND MARILYN
1015 MICHAEL GARDENS
ROCKWALL, TX 75087

FOX KARA ANN KENNIMER
1016 MICHAEL GARDENS
ROCKWALL, TX 75087

RESIDENT
1017 BOW ST
ROCKWALL, TX 75087

RAMIREZ JOEL DEAN AND TAMARA KAYE
1018 Bow St
Rockwall, TX 75087

DEVINE FAMILY TRUST
RUTH C DEVINE- TRUSTEE
1019 MICHAEL GARDENS
ROCKWALL, TX 75087

BREZIK JAMES AND ROBIN
1020 MICHAEL GDNS
ROCKWALL, TX 75087

DAVIDSON HENDRICA
1021 BOW ST
ROCKWALL, TX 75087

CANO OSCAR AND NANCY
1025 MICHAEL GARDENS
ROCKWALL, TX 75087

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

HOGUE MIKE AND VICKY
1498 HUBBARD DR
FORNEY, TX 75126

HELTON TIMOTHY STEVEN AND DELENA ANN
1804 STONE HARBOR WAY
KNOXVILLE, TN 37922

RICHARD HARRIS LIVING TRUST
RICHARD HARRIS - TRUSTEE
210 GLENN AVE
ROCKWALL, TX 75087

PARK PLACE WEST HOMEOWNERS ASSOCIATION INC
305 PARK PLACE BLVD
ROCKWALL, TX 75087

PARK PLACE WEST HOMEOWNERS ASSOCIATION INC
305 PARK PLACE BLVD
ROCKWALL, TX 75087

BUTTERLY GLENN MARCUS III & SHWETHA MARCELLINA
3506 ANTHONY CIRCLE
ROWLETT, TX 75088

CLARK STREET VENTURES LLC
401 COUNTRY RIDGE RD
ROCKWALL, TX 75087

RESIDENT
410 RENFRO ST
ROCKWALL, TX 75087

RESIDENT
412 RENFRO ST
ROCKWALL, TX 75087

FLYNT GARY & NANCY
414 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

HOWARD DALE E AND JOYCE
420 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

WALKER ANTHONY W AND JENNIFER
426 JORDAN FARM CIR
ROCKWALL, TX 75087

ROGERS PAULA S
429 JORDAN FARM CIR
ROCKWALL, TX 75087

RESIDENT
434 JORDAN FARM CIR
ROCKWALL, TX 75087

CONWAY MICHAEL AND JEAN
435 JORDAN FARM
ROCKWALL, TX 75087

RESIDENT
500 RENFRO ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

RESIDENT
506 RENFRO ST
ROCKWALL, TX 75087

RESIDENT
507 RENFRO ST
ROCKWALL, TX 75087

RESIDENT
601 RENFRO ST
ROCKWALL, TX 75087

RESIDENT
601 RENFRO ST
ROCKWALL, TX 75087

KIMBALL AARON AND LEANNA
602 ANGELA CRESCENT
ROCKWALL, TX 75087

HOGUE CAROLYN SUE
602 RENFRO
ROCKWALL, TX 75087

CALDWELL KEVIN L & LINDA D
605 RENFRO ST
ROCKWALL, TX 75087

RESIDENT
606 RENFRO ST
ROCKWALL, TX 75087

HARRINGTON DEBORAH
607 RENFRO ST
ROCKWALL, TX 75087

STOVALL PERRY J & BEVERLY A
608 ANGELA CRESCENT
ROCKWALL, TX 75087

ROBERTS TERRY DON AND MICHELLE
614 Angela Cres
Rockwall, TX 75087

ABBOTT TODD & WHITNEY
619 RENFRO STREET
ROCKWALL, TX 75087

RATLEY GLORIA ANN
620 ANGELA CRESCENT
ROCKWALL, TX 75087

KNOERR KELLIE MICHELLE
626 Angela Cres
Rockwall, TX 75087

KENNEDY BRENDA K
701 T L TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
709 E BOYDSTUN AVE
ROCKWALL, TX 75087

HURST RICHARD AND KIM
709B W Rusk St PMB 825
Rockwall, TX 75087

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

RESIDENT
886 IVY LN
ROCKWALL, TX 75087

BARRIER CHRISTIA A
891 IVY LN
ROCKWALL, TX 75087

GLENN CAITLIN
892 IVY LN
ROCKWALL, TX 75087

RAGSDALE ELIZABETH J LIFE ESTATE
LISA JANE BAKER & DONALD KIRK RAGSDALE
895 IVY LN
ROCKWALL, TX 75087

MARSHA MASON REVOCABLE TRUST
901 IVY LN
ROCKWALL, TX 75087

STINEBAUGH DEANNA
905 IVY LANE
ROCKWALL, TX 75087

KENT AND NARSHA MCKINNEY REVOCABLE TRUST
KENT & NARSHA MCKINNEY - TRUSTEES
908 IVY LN
ROCKWALL, TX 75087

SWARTZ RODRICK SHANNON & DEBORAH KAY
914 IVY LN
ROCKWALL, TX 75087

ALLISON DEANNA JO
PO BOX 1624
ROCKWALL, TX 75087

MISHLER MICHAEL L AND RHONDA
PO BOX 38
ROCKWALL, TX 75087

HOWELL RONALD L AND MICHELE L
PO BOX 761
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:

Z2026-038: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Matt Benedetto on behalf Steven Stanley for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.637-acre parcel of land identified as Lot 5, Block A, Las Primeras Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 521 Renfro 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, August 11, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 17, 2026 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, August 17, 2026 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. Z2026-038: 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.

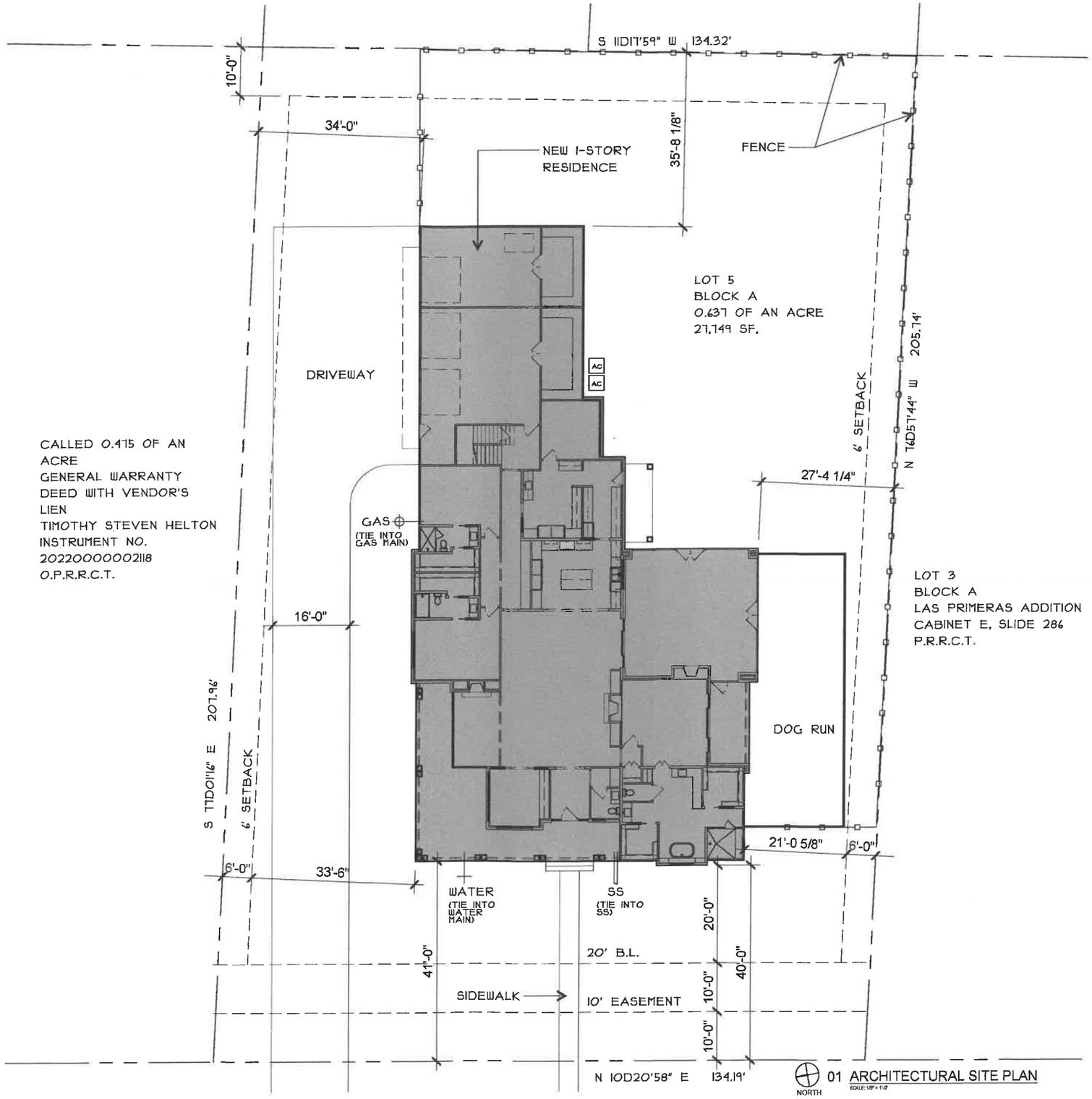
☐ I am opposed to the request for the reasons listed below.

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: 1/8" = 1'-0"

HH HIGHVIEW HOMES

STANLEY RESIDENCE
521 RENFRO STREET
ROCKWALL, TX 75087

ISSUE LOG

DATE ISSUE	DESCRIPTION
07/05/25	FOR BID AND PERMIT

REVISION LOG

DATE ISSUE	DESCRIPTION	REV NO.

ISSUED FOR:

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION

Fanning Phillips DESIGN

OWNER:
STEVE AND ROBIN STANLEY

CONTRACTOR:
MATT BENEDETTO
matbenedetto@gmail.com
214-454-6033

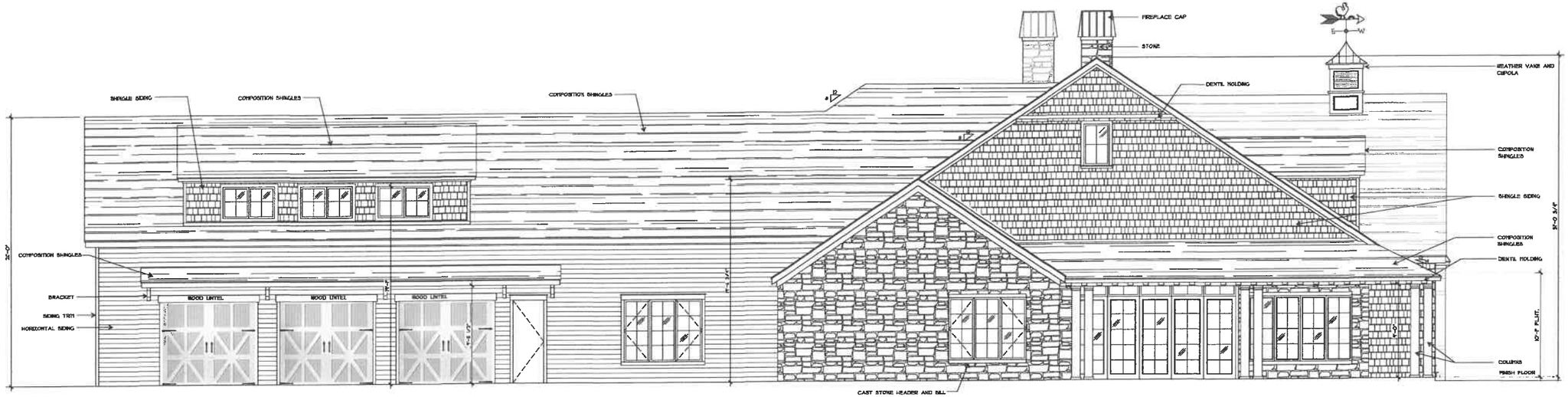
DESIGNER:
PATRA PHILLIPS
patra@fanningphillips.com
214-284-6734

ARCH. PROJ. #:	SCALE:
26201	REF. DRAWING

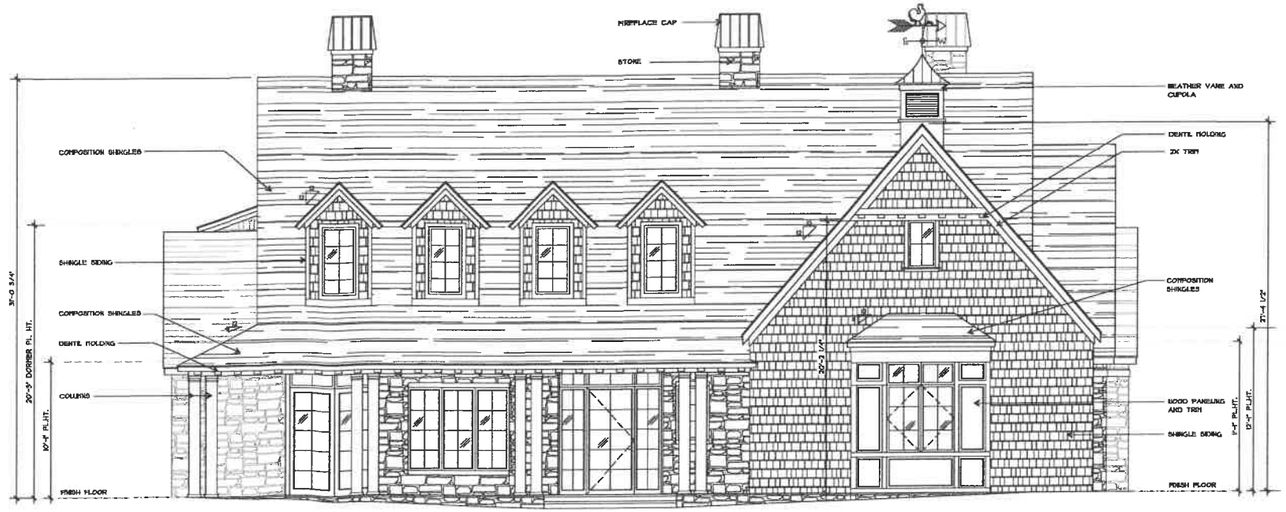
SHEET NO.

A2.1

SITE PLAN



02 NORTH ELEVATION
SCALE: 1/4"=1'-0"



01 WEST ELEVATION
SCALE: 1/4"=1'-0"

HIGHVIEW HOMES

STANLEY RESIDENCE
521 RENFRO STREET
ROCKWALL, TX 75087

ISSUE LOG

DATE ISSUE	DESCRIPTION
7/08/25	FOR BID AND PERMIT

REVISION LOG

DATE ISSUE	DESCRIPTION	REV NO.

ISSUED FOR:

- ☐ PRELIMINARY -
- ■ BIDDING / PERMIT
- ☐ REVISION
- ☐ FOR CONSTRUCTION

Fanning Phillips DESIGN

OWNER:
STEVE AND ROBIN STANLEY

CONTRACTOR:
MATT BENEDETTO
mattbenedetto@hotmail.com
214-454-6033

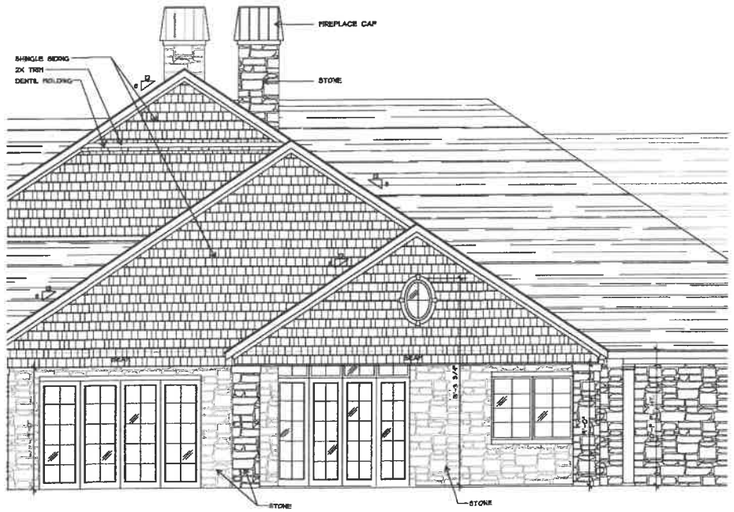
DESIGNER:
PATRA PHILIPS
patra@fanningphilips.com
214-364-8734

ARCH. PROJ.#	SCALE:
25201	REF. DRAWING

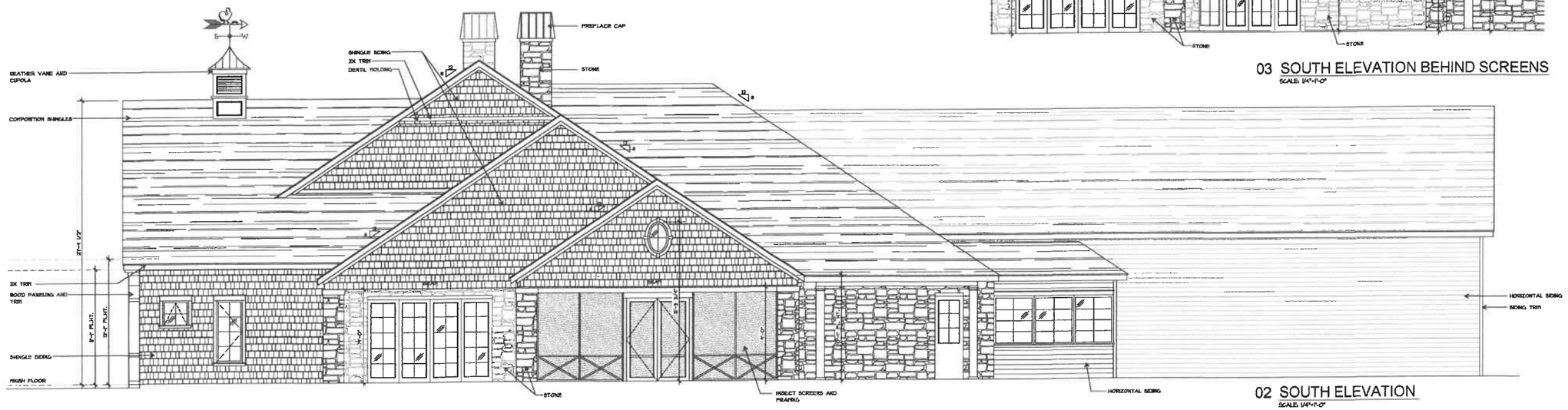
SHEET NO.

A5.1

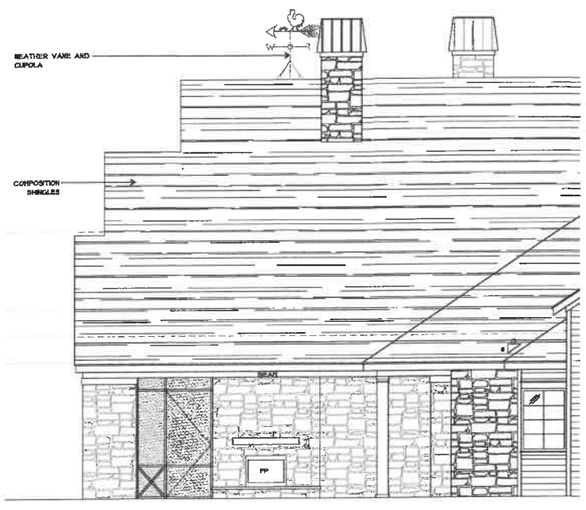
ELEVATIONS



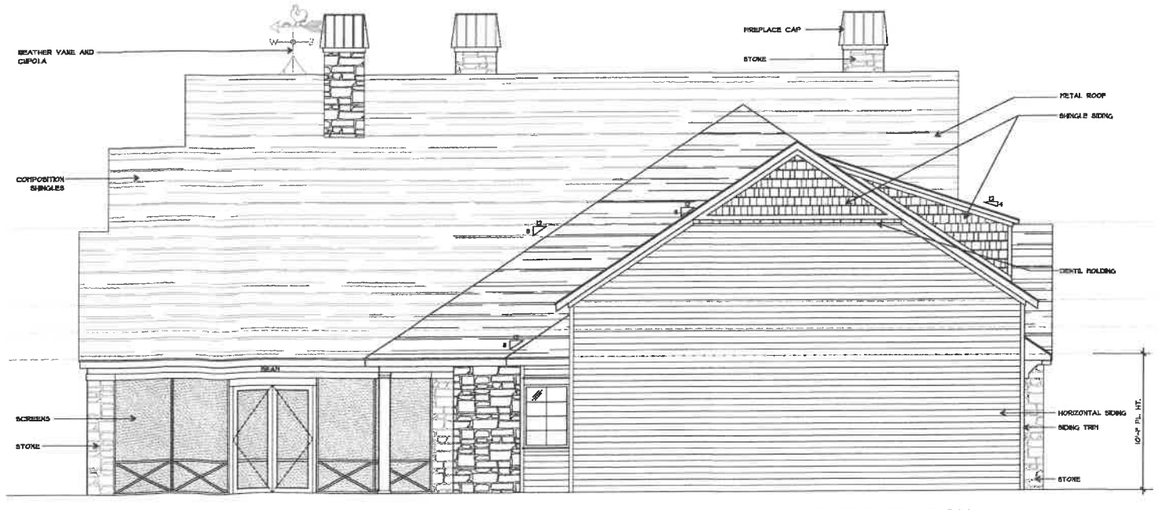
03 SOUTH ELEVATION BEHIND SCREENS
SCALE: 1/4"=1'-0"



02 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



04 EAST ELEVATION BEHIND SCREENS
SCALE: 1/4"=1'-0"



01 EAST ELEVATION
SCALE: 1/4"=1'-0"

HH HIGHVIEW HOMES

STANLEY RESIDENCE
521 RENFRO STREET
ROCKWALL, TX 75087

ISSUE LOG

DATE ISSUE	DESCRIPTION
11/06/25	FOR BID AND PERMIT

REVISION LOG

DATE ISSUE	DESCRIPTION	REV NO

ISSUED FOR:

- ☐ PRELIMINARY -
- ■ BIDDING / PERMIT
- ☐ REVISION
- ☐ FOR CONSTRUCTION

Fanning Phillips DESIGN

OWNER:
STEVE AND ROBIN STANLEY

CONTRACTOR:
MATT BENEDETTO
mattbenedetto@cableone.net
214-454-6033

DESIGNER:
PATRA PHILLIPS
patra@fanningphillips.com
214-264-8734

ARCH. PROJ. #:	SCALE:
25291	REF. DRAWING

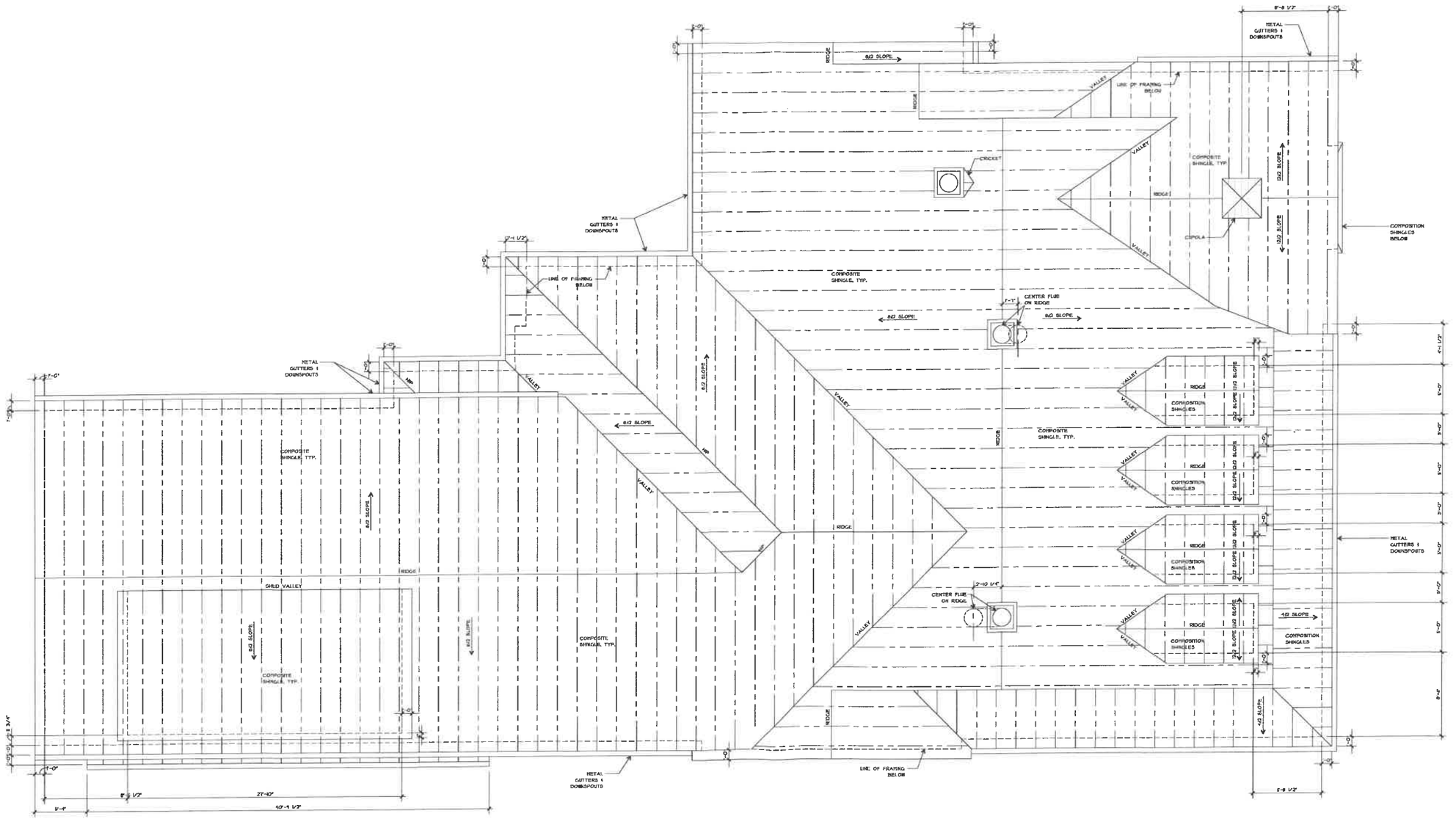
SHEET NO.

A5.2

ELEVATIONS

ROOF CONSTRUCTION NOTES:

1. ROOF OVERHANG TO BE 12" U.N.O.
2. ROOF PITCH TO BE 5/12 U.N.O.
3. PROVIDE ATTIC VENTS AS SPECIFIED IN WALL SECTIONS IF APPLICABLE.
4. TIE BOX TRUSSES OR RAFTER TO INTERIOR PARTITIONS WITH METAL CLIPS, TIES OR STRAPS AS SPECIFIED IN STRAPPING SCHEDULE, AS DUE.
5. FIRST SHEET OF PLYWOOD ALONG EAVES TO BE GLUED AND NAILED AS DESCRIBED IN SHEATHING NAILING SCHEDULE, AS DUE.
6. TRUSS DESIGN REQUIRE THE SIGNATURE AND SEAL OF A STATE CERTIFIED ENGINEER.
7. PROVIDE ALL REQUIRED TRUSS BRACING AS SPECIFIED ON ENGINEERED TRUSS PLAN.



NORTH

01 ROOF PLAN
SCALE 1/4"=1'-0"

HH HIGHVIEW HOMES

STANLEY RESIDENCE
521 RENFRO STREET
ROCKWALL, TX
75087

ISSUE LOG

DATE ISSUE	DESCRIPTION
01/06/25	FOR BID AND PERMIT

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- ☐ PRELIMINARY -
- ■ BIDDING / PERMIT
- ☐ REVISION
- ☐ FOR CONSTRUCTION

Fanning Phillips DESIGN

OWNER:
STEVE AND ROBIN STANLEY

CONTRACTOR:
MATT BENEDETTO
matthewedetto@hotmail.com
214-454-6033

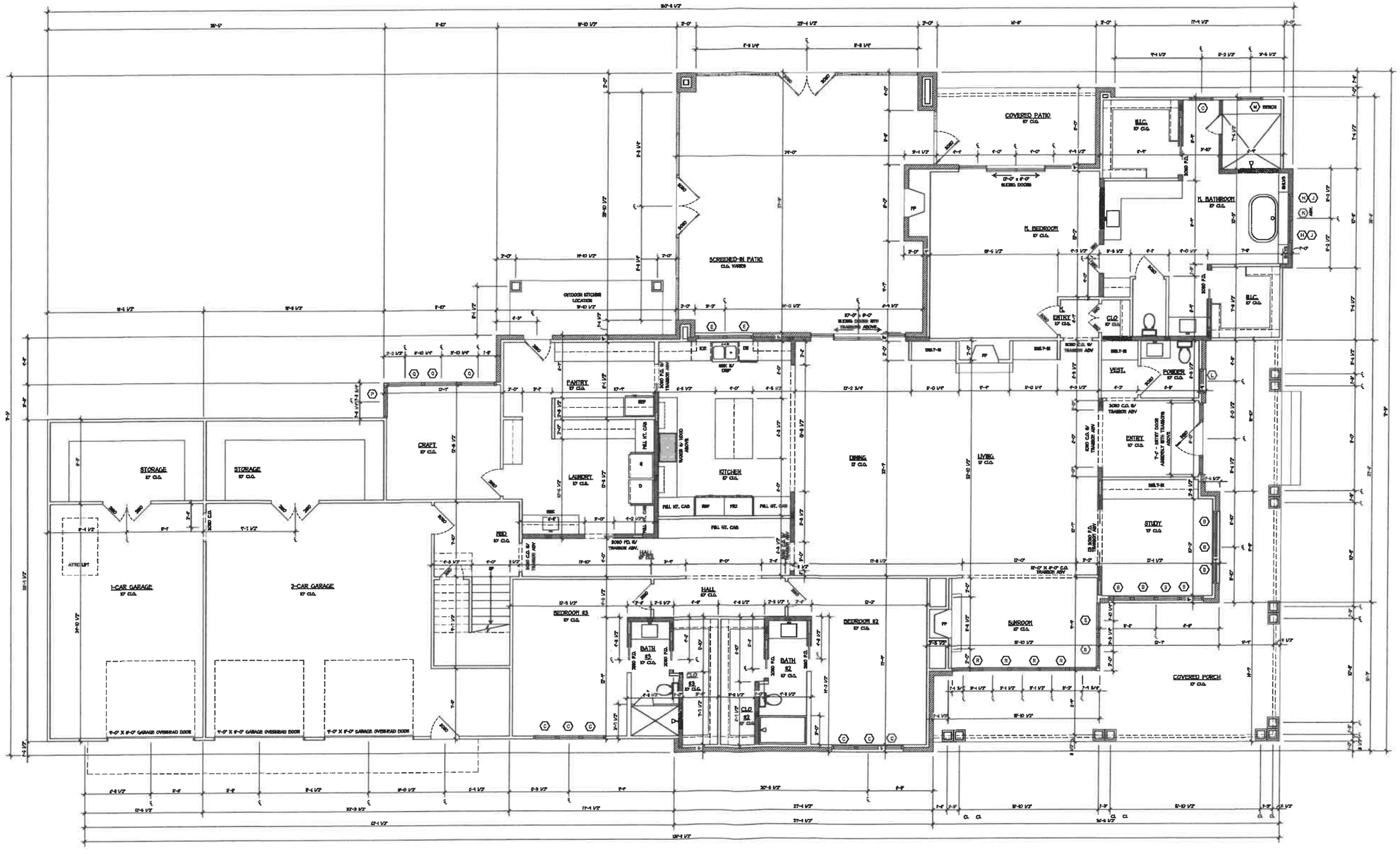
DESIGNER:
PATRA PHILLIPS
patra@fanningphillips.com
214-364-6734

ARCH. PROJ. #:	SCALE:
26201	REF. DRAWING

SHEET NO.

A4.1

ROOF PLAN


COVERED PATIO
17' CLG.
SCREENED-IN PATIO
CLG. VARIES
OUTDOOR KITCHEN LOCATION
M. BEDROOM
17' CLG.
M. BATHROOM
17' CLG.
M. ENTRY
17' CLG.
LIN.
17' CLG.
CLO.
17' CLG.
VEST.
POWDER
17' CLG.
ENTRY
17' CLG.
PANTRY
17' CLG.
CRAFT
17' CLG.
LAUNDRY
17' CLG.
KITCHEN
17' CLG.
DINING
17' CLG.
LIVING
17' CLG.
STUDY
17' CLG.
STORAGE
17' CLG.
STORAGE
17' CLG.
1-CAR GARAGE
17' CLG.
2-CAR GARAGE
17' CLG.
BED.
17' CLG.
HALL
17' CLG.
BEDROOM #3
17' CLG.
BATH #3
17' CLG.
BEDROOM #2
17' CLG.
BATH #2
17' CLG.
SUNROOM
17' CLG.
COVERED PORCH
17' CLG.
ATTIC LIFT
FULL HT. CAB.
SINK
DW
ICE
REF.
FREZ.
SINK W/ DISP.
SINK W/ DISP.
17'-0" x 8'-0" SLIDING DOORS
17'-0" x 8'-0" SLIDING DOORS W/ TRANSOM ABOVE
3060 CLG. W/ TRANSOM ABV.
3060 FIX. W/ TRANSOM ABV.
3060 FIX.
2660 FIX.
2660 CLG.
2660 CLG. W/ TRANSOM ABV.
2660 FIX. W/ TRANSOM ABV.
2660 FIX. W/ TRANSOM ABV.
2660 CLG. W/ TRANSOM ABV.
2660 CLG. W/ TRANSOM ABV.
2660 FIX. W/ TRANSOM ABV.
2660 FIX. W/ TRANSOM ABV.
2660 CLG. W/ TRANSOM ABV.
2660 CLG. W/ TRANSOM ABV.
2660 CLG

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-038

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
410 Renfro Street	Single-Family Home	1983	1,466	*N/A*	Brick
412 Renfro Street	Single-Family Home	1983	1,461	*N/A*	Brick
500 Renfro Street	Single-Family Home	1971	960	*N/A*	Siding
502 Renfro Street	Single-Family Home	1950	3,306	*2000*	Siding
506 Renfro Street	Single-Family Home	1975	1,334	*284*	Siding
507 Renfro Street	Single-Family Home	1961	1,856	*450*	Siding
521 Renfro Street	Vacant	N/A	N/A	*N/A*	N/A
601 Renfro Street	Single-Family Home	1925	1,246	*1400*	Siding
602 Renfro Street	Single-Family Home	1975	1,968	*N/A*	Siding
605 Renfro Street	Single-Family Home	1975	3,080	*192*	Siding
606 Renfro Street	Single-Family Home	1925	1,750	*N/A*	Siding
607 Renfro Street	Single-Family Home	1998	2,448	*N/A*	Siding
	AVERAGES:	1966	1,898	865	

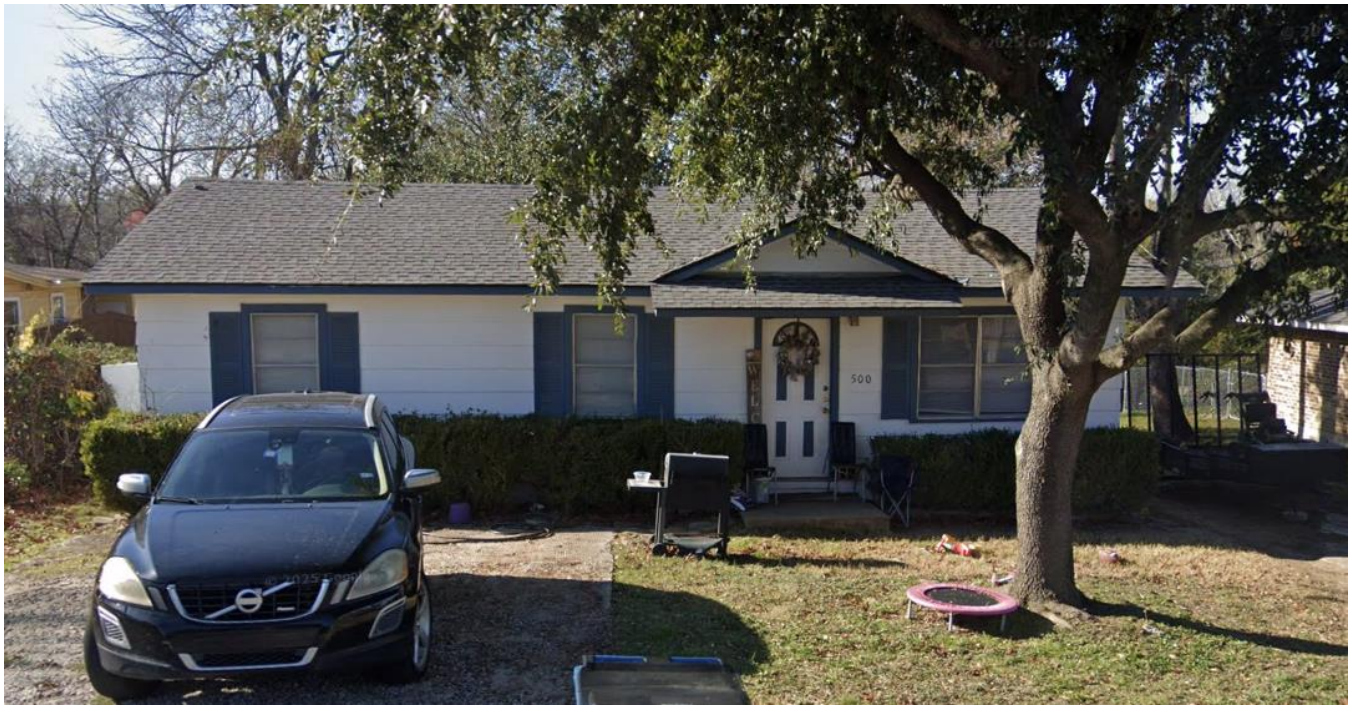
PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



410 Renfro Street



412 Renfro Street



500 Renfro Street



502 Renfro Street



506 Renfro Street



507 Renfro Street

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



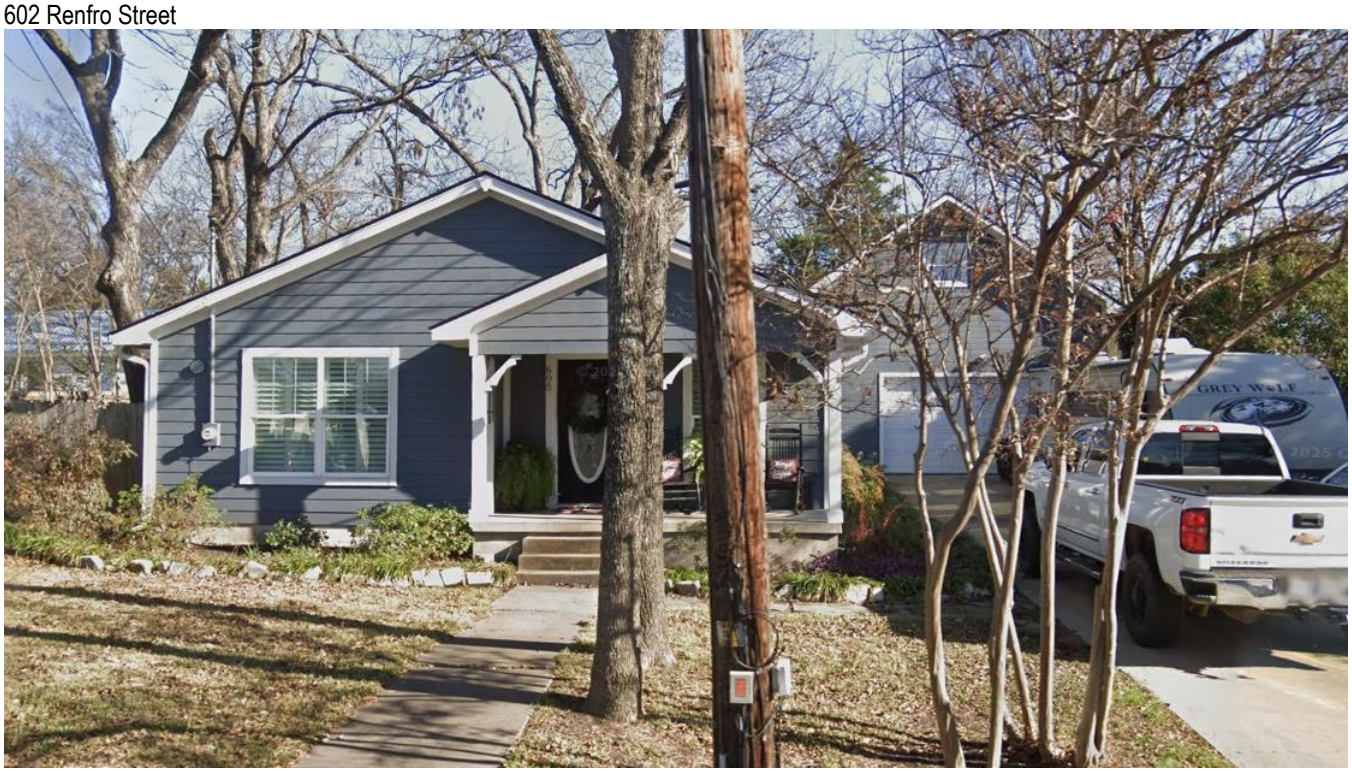
521 Renfro Street



601 Renfro Street



602 Renfro Street



605 Renfro Street

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



606 Renfro Street



607 Renfro Street

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-4XX

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 ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.637-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5, BLOCK A, LAS PRIMERAS 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 Matt Benedetto on behalf Steven Stanley for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.637-acre parcel of land identified as Lot 5, Block A, Las Primeras Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 521 Renfro 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 *Residential Infill Adjacent to 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 03/26/2026

(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; and,

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 01.28.2026

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 8TH DAY OF SEPTEMBER, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 17, 2026*

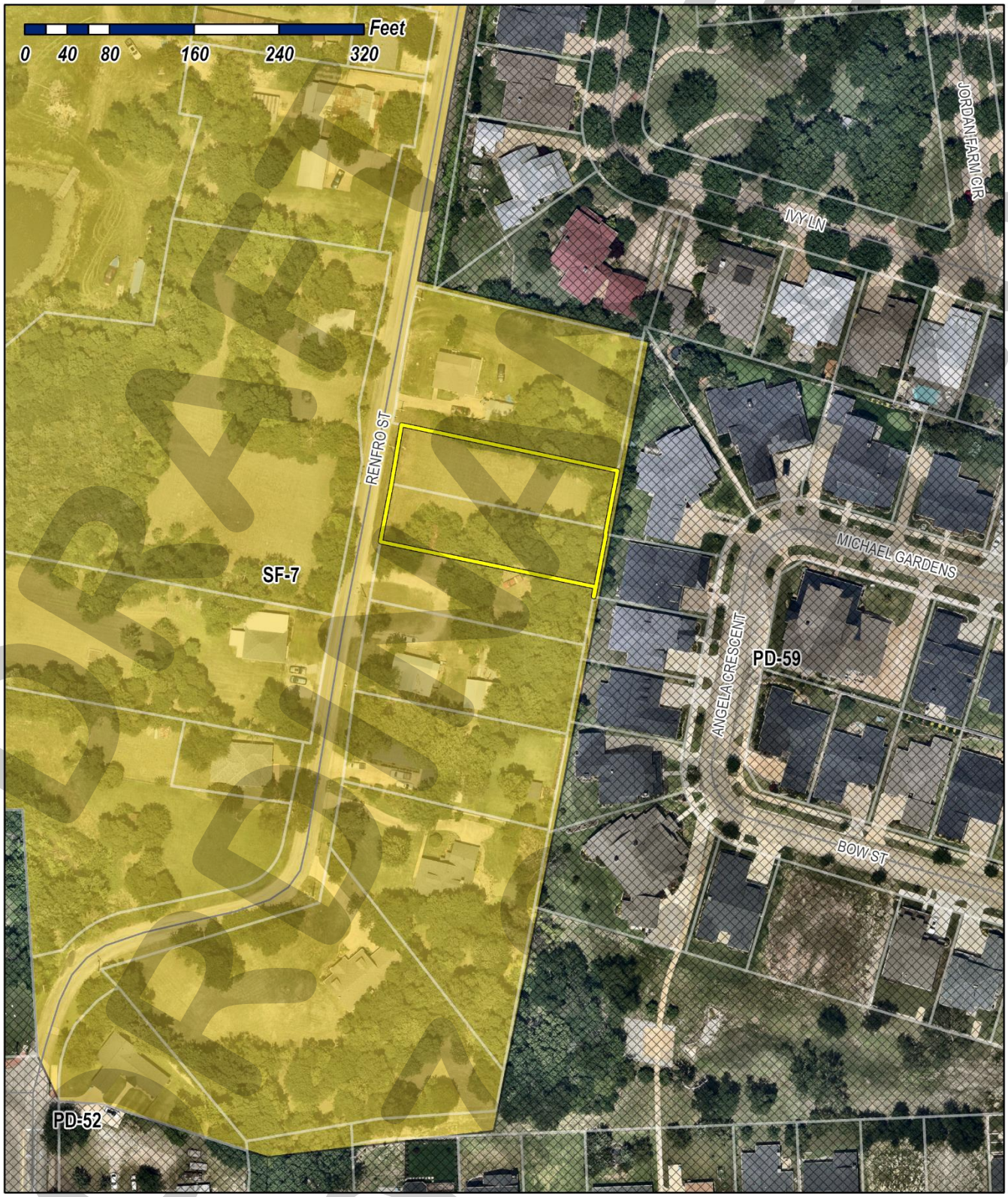
2nd Reading: *September 8, 2026*

DRAFT ORDINANCE 07.28.2026

Exhibit 'A':
Location Map

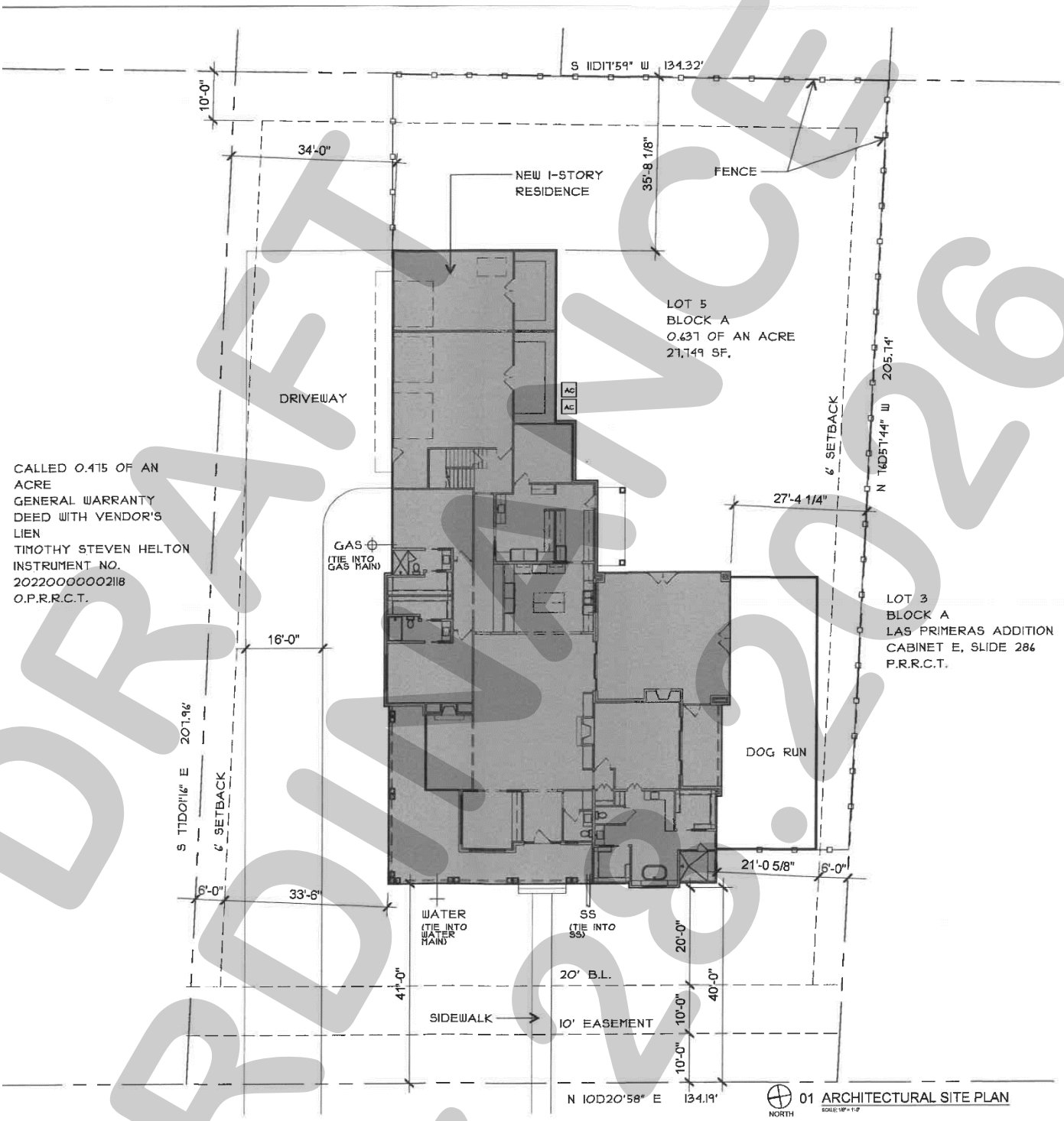
Address: *521 Renfro Street*

Legal Description: *Lot 5, Block A, Las Primeras Addition*



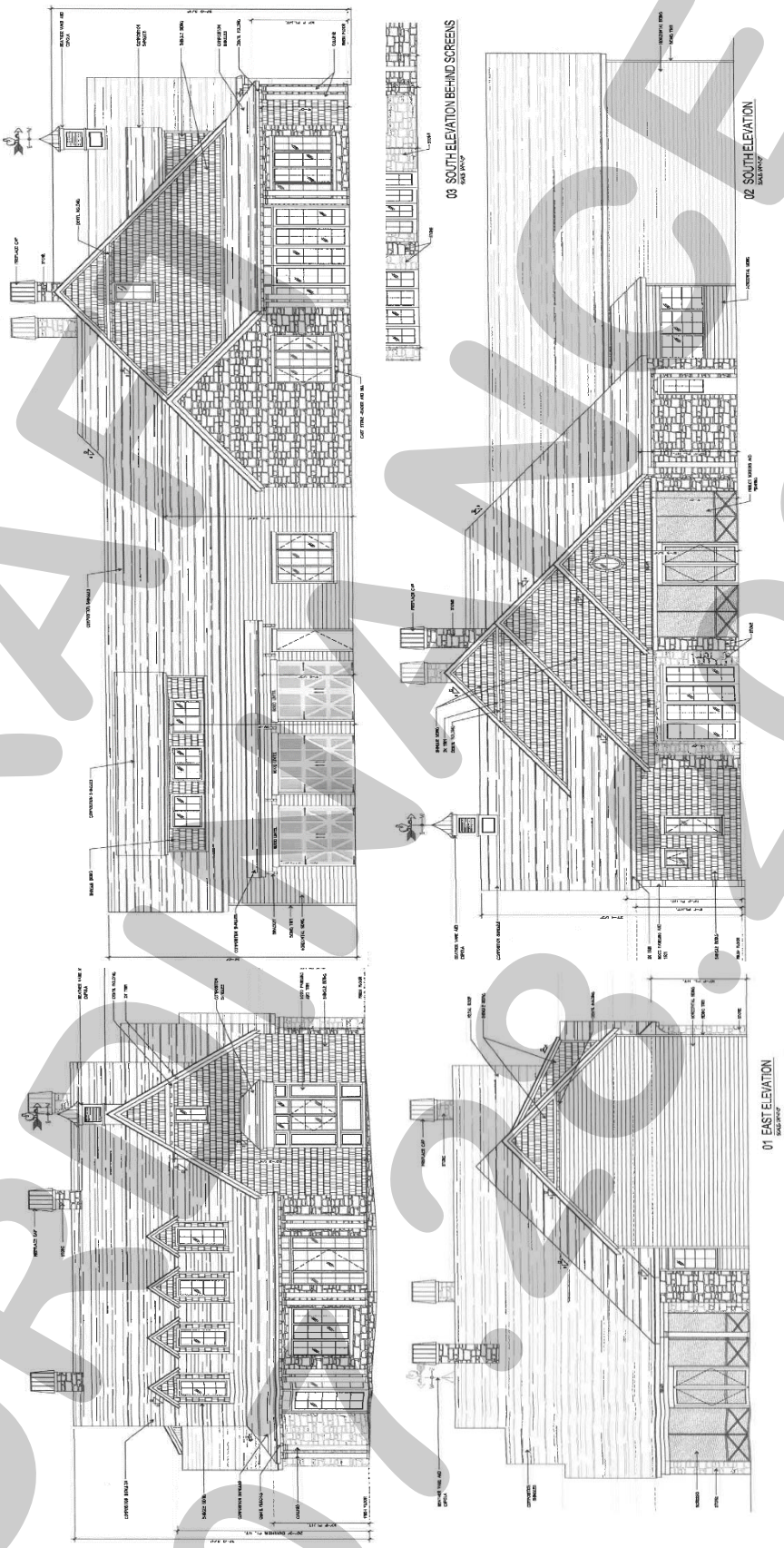
DRAFT

Exhibit 'B':
Residential Plot Plan



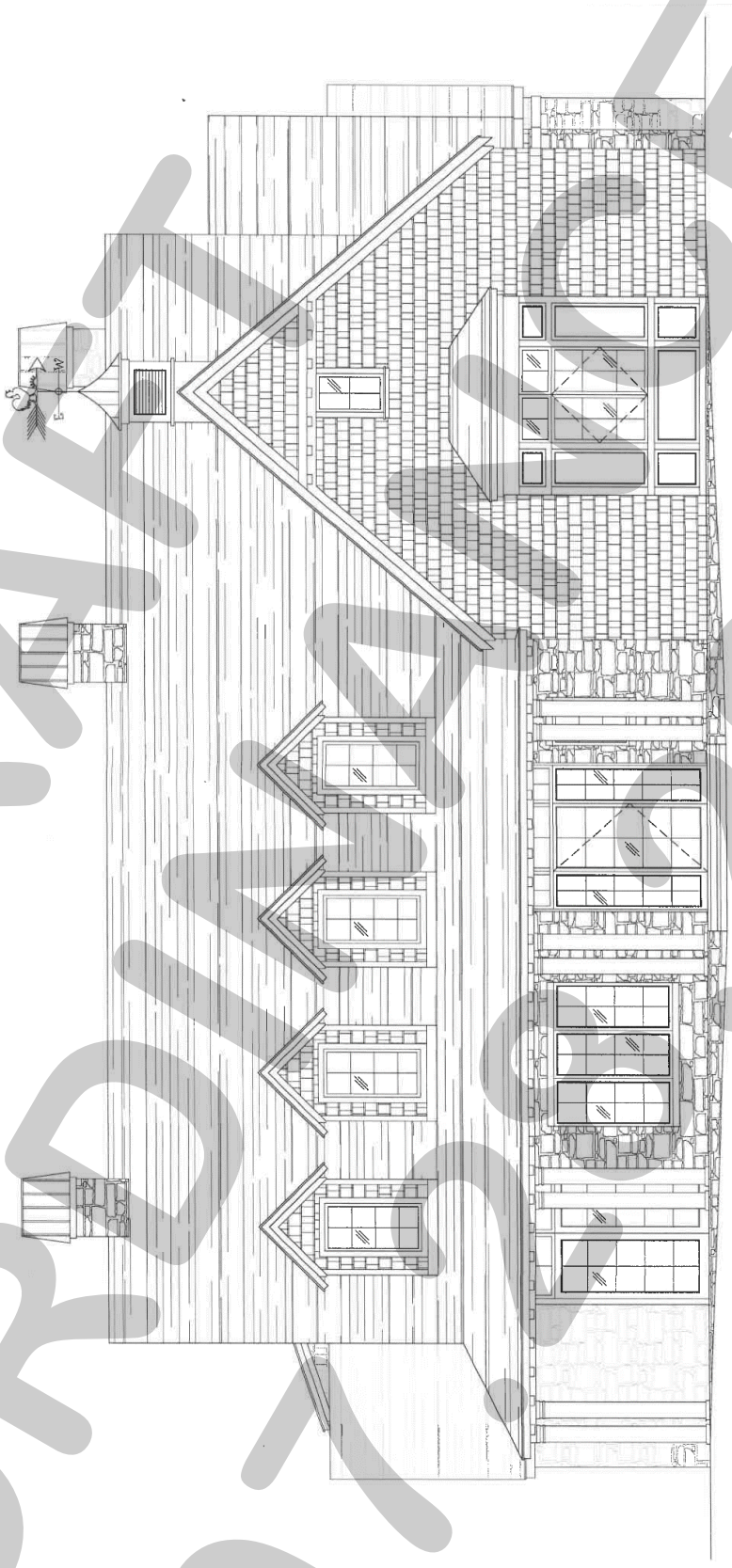
DRAFT ORDINANCE 07.28.2026

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
07.28.2026

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 07.06.2026

PROJECT COMMENTS

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

DATE: 7/24/2026

PROJECT NUMBER: Z2026-039
PROJECT NAME: Zoning Change from AG to SF-16
SITE ADDRESS/LOCATIONS: 516 Stodghill Road, Rockwall, TX, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Aravind Kanumuru for the approval of a Zoning Change from Agricultural (AG) District to Single-Family 16 (SF-16) District for a 0.79-acre parcel of land identified as Tract 6 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 516 N. Stodghill Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	07/22/2026	Approved w/ Comments

07/22/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Zoning Change from Agricultural (AG) District to Single-Family 16 (SF-16) District for a 0.79-acre parcel of land identified as Tract 6 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 516 N. Stodghill 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 (Z2026-039) in the lower right-hand corner of all pages on future submittals.

I.4 Comprehensive Plan. According to the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Central District and is designated for Low Density Residential (LDR) land uses. According to the Comprehensive Plan Low Density Residential (LDR) is defined as being less than two (2) units per acre or 0.50-acre lots or larger. The requested Single-Family 16 (SF-16) District zoning designation is not compliance with this designation; however, the subject property is greater 0.50-acres (i.e. 0.79-acres). Based on this the size of the subject property conforms to the Future Land Use Map. That being said, the applicant's letter indicates that the intent of rezoning the subject property is to subdivide the subject property. If the subject property is subdivided, it would no longer be considered Low Density Residential (LDR) and would not be in conformance with the OURHometown Vision 2040 Comprehensive Plan.

I.5 Comprehensive Plan. The following District Strategies for the Central District are applicable to this zoning request:

1. Suburban Residential. Any new Suburban Residential developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing Suburban Residential in this district.

I.6 Please note that regardless of the submitted request -- if this zoning case is approved -- any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Single-Family 16 (SF-16) District.

M.7 Ordinances. Please review the attached draft ordinance prior to the July 28, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by August 4, 2026.

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 August 4, 2026; 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 August 11, 2026 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 July 28, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on August 11, 2026.

I.10 City Council Meeting Dates. The projected City Council meeting dates for this case will be August 17, 2026 (1st Reading) and September 8, 2026 (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.

I.12 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Kuhn	07/21/2026	Approved w/ Comments

07/21/2026: 1. Required to tie to ex. sanitary sewer.

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Wastewater & Roadway)
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- 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 the 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 located on the property available for use.
- There is an existing 16" water main located along N Stodgehill and a 12" water main along Airport Rd. 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.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls (if needed). Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, gravel, or asphalt allowed in any area.
- No new fences within or crossing easements.
- Additional comments may be provided at time of Building Permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/20/2026	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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1&3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($1,000.00 + $20.00 ACRE) [1&2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1&3]
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1,2&3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1,2&3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1&3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1&3]

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 ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	516 N STODGHILL RD (F.M. 3549), ROCKWALL TX 75087
SUBDIVISION	N/A (UNPLATTED) - A0077 E.M. ELLIOTT SURVEY TRACT 6 LOT N/A BLOCK N/A
GENERAL LOCATION	NW CORNER OF N STODGHILL RD (F.M. 3549) AND AIRPORT RD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG (AGRICULTURAL)	CURRENT USE	Single-Family Residence
PROPOSED ZONING	SF (SINGLE FAMILY RESIDENTIAL)	PROPOSED USE	SINGLE FAMILY RESIDENCE/RENTAL
ACREAGE	0.79	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	ARAVIND KANUMURU	☒ APPLICANT	ARAVIND KANUMURU
CONTACT PERSON	ARAVIND KANUMURU	CONTACT PERSON	ARAVIND KANUMURU
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ARAVIND KANUMURU [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 $ 1170.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 7th DAY OF JULY 2026 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."

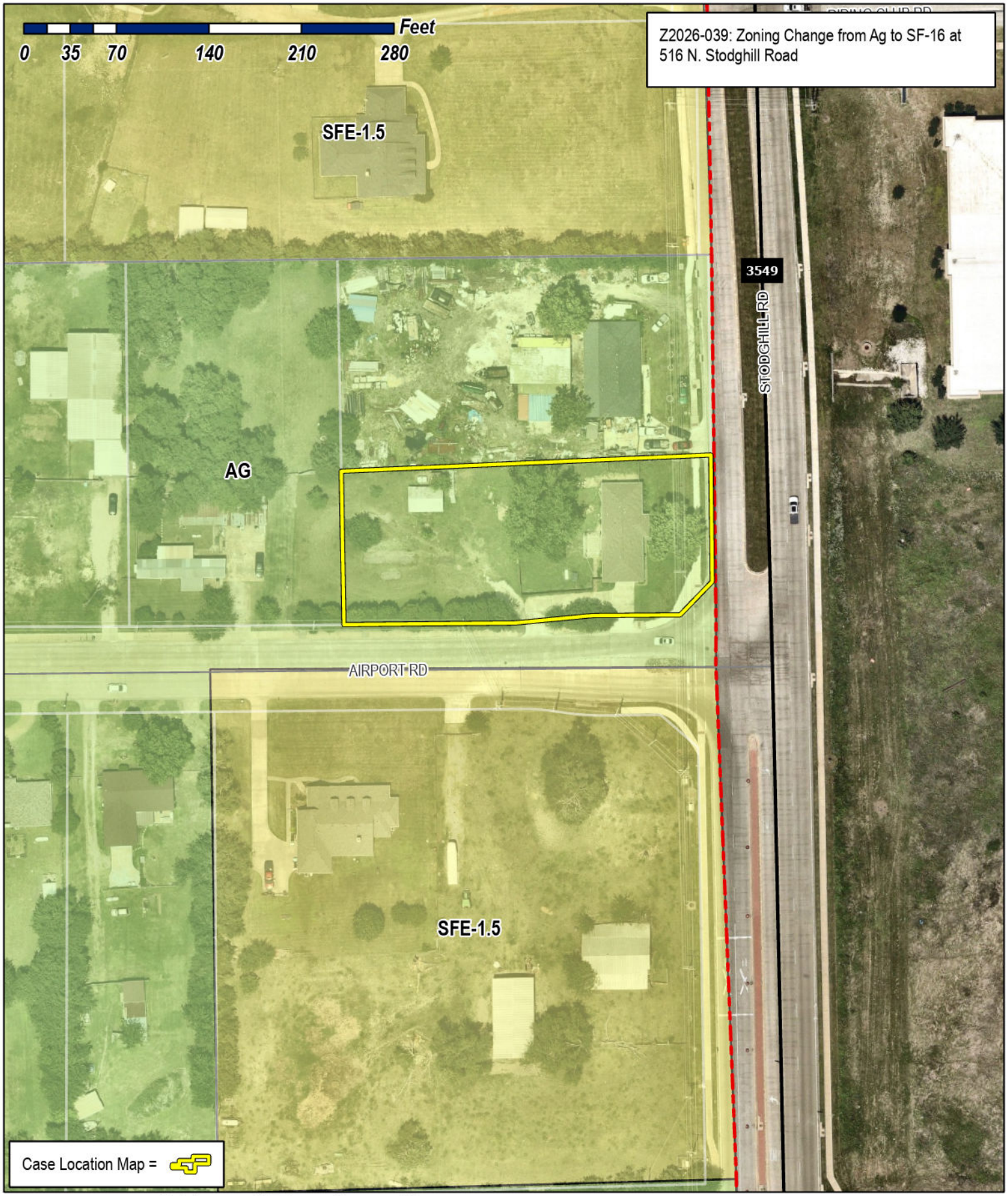
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7th DAY OF July, 2026

OWNER'S SIGNATURE x K. A

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS David Goodhart

DAVID GOODHART
Notary Public, State of Texas
Comm. Expires 03-19-2027
Notary ID 13194387-9

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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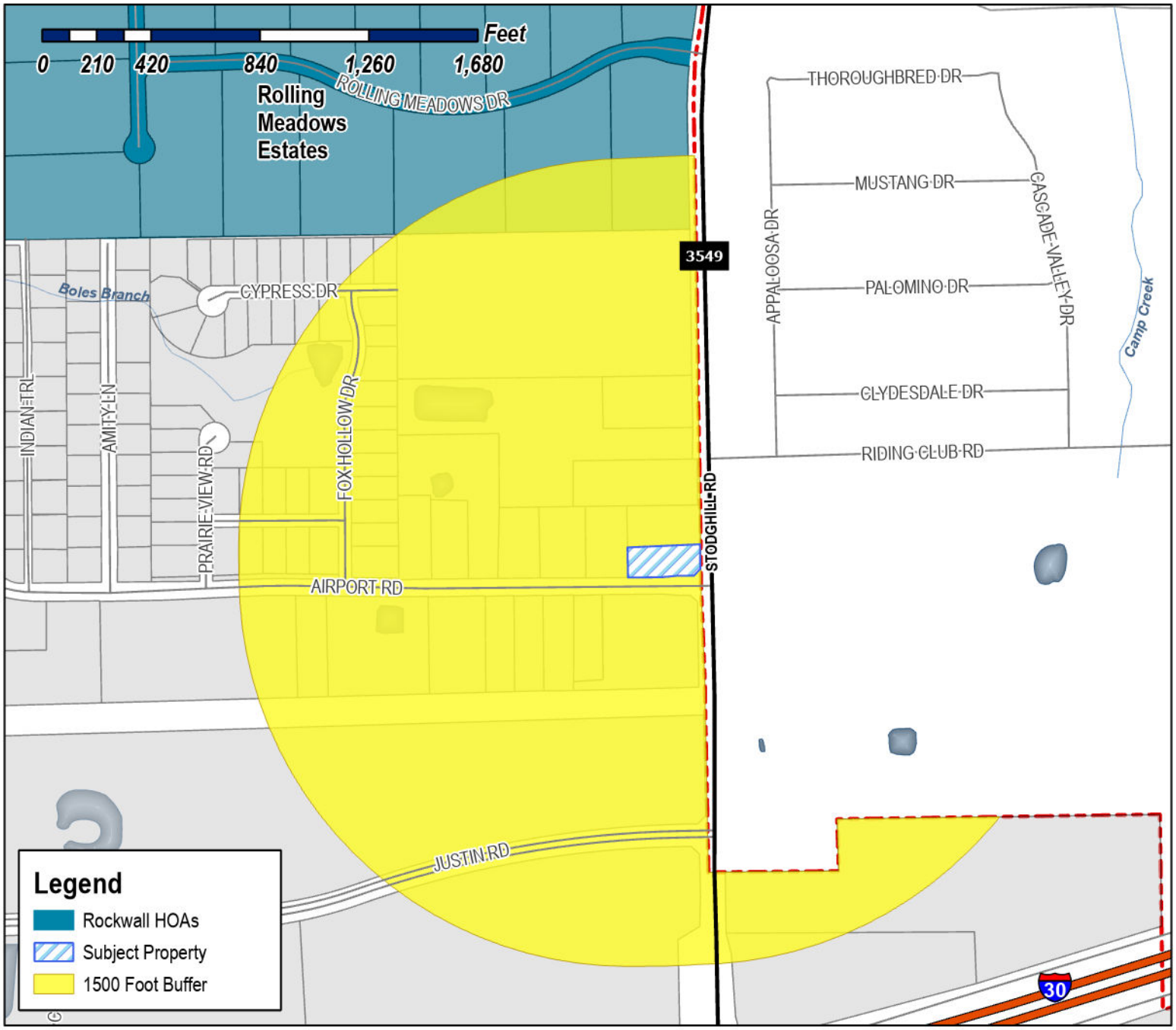
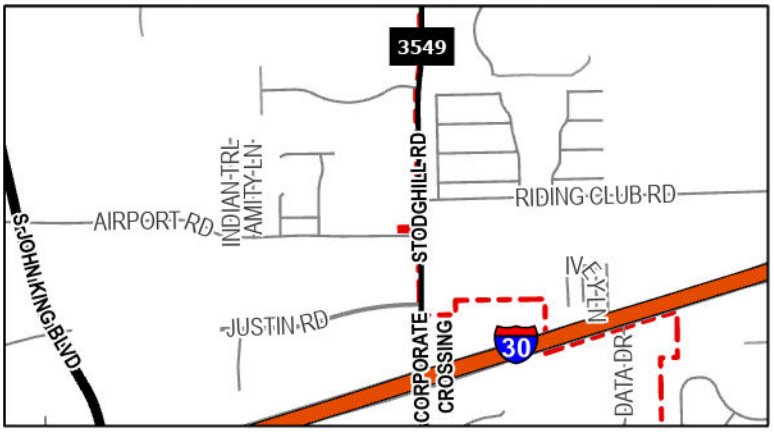


Case Number: Z2026-039
Case Name: Zoning Change from AG to SF-16
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 516 N. Stodghill Road



Date Saved: 7/15/2026
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 [Z2026-039]
Date: Wednesday, July 22, 2026 10:39:13 AM
Attachments: Public Notice (07.21.2026).pdf
HOA Map (07.15.2026).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, July 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 11, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2026 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.

Z2026-039: Zoning Change from AG to SF-16
Hold a public hearing to discuss and consider a request by Aravind Kanumuru for the approval of a Zoning Change from Agricultural (AG) District to Single-Family 16 (SF-16) District for a 0.79-acre parcel of land identified as Tract 6 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 516 N. Stodghill 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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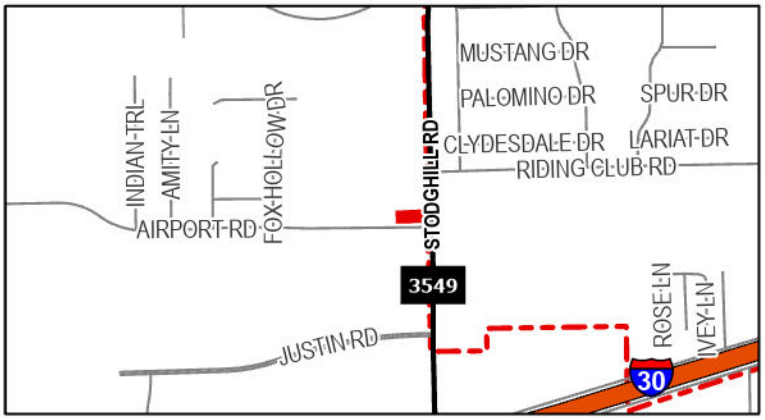


Date Saved: 7/15/2026
For Questions on this Case Call: (972) 771-7745

EPTON JEREMY L & KRISTI LYNN HELMER
2075 Airport Rd
Rockwall, TX 75087

STANDLEY VEANETA TRUSTEE
OF THE VEANETA B STANDLEY FAMILY TR
2080 AIRPORT RD
ROCKWALL, TX 75087

LISCANO JUDITH AND CELESTINO
2101 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2140 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2150 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2155 AIRPORT RD
ROCKWALL, TX 75087

PUCKETT DONNA MAY & MIKE
2160 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2165 AIRPORT RD
ROCKWALL, TX 75087

SPEARMAN MAHLON A & SHELLY S
2180 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
516 FM3549 STODGHILL RD
ROCKWALL, TX 75087

OLMOS ANTONIO RODRIGUEZ
544 N FM 3549 STODGHILL RD
ROCKWALL, TX 75087

RESIDENT
552 N FM3549 STODGHILL RD
ROCKWALL, TX 75087

2024 J LARSON REVOCABLE TRUST
JUDY KAY LARSON - TRUSTEE
556 N STODGHILL RD
ROCKWALL, TX 75087

RESIDENT
588 STODGHILL RD
ROCKWALL, TX 75087

LAKESIDE CHURCH OF CHRIST OF ROCKWALL
670 STODGHILL ROAD
ROCKWALL, TX 75087

KANUMURU ARAVIND
8728 Domingo Dr
Plano, TX 75024

WATKINS MARY ELLEN
P.O. BOX 336
FATE, TX 75132

WATKINS THOMAS FRANK AND MARY ELLEN
P.O. BOX 336
FATE, TX 75132

GRIFFIN PATTY JEAN CORNELIUS
PO BOX 511
FATE, TX 75132

MAYNARD VON & CAROLYM
PO BOX 838
FATE, TX 75132

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:

Z2026-039: Zoning Change from AG to SF-16

Hold a public hearing to discuss and consider a request by Aravind Kanumuru for the approval of a *Zoning Change* from Agricultural (AG) District to Single-Family 16 (SF-16) District for a 0.79-acre parcel of land identified as Tract 6 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 516 N. Stodghill 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, August 11, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 17, 2026 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, August 17, 2026 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. Z2026-039: Zoning Change from AG to SF-16

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

KVK Global LLC

[redacted]

July 14, 2026

Planning & Zoning Commission
City of Rockwall
Rockwall, TX

Re: Zoning Change Application — 516 F.M. 3549 (Stodghill Road), Rockwall, TX — AG to SF

Dear Planning & Zoning Commission,

I am requesting a zoning change from Agricultural to Single-Family Residential for the above property, which I own through KVK Global LLC.

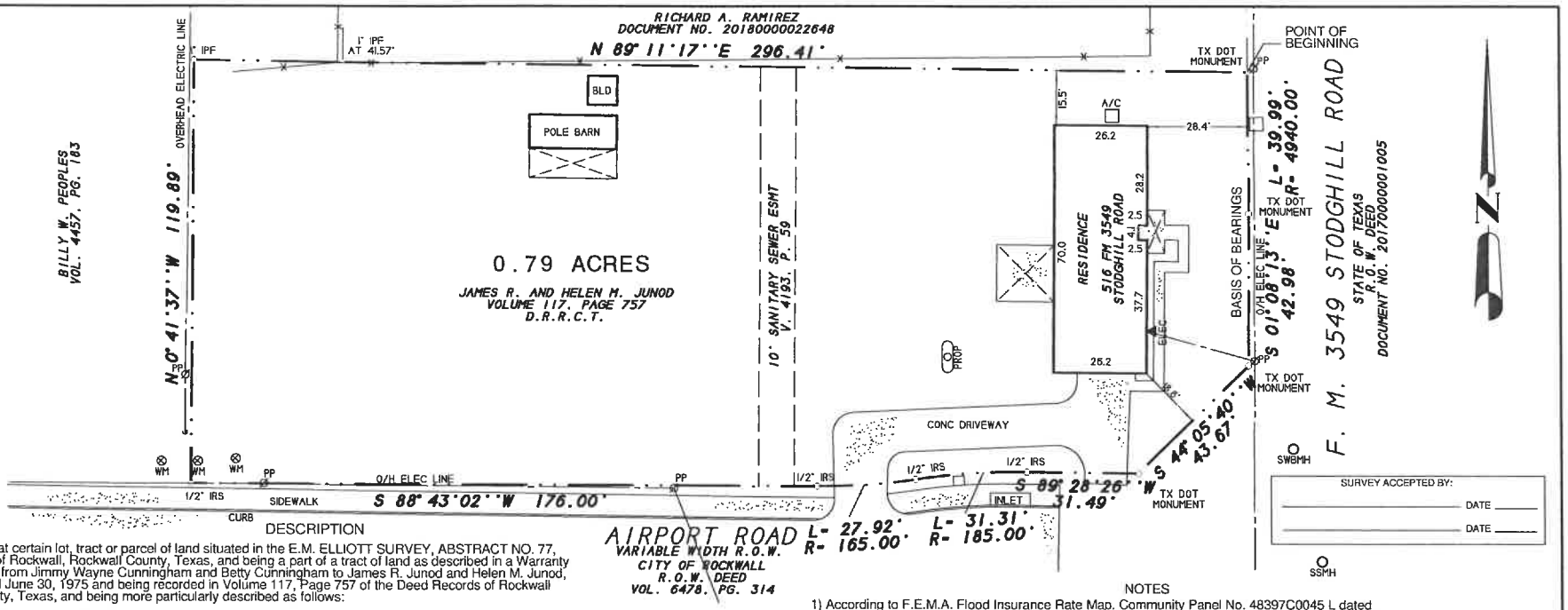
The property is a 0.79-acre tract situated in the E.M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, located at the northwest corner of F.M. 3549 (Stodghill Road) and Airport Road. Per FEMA Flood Insurance Rate Map Community Panel No. 48397C0045 L, the property lies in Zone X and does not appear to lie within a 100-year flood plain. The tract contains an existing single-family home that has been in continuous residential use. The current agricultural designation no longer reflects the actual use of the property or the character of the surrounding area. Rezoning to Single-Family Residential brings the zoning into conformance with how the property is used today.

In connection with this request, I have engaged H.D. Fetty Land Surveyor, LLC (Firm Registration No. 10150900), which surveyed the property, to replat the tract. Following the replat, I intend to construct a new single-family home on the site, designed to complement the neighborhood and add to the area's residential housing stock.

I appreciate the Commission's consideration and am happy to answer any questions or provide additional information. [redacted]

Sincerely,

Aravind Kanumuru
Managing Member, KVK Global LLC



SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____

DESCRIPTION

All that certain lot, tract or parcel of land situated in the E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of a tract of land as described in a Warranty deed from Jimmy Wayne Cunningham and Betty Cunningham to James R. Junod and Helen M. Junod, dated June 30, 1975 and being recorded in Volume 117, Page 757 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT disk monument found for corner at the intersection of the North boundary line of said Junod tract with the west right-of-way line of F.M. 3549 Stodghill Road, per deed recorded in Document no. 20170000001005 of the Official Public Records of Rockwall County, Texas;

THENCE in a southerly direction along a curve to the right having a central angle of 00°27'50", a radius of 4940.00 feet, a tangent of 19.99 feet, a chord of S 01°21'32"E, 39.99 feet along said right-of-way line an arc distance of 39.99 feet to a TXDOT disk monument found for corner;

THENCE S. 01 deg. 08 min. 13 sec. E. along said right-of-way line, a distance of 42.98 feet to a TXDOT disk monument found for corner;

THENCE S. 44 deg. 05 min. 40 sec. W. along said right-of-way, a distance of 43.67 feet to a TXDOT disk monument found for corner in the north right-of-way line of Airport Road, per deed recorded in Volume 6478, Page 314 of the Official Public Records of Rockwall County, Texas;

THENCE S. 89 deg. 28 min. 26 sec. W. along said right-of-way line of Airport Road, a distance of 31.49 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE in a westerly direction along a curve to the right having a central angle of 09°41'46", a radius of 185.00 feet, a tangent of 15.69 feet, a chord of S 84°37'32"W, 31.27 feet along said right-of-way line, an arc distance of 31.31 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE in a westerly direction along a curve to the left having a central angle of 09°41'47", a radius of 165.00 feet, a tangent of 14.00 feet, a chord of S 84°37'32"W, 27.89 feet along said right-of-way line, an arc distance of 27.92 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 88 deg. 43 min. 02 sec. W. along said right-of-way line, a distance of 176.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the west boundary line of said Junod tract;

THENCE N. 00 deg. 41 min. 37 sec. W. along the west boundary line of said Junod tract, a distance of 119.89 feet to a 1" iron pipe found for corner at the northwest corner of said Junod tract;

THENCE N. 89 deg. 11 min. 17 sec. E. along the north boundary line of said Junod tract, a distance of 296.41 feet to the POINT OF BEGINNING and containing 0.79 acres of land.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PER DEED IN DOCUMENT NUMBER 20170000001005, O.P.R.R.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Ranger Title Company, WFG National Title Insurance Company, and KVK Global, LLC at 516 F.M. 3549 Stodghill Road, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 25th day of September, 2019.

Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS · REGISTERED · HAROLD D. FETTY III · 5034 · PROFESSIONAL · LAND SURVEYOR

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC. JNCT. BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE September 25, 2019
SCALE 1" = 30' FILE # 20190311
CLIENT KVK GLOBAL GF # R191944R

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

LEGEND:

	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A SINGLE-FAMILY 16 (SF-16) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	SINGLE FAMILY 16 (SF-16) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Residential Garage	(7)	(4) & (5)	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	A
Home Occupation	(9)	(7)	P
Portable Building	(15)	(10)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Short-Term Rental (*Owner-Occupied, Single-Family Home, Townhome, or Duplex*)	(17)	(12)	P
Short-Term Rental (*Non-Owner-Occupied, Single-Family Home, Townhome, or Duplex*)	(17)	(13)	P
Short-Term Rental (*Apartment or Condominium*)	(17)	(14)	P
Single-Family Detached Structure	(19)	(16)	P
Private Swimming Pool	(21)		A
Private Sports Court with Standalone or Dedicated Lighting	(22)	(18)	S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Church/House of Worship	(4)	(2)	S
Daycare with Seven (7) or More Children	(9)	(4)	S
Group or Community Home	(11)	(5)	P
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	(9)	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Public Park or Playground	(12)		P
Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	(27)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	(18)	(6)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna for a Residential Property	(2)	(1)	A

LEGEND:	
	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A SINGLE-FAMILY 16 (SF-16) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	SINGLE FAMILY 16 (SF-16) DISTRICT
Antenna for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (*Includes Utilities with a Franchise Utility Agreement with the City of Rockwall*)	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S

01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

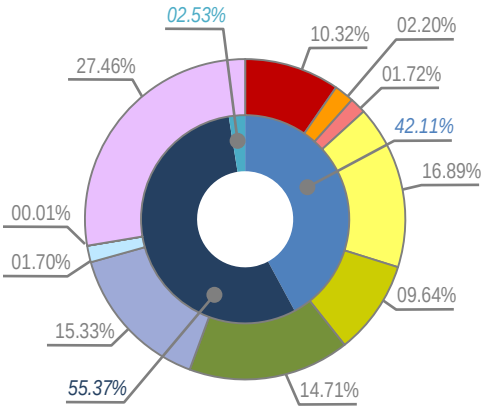
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (*e.g. Park Place*), estate and rural residential (*e.g. Rolling Meadows Subdivision*), and higher density residential developments (*e.g. Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- *and City* -- in an east/west direction. The Ralph Hall Municipal Airport and several other large public/school facilities are also located within the boundaries of this district.

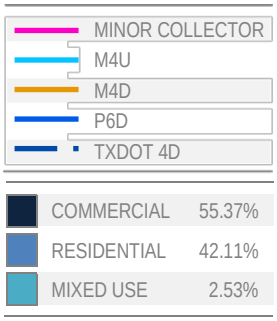
John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

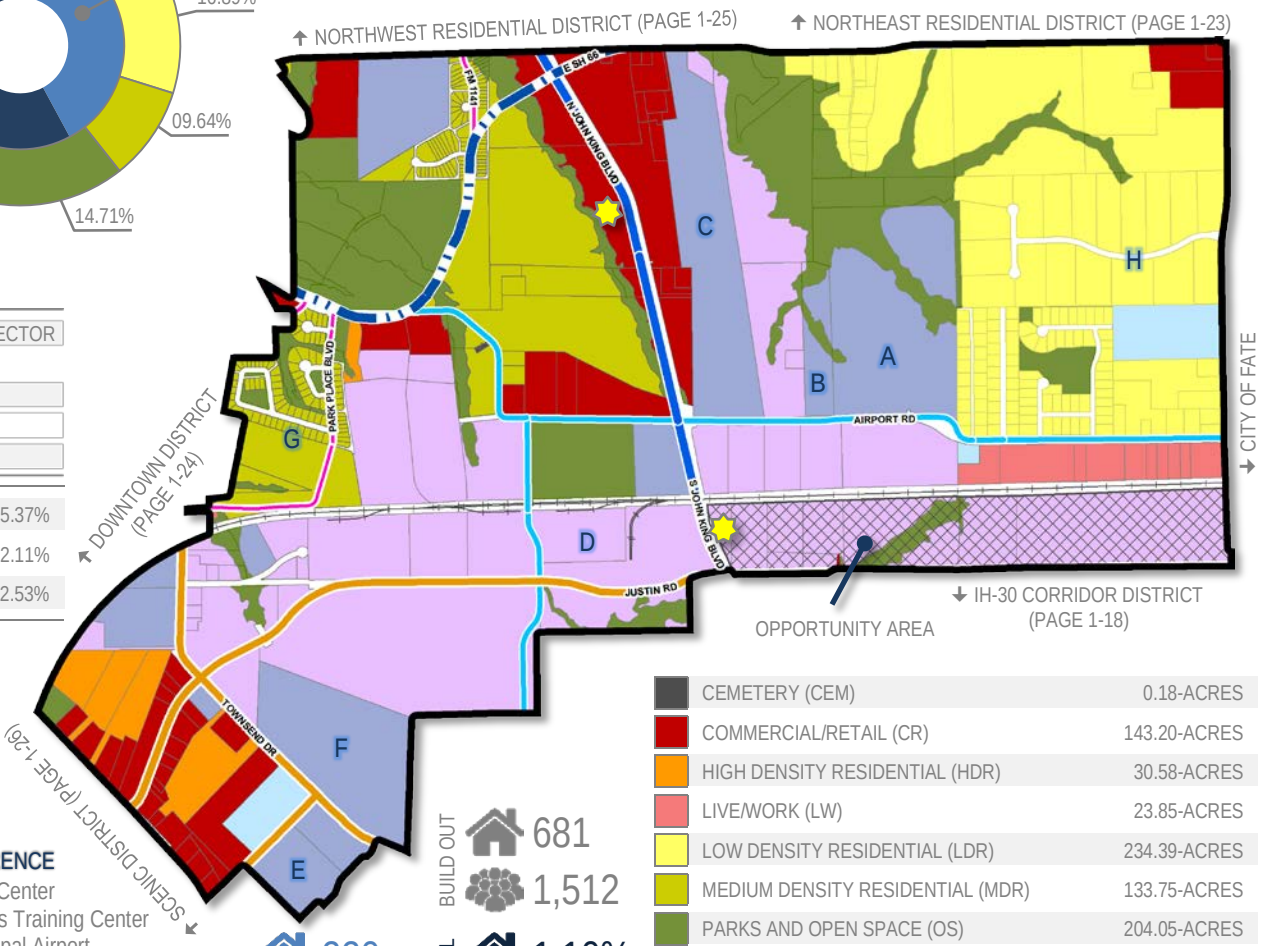
DISTRICT STRATEGIES

The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

1. *Live/Work*. The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
2. *Suburban Residential*. While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should *not* be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (*i.e. Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition *(e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
3. *Commercial/Retail Centers*. The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
4. *Industrial/Special Commercial Corridor Opportunity Area*. The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; 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.*
5. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.







POINTS OF REFERENCE

A. Animal Adoption Center
B. Regional Firearms Training Center
C. Ralph Hall Municipal Airport
D. Leon Tuttle Athletic Complex
E. Rockwall County Courthouse
F. Utley Middle School
G. Park Place Subdivision
H. Rolling Meadows Subdivision

	CURRENT	BUILD OUT	% OF ROCKWALL
	220	681	1.10%
	71	1,512	3.91%
	488		0.82%

CEMETERY (CEM)	0.18-ACRES
COMMERCIAL/RETAIL (CR)	143.20-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	30.58-ACRES
LIVE/WORK (LW)	23.85-ACRES
LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	133.75-ACRES
PARKS AND OPEN SPACE (OS)	204.05-ACRES
PUBLIC (P)	212.77-ACRES
QUASI-PUBLIC (QP)	23.65-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	0.08-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	381.07-ACRES

05 FUTURE LAND USE PLAN
01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

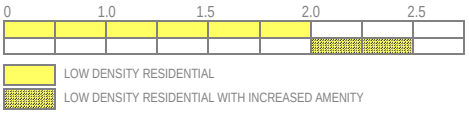
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Stone Creek Subdivision
3. Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

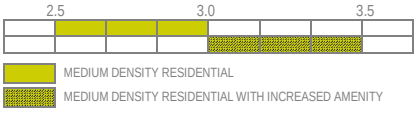
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

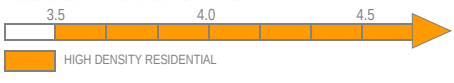
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

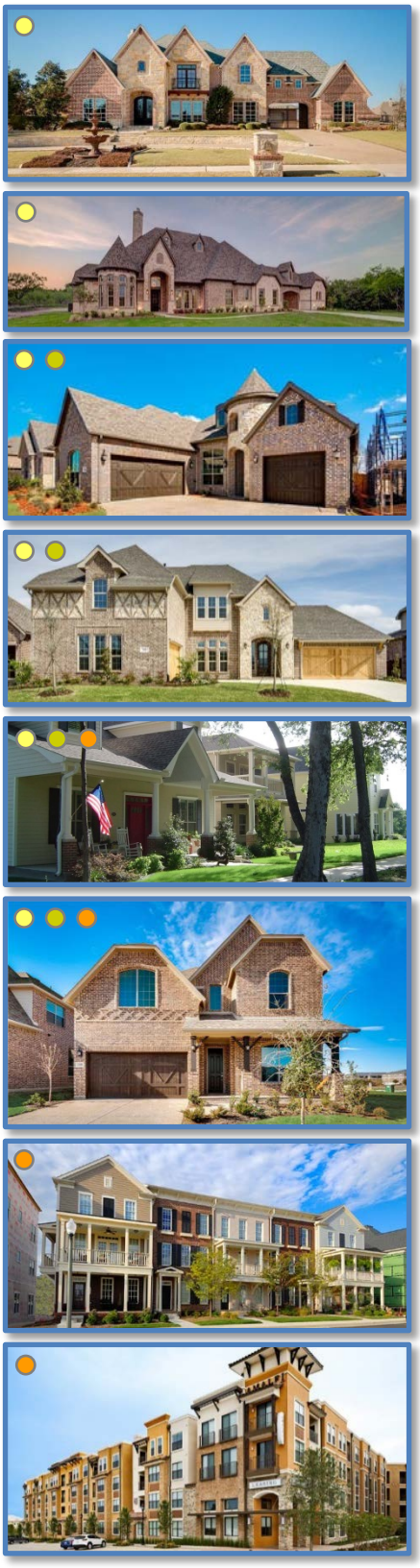
EXISTING LAND USE EXAMPLES

1. Turtle Cove Subdivision
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY



CITY OF ROCKWALL

ORDINANCE NO. 26-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 SINGLE-FAMILY 16 (SF-16) DISTRICT FOR A 0.79-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *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 Aravind Kanumuru for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family 16 (SF-16) District for a 0.79-acre tract of land identified as Tract 6 of the E. M. Elliot Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 516 N. Stodghill Road, and 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 the Unified Development Code (UDC) [*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 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* from an Agricultural (AG) District to a Single-Family 16 (SF-16) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 16 (SF-16) District as stipulated in Section 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses* and Section 03.01*, General Residential District Standards* and Section 03.06, *Single-Family 16 (SF-16) District*, of Article 05*, District Development Standards,* of the Unified Development Code (UDC) [*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;

DRAFT 01.28.26

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

SECTION 4. 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 5. 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 (UDC) 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; and

SECTION 6. 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 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 8TH DAY OF SEPTEMBER, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 17, 2026*

2nd Reading: *September 8, 2026*

DRAFT ORDINANCE 07.28.2026

Exhibit 'A'
Legal Description

Being all that certain lot, tract or parcel of land situated in the E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of a tract of land as described in a Warranty deed from Jimmy Wayne Cunningham and Betty Cunningham to James R. Junod and Helen M. Junod, dated June 30, 1975 and being recorded in Volume 117, Page 757 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT disk monument found for corner at the intersection of the North boundary line of said Junod tract with the west right-of-way line of F.M. 3549 Stodghill Road, per deed recorded in Document no. 20170000001005 of the Official Public Records of Rockwall County, Texas;

THENCE in a southerly direction along a curve to the right having a central angle of 00°27'50", a radius of 4940.00 feet, a tangent of 19.99 feet, a chord of S 01°21'32"E, 39.99 feet along said right-of-way line an arc distance of 39.99 feet to a TXDOT disk monument found for corner;

THENCE S. 01 deg. 08 min. 13 sec. E. along said right-of-way line, a distance of 42.98 feet to a TXDOT disk monument found for corner;

THENCE S. 44 deg. 05 min. 40 sec. W. along said right-of-way, a distance of 43.67 feet to a TXDOT disk monument found for corner in the north right-of-way line of Airport Road, per deed recorded in Volume 6478, Page 314 of the Official Public Records of Rockwall County, Texas;

THENCE S. 89 deg. 28 min. 26 sec. W. along said right-of-way line of Airport Road, a distance of 31.49 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE in a westerly direction along a curve to the right having a central angle of 09°41'46", a radius of 185.00 feet, a tangent of 15.69 feet, a chord of S 84°37'32"W, 31.27 feet along said right-of-way line, an arc distance of 31.31 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE in a westerly direction along a curve to the left having a central angle of 09°41'47", a radius of 165.00 feet, a tangent of 14.00 feet, a chord of S 84°37'32"W, 27.89 feet along said right-of-way line, an arc distance of 27.92 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

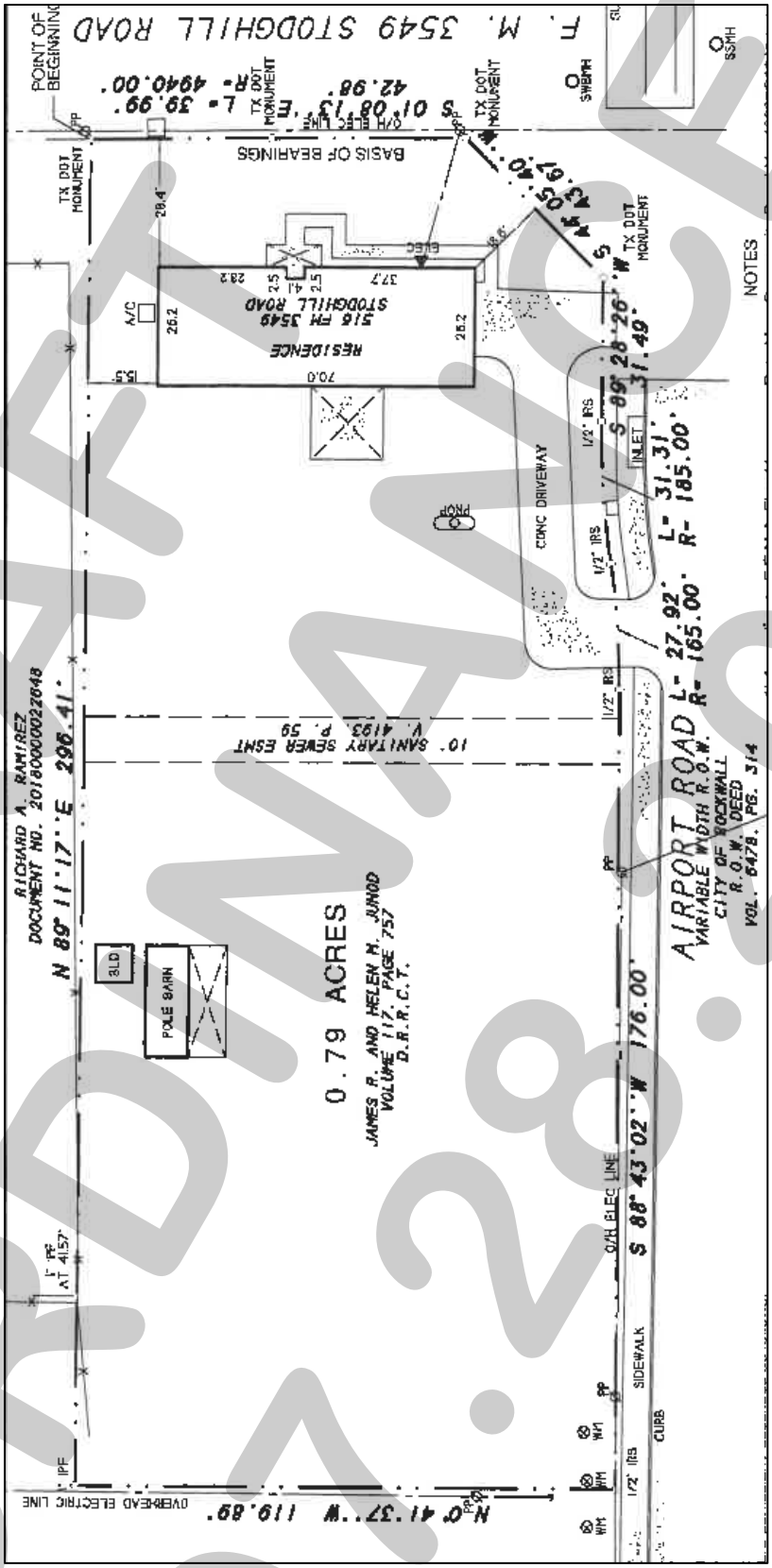
THENCE S. 88 deg. 43 min. 02 sec. W. along said right-of-way line, a distance of 176.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the west boundary line of said Junod tract;

THENCE N. 00 deg. 41 min. 37 sec. W. along the west boundary line of said Junod tract, a distance of 119.89 feet to a 1" iron pipe found for corner at the northwest corner of said Junod tract;

THENCE N. 89 deg. 11 min. 17 sec. E. along the north boundary line of said Junod tract, a distance of 296.41 feet to the **POINT OF BEGINNING** and containing 0.79 acres of land.

DRAFT ORDINANCE 01.28.2026

Exhibit 'B'
Survey



DRAFT ORDINANCE 07.28.2026

PROJECT COMMENTS

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

DATE: 7/24/2026

PROJECT NUMBER: Z2026-040
PROJECT NAME: SUP for Residential Infill at 401 N Alamo Road
SITE ADDRESS/LOCATIONS: 401 North Alamo Road, Rockwall, TX, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Seth and Lacy Blanck 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 0.133-acre parcel of land identified as Block 16 of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 401 N. Alamo Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	07/21/2026	Approved w/ Comments

07/21/2026: Z2026-040; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 401 N. Alamo 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 Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.133-acre parcel of land identified as Block 16 of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 401 N. 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.

I.3 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

M.4 For reference, include the case number (Z2026-040) in the lower right-hand corner of all pages on future submittals.

M.5 The subject property shall be replatted prior to the issuance of a Building Permit.

I.6 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 Amick Subdivision which has been in existence since October 22, 1997, consists of 30 lots, and is considered to be 86.7% developed.

I.7 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.8 Ordinances. Please review the attached draft ordinance prior to the August 11, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by August 4, 2026.

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 August 4, 2026; 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 August 11, 2026 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 July 28, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on August 11, 2026.

I.11 City Council Meeting Dates. The projected City Council meeting dates for this case will be August 17, 2026 (1st Reading) and September 8, 2026 (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 Kuhn	07/21/2026	Approved w/ Comments

07/21/2026: 1. No structures, including fences, will be allowed within drainage easement.
2. Provide a 10' utility easement along the roadway frontage.
3. Required to install sidewalk along N. Alamo the length of the property and tying to ex. sidewalk on adjacent property.

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- 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 the 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 10" sewer main located in N Alamo Rd. available for use.
- There is an existing 6" water main located along N Alamo Rd. 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 for crossings. If cutting the paving for service connection with utility under paving, full concrete panel replacement will be required at 1" thicker than design paving thickness.
- Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls (if needed). Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, 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	07/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

FIRE	Ariana Kistner	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/20/2026	Approved

No Comments

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- 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 the 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 10" sewer main located in N Alamo Rd. available for use.
- There is an existing 6" water main located along N Alamo Rd. available for use.
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- Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls (if needed). Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, gravel, or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

LOT 2 BLOCK A
NORTH ALAMO ADDITION
DOC. NO. 20220000013379

91.04'

S89°37'39"E

BF BOYDSTUN SURVEY, ABSTRACT NO. 40
DOC. NO. 20220000003617

23'-1" | 13'-2" | 31'-0" | 13'-4" | 6'-2" | 10'-6" | 30'-7" | VER. EXISTING

N00°01'30"W

64.02'

41'-0"

10X5 CONC. PATIO

401 N. ALAMO
LOT SIZE-5,783 SF
0.133 AC.

2-STORY RESIDENTIAL

CONCRETE DRIVEWAY (WIDTH VARIES)

12'-9"

15'-2"

S01°52'51"W

64.56'

12'-0" BUILDING LINE

N. ALAMO

EX. DRIVEWAY ENTRY

Required to install sidewalk along N. Alamo the length of the property and tying to ex. sidewalk on adjacent property.

Provide a 10' utility easement along the roadway frontage.

No structures, including fences, will be allowed within drainage easement.

10' DRAINAGE EASEMENT

22'-4" | 55'-0" | 12'-0" | 10'-0"

88.90'

N89°17'24"W

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISION AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

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 _____, _____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, _____.

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING

PROPOSED 2- STORY RESIDENTIAL

FIRST FLOOR -	1,262 SF
SECOND FLOOR -	1,220 SF
THIRD FLOOR (ATTIC) -	702 SF
GARAGE -	470 SF
DECK ABOVE-	416 SF
TOTAL BUILDING SF-	3,654 SF
BUILDING FOOTPRINT-	1,733 SF

N

1 SITE PLAN
3/16" = 1'-0"

REGISTERED ARCHITECT STATE OF TEXAS ROSS I. RAMSAY 2448

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
ROCKWALL, TEXAS

REVISIONS

No.	DESCRIPTIONS/ISSUE	DATE

PROJECT NAME AND ADDRESS:
BLANCK
401 N. ALAMO ST.
ROCKWALL, TEXAS 75024

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	07/15/26
SCALE	
SHEET NO.	of

DRAWING NAME:
FLOOR PLAN

A1.0

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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1 & 3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($1,000.00 + $20.00 ACRE) [1 & 2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1 & 3]
- ☑ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1, 2 & 3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1, 2 & 3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1 & 3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1 & 3]

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 **$2,500.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF **$150.00** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	401 N. Alamo St., Rockwall TX 75087				
SUBDIVISION	North Alamo Addition	LOT	2	BLOCK	A
GENERAL LOCATION	401 N. Alamo St.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Single-family residential	CURRENT USE	Residential Vacant lot
PROPOSED ZONING	Single-family residential	PROPOSED USE	Single-family New Build
ACREAGE	0.133	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	Seth & Lacy Blanck	☑ APPLICANT	Seth & Lacy Blanck
CONTACT PERSON	Lacy Blanck	CONTACT PERSON	Lacy Blanck
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Lacy Blanck [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 16 DAY OF July 2026. 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 July 2026

OWNER'S SIGNATURE Lacy Blanck

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Karen Porter

KAREN PORTER
Notary ID #133883341
My Commission Expires
July 28, 2026

MY COMMISSION EXPIRES 07/28/2026



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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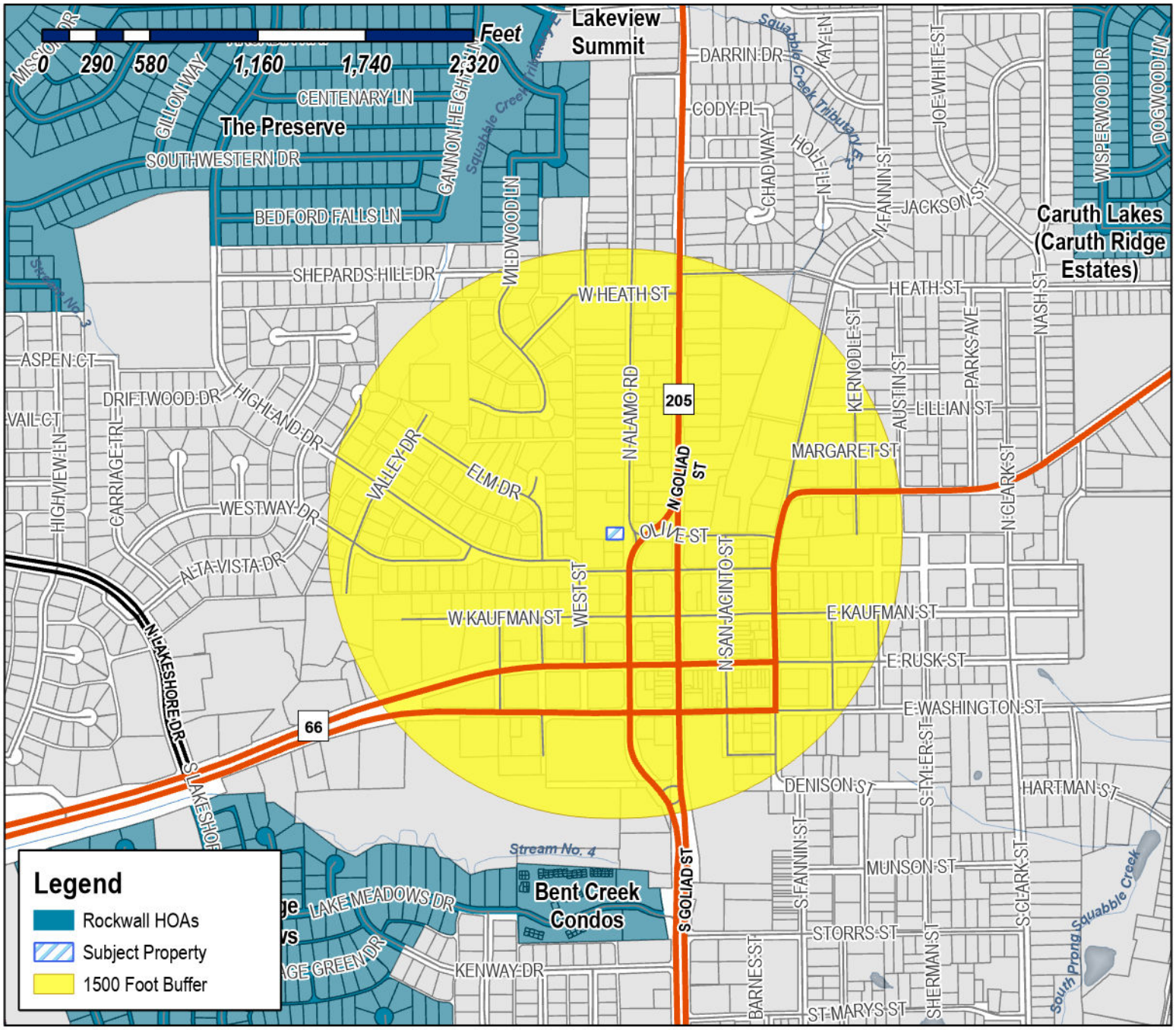
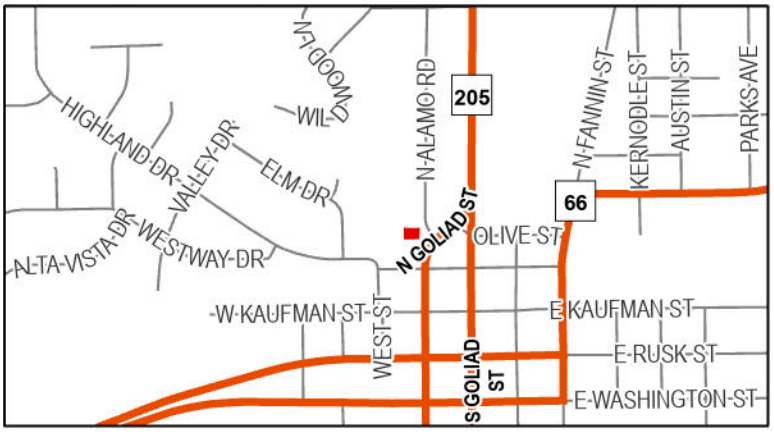


Case Number: Z2026-040
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 401 N. Alamo Road



Date Saved: 7/16/2026
For Questions on this Case Call (972) 771-7745

City of Rockwall

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385 S. Goliad Street
Rockwall, Texas 75087
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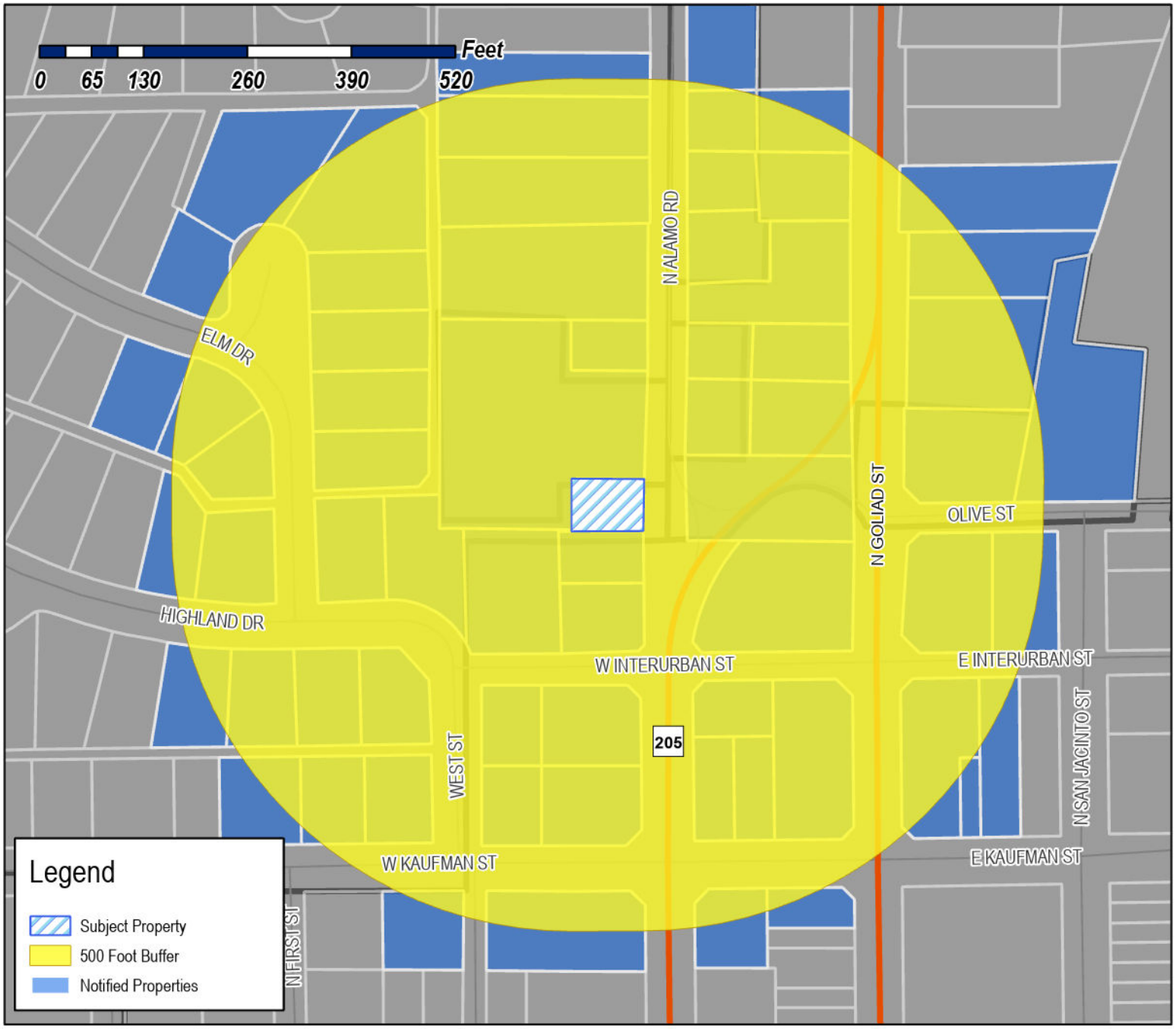

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Zoning: Single-Family 7 (SF-7) District
Case Address: 401 N. Alamo Road



Date Saved: 7/16/2026
For Questions on this Case Call: (972) 771-7745

RESIDENT
102 W KAUFMAN
ROCKWALL, TX 75087

RESIDENT
104 W KAUFMAN
ROCKWALL, TX 75087

RESIDENT
105 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
105 N ALAMO
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

RESIDENT
107 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
108 INTERURBAN
ROCKWALL, TX 75087

RESIDENT
111 N GOLIAD ST
ROCKWALL, TX 75087

FLAMINGO REAL ESTATE HOLDINGS LLC
134 COMET DR
FATE, TX 75087

WU JU
14044 STRINGFELLOW LN
LAVON, TX 75166

LEEVELYN PROPERTIES LLC - SERIES 2
1571 ANNA CADE RD
ROCKWALL, TX 75087

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

ALL CAPS INVESTORS, LLC
1620 SHORES BLVD
ROCKWALL, TX 75087

CGC GROUP INC
1690 LAKE FOREST DR
ROCKWALL, TX 75087

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

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

LUSH BEAUTY SALON
201 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
202 INTERURBAN ST
ROCKWALL, TX 75087

RESIDENT
202 N WEST ST
ROCKWALL, TX 75087

RESIDENT
203 N ALAMO
ROCKWALL, TX 75087

RESIDENT
204 N WEST ST
ROCKWALL, TX 75087

ROCKWALL RUSTIC RANCH LLC
CAPRICE SWIERCINSKY
240 WILLOWCREST
ROCKWALL, TX 75032

RESIDENT
301 HIGHLAND DR
ROCKWALL, TX 75087

BEDFORD TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
301 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
301 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
301 W KAUFMAN
ROCKWALL, TX 75087

JOHNSON AMANDA DAWN
302 ELM DRIVE
ROCKWALL, TX 75087

WARREN PEGGY E
302 HIGHLAND DR
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

CRANE KATHERINE LYNN
302 W KAUFMAN ST
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

RESIDENT
304 HIGHLAND DR SUCCESSOR TRUSTEE EMILY
SUE WHITEHEAD REV TRUST
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 W KAUFMAN ST
ROCKWALL, TX 75087

FOUSE DORIS BURNS
305 ELM DR
ROCKWALL, TX 75087

WHITE RUNELLE
305 HIGHLAND DR
ROCKWALL, TX 75087

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

STANLEY PAUL & SHERI
306 HIGHLAND DR
ROCKWALL, TX 75087

KLEPPER LINDA C (POLLARD)
307 HIGHLAND DR
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC
3077 N GOLIAD
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN
308 ELM DR
ROCKWALL, TX 75087

WEBB TEDDY DOUGLAS & AURORA
308 HIGHLAND DRIVE
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

SOUTHERN ROOTS LLC
312 DARTBROOK
ROCKWALL, TX 75087

KINSEY BRIAN & TERESA
316 ELM DRIVE
ROCKWALL, TX 75087

SIDES DEBORAH HALE
317 ELM DR
ROCKWALL, TX 75087

FURGUSON RANDY AND ANGELA
317 ELM DR
ROCKWALL, TX 75087

RANKIN FAMILY, LP
3419 WESTMINSTER AVE PMB 328G
DALLAS, TX 75205

RESIDENT
401 N ALAMO
ROCKWALL, TX 75087

PARKS PAIGE E
402 W Kaufman St Ste 100
Rockwall, TX 75087

RESIDENT
404 N GOLIAD C/O FAIR ROAD PROPERTIES INC
ROCKWALL, TX 75087

RESIDENT
405 N ALAMO
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 CAPRICE SWIERCINSKY
ROCKWALL, TX 75087

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

SMITH WENDY
4112 N 300 W
WEST LAFAYETTE, IN 47906

EVOLVE ESTATES LLC
489 MONTEREY DRIVE
ROCKWALL, TX 75087

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

RESIDENT
501 N ALAMO
ROCKWALL, TX 75087

RESIDENT
501 N GOLIAD
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

STRINGFELLOW HOLDINGS, LLC
5023 PARKVIEW PLACE
ADDISON, TX 75001

RESIDENT
503 N ALAMO
ROCKWALL, TX 75087

RESIDENT
503 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
504 N ALAMO
ROCKWALL, TX 75087

RIDDLE BROTHERS ENTERPRISE LLC
504 N GOLIAD ST
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

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

RESIDENT
507 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
508 N ALAMO RD
ROCKWALL, TX 75087

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

RESIDENT
601 N ALAMO
ROCKWALL, TX 75087

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

HAMILTON JOANN
603 N ALAMO RD
ROCKWALL, TX 75087

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

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

RISE ACADEMY LEARNING CENTER LLC
7106 LIBERTY GROVE RD
ROWLETT, TX 75089

BUTCHER MELVIN R
PO BOX 147
QUINLAN, TX 75474

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

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

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:

Z2026-040: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Seth and Lacy Blanck 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 0.133-acre parcel of land identified as Block 16 of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 401 N. 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, August 11, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 17, 2026 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, August 17, 2026 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. Z2026-040: 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

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISION AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

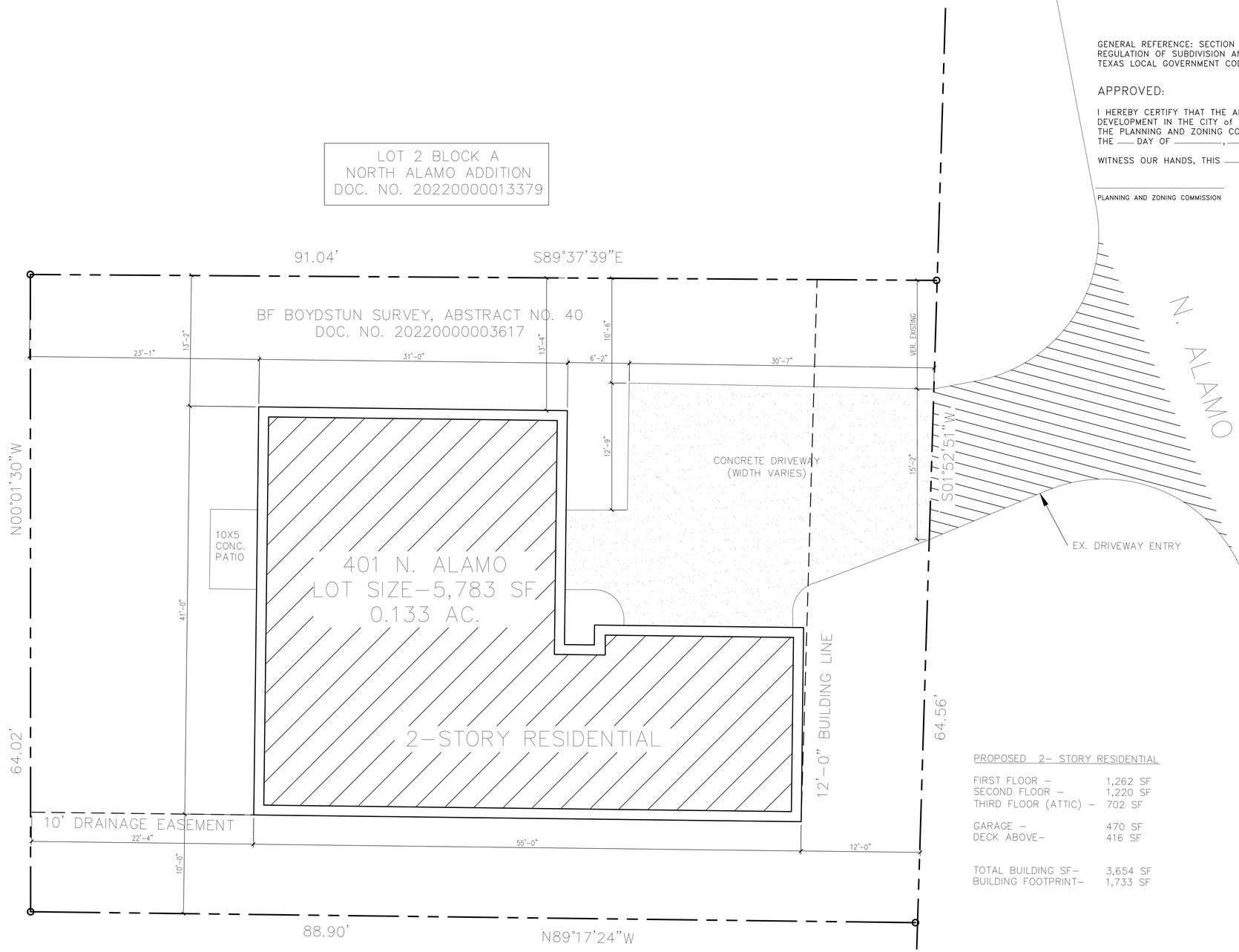
APPROVED:

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 _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ____.

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING



PROPOSED 2- STORY RESIDENTIAL

FIRST FLOOR -	1,262 SF
SECOND FLOOR -	1,220 SF
THIRD FLOOR (ATTIC) -	702 SF
GARAGE -	470 SF
DECK ABOVE-	416 SF
TOTAL BUILDING SF-	3,654 SF
BUILDING FOOTPRINT-	1,733 SF

N

1 SITE PLAN
3/16" = 1'-0"

REGISTERED ARCHITECT STATE OF TEXAS ROSS I. RAMSAY 2448

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
ROCKWALL, TEXAS

REVISIONS

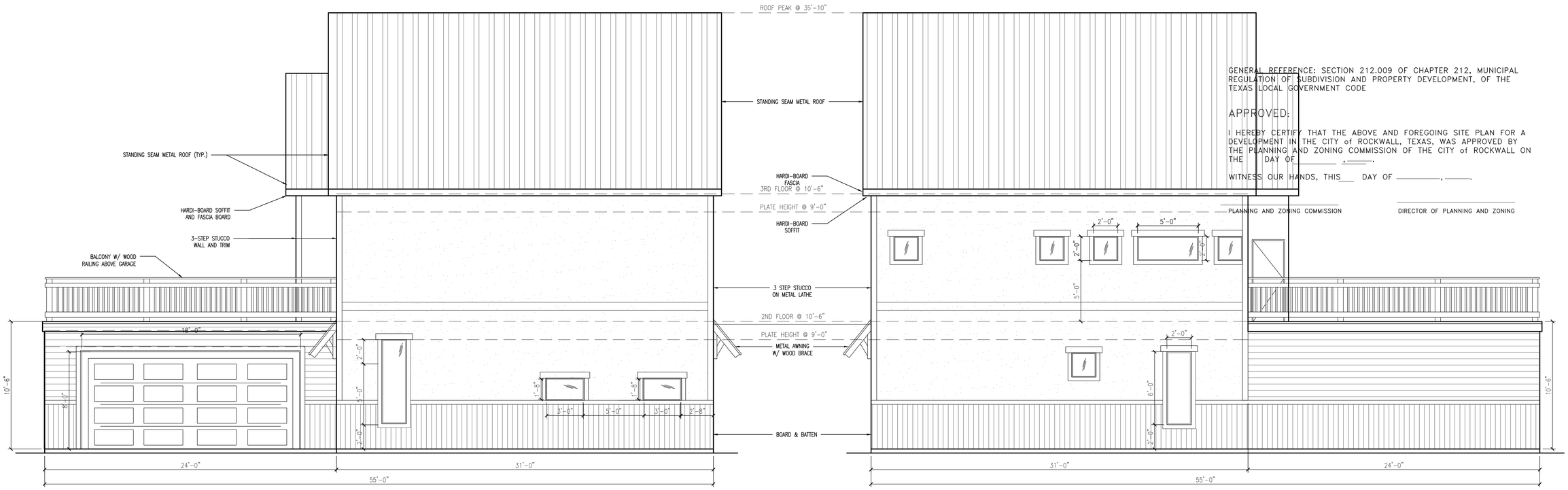
No.	DESCRIPTION/ISSUE	DATE

PROJECT NAME AND ADDRESS:
BLANCK
401 N. ALAMO ST.
ROCKWALL, TEXAS 75024

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	07/15/26
SCALE	
SHEET NO.	of

DRAWING NAME:
FLOOR PLAN

A1.0



4 RIGHT ELEVATION (NORTH)
1/4" = 1'-0"

3 LEFT ELEVATION (SOUTH)
1/4" = 1'-0"



2 FRONT ELEVATION (EAST)
1/4" = 1'-0"



1 REAR ELEVATION (WEST)
1/4" = 1'-0"

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISION AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

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 _____, ____.

WITNESS OUR HANDS, THIS___ DAY OF _____, ____.

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING

REGISTERED ARCHITECT * STATE OF TEXAS * 2448 ROSS I. RAMSAY

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
ROCKWALL, TEXAS

REVISIONS		
No.	DESCRIPTIONS/ISSUE	DATE

PROJECT NAME AND ADDRESS:
BLANCK
401 N. ALAMO ST.
ROCKWALL, TEXAS 75024

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	07/15/26
SCALE	
SHEET NO.	of

DRAWING NAME:
ELEVATIONS

A2.0

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISION AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

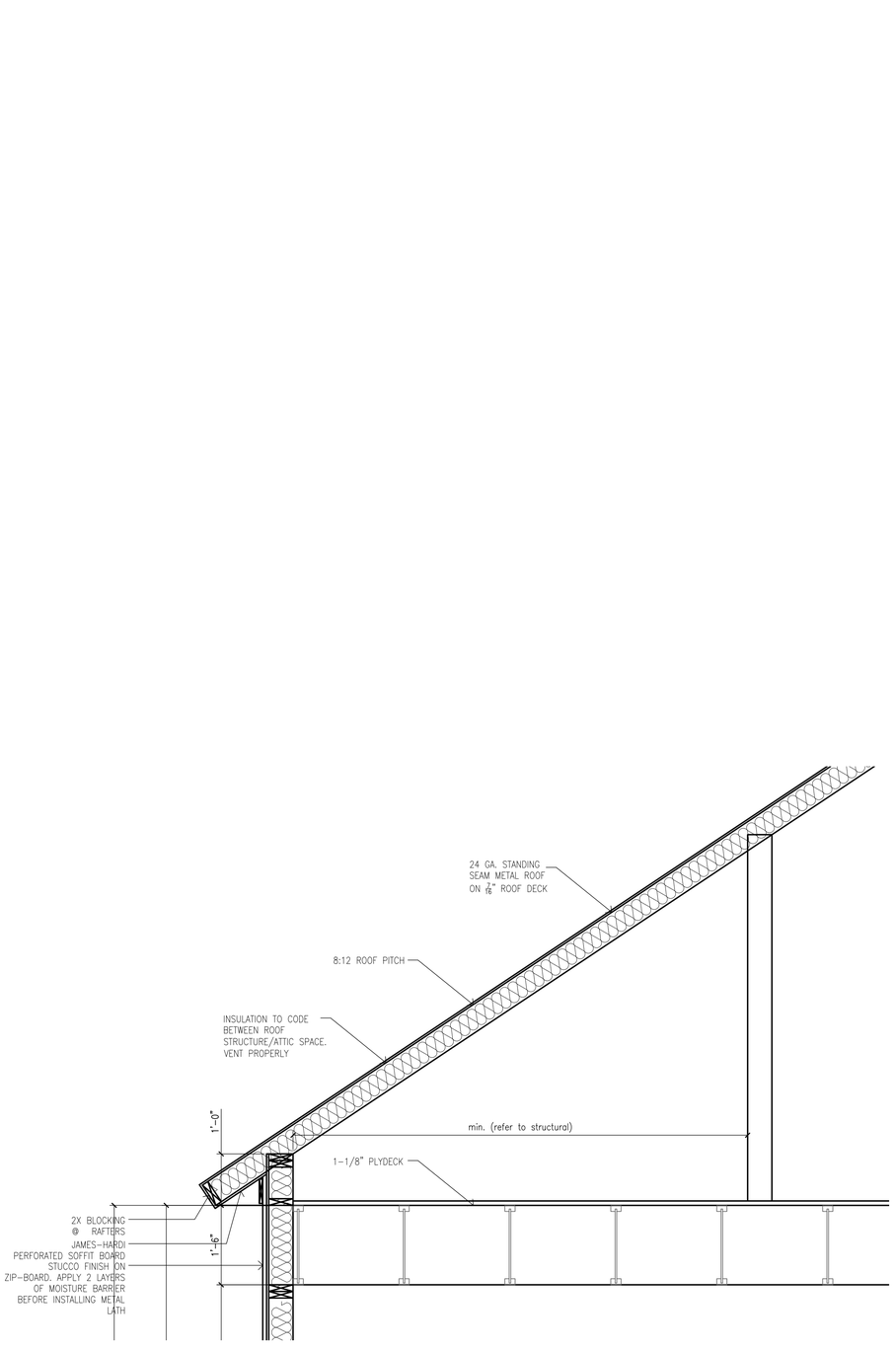
APPROVED:

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 , ____.

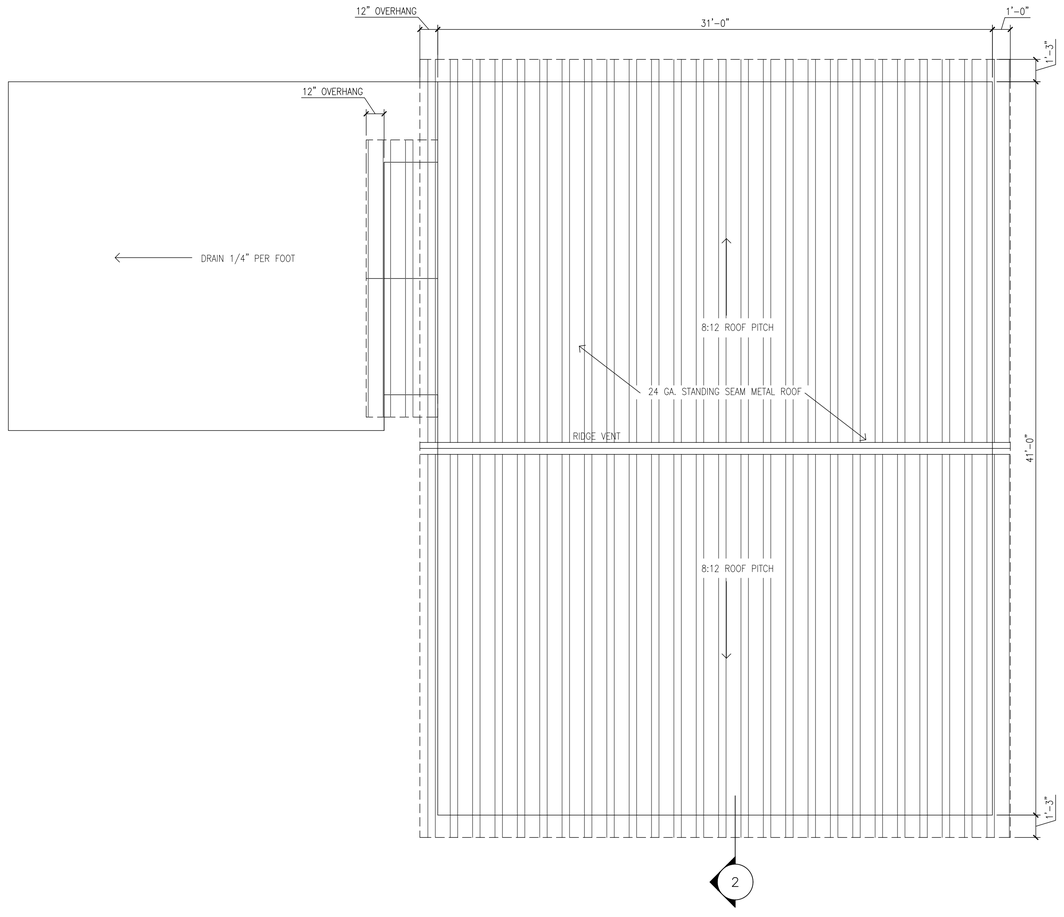
WITNESS OUR HANDS, THIS DAY OF _____, ____.

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING



2 SECTION AT ROOF
1/4" = 1'-0"



1 PLAN – ROOF PLAN
1/4" = 1'-0"

REGISTERED ARCHITECT STATE OF TEXAS
ROSS I. RAMSAY
2448

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
ROCKWALL, TEXAS

REVISIONS		
No.	DESCRIPTIONS/ISSUE	DATE

PROJECT NAME AND ADDRESS:
BLANCK
401 N. ALAMO ST.
ROCKWALL, TEXAS 75024

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	07/15/26
SCALE	
SHEET NO.	of

DRAWING NAME:
ROOF PLAN

A4.0

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-040

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
301 N. Alamo Road	Commercial	1960	5,936	*N/A*	Siding and Stone
303 N. Alamo Road	Commercial	1950	8,487	*N/A*	Siding
401 N. Alamo Road	Vacant	N/A	N/A	*N/A*	N/A
406 N. Alamo Road	Single-Family Home	1980	1,636	*N/A*	Siding
501 N. Alamo Road	Single-Family Home	1950	1,752	*160*	Siding
502 N. Alamo Road	Vacant	N/A	N/A	*N/A*	N/A
503 N. Alamo Road	Single-Family Home	1975	1,299	*60*	Siding
504 N. Alamo Road	Single-Family Home	1980	2,262	*N/A*	Siding
505 N. Alamo Road	Single-Family Home	1896	1,632	*72*	Siding
506 N. Alamo Road	Single-Family Home	1975	1,512	*N/A*	Siding
508 N. Alamo Road	Single-Family Home	1984	2,188	*N/A*	Siding
601 N. Alamo Road	Single-Family Home	1977	2,011	*N/A*	Siding
	AVERAGES:	1963	2,872	97	



301 N. Alamo Road

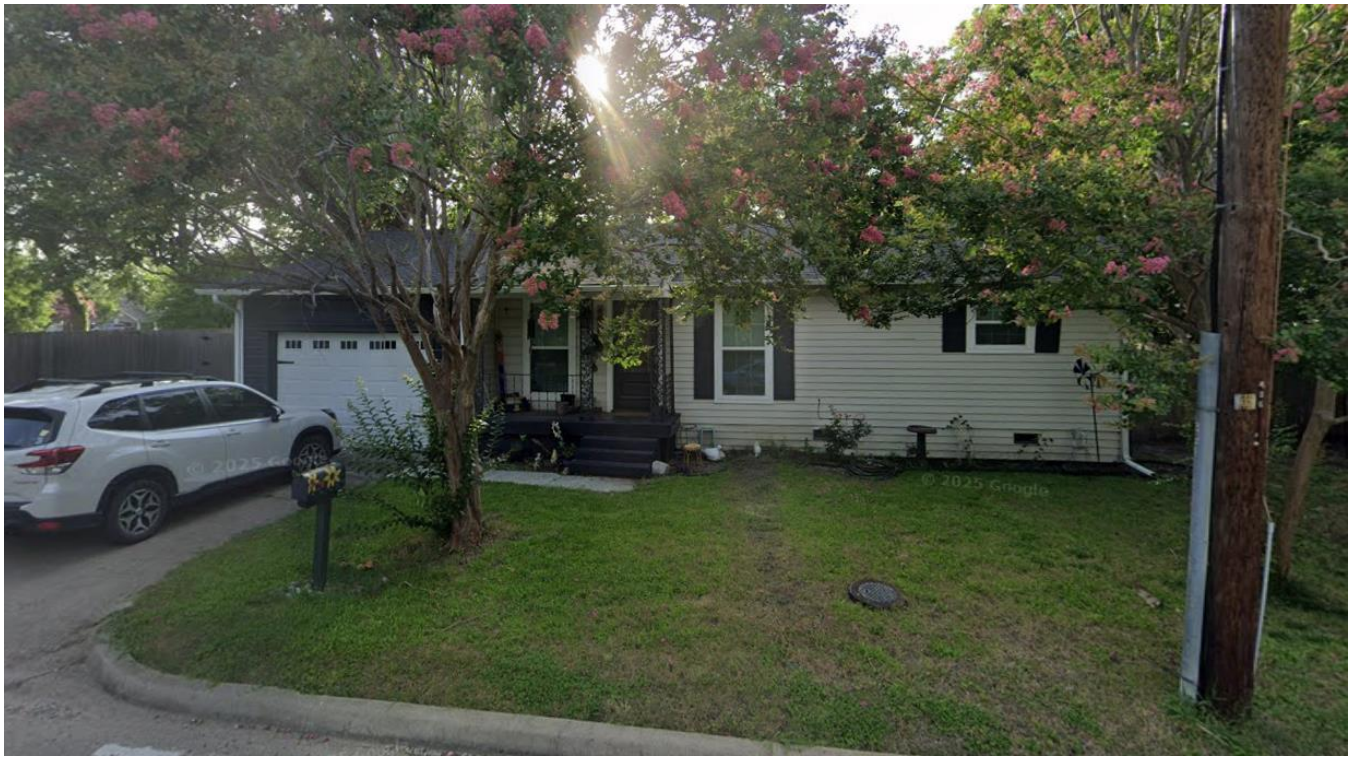


303 N. Alamo Road

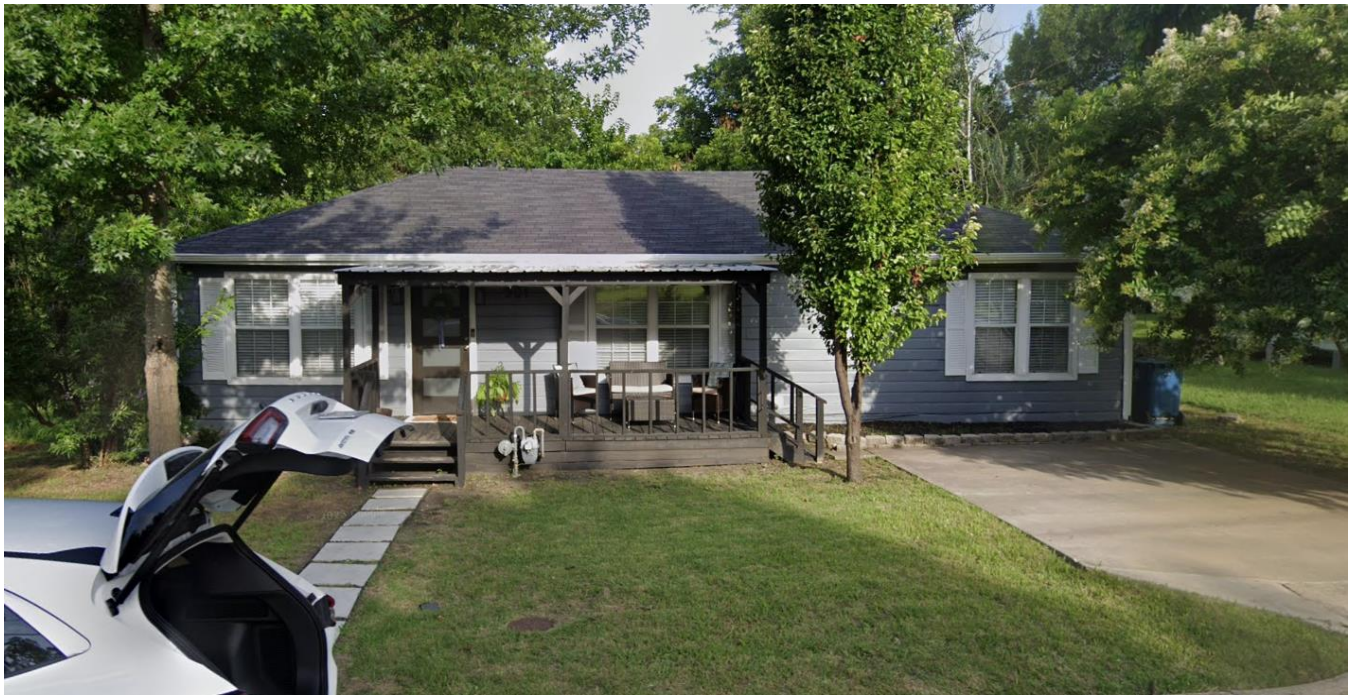
PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



401 N. Alamo Road



406 N. Alamo Road



501 N. Alamo Road



502 N. Alamo Road



503 N. Alamo Road



504 N. Alamo Road

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



505 N. Alamo Road



506 N. Alamo Road



508 N. Alamo Road



601 N. Alamo Road

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-4XX

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 THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.133-ACRE PARCEL OF LAND, IDENTIFIED AS BLOCK 16 OF THE AMICK 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 Seth and Lacy Blanck 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 0.133-acre parcel of land identified as Block 16 of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 401 N. 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 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*, and Subsection 6.09, SH-66 Overlay (SH-66 OV) District, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as*

DRAFT 01/26/2026

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; and,

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 01-28-2026

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 8TH DAY OF SEPTEMBER, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 17, 2026*

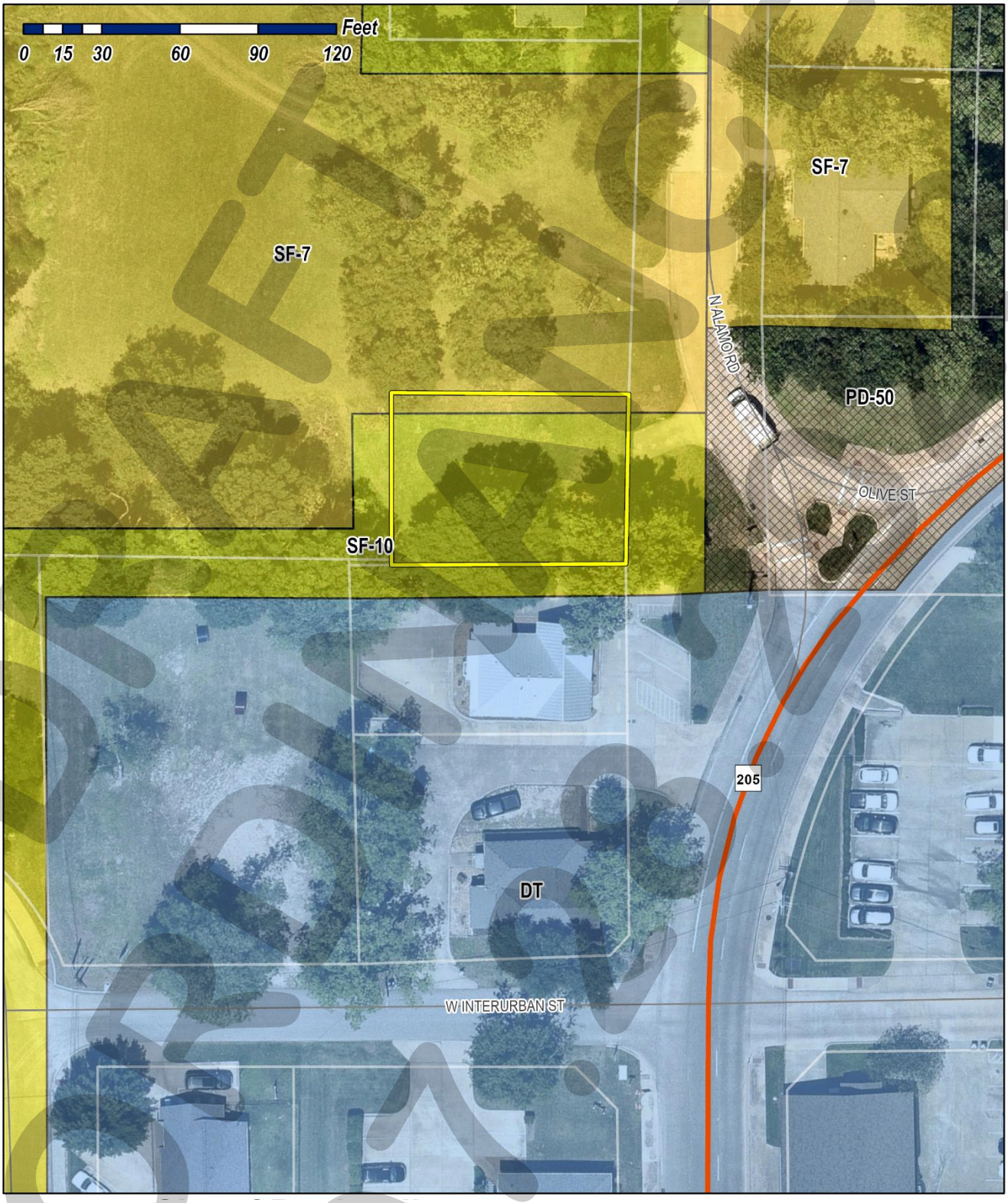
2nd Reading: *September 8, 2026*

DRAFT ORDINANCE 07.28.2026

Exhibit 'A':
Location Map

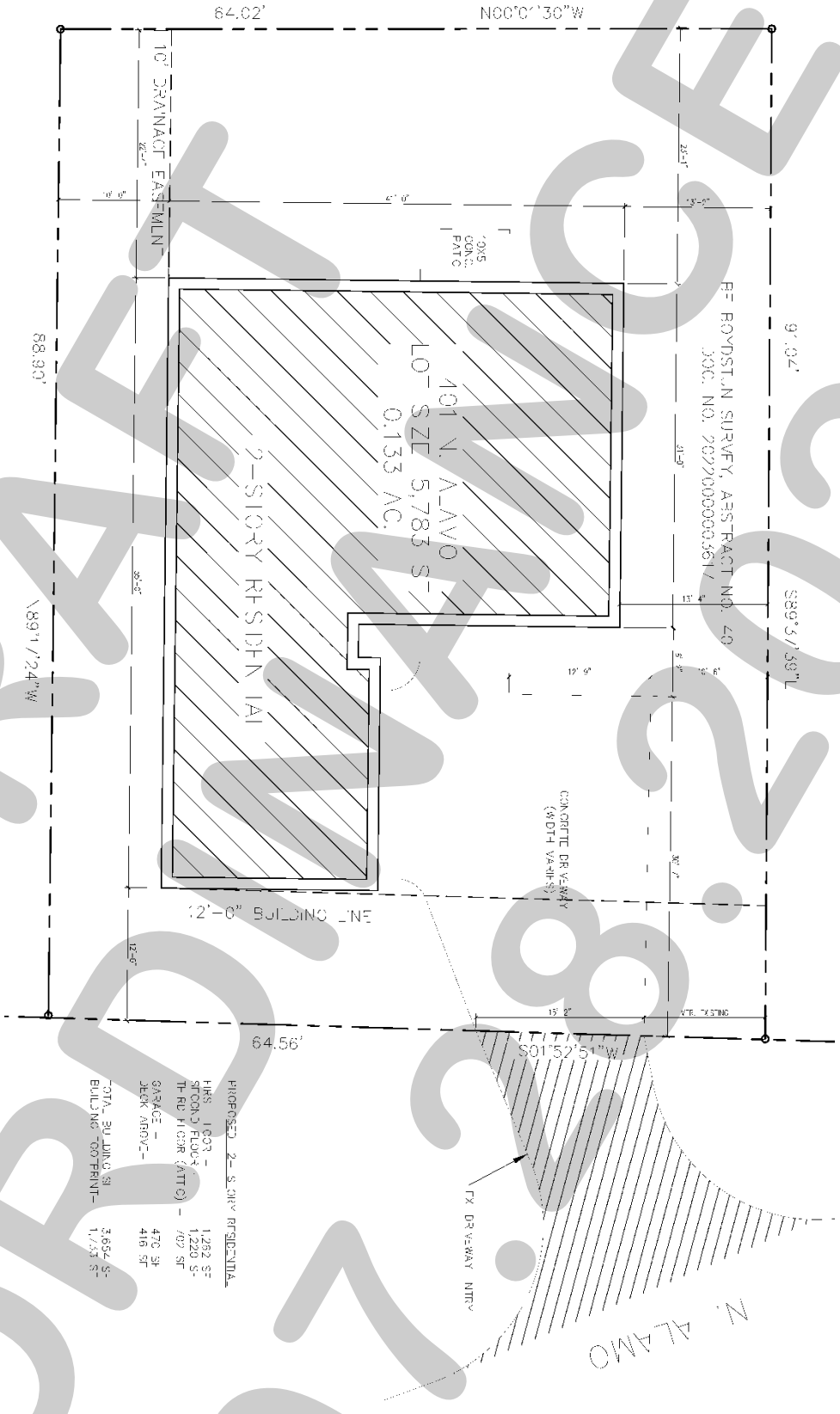
Address: *401 N. Alamo Road*

Legal Description: *Block 16 of the Amick Addition*



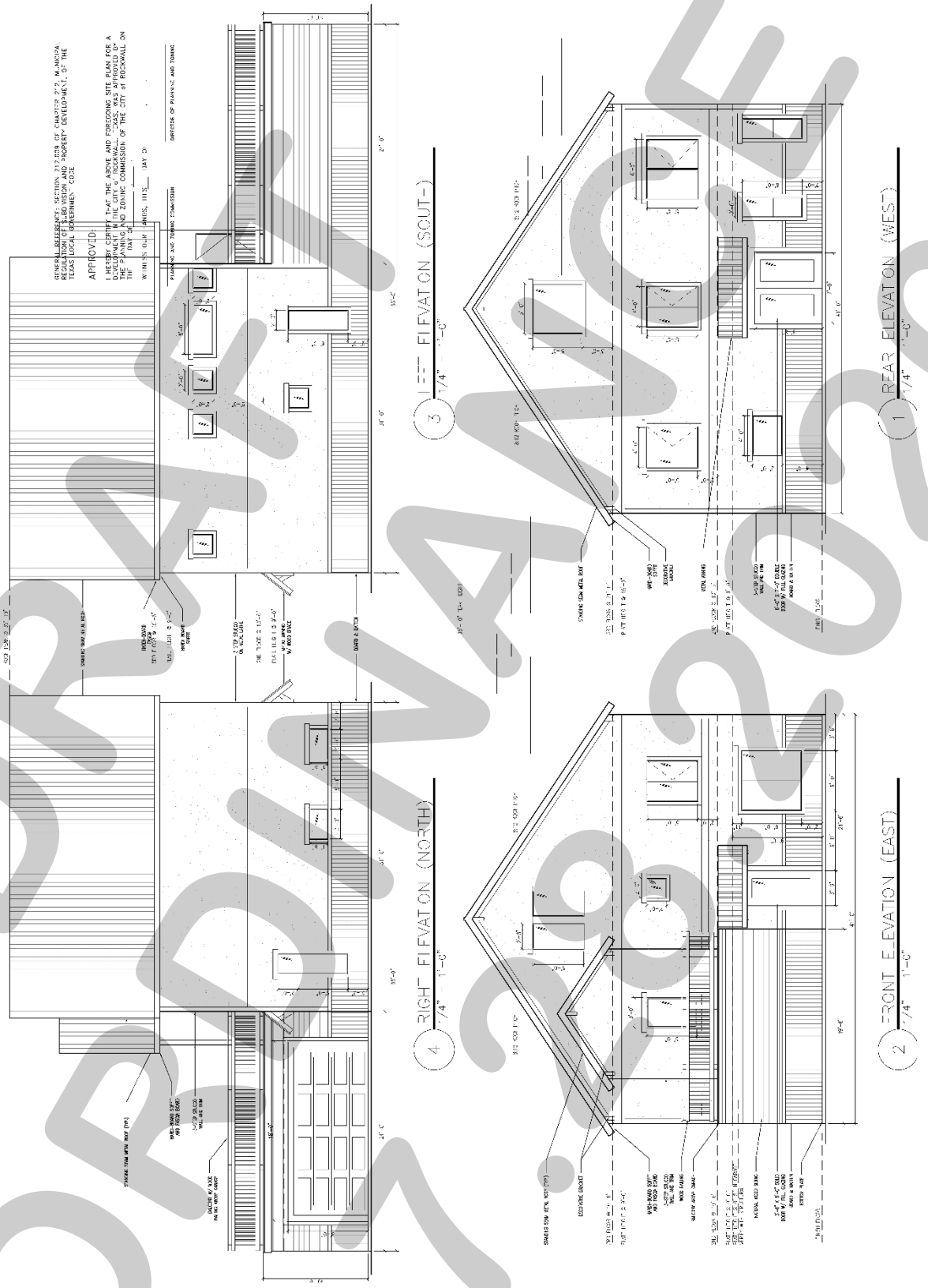
DRAFT ORDINANCE

Exhibit 'B':
Residential Plot Plan



DRAFT
ORDINANCE
07.28.2026

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 07.29.2026

PROJECT COMMENTS

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

DATE: 7/24/2026

PROJECT NUMBER: Z2026-041
PROJECT NAME: SUP for Residential Infill at 248 Russell Drive
SITE ADDRESS/LOCATIONS: 248 Russell Drive, Rockwall, TX, 75032

CASE CAPTION: Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 1232 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 248 Russell Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	07/21/2026	Approved w/ Comments

07/21/2026: Z2026-041; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 248 Russell Drive
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 0.1650-acre parcel of land identified as Lot 1232 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 248 Russell Drive.

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 (Z2026-041) in the lower right-hand corner of all pages on future submittals.

M.4 The subject property shall have to be replatted prior to the issuance of a Building Permit.

I.5 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 the situated within the Lake Rockwall Estates #2 Subdivision which has been in existence since 1956, consists of more than five (5) lots, and is considered to be more than 90% developed.

I.6 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.”

I.8 Garage Requirements. According to 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 garage is approximately thirteen (13) feet, three (3) inches in front of the front façade of the home. While this is not uncharacteristic of the surrounding area, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning

Commission.

M.11 Ordinances. Please review the attached draft ordinance prior to the July 14, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by July 7, 2026.

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 7, 2026; 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 14, 2026 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 30, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on July 14, 2026.

I.14 City Council Meeting Dates. The projected City Council meeting dates for this case will be July 20, 2026 (1st Reading) and August 3, 2026 (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 Kuhn	07/21/2026	Approved w/ Comments

07/21/2026: 1. Driveway must be radius, not flared. Culvert must be reinforced concrete, minimum 18", and be sized by an engineer.
2. Provide a 10' utility easement along the back of the property for the existing 3" water main.
3. Must plat.

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- 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 the 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 a new proposed sewer main located along Russell Dr. available for use.
- There is an existing 3" water main located in the back of the property available for use.
- Must connect to sanitary sewer stub out.
- 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.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls (if needed). Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, 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	07/22/2026	Needs Review

07/22/2026: SF-10 REQUIRES A MINIMUM DWELLING UNIT SIZE OF 2200 SQUARE FEET OF CONDITIONED SPACE - THIS HOUSE DOES NOT MEET THIS REQUIREMENT

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

FIRE	Ariana Kistner	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/20/2026	Approved

No Comments

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Existing flow patterns must be maintained.
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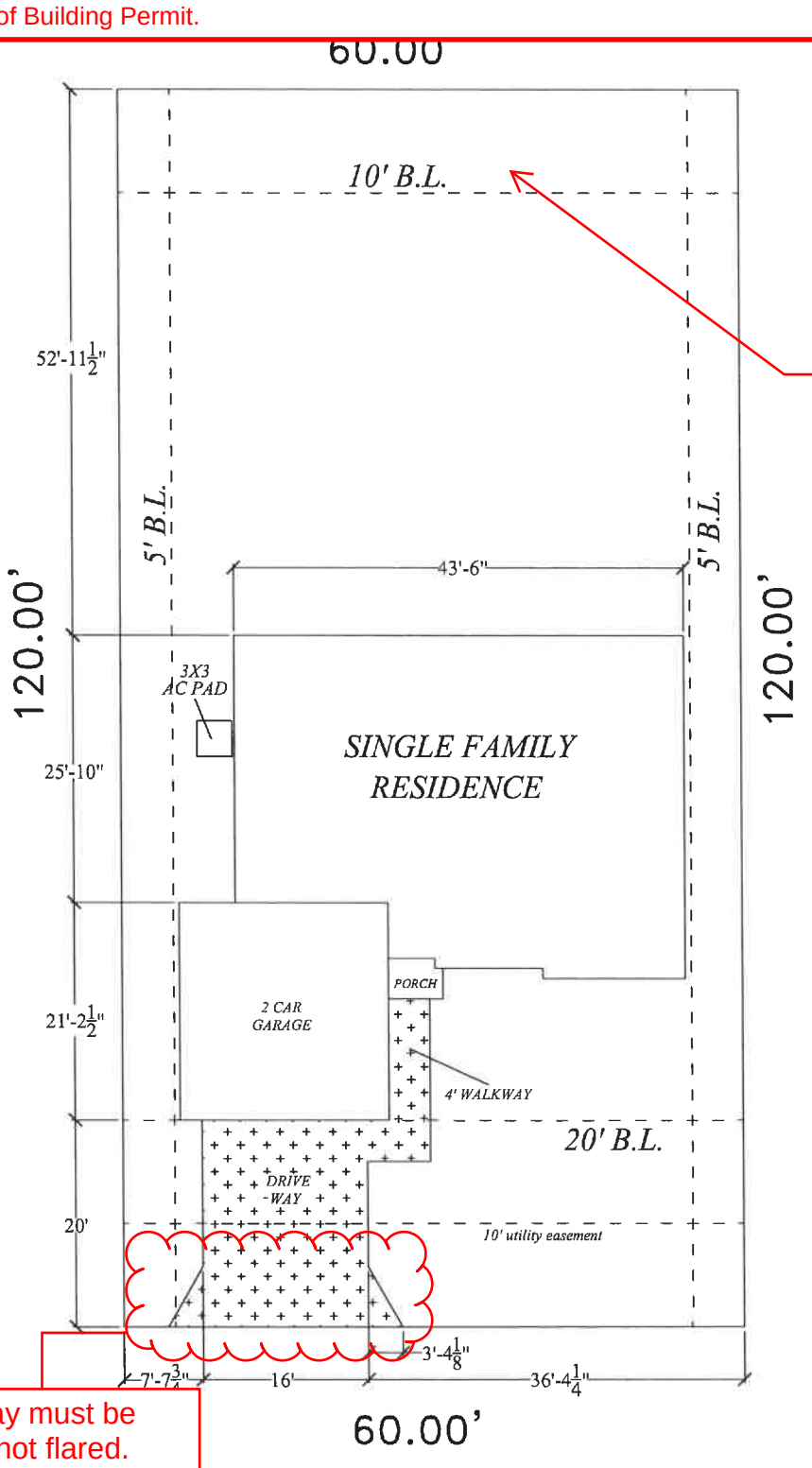
Must plat



Provide a 10' utility easement along the back of the property for the existing 3" water main.

Driveway must be radius, not flared.

Culvert must be reinforced concrete, minimum 18", and be sized by an engineer.

CUSTOMER SIGNATURE:

DATE:

NOTES:

LEGEND

- DRAINAGE FLOW
- PROPOSED FENCE
- EXISTING FENCE
- CURLEX
- RETAINING WALL
- REQUIRED TREE PLANTING
- REQUIRED BUSH

B.L. - BUILDING LINE
P.D.E. - PRIVATE DRAINAGE EASEMENT
P.A.E. - PRIVATE ACCESS EASEMENT
P.U.E. - PUBLIC UTILITY EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
T.E. - TRANSFORMER EASEMENT
U.E. - UTILITY EASEMENT
W.M.E. - WALL MAINT. EASEMENT
M.E. - MAINTENANCE EASEMENT
V.E.- VISIBILITY EASEMENT
-EXPOSED AGGREGATE CONCRETE

BUILDER: ALEX FLORES	DATE: 6/30/2026
ADDITION: --	DRAWN BY: DDSG-A.H.
ADDRESS: 248 RUSSELL DRIVE	CITY: ROCKWALL, TX
LOT: 1232 BLOCK: --	PLAN: N/A ELEVATION: N/A
PHASE: N/A	SWING: LEFT
OPTION: N/A	

DDS GROUP

PLOT PLAN | SP1

NOTE: ARCHITECTURAL PLANS TAKES PRECEDENCE OVER ALL DRAWINGS, ALL FINAL DECISIONS REFER TO PLANS PROVIDE BY DDS GROUP ARCHITECTRUAL DEPARTMENT. PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND AL LBUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BO NOTED ON THE RECORDED PLAT. BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLETS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT OF HOUSE AND ALL FLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE BUILDER. FLATWORK IS ONLY A REPRESENTATION.

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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1&3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($1,000.00 + $20.00 ACRE) [1&2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1&3]
- ☑ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1,2&3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1,2&3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1&3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1&3]

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 ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3] AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

GENERAL NOTE: THE CITY OF ROCKWALL PLANNING AND ZONING DEPARTMENT ACCEPTS PAYMENT BY CHECK ***ONLY***, EITHER IN PERSON OR BY MAIL. ***THE CITY OF ROCKWALL WILL NEVER REQUEST PAYMENT BY WIRE TRANSFER THROUGH EMAIL.***

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	248 RUSSELL DR.				
SUBDIVISION	ROCKWALL LAKE PROPERTIES REV. #2	LOT	1232	BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	RESENTIAL	CURRENT USE	EMPTY LOT
PROPOSED ZONING	SINGLE RESEDENT	PROPOSED USE	NEW SINGLE FAMILY
ACREAGE	,2	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	ALEX FLORES	☐ APPLICANT	
CONTACT PERSON	" "	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	
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 Alejandro Flores [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 16 DAY OF JULY, 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."

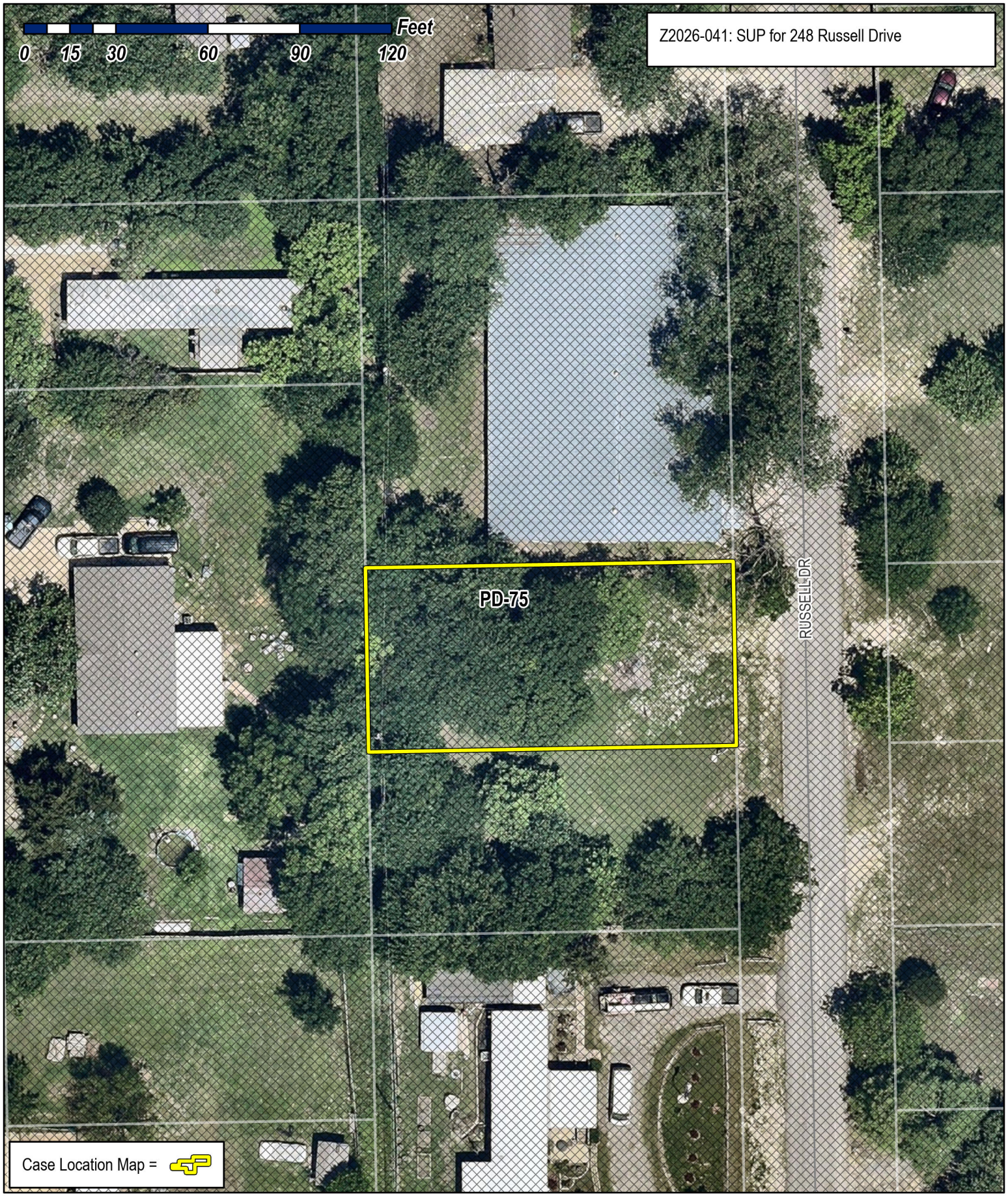
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th *DAY OF* July *20* 26

ERIN S. WALKER
Notary Public, State of Texas
ID # 57850-[illegible]
My Comm. Exp. 08-06-2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Erin Swalker

MY COMMISSION EXPIRES 08/06/2026



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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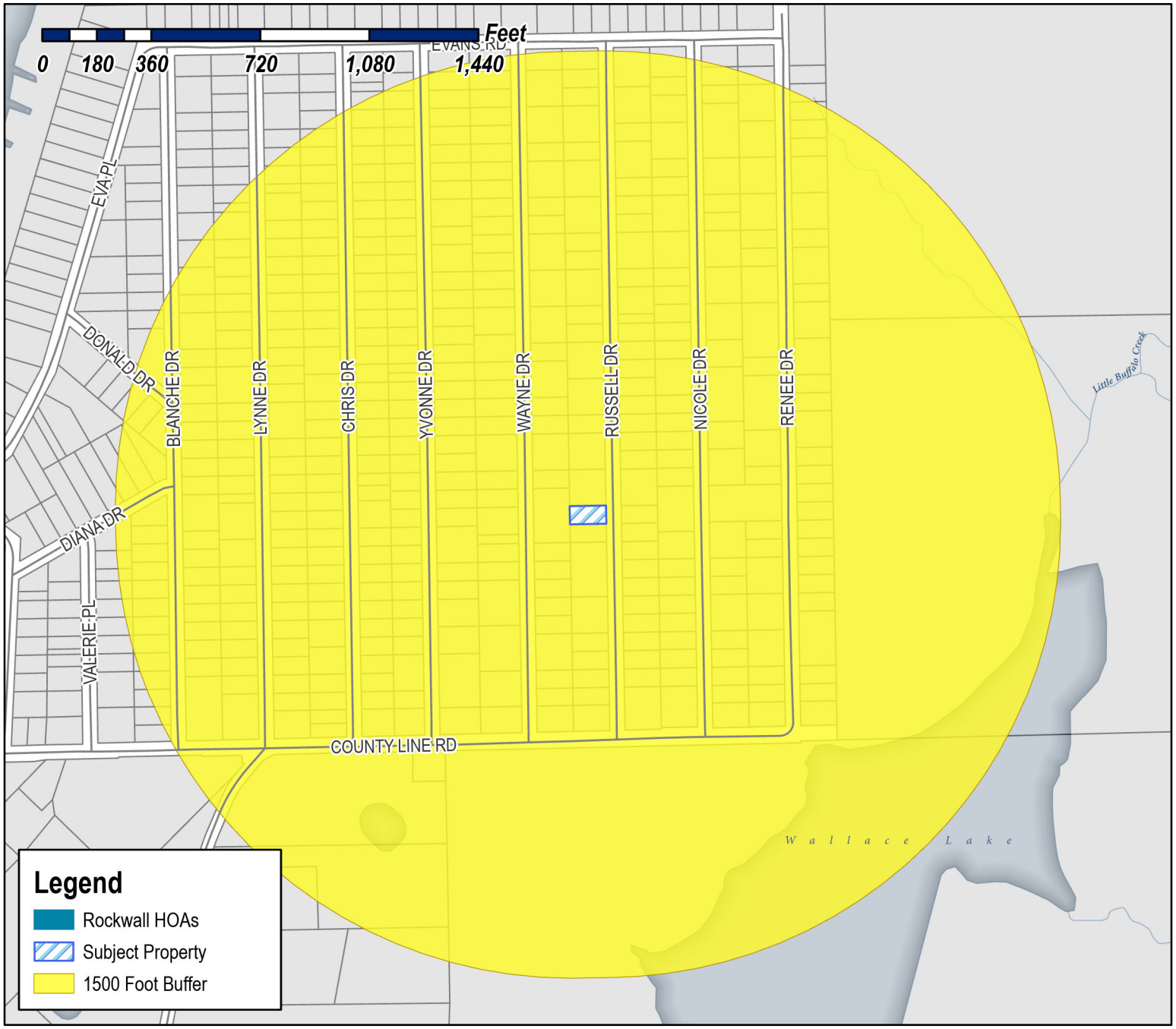
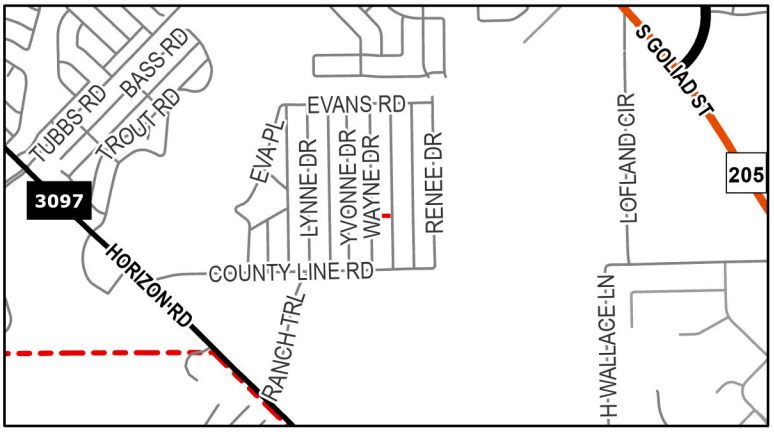


Case Number: Z2026-041
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development 75 (PD-75) District
Case Address: 248 Russell Drive



Date Saved: 7/17/2026
For Questions on this Case Call (972) 771-7745

City of Rockwall

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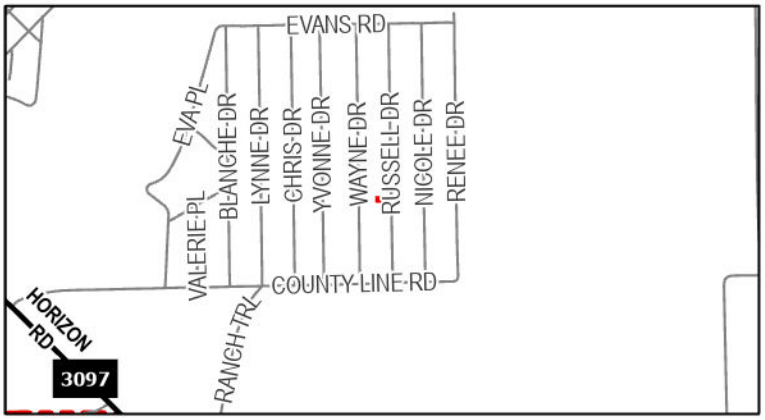

RAMIREZ ZACARIAS
1244 COUNTY RD 2278
QUINLAN, TX 75474

SIERRA ZACARIAS RAMIREZ
1244 COUNTY RD 2278
QUINLAN, TX 75474

ACUNA NINFA
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

RESIDENT
133 RUSSELL DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

RUIZ CECILIA HOLGUIN-
140 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
142 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
143 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
143 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
152 NICOLE DR
ROCKWALL, TX 75032

JUAREZ MARIA GUADALUPE SANDOVAL &
JAIME ALEJANDRO ROMAN ESTRADA
154 DIANA DR
ROCKWALL, TX 75032

MARQUEZ FELIX C
154 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
155 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
157 WAYNE DR
ROCKWALL, TX 75032

RODRIGUEZ YUNIOR ARROYO
158 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
159 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
164 NICOLE DR
ROCKWALL, TX 75032

MARTINEZ JOSE G
165 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
167 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
168 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
169 WAYNE DR
ROCKWALL, TX 75032

GALICIA LEGACY TRUST
1736 KIRKWOOD DR
GARLAND, TX 75041

RESIDENT
176 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
182 RUSSELL DR
ROCKWALL, TX 75032

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

YANEZ FERNANDO AND
JUAN A YANEZ
183 YVONNE
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
186 NICOLE DR
ROCKWALL, TX 75032

AVILA LUZ MARIA
1924 DEVONSHIRE
GARLAND, TX 75041

MONTOYA YVONNE
193 RUSSELL DRIVE
ROCKWALL, TX 75032

CARMONA JOSE
194 RENEE DRIVE
ROCKWALL, TX 75032

RESIDENT
195 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
195 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
196 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
198 RUSSELL DR
ROCKWALL, TX 75032

RAMIREZ RUBIN & MARTHA
200 CHAMBERLAIN DR
FATE, TX 75189

YANEZ JUAN
201 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
204 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
207 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
208 NICOLE DR
ROCKWALL, TX 75032

PROCK CHARLES A AND EVELYN
209 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
211 WAYNE DR
ROCKWALL, TX 75032

CRUZ MARIA D
212 LYNNE DR
ROCKWALL, TX 75032

CRUZ IGNACIO MARTINEZ
212 LYNNE DR ROCKWALL
ROCKWALL, TX 75032

RESIDENT
216 WAYNE DR
ROCKWALL, TX 75032

GALAVIZ JANICE MAYRET ORTEGA & EDGAR
MARGARITO SORIANO BECERRA
218 RUSSELL DRIVE
ROCKWALL, TX 75032

GALAVIZ JANICE MAYRET ORTEGA & EDGAR
MARGARITO SORIANO BECERRA
218 RUSSELL DRIVE
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
222 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
223 RUSSELL DR
ROCKWALL, TX 75032

MAZARIEGOS ROMULO AND ESTELA
224 YVONNE DR
ROCKWALL, TX 75032

GURRUSQUIETA CELIA
225 LYNNE DR
ROCKWALL, TX 75032

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226 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
227 WAYNE DR
ROCKWALL, TX 75032

KENDALL LEAH T
227 YVONNE DR
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

CHANAKYA INVESTMENT LTD CO
2300 Valley View Ln Ste 810
Irving, TX 75062

RESIDENT
235 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
236 WAYNE DR
ROCKWALL, TX 75032

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ROCKWALL, TX 75032

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238 RUSSELL DR
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MORENO IGNACIO & CRISPIN
241 TROUT ST
ROCKWALL, TX 75032

RESIDENT
247 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
248 RUSSELL DR
ROCKWALL, TX 75032

SANCHEZ PABLO
248 NICOLE DR
ROCKWALL, TX 75032

SMITH ROY
248 WAYNE DR
ROCKWALL, TX 75032

LINDOP N A JR
248 WAYNE DR
ROCKWALL, TX 75032

GARCIA ERIK URBINA AND ISABEL GONZALEZ
249 YVONNE
ROCKWALL, TX 75032

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250 RENEE DR
ROCKWALL, TX 75032

RESIDENT
250 YVONNE DR
ROCKWALL, TX 75032

CERVANTES LUIS & ELSA
251 WAYNE DR
ROCKWALL, TX 75032

ESTATE OF CHARLES AND GLENDA
260 YVONNE DR
ROCKWALL, TX 75032

DEBRA JEAN CRUZ TRUST
DEBRA JEAN CRUZ - TRUSTEE
262 RENEE DR
ROCKWALL, TX 75032

SILVA PERLA & MANUEL
262 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
269 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
271 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
274 YVONNE DR
ROCKWALL, TX 75032

LINDOP JOYCE ANN
274 WAYNE DR
ROCKWALL, TX 75032

ESPARZA MARCO & ANGELICA
275 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
281 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
283 NICOLE DR
ROCKWALL, TX 75032

JIMENEZ RICARDO & ALMA
2847 TANGLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
285 RUSSELL DR
ROCKWALL, TX 75032

AVILA BERNARDO ALVARADO
288 NICOLE DR
ROCKWALL, TX 75032

GONZALEZ DORIS MABEL
288 RENEE DR
ROCKWALL, TX 75032

SOSA LORENA
293 NICOLE DR
ROCKWALL, TX 75032

CARMONA BLANCA CECILIA &
JESUS SANCHEZ
293 YVONNE DR
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE
296 RUSSELL DR
ROCKWALL, TX 75032

GARCIA RICARDO
298 WAYNE DR
ROCKWALL, TX 75032

GUERRERO JUAN
299 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
302 NICOLE DR
ROCKWALL, TX 75032

MACIEL JENNIFER E
303 WAYNE DR
ROCKWALL, TX 75032

ROMERO JOSE ALEJANDRO GONZALES AND
MAYRANI MARTINEZ
307 YVONNE DR
ROCKWALL, TX 75032

ARCINIEGA D ODIN A
310 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
311 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
312 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
313 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
314 WAYNE DR
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS
3200 Market Center Dr
Rockwall, TX 75032

RESIDENT
321 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
321 WAYNE DR
ROCKWALL, TX 75032

CARRILLO GERARDO AND MARIA GUADALUPE
ENRIQUEZ VEGA
321 Yvonne Dr
Rockwall, TX 75032

BENITES ROSA
322 NICOLE DR
ROCKWALL, TX 75032

RODARTE PASCUAL AND SARA I
322 RUSSELL DR
ROCKWALL, TX 75032

VILLALBA-MARTINEZ EDUARDO AND KARINA
LILIANA ZUBIA-FLORES
3225 MOON DR
MESQUITE, TX 75150

HERNANDEZ YERICA V CARRIZALES
326 WAYNE
ROCKWALL, TX 75032

FRENTRESS ABIGAIL LEIGH
327 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
331 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
335 RUSSELL DR
ROCKWALL, TX 75032

ESPARZA ABEL AND MONICA CARMONA
336 NICOLE DR
ROCKWALL, TX 75032

RUBIO LORENA & ALEJANDRO
3371 STATE HIGHWAY 276
ROCKWALL, TX 75032

SOSA LORENA
338 WAYNE DR
ROCKWALL, TX 75032

MOLINA JAIME
340 YVONNE DR
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC
3412 SHELBY AVE
GREENVILLE, TX 75402

MBA CUSTOM HOMES LLC
3412 SHELBY AVE
GREENVILLE, TX 75402

RESIDENT
345 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
346 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
347 RUSSELL DR
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

DIAZ FRANCISCO
352 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
359 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
371 WAYNE DR
ROCKWALL, TX 75032

CARRENZA ALEJANDRO AND MARIA
GUADALUPE
382 PERCH RD
ROCKWALL, TX 75032

SANCHEZ ARNULFO
398 NICOLE DR
ROCKWALL, TX 75032

ALVAREZ JORGE L GALLEGOS
516 CHRIS DR
ROCKWALL, TX 75032

M6 HOME LLC
SEWDAT PERSAUD
521 Cove Ridge Rd W
Rockwall, TX 75032

VELASQUEZ JORGE AND
JUANA VELASQUEZ
543 BASS RD
ROCKWALL, TX 75032

TEXAS RE INVESTMENTS LLC 401K PLAN
6315 GRAND PROMINENCE CT
KATY, TX 77494

ESTRADA NOHEMA
705 LAKESIDE DR
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

QUEZADA ANA
800 LAKE CAROLYN PKWY APT 130
IRVING, TX 75039

EMZ REAL ESTATE SERIES 1
9110 TAMPAS LN
DALLAS, TX 75227

HERNANDEZ FIDEL ESPINO
9233 WHISKERS RD
QUINLAN, TX 75474

ROCKWALL HABITAT FOR HUMANITY
PO Box 4
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:

Z2026-041: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 1232 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 248 Russell Drive, 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, August 11, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 17, 2026 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, August 17, 2026 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. Z2026-041: 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

DigiSign Verified - 232be427-e68a-483d-a081-e9e27a29f2d4

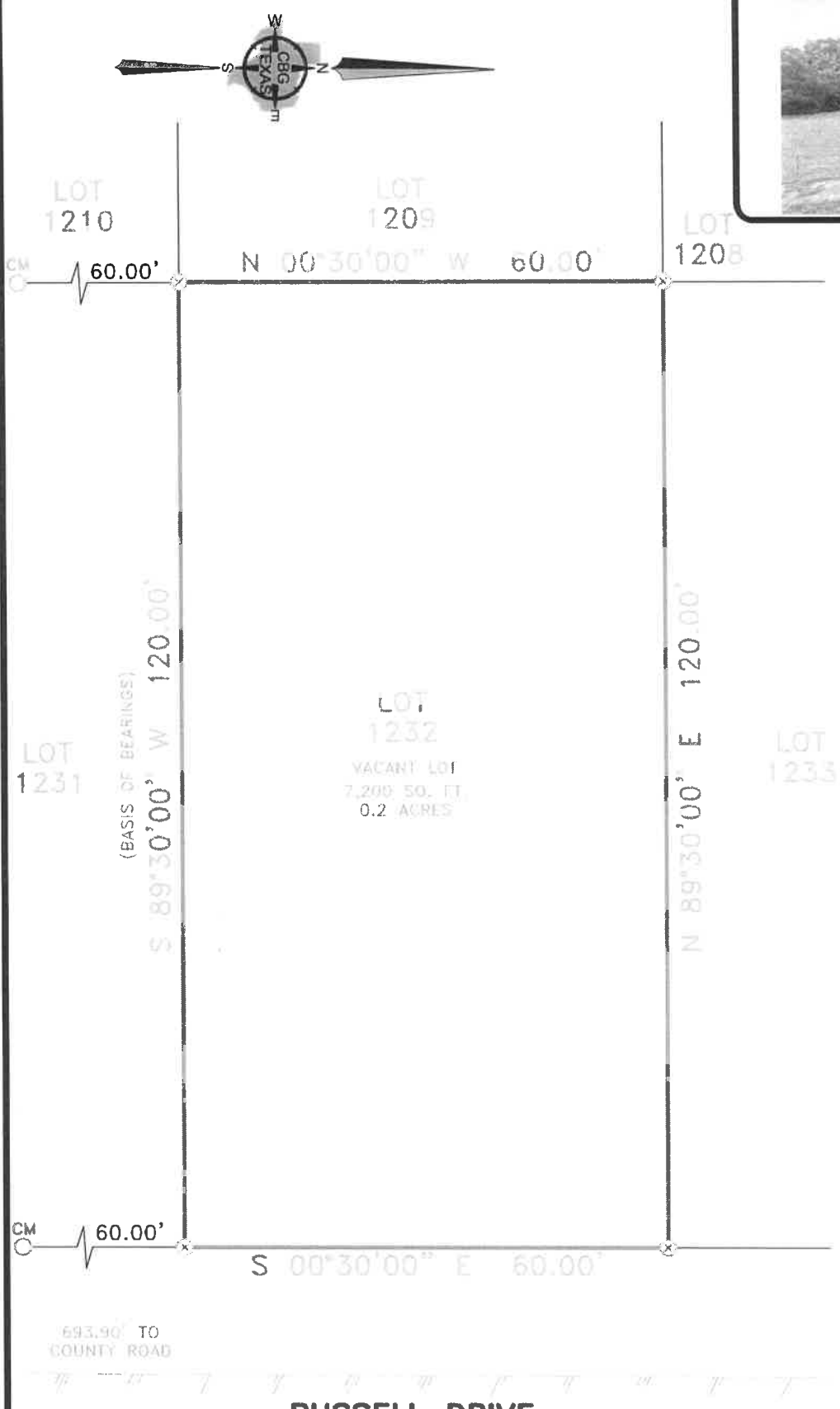
248 Russell Drive

Lot 1232 of Rockwall Lake Properties Development No. 2, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Volume 1, Pages 79 and 80, Map Records, 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
- —⊙— 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. 48397C0040L, 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 VIP Galindo Construction. 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: RYR

Scale: 1" = 20'

Date: 05/14/2021

GF No.: GFN

Job No. 2109116

CBG SURVEYING TEXAS LLC
DFW · Houston · East Texas · Austin · San Antonio
12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

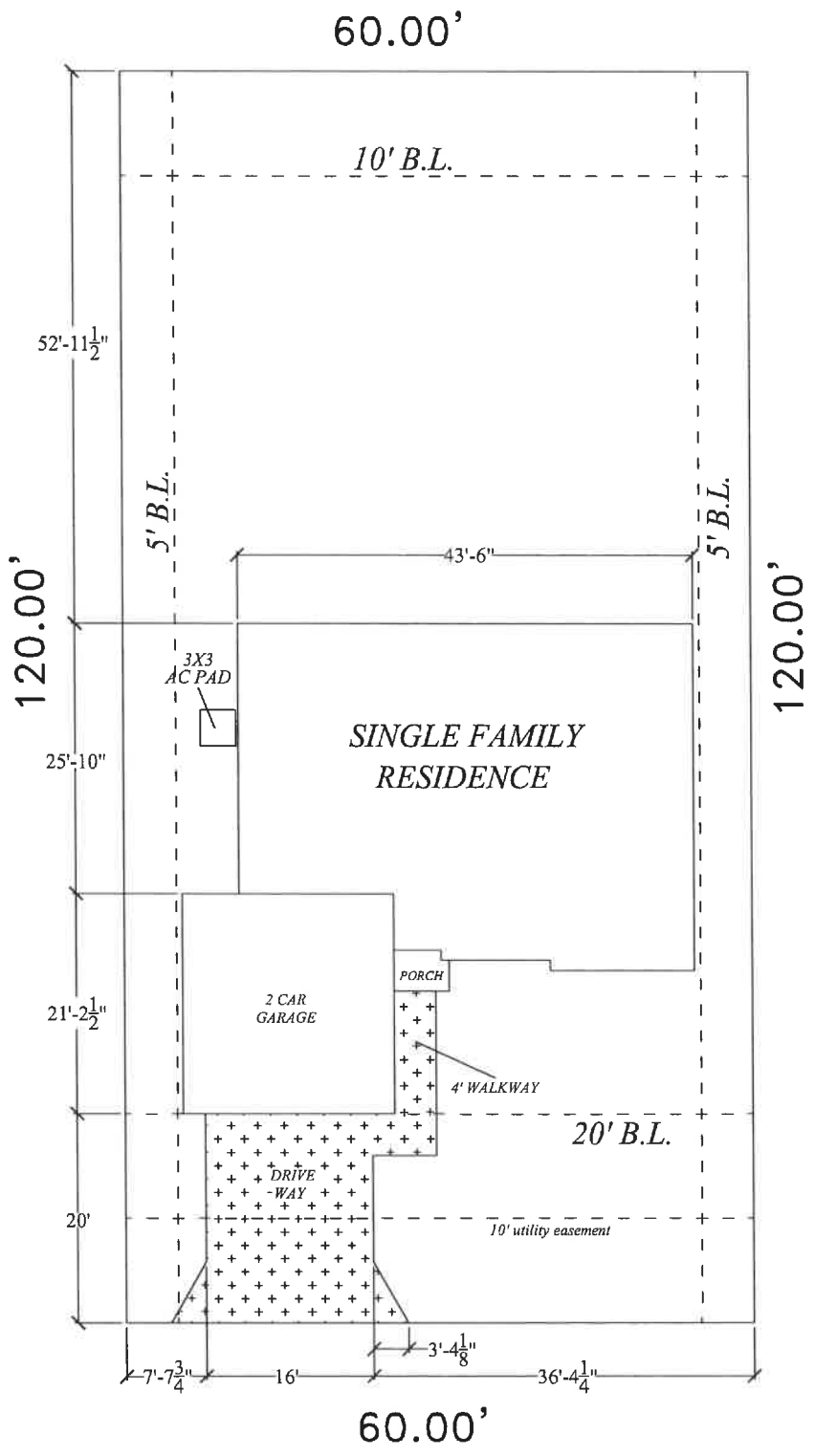
STATE OF TEXAS
REGISTERED
MICHAEL CHURCHWELL
6384
PROFESSIONAL
LAND SURVEYOR
MICHAEL CHURCHWELL
R.P.L.S. No. 6384

NORTH

SCALE:
1'=20'-0"-11X17
1'=10'-0"-22X34

AREA CALCULATIONS		
LOT AREA	7200	SF
SLAB COVERAGE	1,539	SF
% BUILDING COVERAGE	21.3	% COVERAGE
TOTAL IMP. COVERAGE.	2332	SF
% TOTAL IMP. COVERAGE.	32.4	% COVERAGE
DRIVEWAY COVERAGE	560	SF
% DRIVEWAY COVERAGE	6.2	% COVERAGE
WALKWAY COVERAGE	39	SF
% WALKWAY COVERAGE	0.5	% COVERAGE
3' X3' A.C. PAD COVERAGE	16	SF
% 3' X3' A.C. PAD COVERAGE	0.22	% COVERAGE
FLAT WORK	0	SF
SOD GRASS	511	SQ YARD
SIDEWALK COVERAGE	0	SF
APPROACH COVERAGE	101	SF
LOT FRONTAGE	0	SF
EXISTING FENCE	160	LINEAR SF

* THE PERCENT CALCULATION IS A REFERENCE TO THE COVERAGE AS A PERCENT ESTIMATION OF THE SQ. FT. COVERAGE OF ANY GIVEN STRUCTURE FROM THE TOTAL SQ. FOOT OF THE LOT AREA.



RUSSELL DRIVE

CUSTOMER SIGNATURE:

DATE:

NOTES:

LEGEND

- DRAINAGE FLOW
- PROPOSED FENCE
- EXISTING FENCE
- CURLEX
- RETAINING WALL
- REQUIRED TREE PLANTING
- REQUIRED BUSH

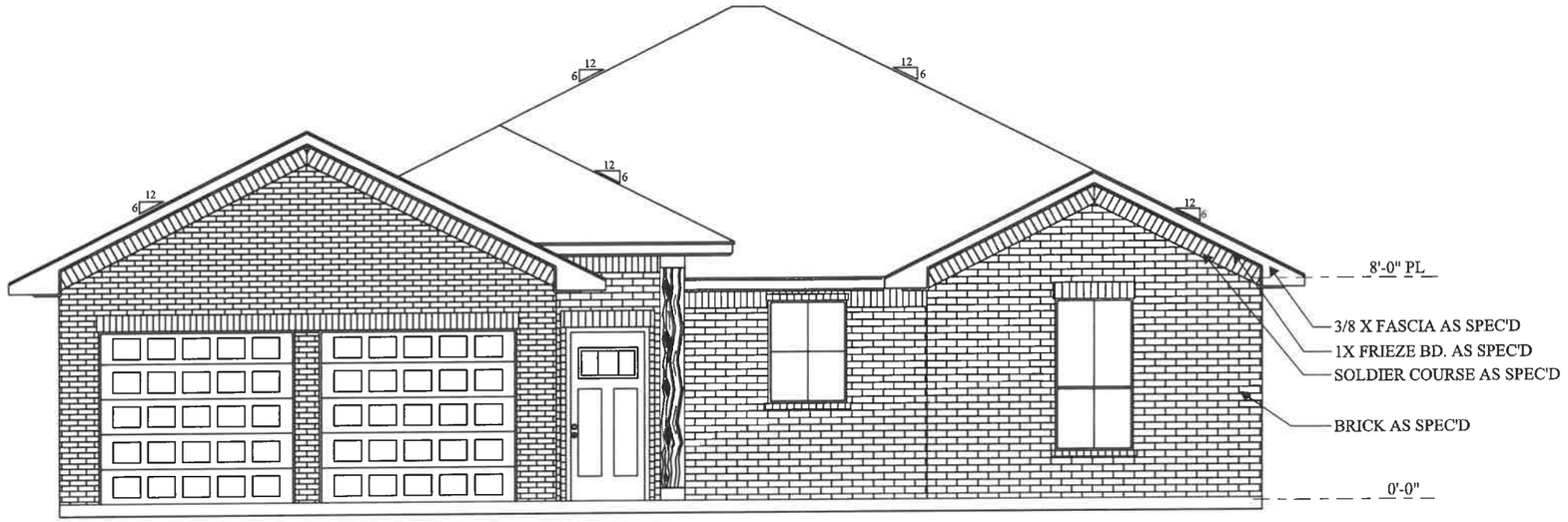
B.L. - BUILDING LINE
P.D.E. - PRIVATE DRAINAGE EASEMENT
P.A.E. - PRIVATE ACCESS EASEMENT
P.U.E. - PUBLIC UTILITY EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
T.E. - TRANSFORMER EASEMENT
U.E. - UTILITY EASEMENT
W.M.E. - WALL MAINT. EASEMENT
M.E. - MAINTENANCE EASEMENT
V.E.- VISIBILITY EASEMENT
-EXPOSED AGGREGATE CONCRETE

BUILDER: ALEX FLORES	DATE: 6/30/2026
ADDITION: --	DRAWN BY: DDSG-A.H.
ADDRESS: 248 RUSSELL DRIVE	CITY: ROCKWALL, TX
LOT: 1232 BLOCK: --	PLAN: N/A ELEVATION: N/A
PHASE: N/A	SWING: LEFT
OPTION: N/A	

DDS GROUP

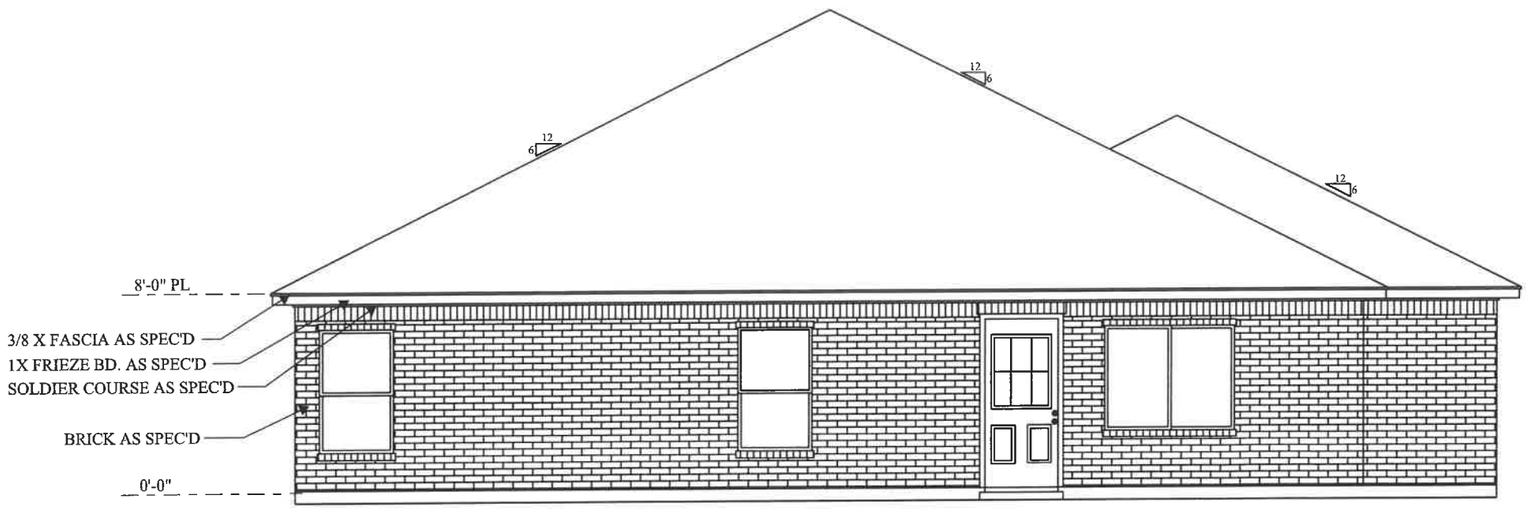
PLOT PLAN | SP1

NOTE: ARCHITECTURAL PLANS TAKES PRECEDENCE OVER ALL DRAWINGS, ALL FINAL DECISIONS REFER TO PLANS PROVIDE BY DDS GROUP ARCHITECTRUAL DEPARTMENT. PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND AL LBUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BO NOTED ON THE RECORDED PLAT. BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLETS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT OF HOUSE AND ALL FLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE BUILDER, FLATWORK IS ONLY A REPRESENTATION.



2 FRONT VIEW

SCALE: 1/8" to 1' W/ 11X17



3 BACK VIEW

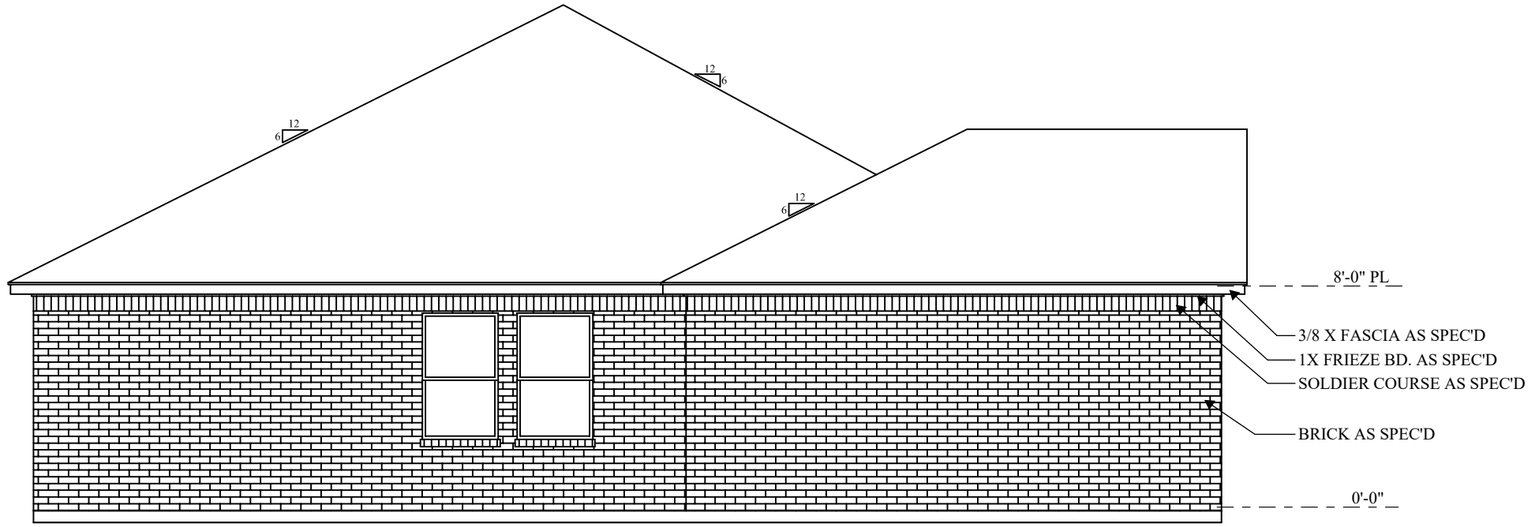
SCALE: 1/8" to 1' W/ 11X17

DESIGNER:

248 RUSSELL DRIVE
ROCKWALL, TX 75032

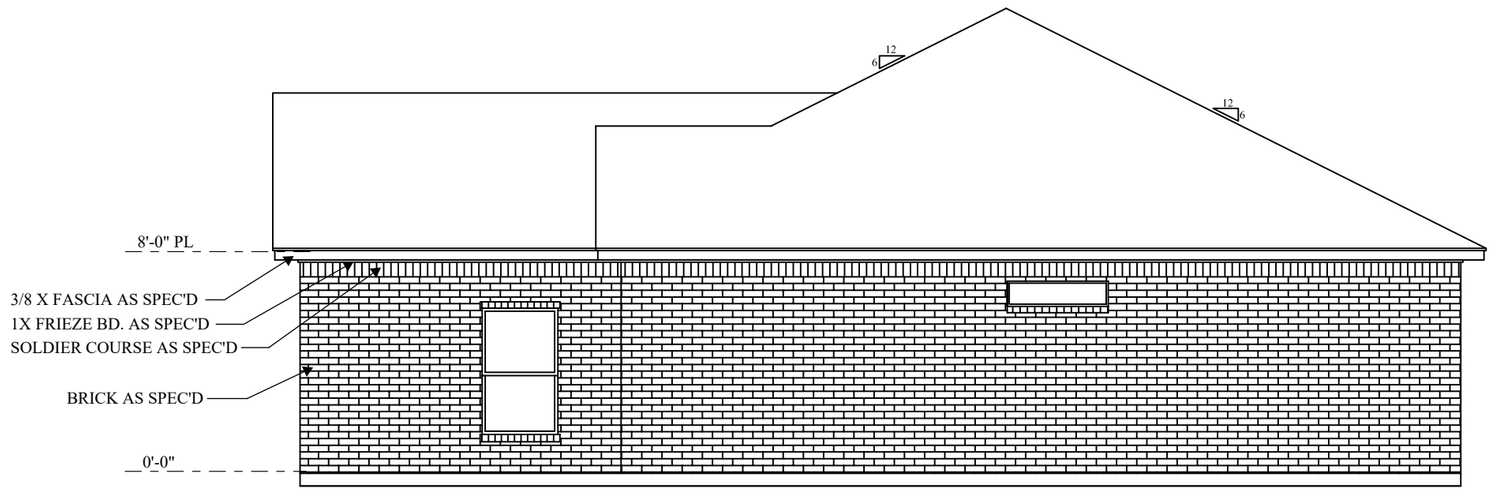
ELEVATION:
A

SHEET NUMBER:
A1-2



4 LEFT SIDE VIEW

SCALE: 1/8" to 1' W/ 11X17



5 RIGHT SIDE VIEW

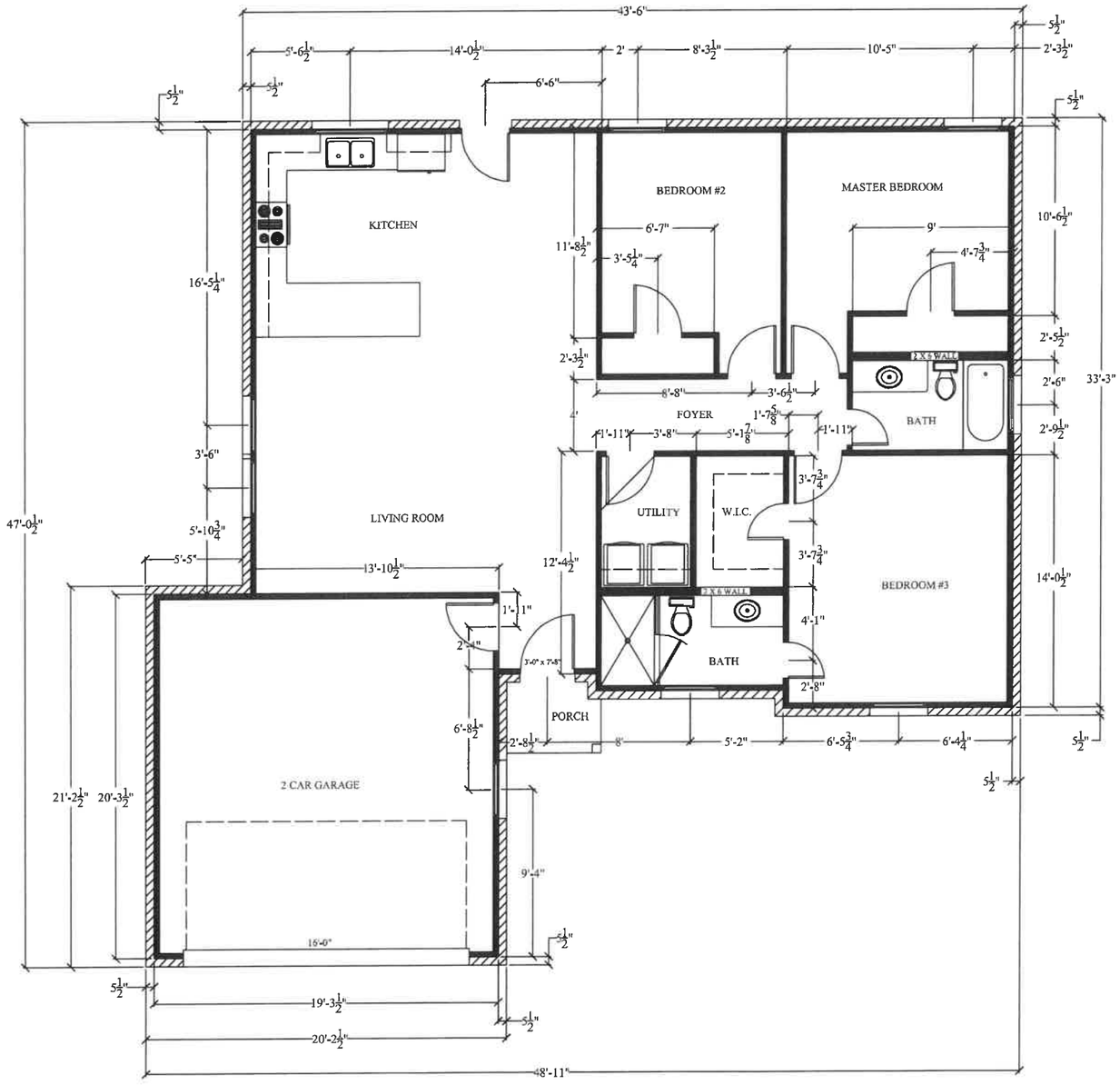
SCALE: 1/8" to 1' W/ 11X17

DESIGNER:

248 RUSSELL DRIVE
ROCKWALL, TX.

ELEVATION:
A

SHEET NUMBER:
A1-3



Alex Flores	(469)534-5809
SQUARE FOOTAGE TABLE	
AREA	7200
LIVING AREA	1,238
COVERED PORCH	64
GARAGE:	420

1 FIRST FLOOR PLAN

SCALE: 1/8" to 1' W/ 11X17

DESIGNER:

248 RUSSELL DRIVE
ROCKWALL, TX 75032

ELEVATION:
A

SHEET NUMBER:
A1-1

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-041

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
193 Russell Drive	Modular Home	1997	2,082	*N/A*	Siding
198 Russell Drive	Vacant	N/A	N/A	*N/A*	N/A
209 Russell Drive	Modular Home	1978	1,180	*296*	Siding
223 Russell Drive	Vacant	N/A	N/A	*N/A*	N/A
228 Russell Drive	Modular Home	N/A	N/A	*N/A*	Siding
235 Russell Drive	Vacant	N/A	N/A	*N/A*	N/A
238 Russell Drive	Vacant	N/A	N/A	*N/A*	N/A
247 Russell Drive	Vacant	N/A	N/A	*N/A*	N/A
248 Russell Drive	Vacant	N/A	N/A	*N/A*	N/A
257 Russell Drive	Vacant	N/A	N/A	*N/A*	N/A
262 Russell Drive	Single-Family Home	1975	7,072	*240*	Siding
269 Russell Drive	Vacant	N/A	N/A	*N/A*	N/A
	AVERAGES:	1983	3,445	268	



193 Russell Drive



198 Russell Drive



209 Russell Drive



223 Russell Drive



228 Russell Drive



235 Russell Drive



238 Russell Drive



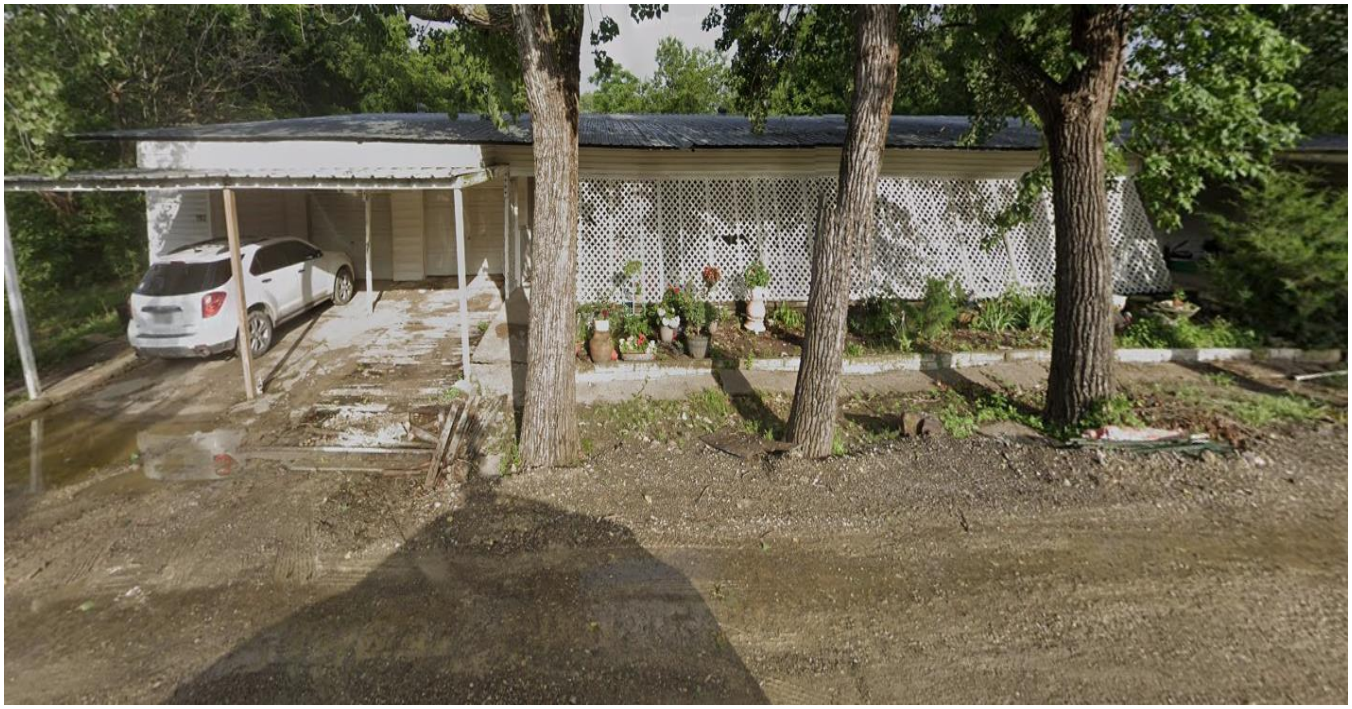
247 Russell Drive



248 Russell Drive



257 Russell Drive



262 Russell Drive



269 Russell Drive

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-4XX

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 RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1232 OF THE ROCKWALL LAKE ESTATES #2 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 Alex Flores 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 0.1650-acre parcel of land identified as Lot 1232 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 248 Russell Drive, 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 *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

DRAFT 01.22.26

Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and 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 (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 shall 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

DRAFT ORDINANCE 01-28-2026

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 8TH DAY OF SEPTEMBER, 2026.

_____

Tim McCallum, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *August 17, 2026*

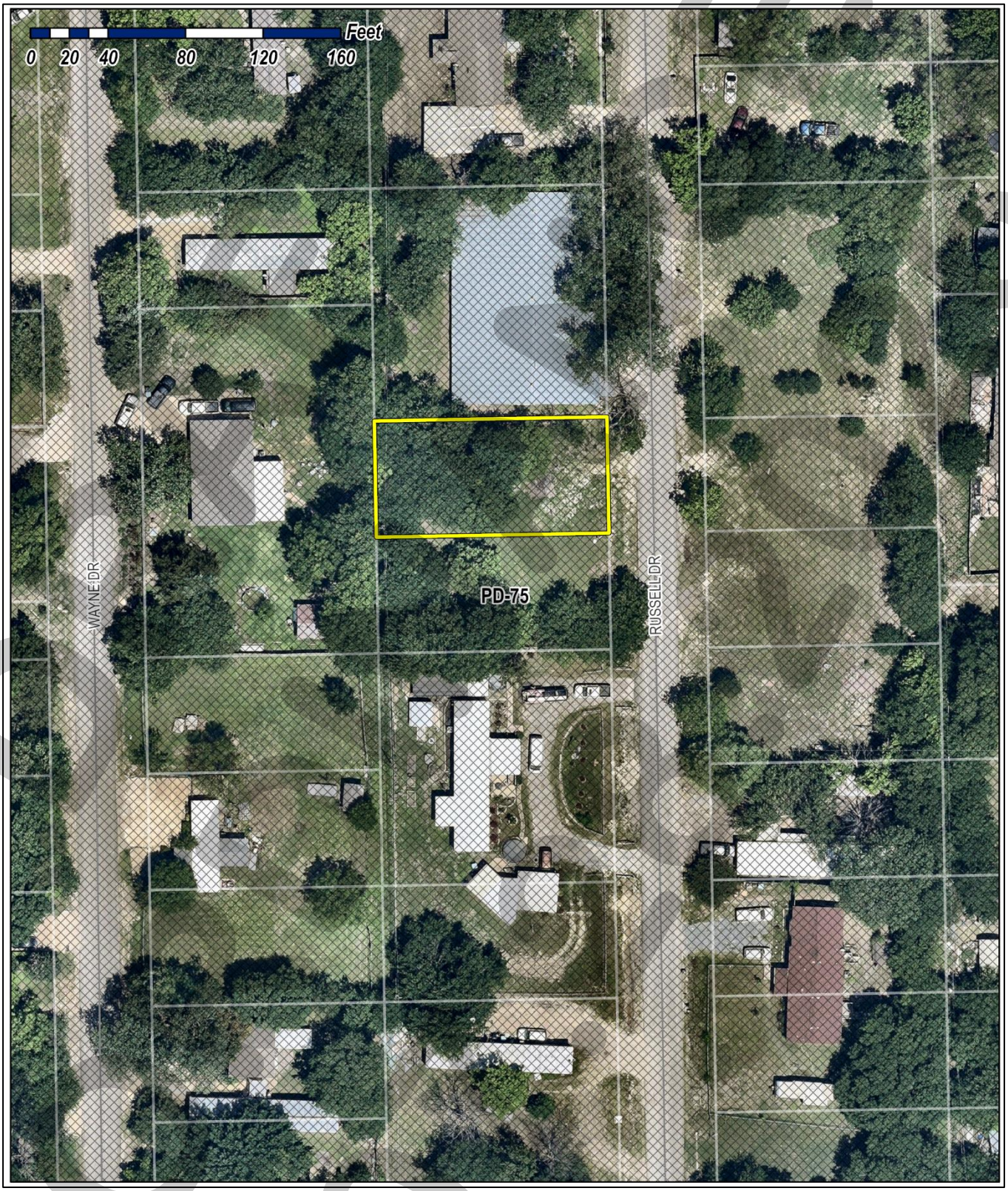
2nd Reading: *September 8, 2026*

DRAFT ORDINANCE 07.28.2026

Exhibit 'A':
Location Map

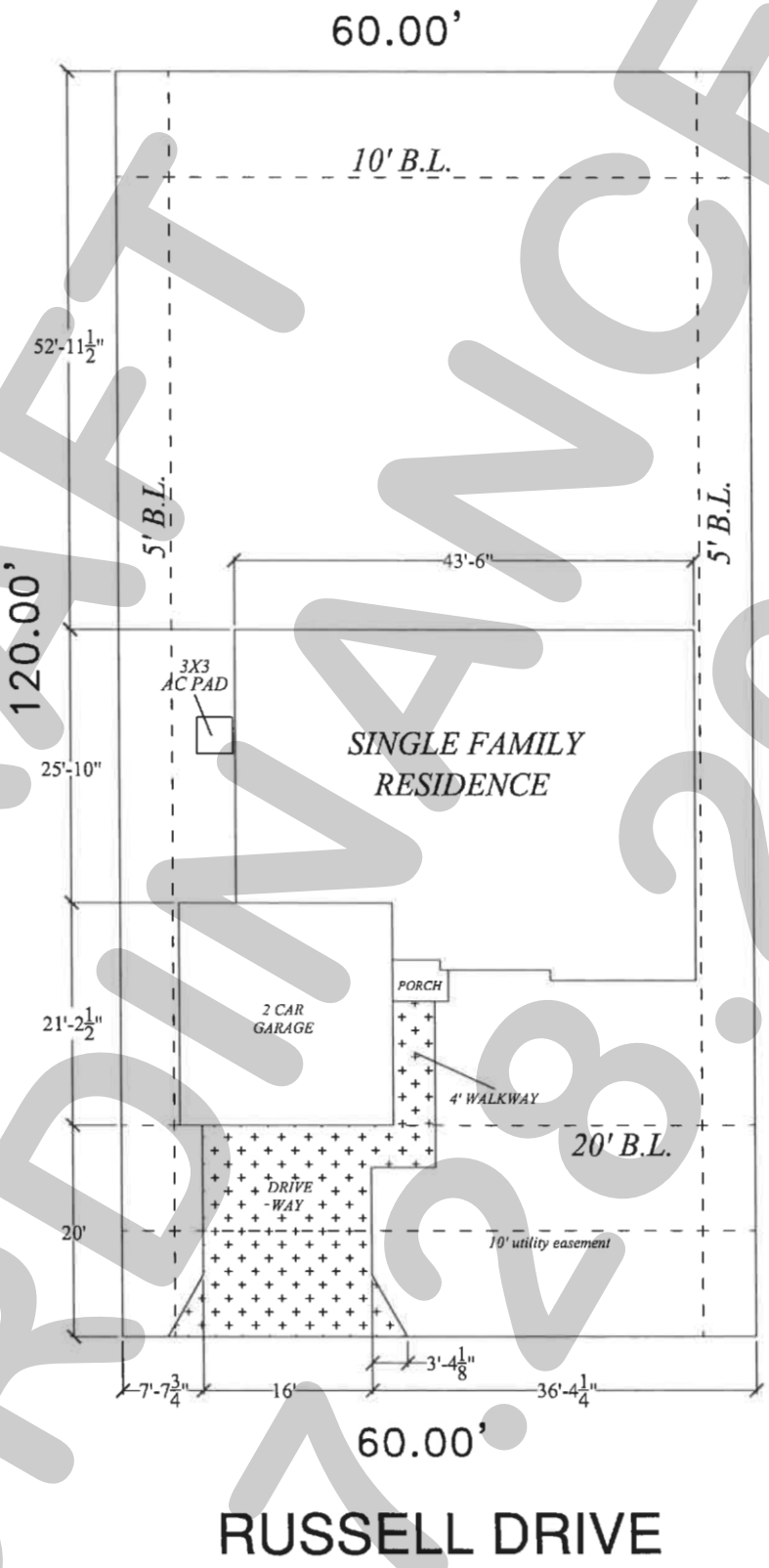
Address: *248 Russell Drive*

Legal Description: *Lot 1232 of the Rockwall Lake Estates #2 Addition*



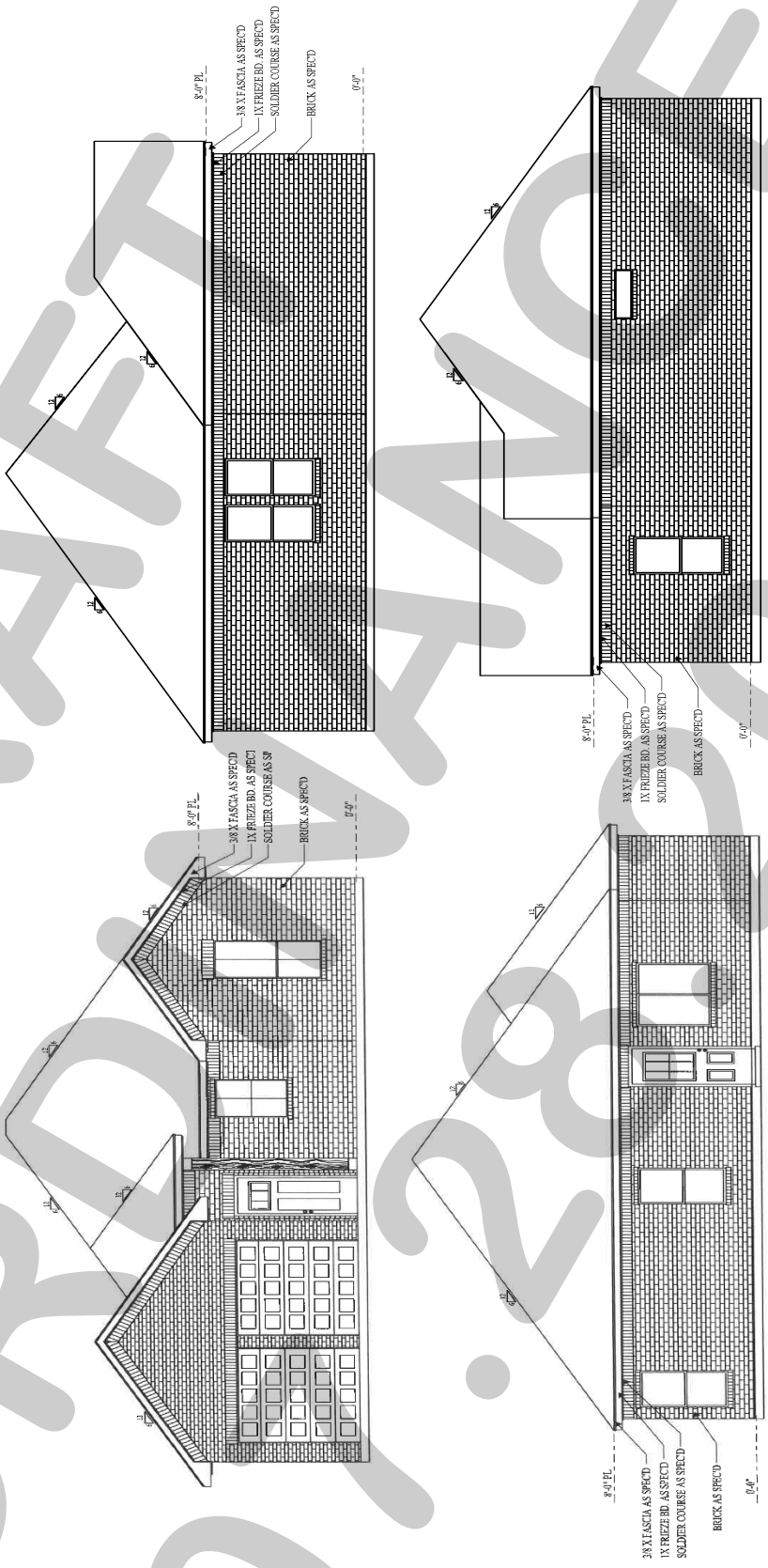
DRAFT

Exhibit 'B':
Residential Plot Plan



DRAFT
ORDINANCE
07.28.2026

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
01.28.2026

PROJECT COMMENTS

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

DATE: 7/24/2026

PROJECT NUMBER: Z2026-042
PROJECT NAME: Zoning Change from C to HC for 2890 S Goliad
SITE ADDRESS/LOCATIONS: 2890 South Goliad Street, Rockwall, TX, 75032

CASE CAPTION: Hold a public hearing to discuss and consider a request by Jim Freeman and Jenna Lee of Alterra IOS Acquisitions, LLC on behalf of Tommy Truluck of EPES Transport Systems, LLC for the approval of a Zoning Change from Heavy Commercial (HC) and Commercial (C) Districts to a Heavy Commercial (HC) District for a five (5) acre tract of land identified as Tract 2-01 of the J .R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2890 S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	07/21/2026	Approved w/ Comments

07/21/2026: Z2026-042; Zoning Change from HC & C to HC for 2890 S. Goliad Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of approval of a Zoning Change from Heavy Commercial (HC) and Commercial (C) Districts to a Heavy Commercial (HC) District for a five (5) acre tract of land identified as Tract 2-01 of the J .R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2890 S. Goliad Street [SH-205].

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.

I.3 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

M.4 For reference, include the case number (Z2026-042) in the lower right-hand corner of all pages on future submittals.

I.5 According to the Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Southwest Residential District and is designated for Commercial/Industrial land uses on the Future Land Use Plan. "The Commercial/Industrial land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage." Since the proposed zoning change is associated with an existing Trucking Facility, Truck Rental, and Outside Storage and/or Outside Display on the subject property, the applicant's request appears to meet the intent of the Land Use Plan.

I.6 According to the District Strategies for the Southwest Residential District, "(t)he areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for Commercial/Industrial land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (i.e. residential land uses -- higher density or otherwise). This should protect the businesses that currently exist in these areas." Since the proposed zoning change is associated with an existing Trucking Facility, Truck Rental, and Outside Storage and/or Outside Display on the subject property, the applicant's request appears to meet the intent of the District Strategies and would help resolve the inconsistent zoning on the subject property.

I.7 Please note that regardless of the submitted request -- if this zoning case is approved -- any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Heavy Commercial (HC) District.

M.8 Ordinances. Please review the attached Draft Ordinance prior to the July 28, 2026 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than August 4, 2026.

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 August 4, 2026; 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 August 11, 2026 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on July 28, 2026.

I.10 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on July 28, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on August 11, 2026.
I.11 City Council Meeting Dates. The projected City Council meeting dates for this case will be August 17, 2026 (1st Reading) and September 8, 2026 [TUESDAY] (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 Kuhn	07/21/2026	Approved w/ Comments

07/21/2026: 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.
- All non-TXDOT roadways shall have a minimum 10' utility easement along the ROW. All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- Additional comments may be provided at time of Engineering.

Roadway Paving Items:
- All driveways must meet City spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed with without a City approved turnaround area, 15'x64' striped and signed no parking area.
- All drive isles to be a minimum of 24' wide.
- All streets and parking 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.
- Culverts (if needed) for driveways will need to be engineered.
- Must meet driveway width maximum and minimum.
- All non-TXDOT roadways shall have a minimum 10' utility easement along the ROW. All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement

along ROW. Required landscaping and buffer may not be within these easements.

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
- There is an existing 10" sewer main along SH-205 available for use.
- There is an existing 6" water main stub along SH-205 available for use.
- 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.
- All water services are required a testable backflow assembly located at each meter (domestic and irrigation). The required annual testing of the existing backflow devices has expired...must retest and pass prior to approval.

Drainage Items:
- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
- Detention must be provided if increasing impervious area.
- Per the City's Engineering Standards of Design and Construction, see section 3.02, Detention calculations are based on zoning, not land use area. Only area of site that may use undeveloped values in post construction calculations is the floodplain area. All land out of the floodplain must be calculated at the zoning value.
- 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 in a drainage easement located at the freeboard elevation.
- Detention ponds must be irrigated.
- Must match the existing flow conditions for the detention outfall or an off-site easement is required. - 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 areas.
- All Dumpster areas shall drain to an oil/water separator and then into the storm system.
- Driveway culverts (if needed) must be engineer designed.

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.

Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for

review by the City of Rockwall or TCEQ within 24 hours of request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/20/2026	Approved

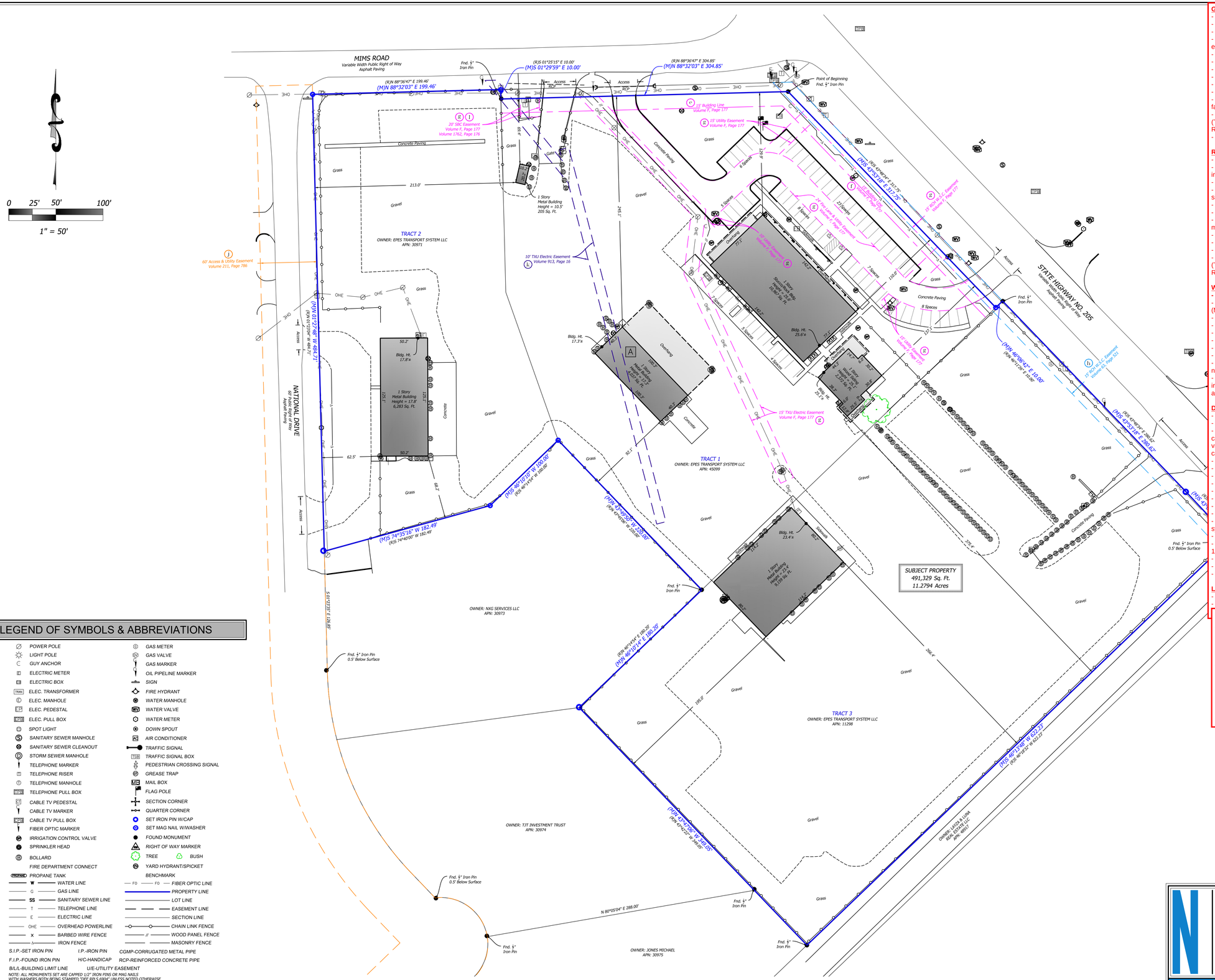
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/20/2026	Approved

No Comments


0 25' 50' 100'
1" = 50'
MIMS ROAD
Variable Width Public Right of Way
Asphalt Paving
NATIONAL DRIVE
60' Public Right of Way
Asphalt Paving
STATE HIGHWAY NO. 205
Variable Width Public Right of Way
Asphalt Paving
TRACT 1
OWNER: EPES TRANSPORT SYSTEM LLC
APN: 45099
TRACT 2
OWNER: EPES TRANSPORT SYSTEM LLC
APN: 30971
TRACT 3
OWNER: EPES TRANSPORT SYSTEM LLC
APN: 11298
SUBJECT PROPERTY
491,329 Sq. Ft.
11.2794 Acres
OWNER: NXG SERVICES LLC
APN: 30973
OWNER: TJT INVESTMENT TRUST
APN: 30974
OWNER: JONES MICHAEL
APN: 30975
OWNER: LEGG & DENA REAL ESTATE LLC
APN: 30977
(R)N 88°36'47" E 199.46'
(M)N 88°32'03" E 199.46'
(R)S 01°25'15" E 10.00'
(M)S 01°29'59" E 10.00'
(R)N 88°36'47" E 304.85'
(M)N 88°32'03" E 304.85'
Point of Beginning
Fnd. ½" Iron Pin
(R)S 47°49'47" E 317.29'
(M)S 47°53'18" E 317.25'
(R)S 47°49'47" E 2800.50'
(M)S 47°53'18" E 2800.50'
(M)N 46°09'42" E 10.00'
(R)N 46°13'58" E 10.00'
(M)S 46°13'58" W 622.23'
(R)S 46°18'32" W 622.23'
(M)S 46°10'10" W 100.00'
(R)S 46°14'54" W 100.00'
(M)N 43°49'50" W 283.00'
(R)N 43°45'06" W 283.00'
(M)N 43°47'06" W 249.03'
(R)N 43°42'22" W 249.03'
(M)N 46°07'54" E 180.28'
(R)N 46°03'14" E 180.20'
(M)S 74°35'16" W 182.49'
(R)S 74°40'00" W 182.49'
N 80°05'04" E 288.07'
S 01°27'25" E 126.58'
(M)S 46°10'10" W 100.00'
(R)S 46°14'54" W 100.00'
(M)N 43°49'50" W 283.00'
(R)N 43°45'06" W 283.00'
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(M)N 46°09'42" E 10.00'
(R)N 46°13'58" E 10.00'
(R)S 47°49'47" E 2800.50'
(M)S 47°53'18" E 2800.50'
Fnd. ½" Iron Pin
0.5' Below Surface
Fnd. ½" Iron Pin
Fnd. ½" Iron Pin
0.5' Below Surface
Fnd. ½" Iron Pin
Fnd. ½" Iron Pin
Fnd. ½" Iron Pin
Fnd. ½" Iron Pin
0.5' Below Surface
Fnd. ½" Iron Pin
Fnd. ½" Iron Pin
Fnd. ½" Iron Pin
0.5' Below Surface
Fnd. ½" Iron Pin
0.5' Below Surface
(g) (l) 20' SBC Easement
Volume F, Page 177
Volume 1762, Page 176
(J) 60' Access & Utility Easement
Volume 211, Page 786
(i) 10' TXU Electric Easement
Volume 913, Page 16
(r) 15' Building Line
Volume Y, Page 177
(g) 15' Utility Easement
Volume F, Page 177
(g) 15' TXU Electric Easement
Volume F, Page 177
(g) 24' Fire Lane & Utility Easement
Volume F, Page 177
(g) 30' Utility Easement
Volume F, Page 177
(g) 15' Utility Easement
Volume F, Page 177
(h) 15' WW & S.C. Easement
Volume 43, Page 521
1 Story
Metal Building
Height = 10.5'
205 Sq. Ft.
1 Story
Metal Building
Height = 17.8'
6,283 Sq. Ft.
Bldg. Ht.
17.8'±
Bldg. Ht.
17.3'±
1 Story
Metal Building
Height = 17.3'
4,655 Sq. Ft.±
Bldg. Ht.
25.6'±
1 Story
Stucco/Brick Bldg.
Height = 25.7'
10,665 Sq. Ft.
Bldg. Ht.
25.6'±
1 Story
Stucco Bldg.
Height = 25.7'
2,250 Sq. Ft.
Bldg. Ht.
25.7'±
1 Story
Metal Building
Height = 23.4'
9,159 Sq. Ft.
Bldg. Ht.
23.4'±
Overhang
Concrete Paving
Gravel
Grass
Concrete
Access
Access Rd.
OHE
213.0'
62.5'
50.2'
92.1'
88.2'
125.1'
125.1'
77.7'
102.7'
102.7'
77.7'
74.2'
44.7'
30.2'
30.2'
30.2'
74.2'
44.7'
30.2'
30.2'
30.2'
92.1'
88.2'
125.1'
125.1'
77.7'
102.7'
102.7'
77.7'
74.2'
44.7'
30.2'
30.2'
30.2'
74.2'
44.7'
30.2'
30.2'
30.2'
265.4'
375.4'
265.4'
375.4'
1.5 Spaces
6 Spaces
7 Spaces
8 Spaces
3 Spaces
4 Spaces

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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1 & 3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($1,000.00 + $20.00 ACRE) [1 & 2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☒ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1 & 3]
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1 & 3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1 & 3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1 & 3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1 & 3]

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 ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2890 South Goliad Street				
SUBDIVISION	J.R. Jonson Survey	LOT	A portion of Tract 2-01	BLOCK	Abstract No. 128
GENERAL LOCATION	West corner of South Goliad Street and Rise Drive				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	"C" Commercial	CURRENT USE	Vacant (previously trucking company)
PROPOSED ZONING	"HC" Heavy Commercial	PROPOSED USE	Industrial/outside storage use
ACREAGE	5.0	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	EPES Transport System LLC	☒ APPLICANT	Alterra IOS Acquisitions LLC
CONTACT PERSON	Tommy Truluck	CONTACT PERSON	Jim Freeman and Jenna Lee
ADDRESS	[redacted]	ADDRESS	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Scott W. Zuidema [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 $ 1250.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17 *DAY OF* July *, 2026 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."*

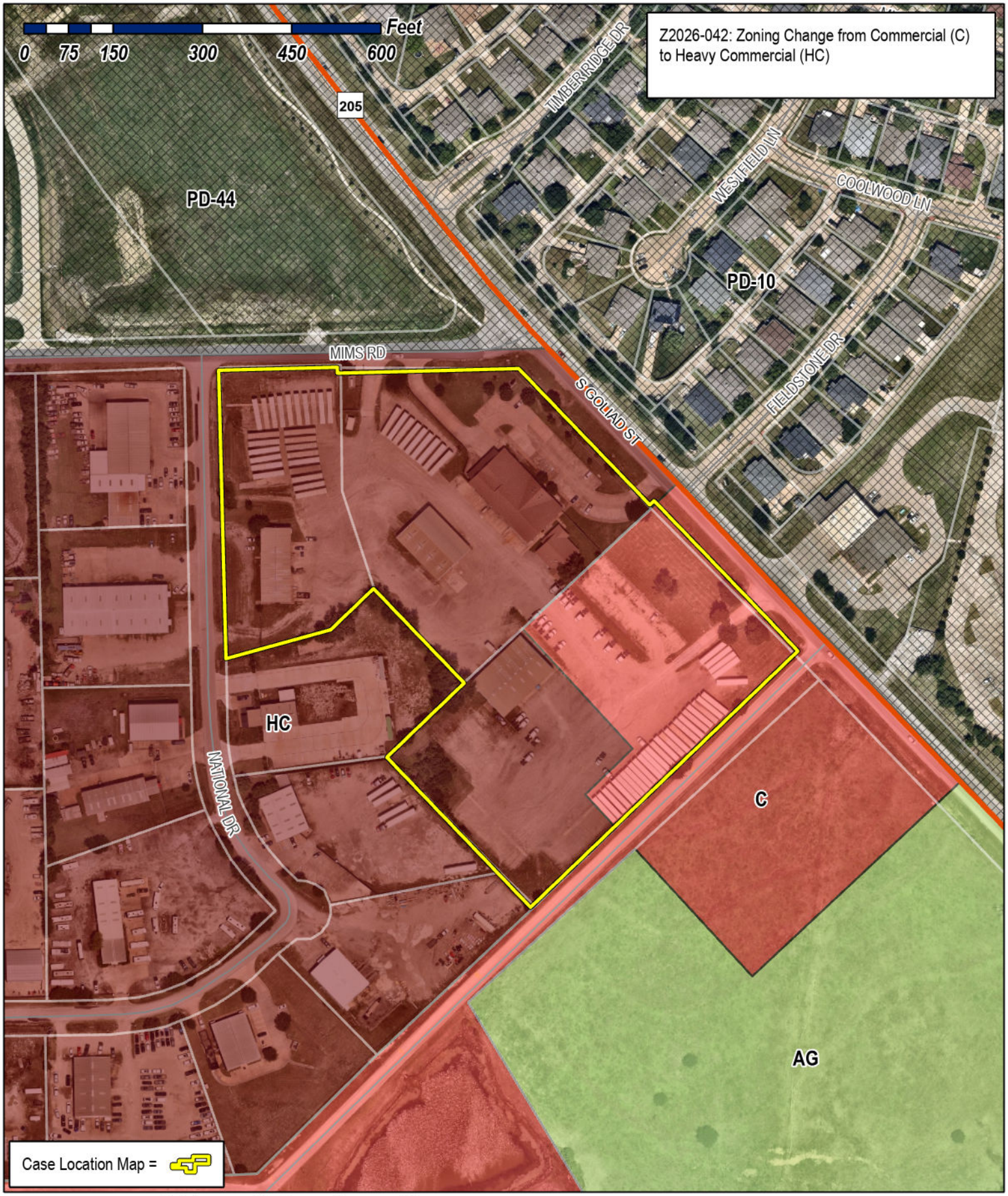
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* July *20*26

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE ~~STATE OF TEXAS~~ Commonwealth of Pennsylvania

Commonwealth of Pennsylvania - Notary Seal
Kathleen P. Janssen, Notary Public
Berks County
My commission expires September 13, 2026
Commission number 1078321
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES 9-13-2026



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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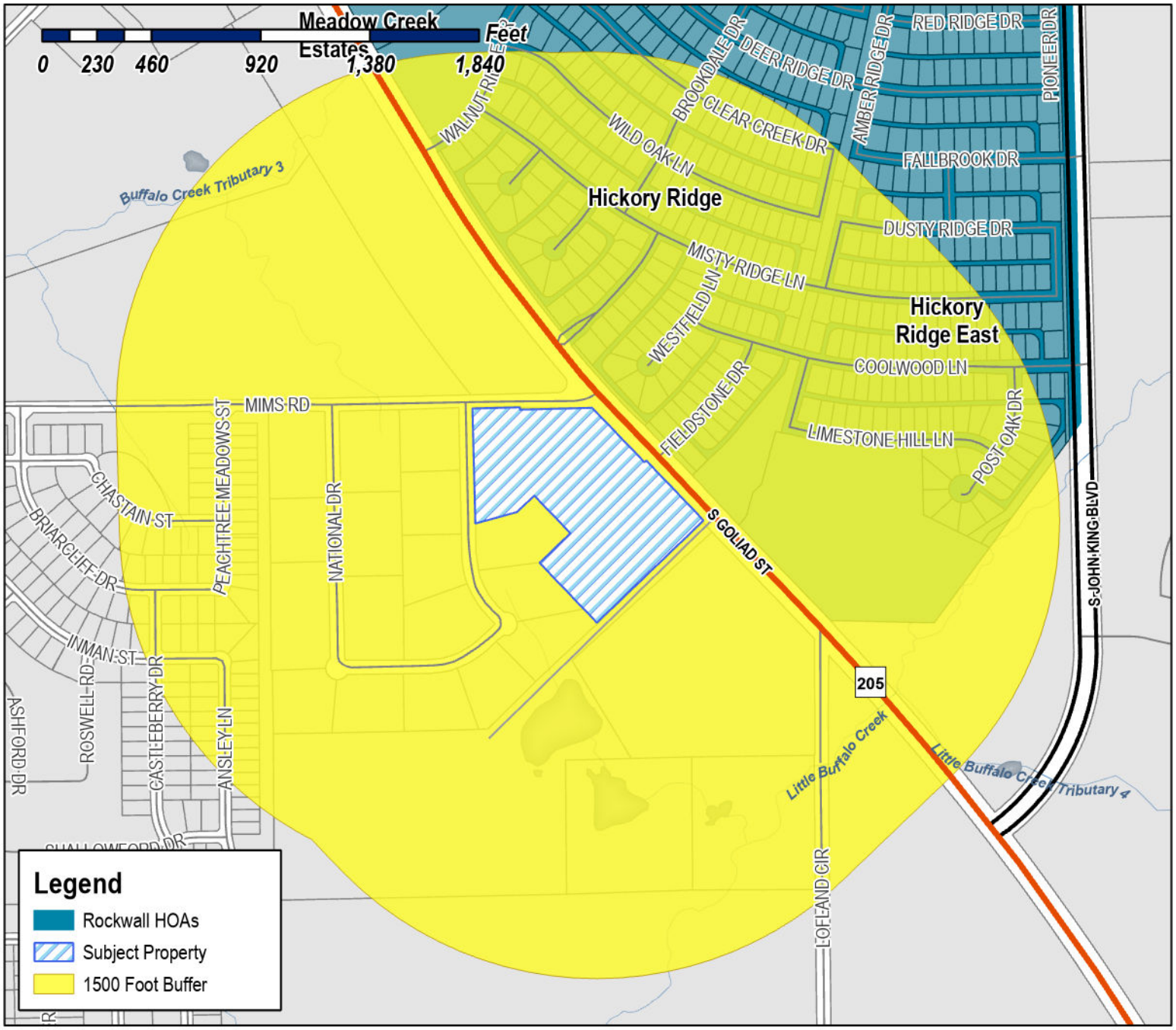
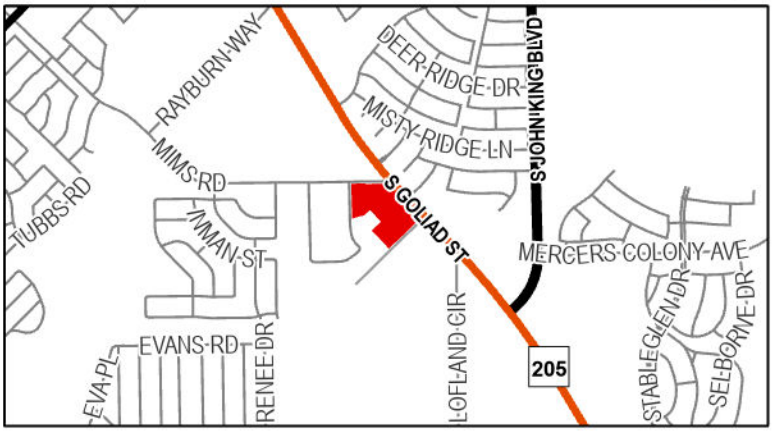


Case Number: Z2026-XXX
Case Name: Zoning Change from Commercial (C) to Heavy Commercial (HC)
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: SW Corner of Mims Road and SH 205



Date Saved: 7/17/2026
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 [Z2026-042}
Date:	Wednesday, July 22, 2026 10:45:42 AM
Attachments:	Public Notice (07.21.2026).pdf HOA Map (07.21.2026).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, July 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 11, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2026 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.

Z2026-042: Zoning Change from HC and C to HC
Hold a public hearing to discuss and consider a request by Jim Freeman and Jenna Lee of Alterra IOS Acquisitions, LLC on behalf of Tommy Truluck of EPES Transport Systems, LLC for the approval of a Zoning Change from Heavy Commercial (HC) and Commercial (C) Districts to a Heavy Commercial (HC) District for a five (5) acre tract of land identified as Tract 2-01 of the J .R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2890 S. Goliad Street [SH-205], 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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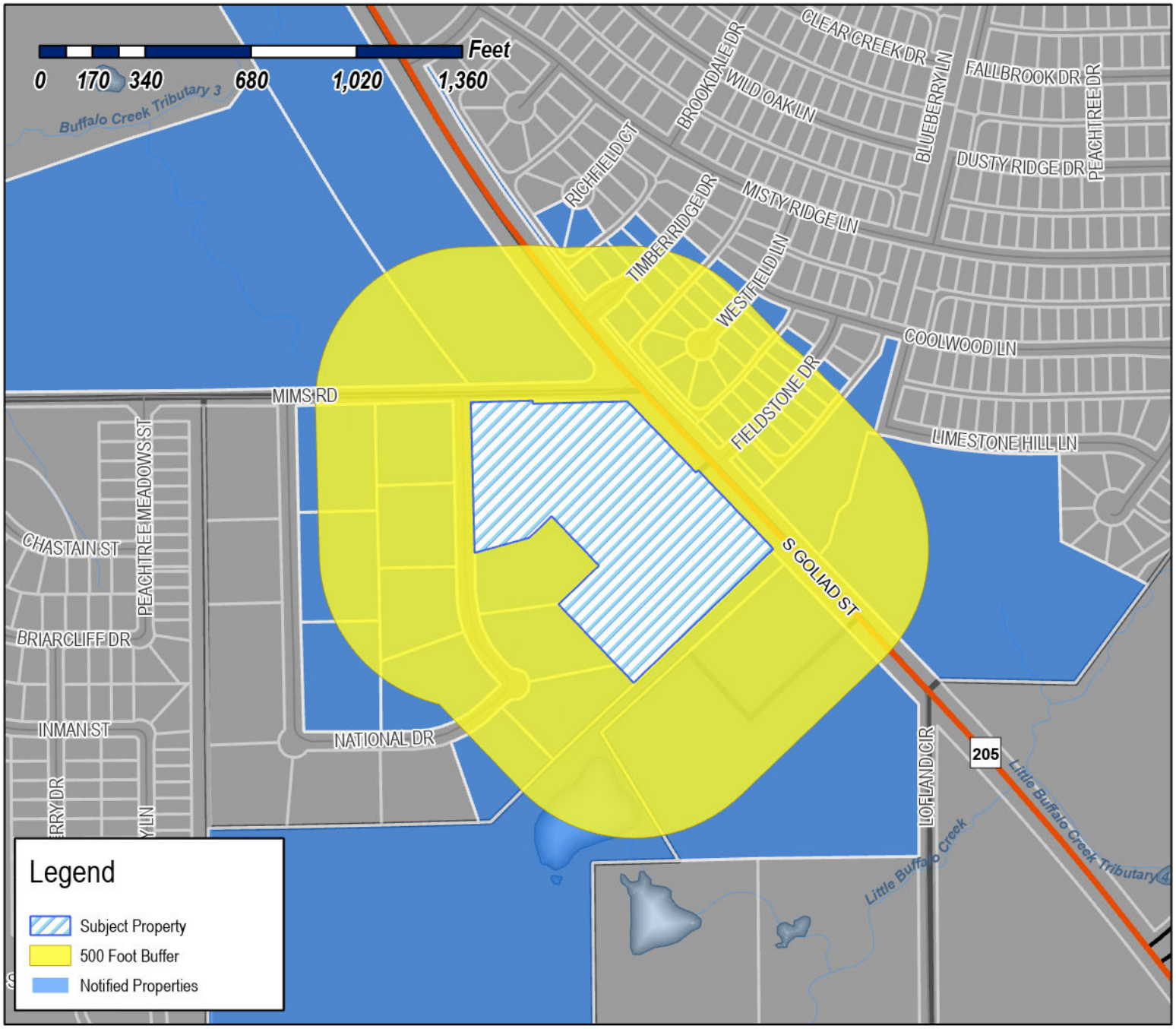
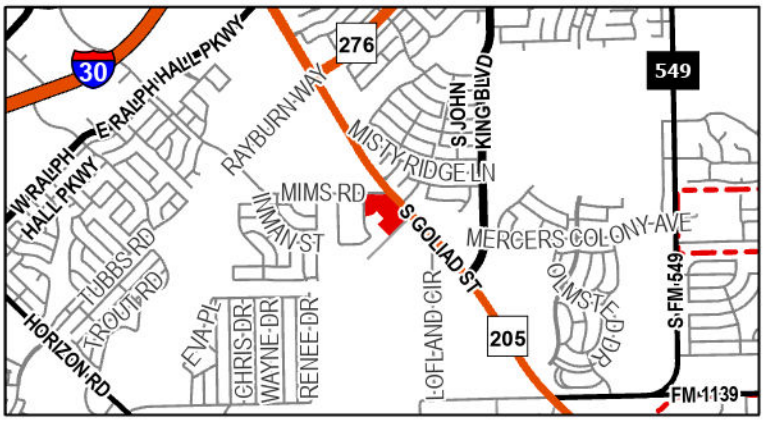


Case Number: Z2026-042
Case Name: Zoning Change from Commercial (C) to Heavy Commercial (HC)
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: SW Corner of Mims Road and SH 205



Date Saved: 7/17/2026
For Questions on this Case Call: (972) 771-7745

RESIDENT
100 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
101 NATIONAL DR
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 Gross Rd Ste A
Mesquite, TX 75149

ROCKWALL I S D
1050 Williams St
Rockwall, TX 75087

CONTI AND WILLIAMSON SERIES LLC
118 NATIONAL DR
ROCKWALL, TX 75032

JONES MICHAEL
125 Deverson Dr
Rockwall, TX 75087

MOORE SHERYL ANN
1251 MARLIN AVENUE
SEAL BEACH, TX 90740

ROCKWALL HICKORY RIDGE HOMEOWNERS ASSOC INC
C/O SBB MANAGEMENT COMPANY
12801 N CENTRAL EXPY STE 1401
DALLAS, TX 75243

MCSWAIN BILLY
148 NATIONAL DR
ROCKWALL, TX 75032

ZIYADEH MUNEER R ABU
1490 FIELDSTONE DR
ROCKWALL, TX 75032

REYES JULIO CESAR & URANIA S
1491 FIELDSTONE DR
ROCKWALL, TX 75032

RESIDENT
1500 FIELDSTONE DR
ROCKWALL, TX 75032

RESIDENT
1500 WESTFIELD LN
ROCKWALL, TX 75032

ENGLESTAD HOPE ELIZABETH AND WILLIAM MCELROY
1500 Richfield Ct
Rockwall, TX 75032

LUSK DERRICK L
1500 TIMBER RIDGE DR
ROCKWALL, TX 75032

NICKERSON TELISA A
1501 FIELDSTONE DR
ROCKWALL, TX 75032

SAHLOU WALIYE BESHAH
1501 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

JONES MYRON D
1501 WESTFIELD LN
ROCKWALL, TX 75032

KROLL MONTY R
1506 FIELDSTONE DR
ROCKWALL, TX 75032

WILK MICHELLE R AND VICTOR
1506 RICHFIELD COURT
ROCKWALLL, TX 75032

GARDNER AALIYAH DEJANE TRUST NUMBER TWO
AMBER GARDNER & HER SUCCESSORS TRUSTEE
1506 TIMBER RIDGE
ROCKWALL, TX 75032

LAWRENCE CRAIG ALAN JR & KELLY ANN
1506 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1507 FIELDSTONE DR
ROCKWALL, TX 75032

RESIDENT
1507 TIMBER RIDGE DR
ROCKWALL, TX 75032

MORITZ GREG AND BIANCA MARTINEZ
1507 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1512 TIMBER RIDGE DR
ROCKWALL, TX 75032

CRUZET MARIE FLOR
1512 FIELDSTONE DR
ROCKWALL, TX 75032

KROUCH MONY
1512 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1513 TIMBER RIDGE DR
ROCKWALL, TX 75032

MACFOY THEODORE P & EASTERLINE V
1513 FIELDSTONE DR
ROCKWALL, TX 75032

PEREZ ELIZABETH
1513 WESTFIELD LN
ROCKWALL, TX 75032

AUTENCIO ROSELYN P & PHILIP
1518 FIELDSTONE DR
ROCKWALL, TX 75032

KORDI KIOMARS AND ELICIA
1518 TIMBER RIDGE DR
ROCKWALL, TX 75032

CARRERA BYRON & SANDRA PATRICIA NICHOLS
1518 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1519 WESTFIELD LN
ROCKWALL, TX 75032

ACOSTA CORAZON
1519 FIELDSTONE DR
ROCKWALL, TX 75032

ATTARDI JENNIFER LEIGH
1519 Timber Ridge Dr
Rockwall, TX 75032

NXG SERVICES LLC
1520 Bell Haven Ct
Rockwall, TX 75032

RESIDENT
1524 TIMBER RIDGE DR
ROCKWALL, TX 75032

HETTLER MARGARET ELLA
1524 FIELDSTONE DR
ROCKWALL, TX 75032

WINSTON CRAIG S AND LACETIA D
1524 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1525 WESTFIELD LN
ROCKWALL, TX 75032

DRY CHARLENE &
CHAROLETTE SAWYER
1525 FIELDSTONE DR
ROCKWALL, TX 75032

RESIDENT
1530 WESTFIELD LN
ROCKWALL, TX 75032

MEADE MICHAEL & ALMA DELIA
1530 FIELDSTONE DRIVE
ROCKWALL, TX 75032

RESIDENT
1531 FIELDSTONE DR
ROCKWALL, TX 75032

RESIDENT
1531 WESTFIELD LN
ROCKWALL, TX 75032

MILLER FAMILY INVESTMENT LP
17430 Campbell Rd Ste 230
Dallas, TX 75252

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 Preston Park Blvd Ste 101
Plano, TX 75093

RESIDENT
182 NATIONAL DR
ROCKWALL, TX 75032

LM LEASING LLC
2091 FM 1139
Rockwall, TX 75032

RESIDENT
227 NATIONAL DR
ROCKWALL, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT
23975 Park Sorrento Ste 300
Calabasas, CA 91302

RESIDENT
242 NATIONAL DR
ROCKWALL, TX 75032

SEYMORE TIM & RAY SEYMORE
242 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
2750 S GOLIAD ST
ROCKWALL, TX 75032

RESIDENT
2890 S GOLIAD
ROCKWALL, TX 75032

RESIDENT
291 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
2915 S GOLIAD
ROCKWALL, TX 75032

LAYZA & LUNA REAL ESTATE LLC
2922 S GOLIAD ST
ROCKWALL, TX 75032

RESIDENT
3025 LIMESTONE HILL LN
ROCKWALL, TX 75032

RESIDENT
311 NATIONAL DR
ROCKWALL, TX 75032

EPES TRANSPORT SYSTEM LLC
3400 EDGEFIELD CT
GREENSBORO, NC 27408

CPT-ASL SFR PROPCO LLC
345 HERITAGE AVE # 130
PORTSMOUTH, NH 3802

RESIDENT
355 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
368 NATIONAL DR
ROCKWALL, TX 75032

HPLI LLC
3820 AZURE LN
ADDISON, TX 75001

MEBRATU GEZI
46 WINDSOR DR
ROCKWALL, TX 75032

RESIDENT
496 NATIONAL DR
ROCKWALL, TX 75032

USMAN ASIM & HUMA RASHID
5140 BEAR CLAW LN
ROCKWALL, TX 75032

WU CHUN Y
518 ALLENTOWN RD
PARSIPPANY, NJ 7054

RESIDENT
626 NATIONAL DR
ROCKWALL, TX 75032

TWENTYFOUR27 HOLDINGS LLC
8643 ANGORA ST
DALLAS, TX 75218

MCGOWAN CLAYTON AND YANINA
980 STEVENS RD
ROCKWALL, TX 75032

BIG BUCK PROPERTIES LLC
PO BOX 2107
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

D & A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

TJT INVESTMENT TRUST
JAMES DWAINE POWERS & PATRICIA ANNETTE POWERS - CO-TRUSTEES
PO BOX 850
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:

Z2026-042: Zoning Change from HC and C to HC

Hold a public hearing to discuss and consider a request by Jim Freeman and Jenna Lee of Alterra IOS Acquisitions, LLC on behalf of Tommy Truluck of EPES Transport Systems, LLC for the approval of a *Zoning Change* from Heavy Commercial (HC) and Commercial (C) Districts to a Heavy Commercial (HC) District for a five (5) acre tract of land identified as Tract 2-01 of the J .R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2890 S. Goliad Street [*SH-205*], 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, August 11, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 17, 2026 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, August 17, 2026 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. Z2026-042: Zoning Change from HC and C to HC

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

LETTER OF EXPLANATION

This request is to rezone a portion of the Property to establish consistent zoning across the site and, thereby, to allow industrial/outside storage uses. The Property consists of three separate parcels that contain a combined total of +/-11.336 acres of land located at the west corner of the intersection of South Goliad Street (SH 205) and Rise Drive. The Property operates as one contiguous site and is currently developed with two (2) one-story office buildings and three (3) detached metal storage buildings with an accessory storage yard. The Property is split-zoned Heavy Commercial "HC" district and Commercial "C" District, though the majority of the site (*i.e.*,, +/-8.636 acres) is zoned HC. The Applicant is proposing to rezone the remaining +/-2.7 acres at the Property (the "Area of Request") from "C" district to "HC" district, in order to ensure that consistent zoning and development standards apply. Due to conflicting standards and prohibited uses in the C district versus the HC district, the Property is almost unusable as a single site if not rezoned for consistency.

The Property is currently vacant. The applicant is proposing to leave the Property largely as is—maintaining the existing improvements onsite, while also intending to install additional, enhanced landscaping and screening along the front of the site, facing SH 205. Nevertheless, the split-zoning prevents the Property from being reoccupied with an industrial/outside storage user, despite the fact that the existing improvements and the predominant HC zoning onsite appear to have anticipated an industrial/outside storage use at the Property, because the C zoning onsite prohibits such uses. A zoning approval to have the entire Property zoned HC district would resolve the issue and would allow the Property to be tenanted and used in a manner consistent with its history and with the existing improvements.

Surrounding uses consist primarily of industrial/outside storage uses to the rear of the property and undeveloped land to its north/northwest and its south/southeast. Across the highway are single-family residences. A front setback of more than 100 feet is provided at the Property. When added together with the 100-foot right-of-way for SH 205, there are more than 200 feet between the existing improvements at the Property and the single-family residences to the northeast. The intended new screening and landscaping would further serve as a visual buffer between the sites.

ITEMS CORRESPONDING TO SCHEDULE B-II

(i) 1. The following restrictive covenants of record itemized below:
Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c). Volume F, Page 177, of the Map and/or Plat Records, Rockwall County, Texas; and in Volume 212, Page 390, of the Official Public Records of ROCKWALL County, Texas.
Not shown; blanket in nature.

(ii) 10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):

(e) e. A 15 foot building setback line along the northerly property line as recorded in of the Map and/or Plat Records, Rockwall County, Texas. **Shown hereon.**

(f) f. A 15 foot building setback line along the northeasterly property line as recorded in of the Map and/or Plat Records, Rockwall County, Texas. **Shown hereon.**

(g) g. The Fire Lane, RCH W.S.C., SBC, TXU Electric Delivery, and Utility easement(s) as set out on plat/map in Volume F, Page 177, of the Map and/or Plat Records of Rockwall County, Texas. **Shown hereon.**

(h) h. Easement: PERPETUAL EASEMENT AND RIGHT-OF-WAY
To: RCH Water Supply Corporation
Recorded: October 18, 1961, in Volume 63, Page 521, of the Deed records, of Rockwall County, Texas.
Purpose: water pipeline
Shown hereon.

(i) i. Easement:
To: LONE STAR GAS COMPANY, a Corporation
Recorded: August 23, 1966, in Volume 76, Page 476, and as further affected in Volume 109, Page 232, of the Deed records, of Rockwall County, Texas.
Purpose: pipeline
Not shown; does not affect subject property.

(j) j. Easement: ACCESS AND UTILITY EASEMENT
To: all future owners and tenants of Rockwall 205 Business Park, and their licensees, assignees, and successors
Recorded: November 8, 1984, in Volume 211, Page 786, of the Official Public records, of Rockwall County, Texas.
Purpose: to construct, alter and maintain lines for utility easements, perpetual easement and right-of-way for access and utilities. **Shown hereon.**

(k) k. Easement: EASEMENT AND RIGHT OF WAY
To: TEXAS UTILITIES ELECTRIC CORPORATION
Recorded: June 23, 1994, in Volume 913, Page 16, of the Official Public Records, of Rockwall County, Texas.
Purpose: overhead electric supply and communication lines
Shown hereon.

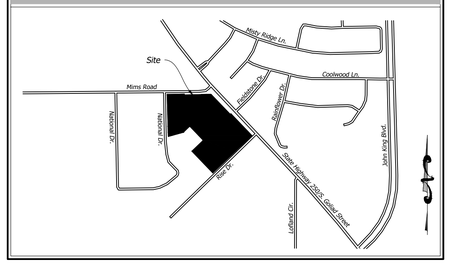
(l) l. Easement: EASEMENT FOR EQUIPMENT STATION
To: SOUTHWESTERN BELL TELEPHONE COMPANY
Recorded: December 1, 1999, in Volume 1762, Page 178, of the Official Public Records, of Rockwall County, Texas.
Purpose: communications equipment station
Shown hereon.

(m) m. Mineral and/or royalty interest:
Recorded: December 11, 1939, in Volume 35, Page 425, of the Deed Records of Rockwall County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
Not shown; Non-survey related item.

ZONING INFORMATION

Pursuant to Table A items 6(a) and 6(b), the surveyor was not provided with a zoning report or letter and is therefore unable to address this item.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

(MN1) Survey prepared by Golden Land Surveying, 4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120, (405) 849-6010, troy@goldenls.com.

(MN2) Pursuant to Table A Item 2, The address of 101 National and 2890 S. Goliad Street, Rockwall, Texas 75032 was posted on signage on the surveyed property.

(MN3) Pursuant to Table A Item 4, The surveyed property contains a total area of 491,329 Sq. Ft. or 11.2794 Acres, more or less

(MN4) Only observable surface and above ground structures were located. No underground improvements, such as foundation footings, located. All dimensions shown are in feet and decimals thereof.

(MN5) The Property has direct vehicular and pedestrian access to Mims Road, National Drive, and State Highway 250, both being a dedicated public street.

(MN6) Pursuant to Table A Item 9, The total number of striped parking spaces on the subject property is 75, including 2 designated handicap spaces.

(MN7) Pursuant to Table A items 10, There are no division or party walls with respect to adjoining properties.

(MN8) Pursuant to Table A Item 13, Adjoiner information shown hereon was obtained from the county's property appraiser web site.

(MN9) The surveyor was not provided with a specified street from the client pursuant to Table A Item 14. The intersection of Mims Road and State Highway 250 is located 0' from the N/E corner of subject property.

(MN10) Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.

(MN11) Pursuant to Table A Item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.

(MN12) Pursuant to Table A Item 18, Plottable easement or servitudes provided to the surveyor are shown hereon.

(MN13) At the time of the survey, there was no observed evidence of substantial areas of refuse.

(MN14) Ownership of fences, if any, was not determined under the scope of this survey.

(MN15) At the time of this survey, there was no observable evidence of site use as a burial ground or cemetery.

(MN16) The parcels are contiguous along their common boundary lines with no gaps, gores or strips.

(MN17) An assumed bearing of South 46° 13' 48" West as the Southeast line of the subject property per Texas State Plane Grid North Central was used as the basis of bearing for this survey.

(MN18) All unit of measurements are US Survey feet (Ground).

(MN19) At the time of survey, the surveyor was not made aware of any parol statements by interested landowners or occupants.

(MN20) All Iron Pins are 0.2' below the surface if not noted on the survey.

RECORD DESCRIPTION

TRACT 1:
Lot 1-R, Block 1, of REPLAT TEXAS STAR ADDITION, LOT 1, BLOCK 1, an Addition to the City of Rockwall, Texas, according to the map/plat thereof recorded in Volume F, Page 177, of the Map and/or Plat Records, Rockwall County, Texas.

TRACT 2:
All that certain lot, tract or parcel of land situated in the J.R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, and being known as Tracts 1 and 2 as described in a Warranty Deed from Ladd Properties, LTD. to J.D. Jacobs, Jr., dated November 27, 1984 and being recorded in Volume 213, Page 189 of the Real Estate Records of Rockwall County, Texas, and being more particularly described as follows:
BEGINNING at the intersection of the South line of Mims Road and the East line of National Drive, at the Northwest corner of the above cited Tract 1;
THENCE N. 89 deg. 37 min. 27 sec. E. a distance of 190.62 feet to a 1/2" iron rod found for corner at the Northwest corner of Lot 1, Block 1 of Texas Star Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 203 of the Plat Records of Rockwall County, Texas;
THENCE S. 01 deg. 23 min. 13 sec. E. (Controlling bearing line) along the West line of said Texas Star Addition, a distance of 215.77 feet to a 1/2" iron rod found for corner;
THENCE S. 19 deg. 31 min. 14 sec. E. along the Southwest line of said-Addition, a distance of 166.48 feet to a 1/2" iron rod found for corner; THENCE S. 46 deg. 14 min. 54 sec. W. a distance of 100.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;
THENCE S. 74 deg. 37 min. 07 sec. W. a distance of 182.95 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the East line of National Drive, at the Southwest corner of the above cited Tract 2; THENCE N. 01 deg. 23 min. 13 sec. W. along the East line of National Drive, a distance of 489.13 feet to the POINT OF BEGINNING and containing 2.24 acres of land.

TRACT 3:
Being a lot, tract or parcel of land situated in Rockwall County, Texas, and being a part of the J.R. Johnson Survey, Abstract No. 128, and being a called 5.000 acre tract of land described in a General Warranty Deed from Casa View Baptist Church, Inc. to James Steven Farr, recorded in Volume 757 at Page 142, Rockwall County Deed Records and being more particularly described as follows:
BEGINNING at an iron rod found for corner on the southwest right-of-way line of State Highway No. 205, said corner bears S 41°30'00"E a distance of 335.75 feet from the north line of the Johnson Survey;
THENCE S 41°30'00"E and along the southwest right-of-way line of State Highway No. 205 a distance of 280.01 feet to an iron rod found for corner;
THENCE S 41°17'08"E and along the southwest right-of-way line of State Highway No. 205 a distance of 69.10 feet to an iron rod found for corner;
THENCE S 48°30'29"W and along and near a fence line a distance of 622.23 feet to an iron rod found for corner;
THENCE N 41°30'25"W and along the common line of Lot 4 and Lot 5 of the Rockwall 205 Business Park Addition a distance of 349.43 feet to an iron rod found for corner;
THENCE N 48°32'16"E and along the common line of Lot 3 and Lot 1 of the Rockwall 205 Business Park Addition a distance of 622.53 feet to return to the PLACE OF BEGINNING and containing 4.9911 acres of land, more or less.

THE ABOVE THREE TRACTS BEING FURTHER DESCRIBED AS:
Being a 11.277 acre tract of land situated in the J.R Johnson Survey, Abstract No. 128, Rockwall County, Texas and being all of Lot 1-R, Block 1, Texas Star Addition, an Addition to the City of Rockwall, Rockwall County, Texas as recorded in Volume F, Page 177 of the Official Public Records of Rockwall County, Texas and all of called 2.24 acre tract of land described in deed to Alvin M Bodford as recorded in Volume 1845, Page 210 of the Official Public Records of Rockwall County, Texas and all of a called 4.991 acre tract of land described in deed to Alvin M Bodford as recorded in Volume 796, Page 114 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:
BEGINNING at a 1/2 inch iron rod with cap stamped "RPLS 5034" found at the intersection of southerly right-of-way line of Mims Road (a variable width right-of-way) and the southwesterly right-of-way line of Goliad Street (State Highway 205) (a variable width right-of-way) for the northerly corner of said Lot 1R State Highway;
THENCE South 43°48'34" East southwesterly right-of-way line of Goliad Street along said for a distance of 317.75 feet;
THENCE North 46°11'26" East southwesterly right-of-way line of Goliad Street for a distance of 10.00 feet to a 1/2 inch iron rod with cap stamped "RPLS 5632" set;
THENCE South 43°48'34" East southwesterly right-of-way line of Goliad Street for a distance of 280.62 feet to a 1/2 inch iron rod with cap stamped "RPLS 5632" set;
THENCE South 43°01'07" East southwesterly right-of-way line of Goliad Street for a distance of 69.10 feet to a 1/2 inch iron rod found; THENCE South 46°18'32" West departing said southwesterly right-of-way line of Goliad Street for a distance of 622.23 feet to a 1/2 inch iron rod found;
THENCE North 43°42'22" West for a distance of 349.05 feet to a 1/2 inch iron rod with cap stamped "RPLS 5632" set;
THENCE North 46°14'54" East for a distance of 180.20 feet to a 1/2 inch iron rod found;
THENCE North 43°45'06" West for a distance of 220.00 feet to a 1/2 inch iron rod found;
THENCE North 46°14'54" West for a distance of 100.00 feet to a 1/2 inch iron rod with cap stamped "RPLS 5632" set;
THENCE South 74°40'00" West for a distance of 182.49 feet to a 1/2 iron rod found on the easterly right-of-way line of National Drive (a 60 foot right-of-way);
THENCE North 01°23'04" West along said easterly right-of-way line of National Drive for a distance of 484.71 feet to a 1/2 inch iron rod with cap stamped "RPLS 5632" set at the intersection of said easterly right-of-way line of National Drive and the aforesaid southerly right-of-way line of Mims Road;
THENCE North 88°36'47" East along said southerly right-of-way line of Mims Road for a distance of 199.46 feet to a 1/2 inch iron rod with cap stamped "RPLS 5632" set;
THENCE South 01°25'15" East along said for a distance of 10.00 feet a 1/2 inch iron rod with cap stamped "RPLS 5034" found;
THENCE North 88°36'47" East along said for a distance of 304.85 feet to the POINT OF BEGINNING.
Said tract having a computed area of 491,230 square feet or 11.277 Acres.

The lands surveyed, shown and described hereon are the same lands as described in the Title Commitment provided by First American Title Insurance Company , Commitment No. 261655-TX, Dated March 26, 2026.

UTILITY NOTE

Pursuant to Table A Item 11a, The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

LEGEND OF SYMBOLS & ABBREVIATIONS

POWER POLE	GAS METER
LIGHT POLE	GAS VALVE
GUY ANCHOR	GAS MARKER
ELECTRIC METER	OIL PIPELINE MARKER
ELECTRIC BOX	SIGN
ELEC. TRANSFORMER	FIRE HYDRANT
ELEC. MANHOLE	WATER MANHOLE
ELEC. PEDESTAL	WATER VALVE
ELEC. PULL BOX	WATER METER
SPOT LIGHT	DOWN SPOUT
SANITARY SEWER MANHOLE	AIR CONDITIONER
SANITARY SEWER CLEANOUT	TRAFFIC SIGNAL
STORM SEWER MANHOLE	TRAFFIC SIGNAL BOX
TELEPHONE MARKER	PEDESTRIAN CROSSING SIGNAL
TELEPHONE RISER	GREASE TRAP
TELEPHONE MANHOLE	MAIL BOX
TELEPHONE PULL BOX	FLAG POLE
CABLE TV PEDESTAL	SECTION CORNER
CABLE TV MARKER	QUARTER CORNER
CABLE TV PULL BOX	SET IRON PIN W/CAP
FIBER OPTIC MARKER	SET MAG NAIL W/WASHER
IRRIGATION CONTROL VALVE	FOUND MONUMENT
SPRINKLER HEAD	RIGHT OF WAY MARKER
BOLLARD	TREE / BUSH
FIRE DEPARTMENT CONNECT	YARD HYDRANT/SPICKET
PROPANE TANK	BENCHMARK
W WATER LINE	FO FIBER OPTIC LINE
G GAS LINE	PROPERTY LINE
SS SANITARY SEWER LINE	LOT LINE
T TELEPHONE LINE	EASEMENT LINE
E ELECTRIC LINE	SECTION LINE
OHE OVERHEAD POWERLINE	CHAIN LINK FENCE
X BARBED WIRE FENCE	WOOD PANEL FENCE
IRON FENCE	MASONRY FENCE

S.I.P.-SET IRON PIN I.P.-IRON PIN CGMP-CORRUGATED METAL PIPE
F.I.P.-FOUND IRON PIN H/C-HANDICAP RCP-REINFORCED CONCRETE PIPE
B/L/L-BUILDING LIMIT LINE U/E-UTILITY EASEMENT
NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "DEE RPLS 6904" UNLESS NOTED OTHERWISE

FLOOD NOTE

Pursuant to Table A Item 3, Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" (Unshaded) by FEMA, on Flood Insurance Rate Map No. 48397C0040L, dated 09/26/2008, and is not in a special flood hazard area. No field surveying was performed to determine this zone.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
05/29/2026	FIRST DRAFT		
FIELD WORK:	DRAFTED: BT	CHECKED BY: TD	FB & PG:

SIGNIFICANT OBSERVATIONS

A Building fully extends into 10' TXU Electric Easement described in Volume 913, Page 16.

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

ALTA/NSPS LAND TITLE SURVEY

for

Alterra - 2890 S Goliad

NV5 Project No. 202601400-001

101 National and 2890 S. Goliad Street, Rockwall, TX 75032

Based upon Title Commitment No. 261655-TX
of First Amercian Title Insurance Company
Bearing an effective date of March 26, 2026

Surveyor's Certification

To: Land Services USA, LLC; First American Title Insurance Company; and Bock & Clark Corporation, an NV5 Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. The field work was completed on 05/28/2026.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, Land Title Survey.

PRELIMINARY

Troy Dee
Registration No. 6904
In the State of Texas
Date of survey: May 29, 2026
Date of last revision: N/A
Network Project No. 202601400-001-CLC

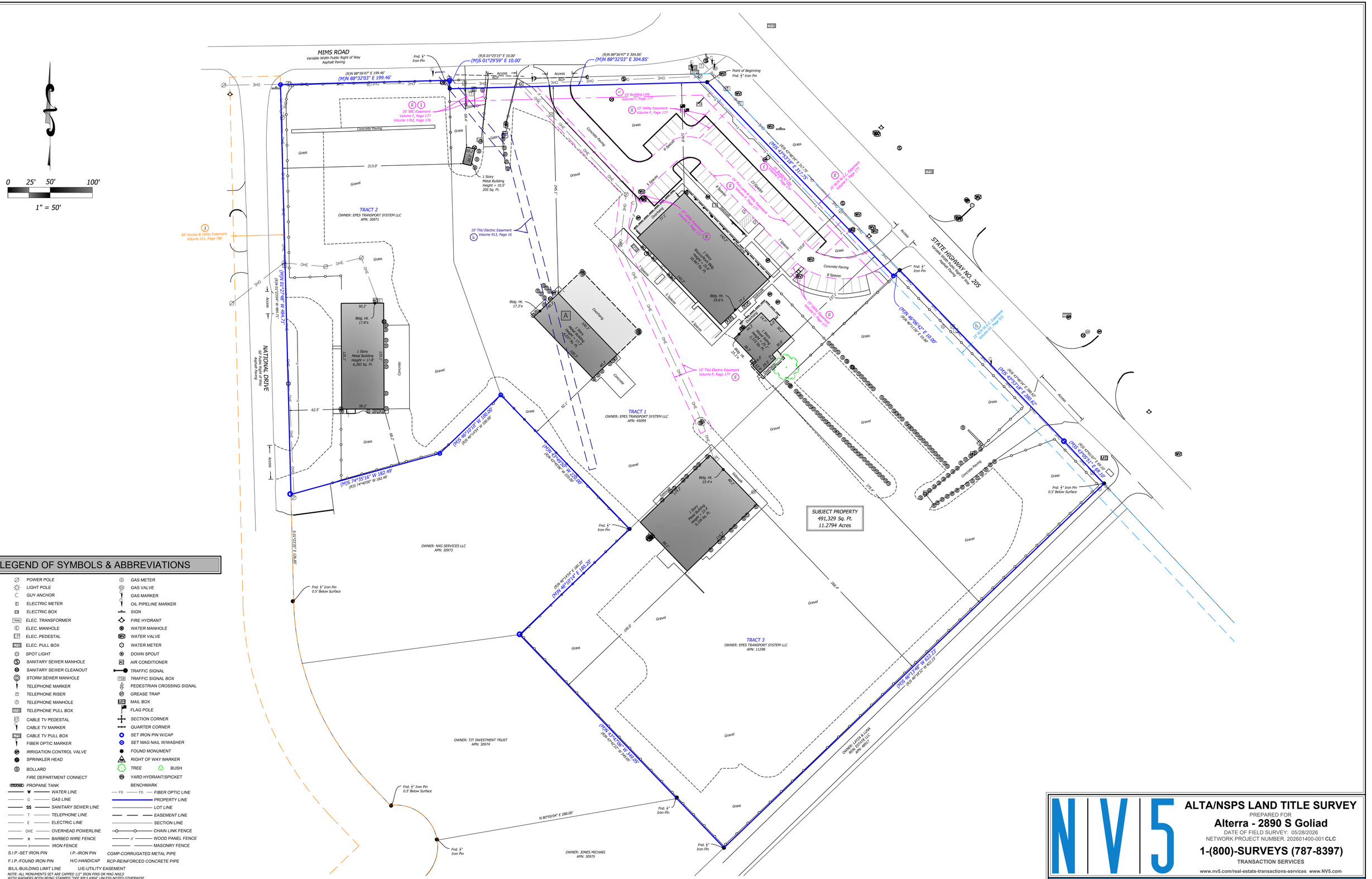
Golden Job No: 261816

Prepared By
GOLDEN LAND SURVEYING

NV5
REAL ESTATE TRANSACTION SERVICES
1-800-SURVEYS (787-8397)
SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT
Bock & Clark Corporation - 4580 Stephen Circle, Suite 300, Canton, Ohio 44718
www.nv5.com/real-estate-transaction-services bockmaywehelpyou@nv5.com

Branch Job No.: 202601400-001

Filename: O:\OBS\# PROJECTS 2026\261816 101 NATIONAL & 2890 S GOLIAD ST_ROCKWALL, TX_ALTA_NV5\DWG\261816 101 NATIONAL & 2890 S GOLIAD STREET, ROCKWALL, TX.DWG; Last Saved: 6/4/2026 1:27:43 PM; Plot Date: 6/4/2026; Login: Jonda


MIMS ROAD
Variable Width Public Right of Way
Asphalt Paving
NATIONAL DRIVE
60' Public Right of Way
Asphalt Paving
STATE HIGHWAY NO. 205
Variable Width Public Right of Way
Asphalt Paving
Point of Beginning
Fnd. ½" Iron Pin
(R)N 88°36'47" E 199.46'
(M)N 88°32'03" E 199.46'
(R)S 01°25'15" E 10.00'
(M)S 01°29'59" E 10.00'
(R)N 88°36'47" E 304.85'
(M)N 88°32'03" E 304.85'
(R)S 47°49'47" E 317.75'
(M)S 47°53'18" E 317.75'
(R)N 47°49'47" E 280.50'
(M)N 47°53'18" E 280.50'
(R)S 47°49'47" E 280.50'
(M)S 47°53'18" E 280.50'
(M)N 48°06'42" E 10.00'
(R)N 48°12'58" E 10.00'
(R)S 47°49'47" E 88.10'
(M)S 47°53'18" E 88.10'
(M)S 74°35'16" W 182.49
(R)S 74°40'00" W 182.49'
(M)S 40°10'0" W 100.00'
(R)S 40°14'44" W 100.00'
(M)S 47°49'50" W 220.00'
(R)N 47°45'06" W 220.00'
(R)N 40°14'44" E 180.30'
(M)N 40°10'0" E 180.20'
(M)S 47°49'50" W 288.05'
(R)N 47°45'06" W 288.05'
(M)S 40°13'38" W 622.23'
(R)S 40°18'22" W 622.23'
S 01°03'25" E 58.95'
N 80°05'04" E 288.00'
213.0'
185.0'
364.4'
TRACT 1
OWNER: EPES TRANSPORT SYSTEM LLC
APN: 45099
TRACT 2
OWNER: EPES TRANSPORT SYSTEM LLC
APN: 30971
TRACT 3
OWNER: EPES TRANSPORT SYSTEM LLC
APN: 11298
OWNER: NKG SERVICES LLC
APN: 30973
OWNER: TJT INVESTMENT TRUST
APN: 30974
OWNER: JONES MICHAEL
APN: 30975
OWNER: LAYZA & LUNA REAL ESTATE LLC
APN: 30977
SUBJECT PROPERTY
491,329 Sq. Ft.
11.2794 Acres
1 Story Metal Building Height = 10.5' 205 Sq. Ft.
1 Story Metal Building Height = 17.8' 6,283 Sq. Ft.
1 Story Metal Building Height = 17.3' 4,655 Sq. Ft.
1 Story Metal Building Height = 23.4' 9,159 Sq. Ft.
1 Story Shadowbrook Apts. 16,065 Sq. Ft.
1 Story Wash 2,225 Sq. Ft.
1 Story Wash 2,225 Sq. Ft.
Bldg. Ht. 25.6'±
Bldg. Ht. 17.8'±
Bldg. Ht. 17.3'±
Bldg. Ht. 23.4'±
Bldg. Ht. 20.4'±
Overhang
Gazebo
Concrete Paving
Concrete
Gravel
Grass
Access
Gate
Sidewalk
Trash Enclosure
6 Spaces
5 Spaces
7 Spaces
8 Spaces
15 Spaces
1 Spaces
3 Spaces
20' SBC Easement Volume F, Page 177 Volume 1762, Page 176
15' Building Line Volume Y, Page 177
15' Utility Easement Volume F, Page 177
24' Fire Lane & Utility Easement Volume F, Page 177
10' TXU Electric Easement Volume 913, Page 16
15' TXU Electric Easement Volume F, Page 177
60' Access & Utility Easement Volume 211, Page 786
15' WV U.E. Easement Volume 43, Page 521
Fnd. ½" Iron Pin 0.5' Below Surface
Fnd. ½" Iron Pin
Fnd. ½" Iron Pin 0.5' Below Surface
Fnd. ½" Iron Pin
Fnd. ½" Iron Pin
Fnd. ½" Iron Pin
Fnd. ½" Iron Pin 0.5' Below Surface
Fnd. ½" Iron Pin
Fnd. ½" Iron Pin
Fnd. ½" Iron Pin
Fnd. ½" Iron Pin

GOLDEN
LAND SURVEYING

Project No. 261816 Zoning Legal Description

Being a 2.7 acre tract of land described for zoning purposes only. Said 2.7 acre Zoning Tract being situated in the J.R. Johnson Survey, Abstract No 128 and being all within a called 4.9911 acre tract of land described in Document No. 20200000002928 Official Public Records Rockwall County Texas and being described by metes and bounds as follows:

BEGINNING at the East corner of said 4.9911 acre tract of land, being on the South line of State Highway 205 (variable width public right of way) and being at the Northernmost corner of a called 23.28 acres described in Document No. 20260000009493 Official Public Records Rockwall County Texas.

Thence South 46 degrees 13 minutes 48 seconds West with the common line of said 4.9911 acre tract and said 23.28 acre tract, a distance of 426.93 feet to a point.

Thence over and across said 4.9911 acre tract, being contiguous with the boundary of Zone HC as shown on the City of Rockwall's GIS website (date retrieved 07/16/2026), the following three (3) courses and distances:

1) North 43 degrees 51 minutes 08 seconds West, a distance of 75.00 feet to a point

2) North 46 degrees 13 minutes 48 seconds East, a distance of 114.20 feet to a point.

3) North 43 degrees 51 minutes 08 seconds West, a distance of 274.37 feet to a point on the West line of said 4.9911 acre tract, being on the East line of Lot 1-R, Block 1, of the Replat of Texas Star Addition, Lot 1, Block 1, a subdivision of record in Volume F, Page 177 Map Records Rockwall County Texas.

Thence North 46 degrees 10 minutes 04 seconds East with the West line of said 4.9911 acres, the East line of said Lot 1-R and the East line of said Zone HC, a distance of 313.47 feet to a point at the North corner of said 4.9911 acre tract, being on the South line of State Highway 205.

Thence South 43 degrees 53 minutes 18 Seconds East, with the North line of said 4.9911 acre tract and the South line of said State Highway 205, a distance of 280.62 feet to a point

Thence South 43 degrees 05 minutes 51 seconds East staying with the North line of said 4.9911 acre tract and the South line of State Highway 205, a distance of 69.10 feet to the POINT OF BEGINNING for this Zoning Description (not to be used for Fee Title Transfers or relied upon for boundary purposes) and containing 2.7 acres of land, more or less.

4131 NW 122nd Street, Suite #100 | Oklahoma City, OK 73120 | Phone (405) 849-6010 | troy@goldenls.com

LEGEND:

	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A HEAVY COMMERCIAL (HC) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	HEAVY COMMERCIAL (HC) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	P
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Commercial Parking Garage	(6)		A
Private Sports Court with Standalone or Dedicated Lighting	(22)	(18)	P
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	P
College, University, or Seminary	(5)		P
Convalescent Care Facility/Nursing Home	(6)		P
Daycare with Seven (7) or More Children	(9)	(4)	P
Emergency Ground Ambulance Services	(10)		P
Government Facility	(12)		P
Hospice	(14)		P
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Regional Post Office	(19)		P
Prison/Custodial Institution	(20)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
Trade School	(24)		P
Rescue Mission or Shelter for the Homeless	(25)		S
Social Service Provider (Except Rescue Mission or Homeless Shelter)	(26)		P
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P
Financial Institution without Drive-Through	(1)		P
Office or Medical Office Building less than 5,000 SF	(2) & (3)		P
Office or Medical Office Building 5,000 SF or Greater	(2) & (3)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P

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PERMITTED LAND USES IN A HEAVY COMMERCIAL (HC) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	HEAVY COMMERCIAL (HC) DISTRICT
Indoor Commercial Amusement/Recreation	(2)	(2)	P
Outdoor Commercial Amusement/Recreation	(3)	(3)	P
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		P
Golf Driving Range	(6)		P
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	P
Outdoor Gun Club with Skeet or Target Range	(8)		P
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	P
Private Sports Arena, Stadium, and/or Track	(11)		P
Public Park or Playground	(12)		P
Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)	(14)		P
Theater	(15)		P
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Alcoholic Beverage Package Sales	(1)	(1)	P
Alcoholic Beverage Store	(2)	(2)	P
Antique/Collectible Store	(3)		P
Astrologer, Hypnotist, or Psychic	(4)		P
Banquet Facility/Event Hall	(5)		P
Portable Beverage Service Facility	(6)	(3)	S
Brew Pub	(7)		P
Business School	(8)		P
Catering Service	(9)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)	P
Copy Center	(11)		P
Incidental Display	(13)	(6)	P
Food Trucks/Trailers	(14)	(7)	P
Garden Supply/Plant Nursery	(15)		P
General Personal Service	(16)	(8)	P
General Retail Store	(17)		P
Hair Salon and/or Manicurist	(18)		P
Laundromat with Dropoff/Pickup Services	(19)		P
Self Service Laundromat	(20)		P
Massage Therapist	(21)		P
Night Club, Discotheque, or Dance Hall	(23)		P
Pawn Shop	(24)		S
Permanent Cosmetics	(25)	(9)	A
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P

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PERMITTED LAND USES IN A HEAVY COMMERCIAL (HC) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	HEAVY COMMERCIAL (HC) DISTRICT
Rental Store without Outside Storage and/or Display	(28)	(10)	P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(29)	(11)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(30)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(29)	(12)	P
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(30)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (*i.e. a Maximum of Four [4] Vehicles*)	(31)	(13)	P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(32)	(13)	P
Secondhand Dealer	(33)		P
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
Tattoo and/or Body Piercing	(35)		P
Taxidermist Shop	(36)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Bail Bond Service	(1)		P
Building and Landscape Material with Limited Outside Storage	(2)	(2)	P
Building Maintenance, Service, and Sales without Outside Storage	(3)		P
Commercial Cleaners	(4)		S
Custom and Craft Work	(5)		P
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Feed Store or Ranch Supply	(7)		P
Furniture Upholstery/Refinishing and Resale	(8)	(4)	P
Gunsmith Repair and Sales	(9)		P
Heavy Machinery and Equipment Rental, Sales and Service	(10)	(5)	P
Locksmith	(11)		P
Machine Shop	(12)		P
Medical or Scientific Research Lab	(13)		P
Manufactured Home Sales	(14)		S
Research and Technology or Light Assembly	(15)		P
Shoe and Boot Repair and Sales	(16)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Major Auto Repair Garage	(1)	(1)	P
Minor Auto repair garage	(2)	(2)	P
Automobile Rental	(3)		P
New or Used Boat and Trailer Dealership	(4)	(3)	P
Full Service Car Wash and Auto Detail	(5)	(4)	P
Self Service Car Wash	(5)	(4)	P
New and/or Used Indoor Motor Vehicle Dealership/Showroom	(6)	(5)	S
New Motor Vehicle Dealership-for Cars and Light Trucks	(7)	(6)	P

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A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A HEAVY COMMERCIAL (HC) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	HEAVY COMMERCIAL (HC) DISTRICT
Used Motor Vehicle Dealership for Cars and Light Trucks~~)~~	(7)	(7)	A
Commercial Parking	(8)		P
Non-Commercial Parking Lot	(9)		P
Recreational Vehicle (RV) Sales and Service	(10)		P
Service Station	(11)	(8)	P
Towing and Impound Yard	(12)	(9)	S
Towing Service without Storage	(13)	(10)	P
Truck Rental	(14)		P
Truck Stop with Gasoline Sales and Accessory Services	(15)	(11)	S
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Carpet and Rug Cleaning	(5)		S
Environmentally Hazardous Materials	(6)	(4)	S
Food Processing with No Animal Slaughtering	(7)		S
Light Assembly and Fabrication	(8)		P
Heavy Manufacturing	(9)		S
Light Manufacturing	(10)		P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials	(12)	(5)	S
Printing and Publishing	(13)		P
Salvage or Reclamation of Products Indoors	(14)		S
Sheet Metal Shop	(16)		P
Welding Repair	(18)		P
WHOLESALE, DISTRIBUTION AND STORAGE LAND USES	2.02(J)	2.03(J)	
Cold Storage Plant	(1)		P
Heavy Construction/Trade Yard	(2)		S
Mini-Warehouse	(4)	(1)	P
Outside Storage and/or Outside Display	(5)	(2)	P
Recycling Collection Center	(6)		S
Warehouse/Distribution Center	(7)		P
Wholesale Showroom Facility	(8)		P
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Airport, Heliport or Landing Field	(1)		S
Antenna for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Freestanding Commercial Antenna (*i.e. Monopole or a Similar Structure*)	(5)	(4)	P
Mounted or Attached Commercial Antenna	(6)	(5)	P
Bus Charter Service and Service Facility	(7)		P
Commercial Drone Delivery Hub	(8)	(6)	S
Helipad	(9)		S
Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S

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PERMITTED LAND USES IN A HEAVY COMMERCIAL (HC) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	HEAVY COMMERCIAL (HC) DISTRICT
Municipally Owned or Controlled Facilities, Utilities and Uses (*Includes Utilities with a Franchise Utility Agreement with the City of Rockwall*)	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		P
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
Trucking Company	(19)		P
TV Broadcasting and Other Communication Service	(20)		P
Utilities Holding a Franchise from the City of Rockwall	(21)		P
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S

18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2. *Commercial/Industrial Land Uses*. The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3. *Transitional Areas*. The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

4. *Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street)*. The intersection at Sids Road and S. Goliad Street [*SH-205*] -- *also identified as the future intersection of SH-276 and S. Goliad Street* -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [*SH-205*]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.



1 Current Suburban Residential



1 Current Suburban Residential



1 Future Suburban Residential



1 Current Suburban Residential

POINTS OF REFERENCE

A. Windmill Ridge Subdivision
B. Lynden Park Estates Subdivision
C. Lake Rockwall Estates Subdivision
D. Oaks of Buffalo Way Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

BUILD OUT
4,251
14,108

% OF ROCKWALL
10.95%
10.34%
12.49%

CURRENT
2,190
188
7,437

COMMERCIAL	20.04%
RESIDENTIAL	79.96%
MIXED USE	0.00%

MINOR COLLECTOR
M4D
M4U
TXDOT 4D

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

01.02 COMMERCIAL

COMMERCIAL/RETAIL (CR)

The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
2. *Secondary Land Uses:* Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Shops at Stone Creek
2. Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [*SH-205*]
3. Walmart Neighborhood Market Shopping Center







COMMERCIAL/INDUSTRIAL (CI)

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
2. *Secondary Land Uses:* Warehouse and Outside Storage
3. *Zoning Districts:* Heavy Commercial (HC) District and Heavy Industrial (HI) District

EXISTING LAND USE EXAMPLES

1. Areas Adjacent to National Drive
2. Areas Adjacent to Sids Road





BUSINESS CENTERS (BC)

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (*e.g. restaurants and commercial-retail*) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
2. *Secondary Land Uses:* Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
3. *Zoning Districts:* Commercial (C) District, Light Industrial (LI) District, and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Trend Tower





CITY OF ROCKWALL

ORDINANCE NO. 26-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 A HEAVY COMMERICAL (HC) DISTRICT AND COMMERCIAL (C) DISTRICT TO A HEAVY COMMERCIAL (HC) DISTRICT FOR A FIVE (5) ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-01 OF THE J. R. JOHNSON SURVEY, ABSTRACT NO. 128, 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 Jim Freeman and Jenna Lee of Alterra IOS Acquisitions, LLC on behalf of Tommy Truluck of EPES Transport Systems, LLC for the approval of a *Zoning Change* from Heavy Commercial (HC) and Commercial (C) Districts to a Heavy Commercial (HC) District for a five (5) acre tract of land identified as Tract 2-01 of the J .R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2890 S. Goliad Street [*SH-205*], 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* from a Heavy Commercial (HC) District and Commercial (C) District to a Heavy Commercial (HC) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Heavy Commercial (HC) District* as stipulated in Subsection 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses*; and, Subsection 04.01*, General Commercial District Standards*, Subsection 04.06, *Heavy Commercial (HC) District*, of Article 05*, District Development Standards, and* Subsection 06.02, *General Overlay District Overlay*, of Article 05,

DRAFT 01.28.2026

District Development Standards, of the Unified Development 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 8TH DAY OF SEPTEMBER, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 17, 2026*

2nd Reading: *September 8, 2026*

DRAFT ORDINANCE 07.28.2026

Exhibit 'A'
Legal Description

BEING a 2.7-acre tract of land described for zoning purposes only. Said 2.7-acre Zoning Tract being situated in the J.R. Johnson Survey, Abstract No 128 and being all within a called 4.9911-acre tract of land described in Document No. 20200000002928 Official Public Records Rockwall County Texas and being described by metes and bounds as follows:

BEGINNING at the East corner of said 4.9911-acre tract of land, being on the South line of State Highway 205 (variable width public right of way) and being at the Northernmost corner of a called 23.28-acres described in Document No. 20260000009493 Official Public Records Rockwall County Texas. Thence South 46 degrees 13 minutes 48 seconds West with the common line of said 4.9911-acre tract and said 23.28-acre tract, a distance of 426.93 feet to a point.

THENCE over and across said 4.9911-acre tract, being contiguous with the boundary of Zone HC as shown on the City of Rockwall's GIS website (date retrieved 07/16/2026), the following three (3) courses and distances:

1) North 43 degrees 51 minutes 08 seconds West, a distance of 75.00 feet to a point

2) North 46 degrees 13 minutes 48 seconds East, a distance of 114.20 feet to a point.

3) North 43 degrees 51 minutes 08 seconds West, a distance of 274.37 feet to a point on the West line of said 4.9911-acre tract, being on the East line of Lot 1-R, Block 1, of the Replat of Texas Star Addition, Lot 1, Block 1, a subdivision of record in Volume F, Page 177 Map Records Rockwall County Texas.

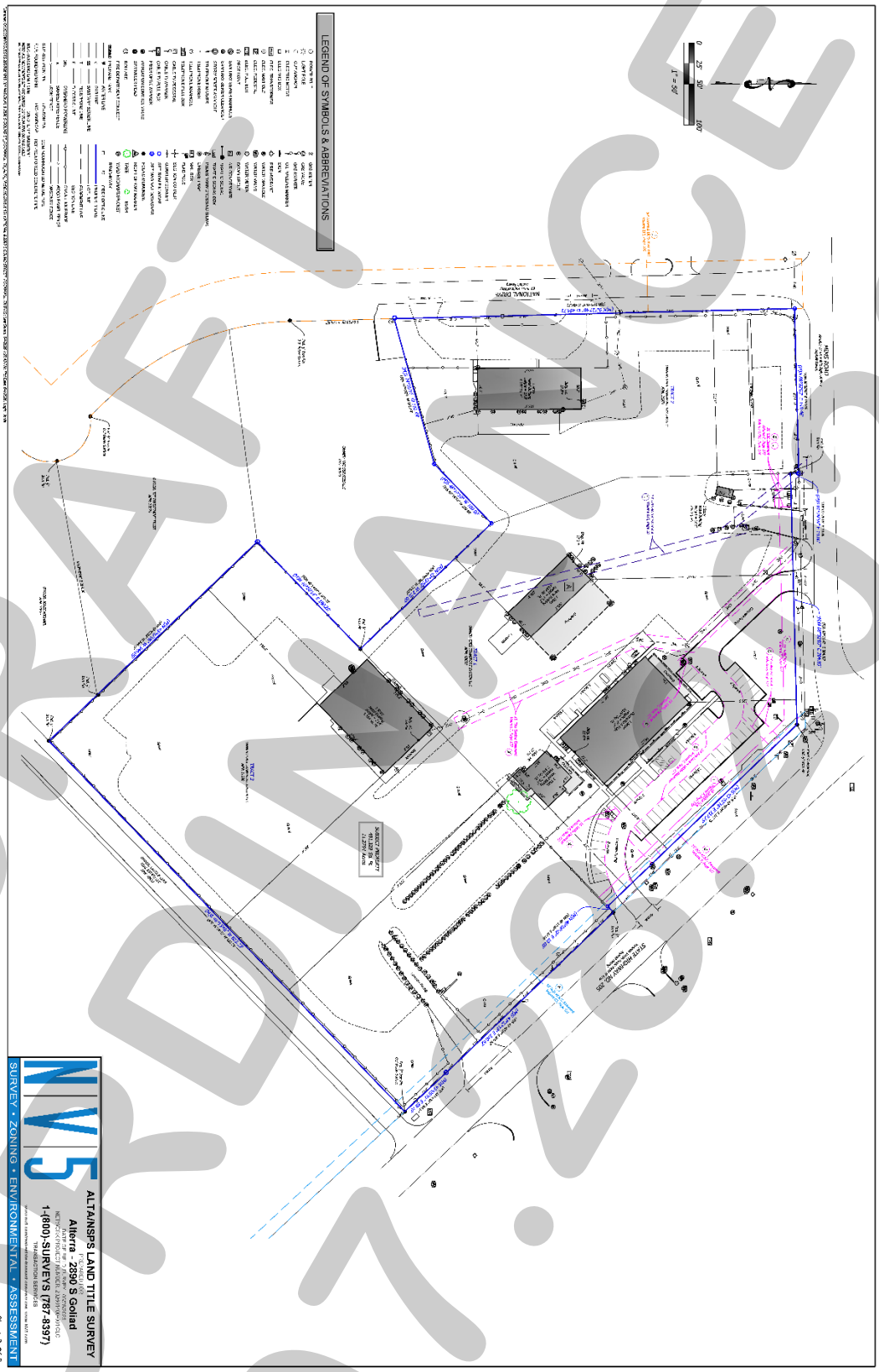
THENCE North 46 degrees 10 minutes 04 seconds East with the West line of said 4.9911-acres, the East line of said Lot 1-R and the East line of said Zone HC, a distance of 313.47 feet to a point at the North corner of said 4.9911-acre tract, being on the South line of State Highway 205.

THENCE South 43 degrees 53 minutes 18 Seconds East, with the North line of said 4.9911-acre tract and the South line of said State Highway 205, a distance of 280.62 feet to a point

THENCE South 43 degrees 05 minutes 51 seconds East staying with the North line of said 4.9911-acre tract and the South line of State Highway 205, a distance of 69.10 feet to the POINT OF BEGINNING for this Zoning Description (not to be used for Fee Title Transfers or relied upon for boundary purposes) and containing 2.7-acres of land, more or less.

DRAFT ORDINANCE 07.28.2026

Exhibit 'B'
Zoning Exhibit



DRAFT
ORDINANCE
07.28.26

PROJECT COMMENTS

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

DATE: 7/24/2026

PROJECT NUMBER: Z2026-043
PROJECT NAME: SUP for Residential Infill at 1204 Marilyn Jayne
SITE ADDRESS/LOCATIONS: 1204 Marilyn Jayne Lane, Rockwall, TX, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by James Roland on behalf Leon and Gracie Walker 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 0.651-acre parcel of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 1204 Marilyn Jayne Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	07/22/2026	Approved w/ Comments

07/22/2026: 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 0.651-acre parcel of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 1204 Marilyn Jayne Lane.

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 (Z2026-043) 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 within the Maytona Ranch Estates Addition, which has been in existence for more than ten (10) years, consists of 19 residential lots, and is 100% 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 Provide the distance from the proposed home to the detached garage.

M.7 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 a front entry garage and is 11-feet 5-inches behind the front façade. This will require a variance to the garage orientation requirements. This will be a discretionary decision for the Planning and Zoning Commission.

I.8 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 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 Exhibits 'C' of this ordinance.

M.9 Ordinances. Please review the attached draft ordinance prior to the July 28, 2026 Planning & Zoning Work Session meeting, and provide staff with your markups by August 4, 2026.

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 August 4, 2026; 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 August 11, 2026 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 July 28, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on August 11, 2026.

I.12 City Council Meeting Dates. The projected City Council meeting dates for this case will be August 17, 2026 (1st Reading) and September 8, 2026 (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.

I.14 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Kuhn	07/21/2026	Approved w/ Comments

07/21/2026: 1. Provide a 10' utility easement along the roadway frontage.

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- 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 the 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 currently no sewer mains available for this lot. Septic Systems are permitted through Rockwall County.
- This lot is currently located within the Mt. Zion water district. Mt. Zion will provide your domestic water service.
- 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.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls (if needed). Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, 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	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/20/2026	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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1&3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($1,000.00 + $20.00 ACRE) [1&2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1&3]
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1,2&3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1,2&3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1&3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1&3]

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 ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1204 MARILYN WAYNE LANE

SUBDIVISION MAYTONIA RANCH ESTATES LOT 17 BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG CURRENT USE SINGLE FAMILY

PROPOSED ZONING SF 16 PROPOSED USE SINGLE FAMILY

ACREAGE .65 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	LEON + GRACIE WALKER	☑ APPLICANT	JAMES ROLAND
CONTACT PERSON	LEON WALKER	CONTACT PERSON	JAMES ROLAND
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		TATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Leon Walker [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."

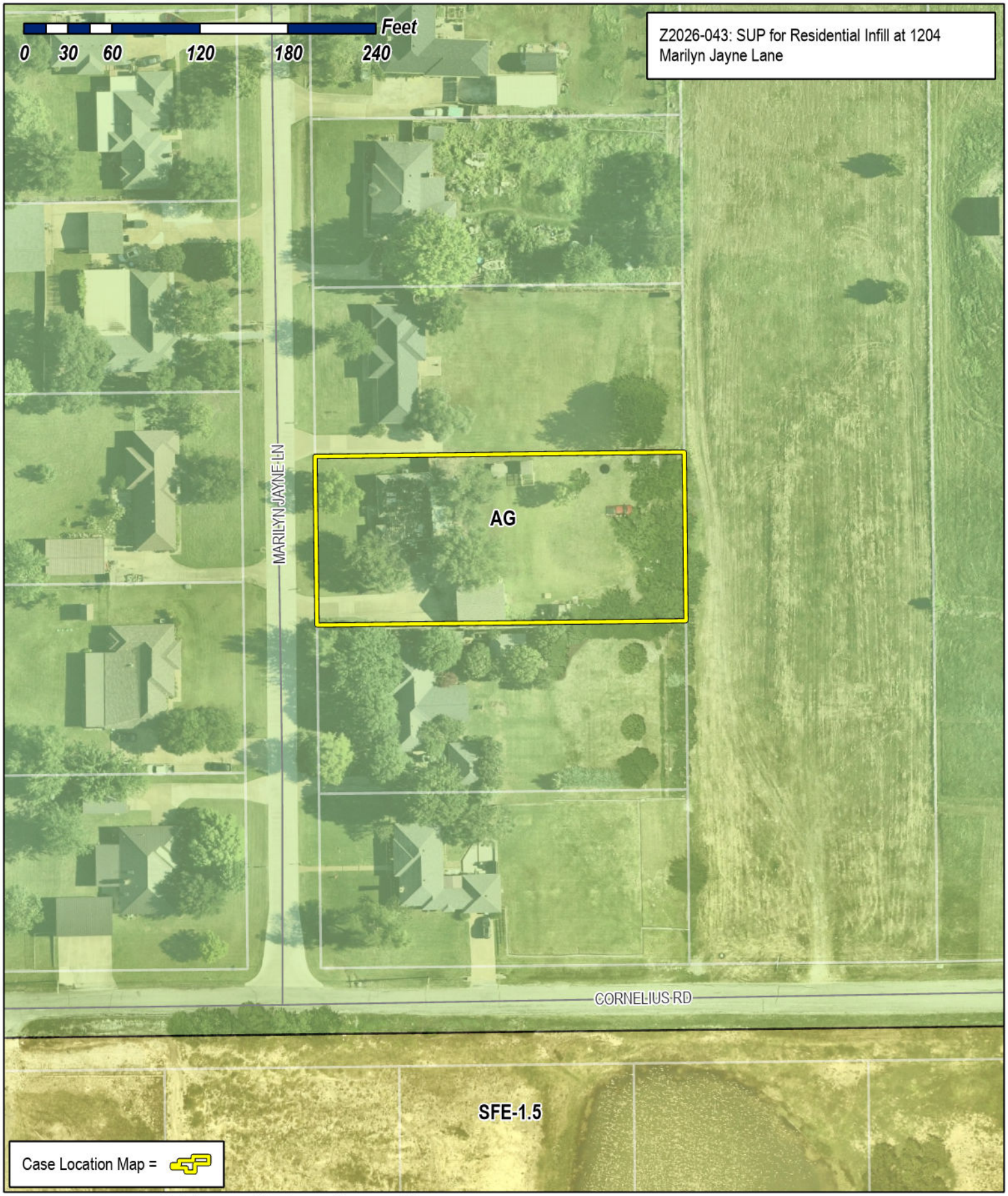
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* July 2026

OWNER'S SIGNATURE Leon Walker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CHRIS HAIL
Notary Public, State of Texas
Comm. Expires 12-18-2028
Notary ID 10685038

MY COMMISSION EXPIRES 12/18/2028



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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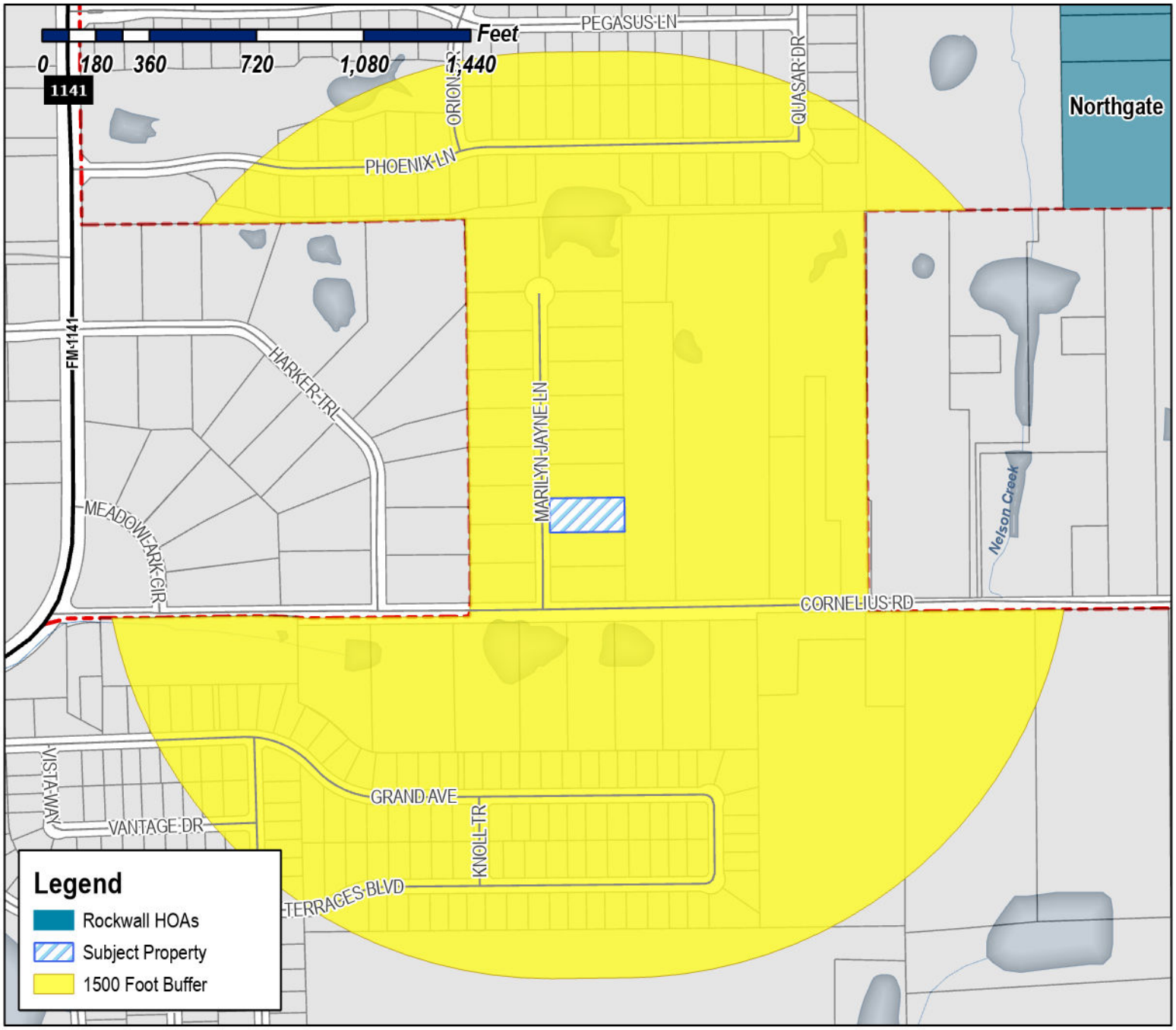
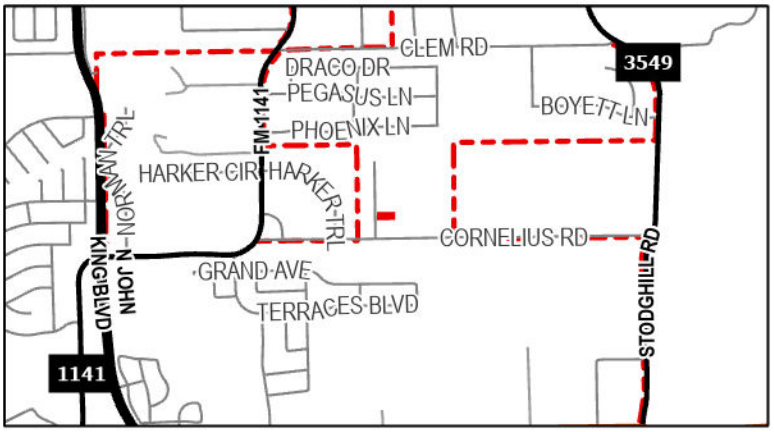


Case Number: Z2026-043
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1204 Marilyn Jayne Lane



Date Saved: 7/17/2026
For Questions on this Case Call (972) 771-7745

City of Rockwall

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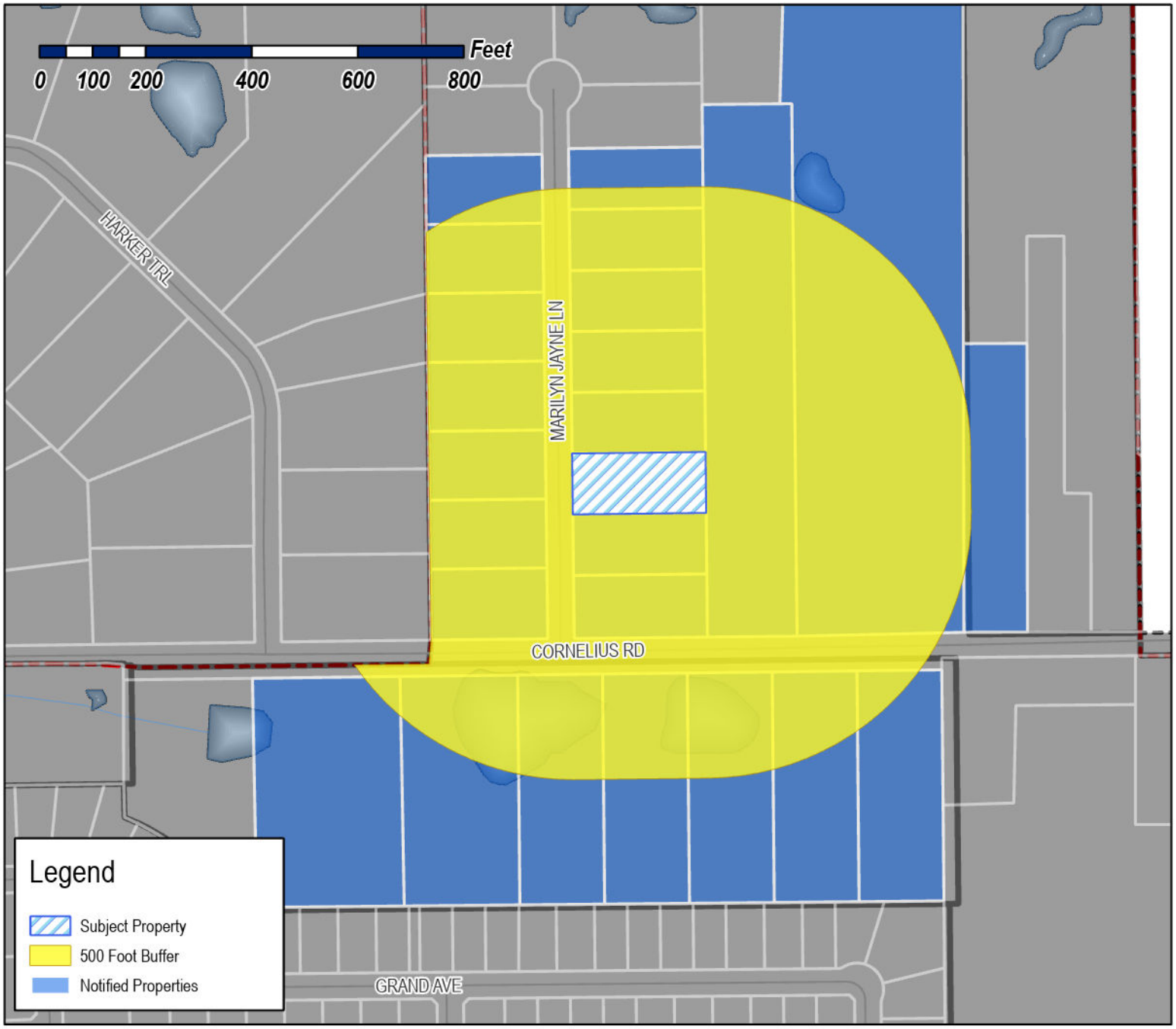

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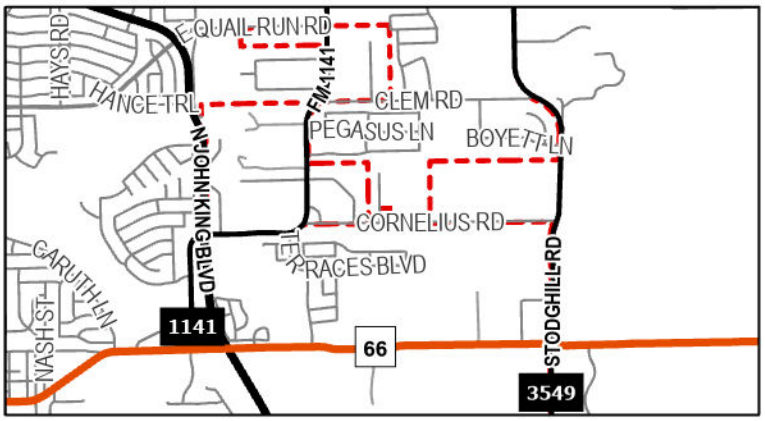


Date Saved: 7/17/2026
For Questions on this Case Call: (972) 771-7745

THOMAS STEPHEN R & SHARON C
1200 MARILYN JAYNE DR
ROCKWALL, TX 75087

RANDY AND KAY WILSON REVOCABLE TRUST
RANDY SCOTT WILSON AND KAY MARIE
WILSON- CO TRUSTEES
1201 MARILYN JAYNE
ROCKWALL, TX 75087

JAMES BRIAN & KIMBERLY
1202 MARILYN JAYNE DR
ROCKWALL, TX 75087

SMITH DANIEL T
1203 MARILYN JAYNE DR
ROCKWALL, TX 75087

WALKER GRACIE & LEON
1204 MARILYN JAYNE DR
ROCKWALL, TX 75087

JAMES DAVID L
1205 MARILYN JAYNE DRIVE
ROCKWALL, TX 75087

COOK ROBERT M ETUX
1206 MARILYN JAYNE DR
ROCKWALL, TX 75087

CANTRELL CARL DEAN
1207 MARILYN JAYNE DR
ROCKWALL, TX 75087

RODRIGUEZ CONRADO JR
1208 MARILYN JAYNE DR
ROCKWALL, TX 75087

BARTON FORRIS WOODROW JR & DIXIE D
1209 MARILYN JAYNE DR
ROCKWALL, TX 75087

EMRA JOHN AND SHERYL AND
PAUL AND KATIE EMRA
1210 MARILYN JAYNE LANE
ROCKWALL, TX 75087

RYLANDER GREGORY L & PAMELA J
1211 MARILYN JAYNE
ROCKWALL, TX 75087

RESIDENT
1212 MARILYN JAYNE LN
ROCKWALL, TX 75087

RESIDENT
1213 MARILYN JAYNE LN
ROCKWALL, TX 75087

RESIDENT
1214 MARILYN JAYNE LN
ROCKWALL, TX 75087

HARGROVE TODD & TONDA
1381 LEEWARD DR
ROCKWALL, TX 75087

SINGH GAGANPREET K AND PAWANPREET
151 STEVENSON DR
FATE, TX 75087

POLK BALEY & BROOKE
333 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
375 CORNELIUS RD
ROCKWALL, TX 75087

PARMAR ANKIT
401 CORNELIUS RD
ROCKWALL, TX 75087

VATS AKHIL
451 CORNELIEUS RD
ROCKWALL, TX 75087

RESIDENT
487 CORNELIUS RD
ROCKWALL, TX 75087

FLEMING HALLIE B
508 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
520 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
525 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
555 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
600 CORNELIUS RD
ROCKWALL, TX 75087

PEWITT RONNY M & JENNIFER L
668 CORNELIUS RD
ROCKWALL, TX 75087

SOUTHALL MARK P & KATHY L
P. O. BOX 2214
ROCKWALL, TX 75087

ESTATE OF MICHAEL L PEOPLES SR
ANDREA DANLEY - INDEPENDENT EXECUTOR
PO Box 154
Fate, TX 75132

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:

Z2026-043: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by James Roland on behalf Leon and Gracie Walker 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 0.651-acre parcel of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 1204 Marilyn Jayne 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, August 11, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 17, 2026 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, August 17, 2026 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. Z2026-043: 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:

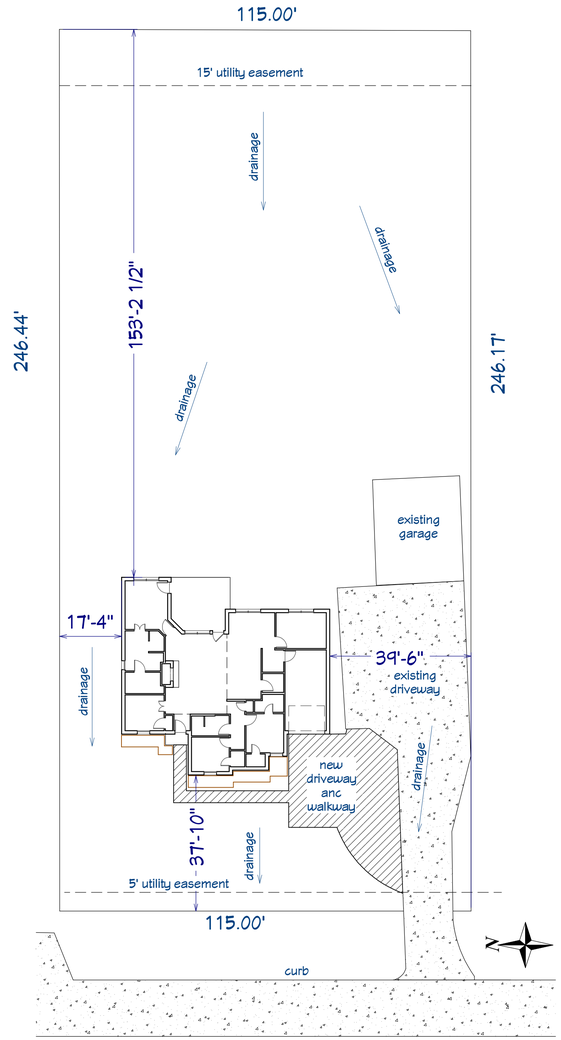
Address:

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



RENDERING - artist interpretation - not to scale



1204 MARILYN JAYNE LANE
9% LOT COVERAGE

COPYRIGHT AND USAGE AGREEMENT

The designs contained in these drawings and the drawing themselves are copyrighted and are the sole property of Laura Lowe. They are subject to copyright protection under Federal law. These designs and drawings shall not be used for additions to, modifications of, or completion of drawings without written permission from Laura Lowe. These designs and drawings may not be used as a basis of any other project. Copies of these drawings and use of these drawings for construction are allowed only after client has received a license from Laura Lowe Design.

These drawings are provided to substantially complete this project. Customer is responsible for securing any additional drawings from needed subcontractors. Engineering of the foundation and structure does not fall within the scope of work provided by Laura Lowe Design. It is the responsibility of the builder or owner to secure these services.

Contractor must bring any areas of error or omission to the attention of Laura Lowe before construction or material purchases. Laura Lowe's and Laura Lowe Design's liability is limited to a maximum of an amount no larger than the fee paid for the plans.

Use of these plans is an agreement to the above stipulations.

GENERAL NOTES

This plan complies with the 2021 IRC.
Local codes will override these plans.
Structure must be adapted to meet all applicable codes.
Engineering of the foundation and structure does not fall within the scope of work provided by Laura Lowe Design

SITE PLAN NOTES

Do not pour foundation unless house has been verified to meet all front, rear, and side setback lines.
Builder to verify all current applicable easements.
Builder to slope lot to drain according to all applicable ordinances.
All flatwork to have control and expansion joints as required.
Provide steps to grade as needed.

LAURA LOWE DESIGN
custom home design
since 1981
972-462-9300

HILLTOP HOMES

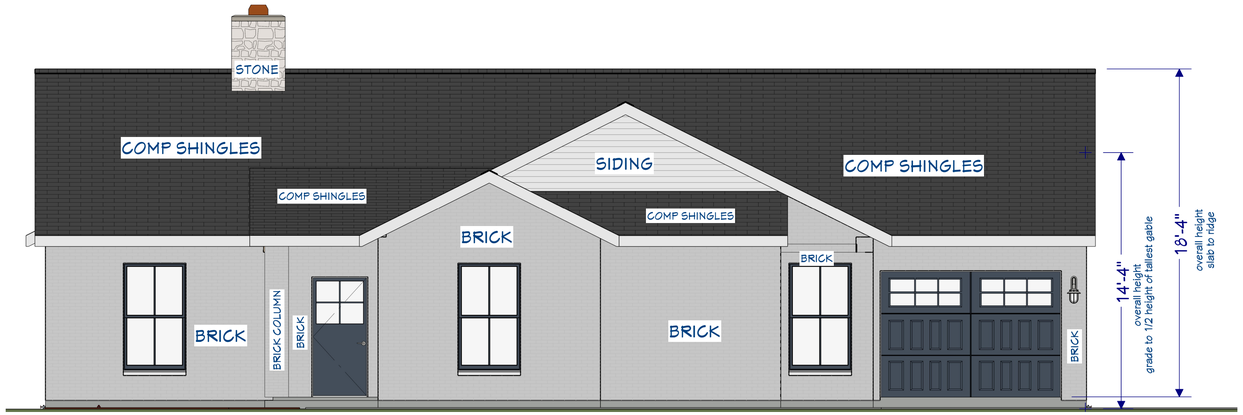
THE WALKER RESIDENCE
1204 Marilyn Jayne Drive
Lot 17, Maytona Ranch Estates
Rockwall County, Texas

DATE:
6-27-26

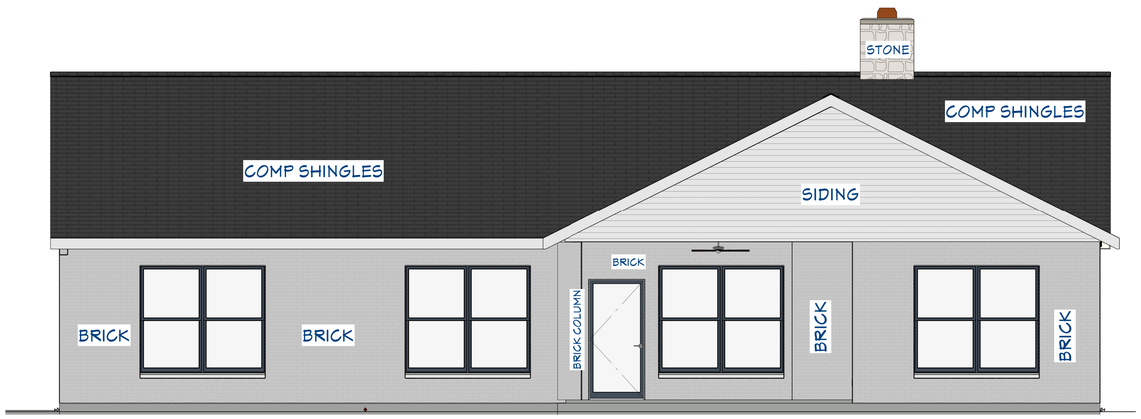
SCALE:
1" = 20'

SHEET:
PLOT PLAN

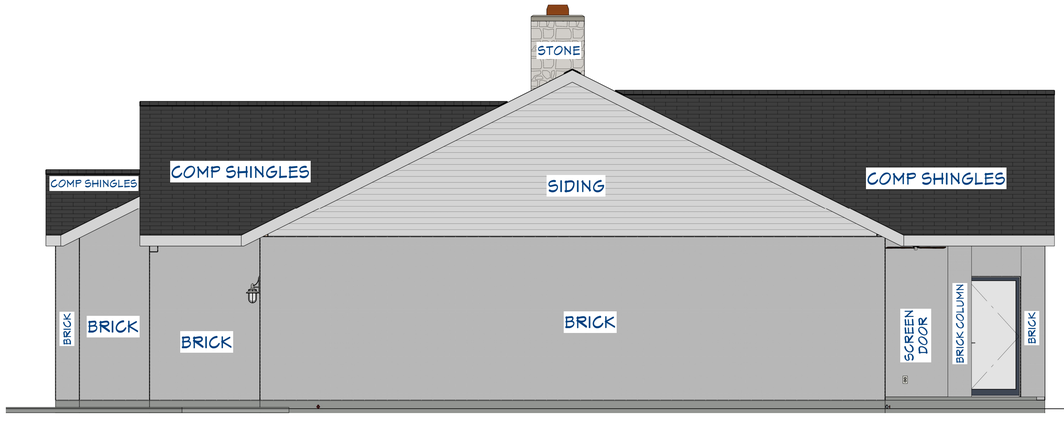
1



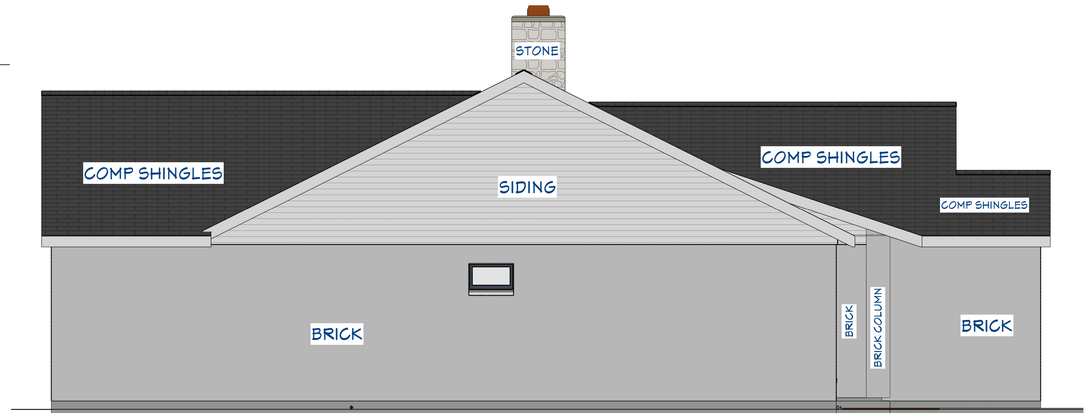
FRONT ELEVATION
94% masonry



REAR ELEVATION
80% masonry



RIGHT ELEVATION
75% masonry



LEFT ELEVATION
75% masonry

LAURA LOWE DESIGN
custom home design
since 1981
972-462-9300

HILLTOP HOMES

THE WALKER RESIDENCE
1204 Marilyn Jayne Drive
Lot 17, Maytona Ranch Estates
Rockwall County, Texas

DATE:
6-27-26

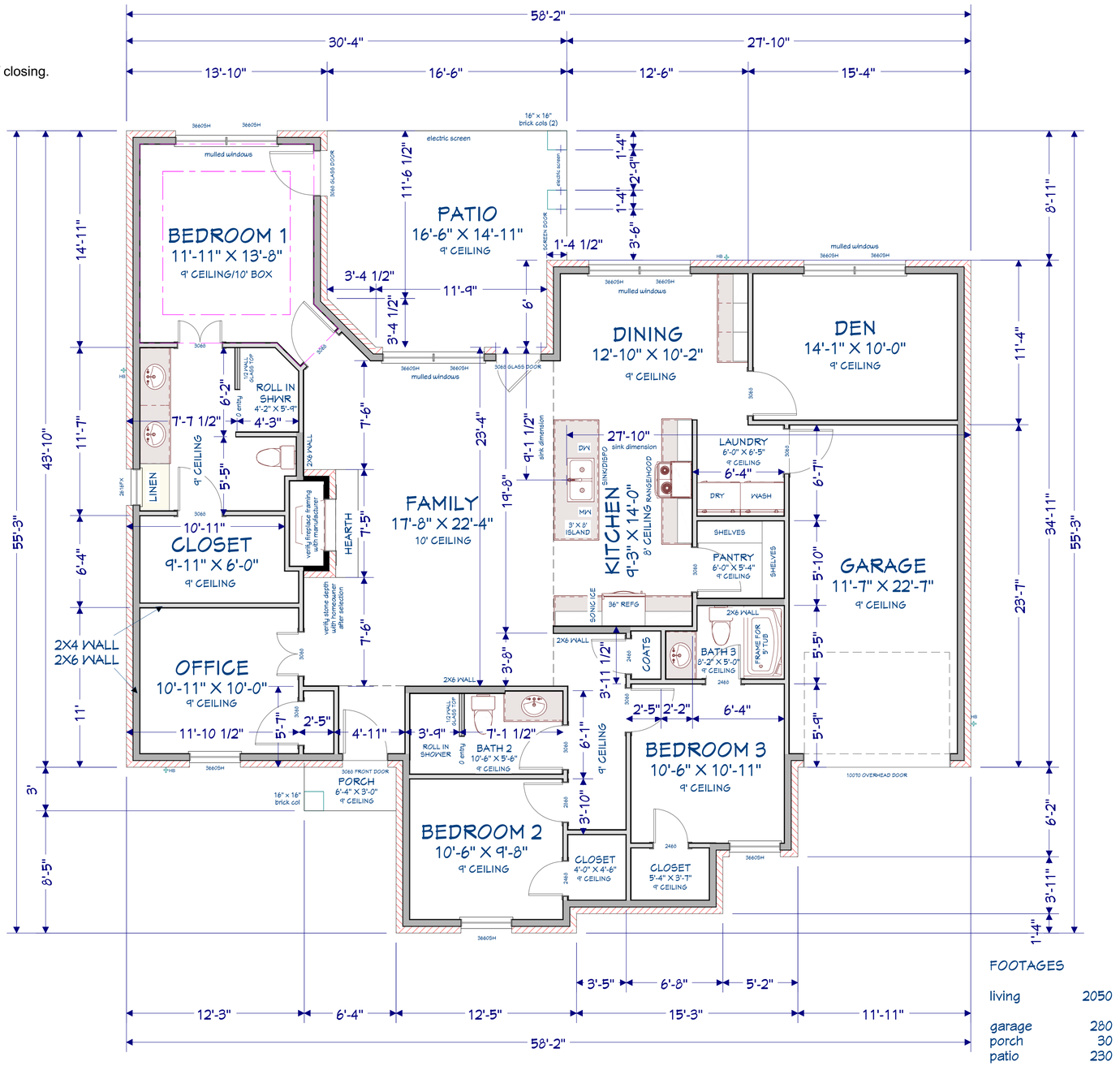
SCALE:
1/4"=1'0"

SHEET:
4
ELEVS

3

FIRST FLOOR NOTES

All heights listed are from slab.
EXTERIOR WALLS ARE 2X6
SH windows are NOT equal lite.
Ceilings are 9'0" unless otherwise noted.
Windows are at 7'6" head height unless otherwise noted.
Bedroom windows must not be higher than 42" from the floor.
Verify appliance selections and locations with client before construction.
Weatherstrip all exterior doors.
Door between attached garage and house to be 1 3/8" solid door and be self closing.
See fireplace manufacturer for fireplace and flue framing details.



FOOTAGES

living	2050
garage	280
porch	30
patio	230
total	2590

LAURA LOWE DESIGN
custom home design
since 1981
972-462-9300

HILLTOP HOMES

THE WALKER RESIDENCE
1204 Marilyn Jayne Drive
Lot 17, Maytona Ranch Estates
Rockwall County, Texas

DATE:
6-27-26

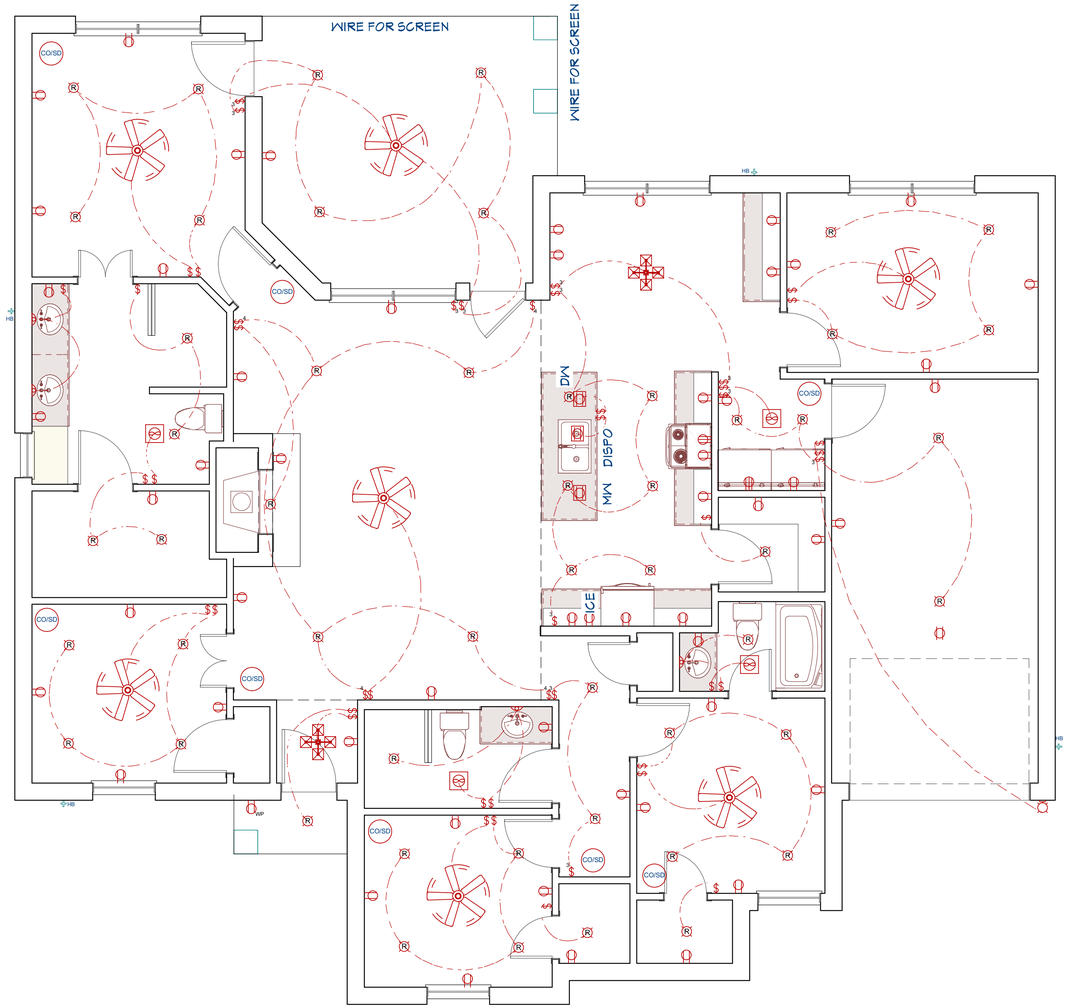
SCALE:
1/4"=1'0"

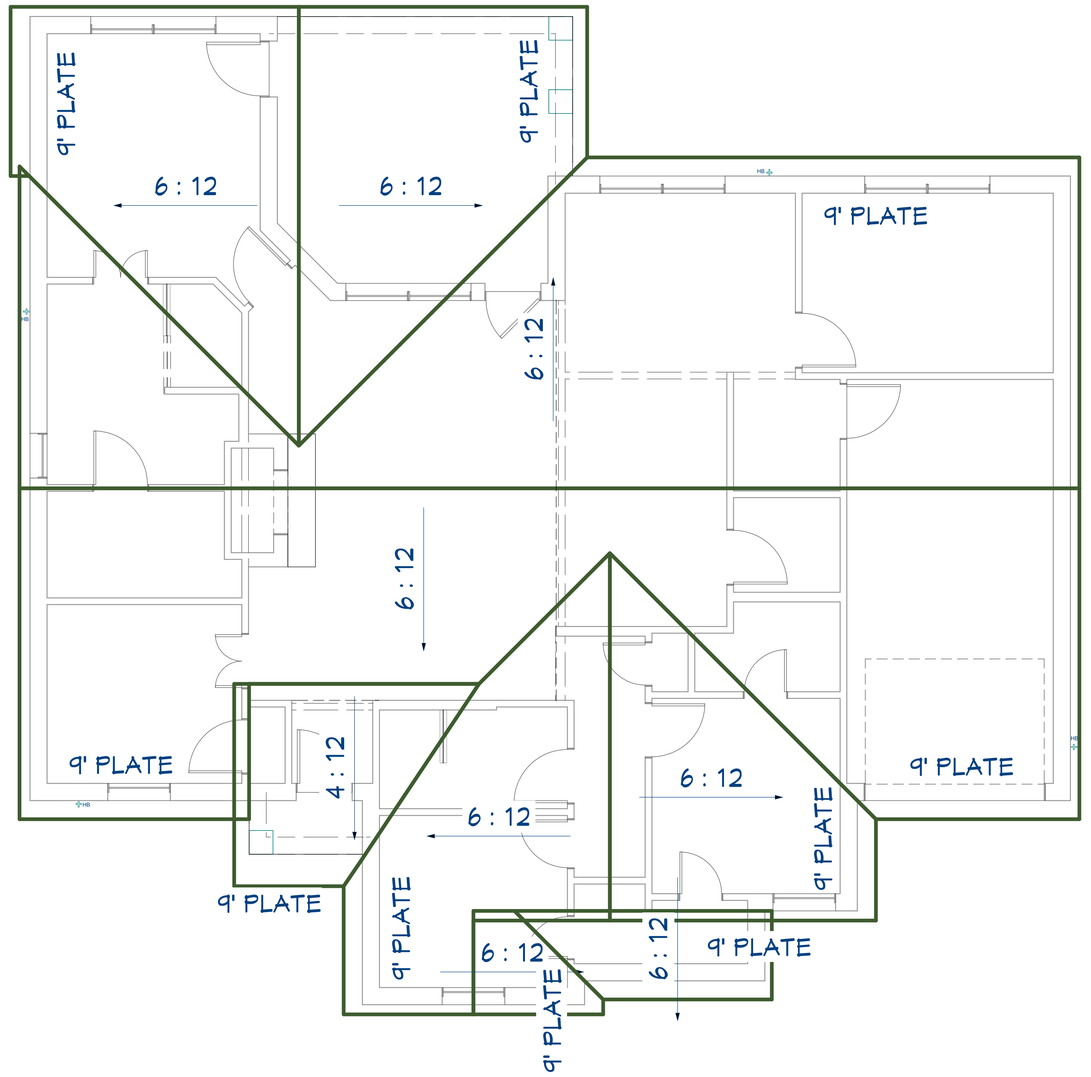
SHEET:
FLOOR PLAN

2

ELECTRICAL PLAN NOTES

Electrician to verify location of utilities on property.
This plan is a general layout only. Consult homeowner for their specific requirements.
See owner for location of floor plugs.
See builder for location of phone, cable, and security.
Electrician to determine location and size of electrical panel box.
Smoke detectors and CO detectors shall be hard wired with battery backup.
GFI outlets to be placed as required by applicable codes.





ROOF PLAN NOTES

Provide crickets where needed for drainage.
Overhangs at rakes shall be 6” unless otherwise noted.
Overhangs at hip roofs shall extend to lower roof plan to 12” below plate unless noted otherwise.
Roof ventilation to be provided to meet applicable codes.
Block and brace roof as needed.

LAURA LOWE DESIGN
custom home design
since 1981
972-462-9300

HILLTOP HOMES

THE WALKER RESIDENCE
1204 Marilyn Jayne Drive
Lot 17, Maytona Ranch Estates
Rockwall County, Texas

DATE:
6-27-26

SCALE:
1/4"=1'0"

SHEET:
ELECT & ROOF

4

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-041

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
1200 Marilyn Jayne Lane	Single-Family Home	1986	2,807	*288*	Brick
1201 Marilyn Jayne Lane	Single-Family Home	1986	3,390	*140*	Brick
1202 Marilyn Jayne Lane	Single-Family Home	1984	2,213	*440*	Brick
1203 Marilyn Jayne Lane	Single-Family Home	1984	3,373	*258*	Brick
1204 Marilyn Jayne Lane	Subject Property	N/A	N/A	*625*	
1205 Marilyn Jayne Lane	Single-Family Home	1984	2,053	*720*	Brick
1206 Marilyn Jayne Lane	Single-Family Home	1984	2,215	*N/A*	Brick
1207 Marilyn Jayne Lane	Single-Family Home	1984	3,616	*1560*	Brick
1208 Marilyn Jayne Lane	Single-Family Home	1987	2,614	*48*	Brick
1209 Marilyn Jayne Lane	Single-Family Home	1986	3,052	*1152*	Brick
1210 Marilyn Jayne Lane	Single-Family Home	1987	3,153	*800*	Brick
1211 Marilyn Jayne Lane	Single-Family Home	1985	2,414	*816*	Brick
1212 Marilyn Jayne Lane	Single-Family Home	1987	2,842	*80*	Brick
1213 Marilyn Jayne Lane	Single-Family Home	1986	2,497	*128*	Brick
1214 Marilyn Jayne Lane	Single-Family Home	1986	2,552	*96*	Brick
1215 Marilyn Jayne Lane	Single-Family Home	1985	2,777	288	Brick
1216 Marilyn Jayne Lane	Single-Family Home	1985	2,854	90	Brick
1217 Marilyn Jayne Lane	Single-Family Home	1987	3,158	3,750	Brick
1218 Marilyn Jayne Lane	Single-Family Home	1990	2,816	*80*	Brick
	AVERAGES:	1986	2,800	631	

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



1200 Marilyn Jayne Lane



1201 Marilyn Jayne Lane



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

1202 Marilyn Jayne Lane



1203 Marilyn Jayne Lane



1205 Marilyn Jayne Lane



1206 Marilyn Jayne Lane



1207 Marilyn Jayne Lane



1208 Marilyn Jayne Lane



1209 Marilyn Jayne Lane



1210 Marilyn Jayne Lane



1211 Marilyn Jayne Lane



1212 Marilyn Jayne Lane



1213 Marilyn Jayne Lane



1214 Marilyn Jayne Lane



215 Marilyn Jayne Lane



1216 Marilyn Jayne Layne



1217 Marilyn Jayne Layne



1218 Marilyn Jayne Lane

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-4XX

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 WITHIN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.651-ACRE PARCEL OF LAND IDENTIFIED AS LOT 17 OF THE MAYTONA RANCH ESTATES 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 James Roland on behalf Leon and Gracie Walker for the approval of a *Specific Use Permit (SUP)* for *Residential Infill within an Established Subdivision* to allow the construction of a single-family home on a 0.651-acre parcel of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 1204 Marilyn Jayne 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 *Residential Infill Adjacent to 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 03.06, *Single-Family 16 (SF-16) 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 future*

DRAFT 01.26.2026

-- and with the following conditions:

3.1 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 *Exhibits '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.

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 *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 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.

DRAFT ORDINANCE 07.28.2026

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 8st DAY OF SEPTEMBER, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 17, 2026*

2nd Reading: *September 8, 2026*

DRAFT ORDINANCE 07.28.2026

Exhibit 'A':
Location Map

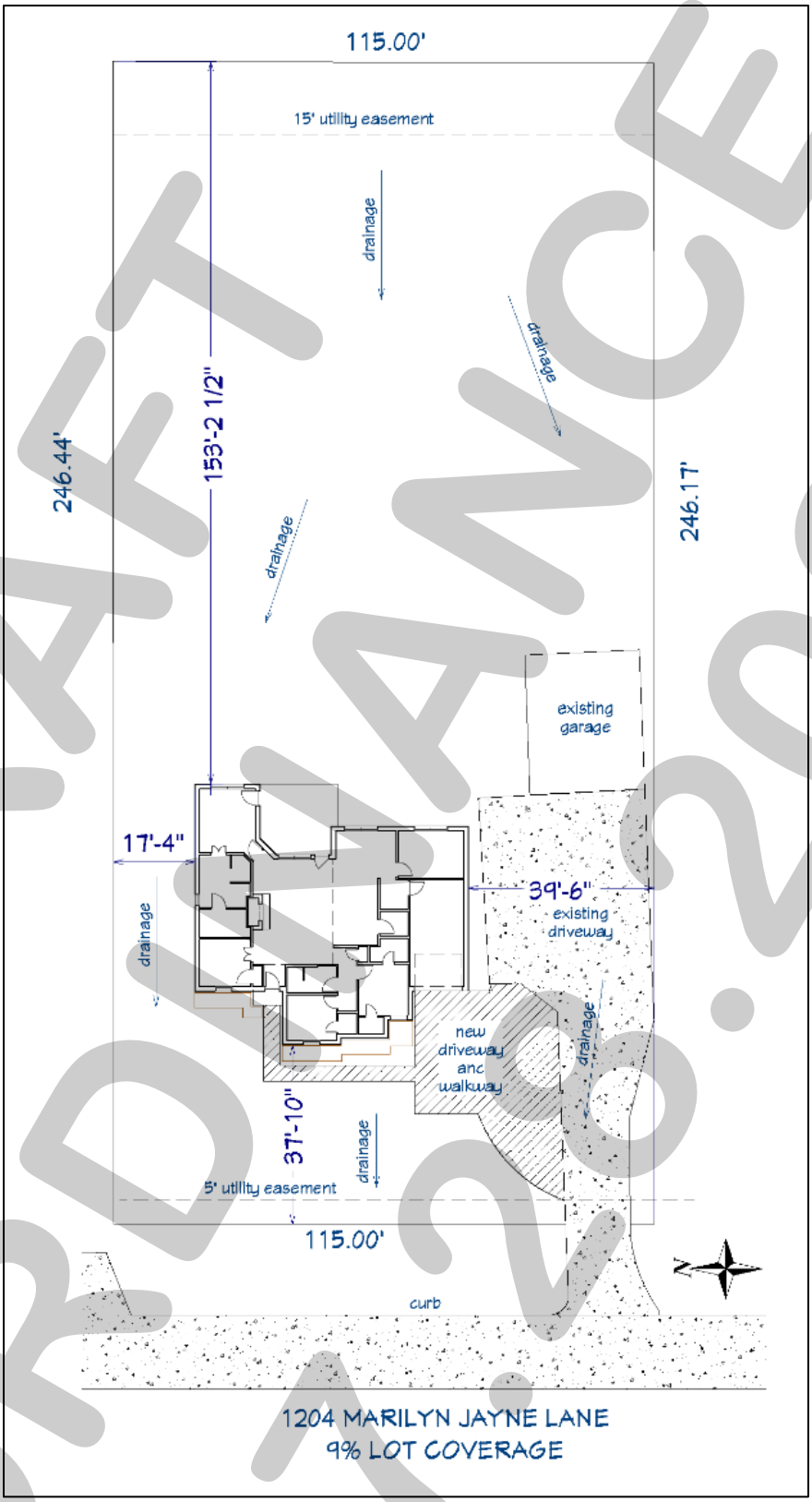
Legal Description: Lot 17 Maytona Ranch Estates Addition
Address: 1204 Marilyn Jayne Lane



DRAFT
07.28.2026

Exhibit 'B':

Residential Plot Plan



DRAFT ORDINANCE 01.26.2026

Exhibit 'E':
Floor Plan



DRAFT
ORDINANCE
01.28.2026

PROJECT COMMENTS

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

DATE: 7/24/2026

PROJECT NUMBER: Z2026-044
PROJECT NAME: SUP for Residential Infill at Dickey Street
SITE ADDRESS/LOCATIONS: 1025 Sam Buffington Street, Rockwall, TX 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Raul Suarez on behalf of Violet Harrington of RERV, 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 0.30-acre parcel of land identified as Lot 27 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the SH-205 Overlay (SH-205 OV) District and the Southside Residential Neighborhood Overlay (SRO) District, generally located at the southeast corner of the intersection of Dickey Street and Sam Buffington Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	07/21/2026	Approved w/ Comments

07/21/2026: Z2026-044; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the SEC of Dickey Street and Sam Buffington 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 Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.30-acre parcel of land identified as Lot 27 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the SH-205 Overlay (SH-205 OV) District and the Southside Residential Neighborhood Overlay (SRO) District, generally located at the southeast corner of the intersection of Dickey Street and Sam Buffington 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.

I.3 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

M.4 For reference, include the case number (Z2026-044) in the lower right-hand corner of all pages on future submittals.

I.5 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 Canups Subdivision which has been in existence since December 6, 1944, consists of 57 lots, and is considered to be 80.70% developed.

I.6 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."

I.7 Garage Requirements. According to 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 garage is approximately six (6) feet, eight (8) and a half inches behind the front façade of the home. While this is not uncharacteristic of the surrounding area, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

M.8 Please indicate all building setbacks (front, side, and rear) on the residential plot plan to ensure conformance. Please note that the side setback adjacent to a street is treated the same as a front yard building setback.

M.9 Ordinances. Please review the attached draft ordinance prior to the August 11, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by August 4, 2026.

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 August 4, 2026; 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 August 11, 2026 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 July 28, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on August 11, 2026.

I.12 City Council Meeting Dates. The projected City Council meeting dates for this case will be August 17, 2026 (1st Reading) and September 8, 2026 (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 Kuhn	07/21/2026	Approved w/ Comments

07/21/2026: 1. Provide a 10' utility easement along the roadway frontage.
2. Please note the property owner is responsible for maintaining creek, including trees and any erosion.
3. There is existing 6" sewer main running through this area. Will need to be within a 20' utility easement. No structures, including fencing, allowed within this easement. Also drainage in here.

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- 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 the 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 located along Buffington St. available for use.
- There is an existing 8" water main located along Dickey St 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.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls (if needed). Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event

- No rock, 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	07/23/2026	Needs Review

07/23/2026: plot plan only shows a 6' rear setback from the property line. Will require a minimum of 10' or seek a variance from BOA

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/20/2026	Approved w/ Comments

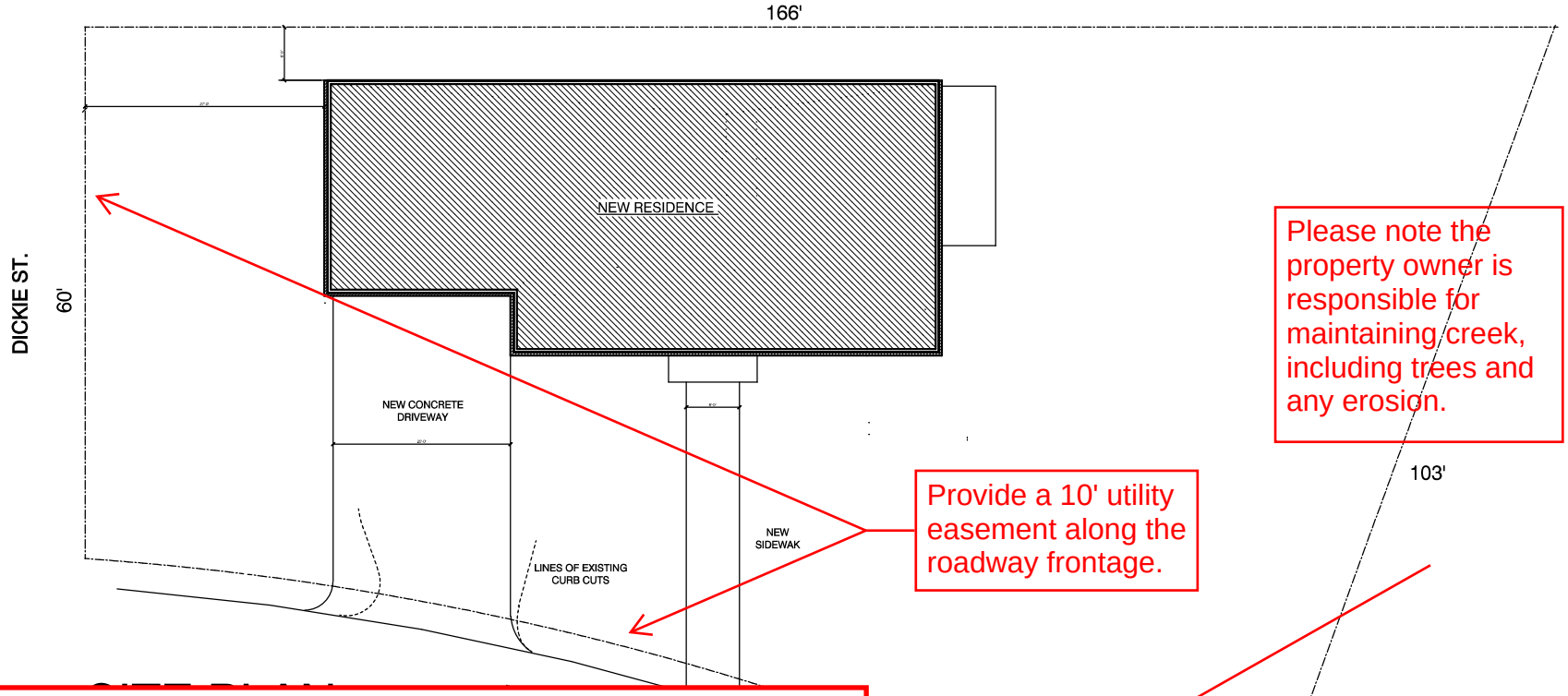
07/20/2026: Address will be 1025 Sam Buffington Street, Rockwall, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/20/2026	Approved

No Comments



Please note the property owner is responsible for maintaining creek, including trees and any erosion.

Provide a 10' utility easement along the roadway frontage.

There is existing 6" sewer main running through this area. Will need to be within a 20' utility easement. No structures, including fencing, allowed within this easement. Also drainage in here.

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- 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 the 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 located along Buffington St. available for use.
- There is an existing 8" water main located along Dickey St 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.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls (if needed). Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, gravel, or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1&3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($1,000.00 + $20.00 ACRE) [1&2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1&3]
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1,2&3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1,2&3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1&3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1&3]

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 ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3] AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS

$370

PROPERTY INFORMATION [PLEASE PRINT]

PAYABLE TO?

ADDRESS					
SUBDIVISION	CANUP	LOT	27	BLOCK	
GENERAL LOCATION	CORNER OF SAM BUFFINGTON ST & DICKEY ST				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SINGLE FAMILY	CURRENT USE	VACANT
PROPOSED ZONING	SINGLE FAMILY	PROPOSED USE	SINGLE FAMILY
ACREAGE	0.3	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	RERV, LLC	☑ APPLICANT	RAUL & LISA SUAREZ
CONTACT PERSON	Violet Harrington	CONTACT PERSON	RAUL SUAREZ
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		TY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		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 $ 370.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17 *DAY OF* JULY *, 20* 26 *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."*

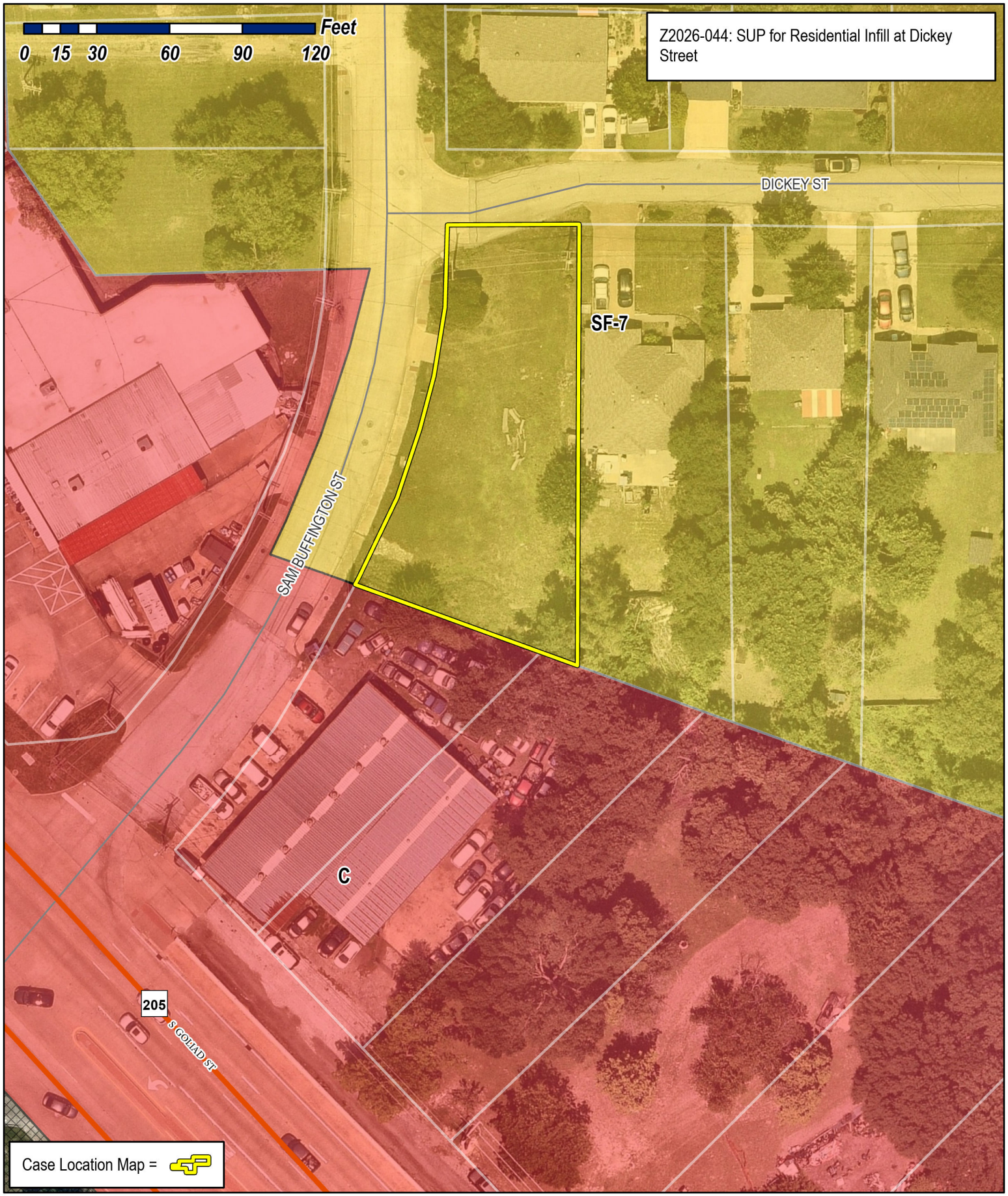
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15TH *DAY OF* July *20* 26

OWNER'S SIGNATURE X Violet Harrington

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Krissy Hernandez

KRISSY HERNANDEZ
My Notary ID # 131932462
Expires March 12, 2027

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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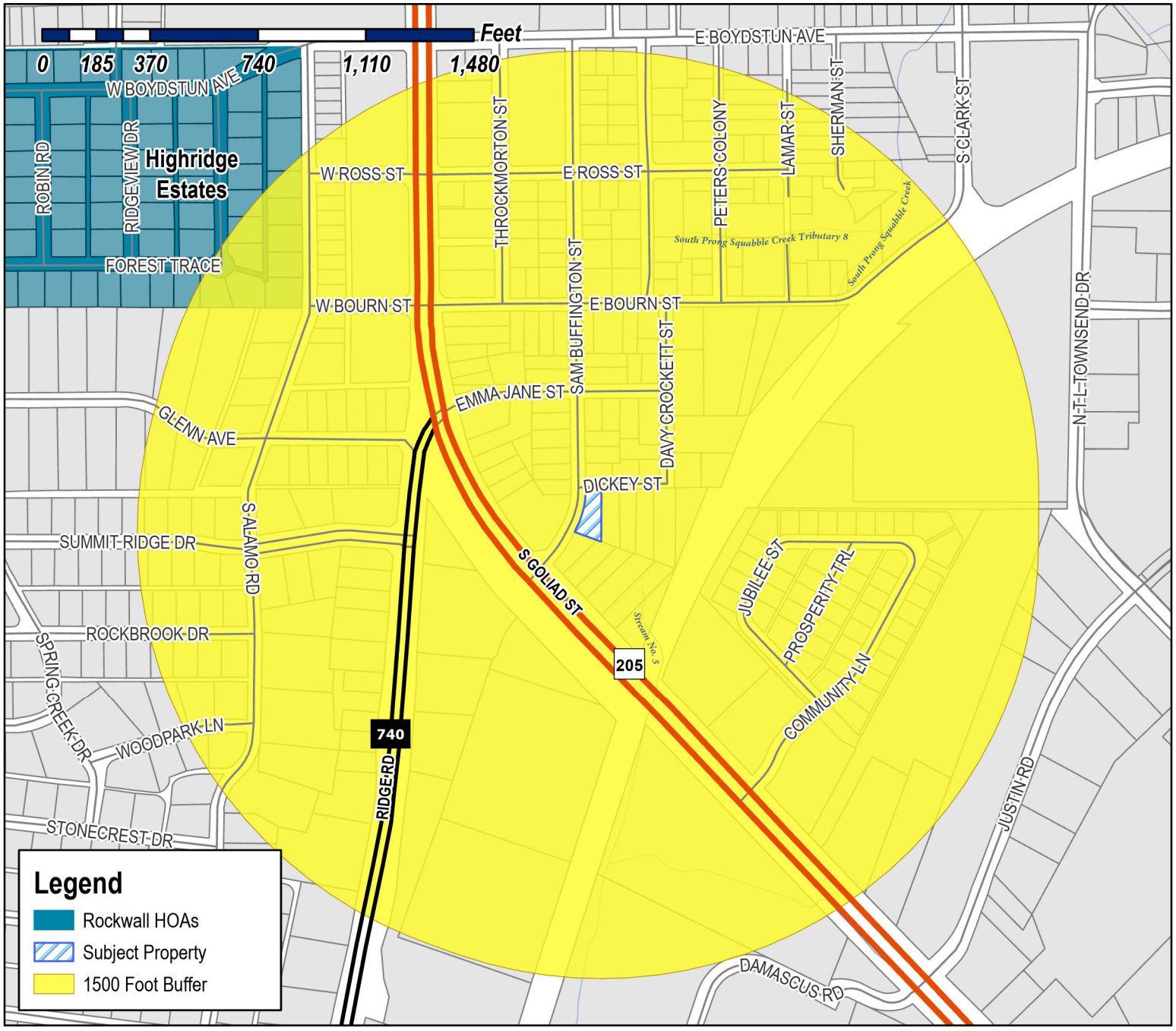
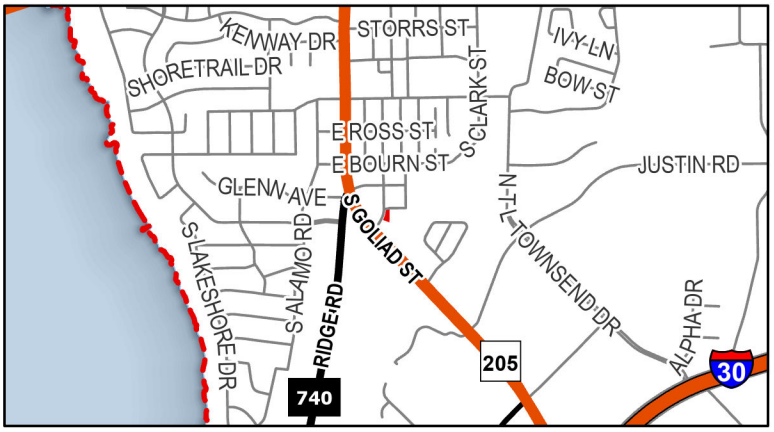


Case Number: Z2026-044
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: SE Corner of Dickey Street and Sam Buffington Street



Date Saved: 7/17/2026
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 [Z2026-044}
Date:	Wednesday, July 22, 2026 10:58:53 AM
Attachments:	Public Notice (07.21.2026).pdf HOA Map (07.17.2026).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, July 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 11, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2026 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.

Z2026-044: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Raul Suarez on behalf of Violet Harrington of RERV, 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 0.30-acre parcel of land identified as Lot 27 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the SH-205 Overlay (SH-205 OV) District and the Southside Residential Neighborhood Overlay (SRO) District, generally located at the southeast corner of the intersection of Dickey Street and Sam Buffington 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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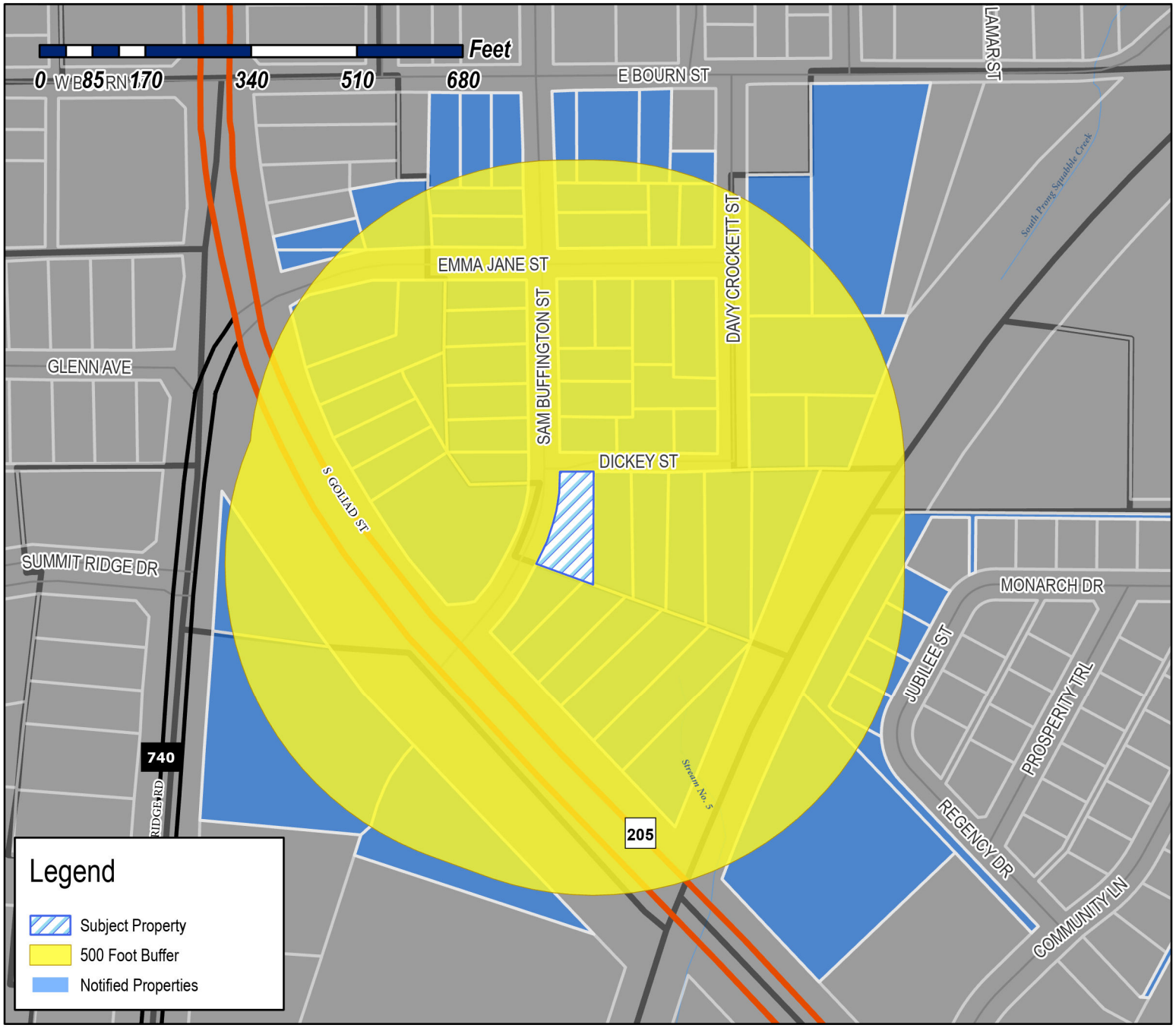


Case Number: Z2026-044
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: SE Corner of Dickey Street and Sam Buffington Street



Date Saved: 7/17/2026
For Questions on this Case Call: (972) 771-7745

RESIDENT
1001 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1003 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1005 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
1006 DAVY CROCKETT
ROCKWALL, TX 75087

MALAVE BRENDA L
1006 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
1007 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1007 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
1008 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
1008 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
1009 S GOLIAD
ROCKWALL, TX 75087

CASTILLO PEDRO
1009 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
1010 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
1011 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1011 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1012 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
1013 S GOLIAD
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

GE QIQING AND
JINGJING ZHANG
105 COYOTE BRUSH
IRVINE, CA 92618

ROCKWALL ISD TR
1050 Williams St
Rockwall, TX 75087

ROCKWALL ISD TR
1050 Williams St
Rockwall, TX 75087

RIDGE ROAD PARTNERS LP
106 E Rusk St Ste 200
Rockwall, TX 75087

RESIDENT
1101 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1101 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1105 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1109 S GOLIAD
ROCKWALL, TX 75087

ERVIN PROPERTIES LLC
1155 W Wall St Ste 101
Grapevine, TX 76051

RESIDENT
1201 RIDGE RD
ROCKWALL, TX 75087

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

LUKE LINDA FAYE
1325 S GOLIAD ST APT 5308
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED
MAY 16TH, 2017
MICHAEL WAYNE ROGERS- TRUSTEE
1404 RIDGE ROAD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

PARNES DROR
15 KESTREL COURT
HEATH, TX 75032

RERV ACQUISITIONS LLC
1748 BAY WATCH DR
ROCKWALL, TX 75087

LRG GROUP LLC
202 E RUSK ST
ROCKWALL, TX 75087

RIVERA JAIME & MARIA
204 E BOURN ST
ROCKWALL, TX 75087

MIMS KATHY
206 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
206-207 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
208 EMMA JANE ST
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE
208 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
302 EMMA JANE
ROCKWALL, TX 75087

RESIDENT
304 EMMA JANE
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-HERNANDEZ
304 E Bourn St
Rockwall, TX 75087

RESIDENT
306 BOURN AVE
ROCKWALL, TX 75087

ELLERD TERESA
308 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
309 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
310 EMMA JANE
ROCKWALL, TX 75087

JONES LENA EST
C/O CHARLES R HUMPHREY
405 ER ELLIS
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

5013 COFFEE PROPERTIES LLC
4210 RIDGE RD STE 101
HEATH, TX 75032

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

MATHIS DEBRA L
504 DICKEY ST
ROCKWALL, TX 75087

RESIDENT
506 DICKEY ST
ROCKWALL, TX 75087

RODRIGUEZ MARIA
507 DICKEY ST
ROCKWALL, TX 75087

BROWN GEORGIA
508 DICKEY ST
ROCKWALL, TX 75087

RESIDENT
510 DICKEY ST
ROCKWALL, TX 75087

SALGADO HAROLD G
510 DICKIE ST
ROCKWALL, TX 75087

WAFFER JULIUS
512 DICKEY ST
ROCKWALL, TX 75087

THOMAS LOU BERTHA
602 JUBILEE STREET
ROCKWALL, TX 75087

RESIDENT
606 JUBILEE ST
ROCKWALL, TX 75087

RESIDENT
610 JUBILEE ST
ROCKWALL, TX 75087

MARET WENDY A
614 JUBILEE STREET
ROCKWALL, TX 75087

BRANNON ERMA LEE EST AND
MARVIN RAY BRANNON ETAL
6819 CLIFFWOOD DR
DALLAS, TX 75237

EMMANUEL TABERNACLE CHURCH
7903 FERGUSON RD
DALLAS, TX 75228

8661 S HAMPTON LLC
805 Green Pond Dr
Garland, TX 75040

RUSZKOWSKI SKYLER E
8127 E COLUMBUS AVE
SCOTTSDALE, AZ 85251

THE STANDARD MCP LTD
8226 Douglas Ave Ste 709
Dallas, TX 75225

DENTON GLENDA K & LANCE
900 DAVY CROCKETT
ROCKWALL, TX 75087

JPH ROCKWALL LLC
901 DAVY CROCKETT STREET
ROCKWALL, TX 75087

PORTER BRANDON &
NOELLE PELLECER
901 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
902 DAVY CROCKETT
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
903 DAVY CROCKETT
ROCKWALL, TX 75087

GOAT GENERAL CONTRACTING LLC
KEVIN W. VICE
903 DAVY CROCKETT ST
ROCKWALL, TX 75087

G O A T GENERAL CONTRACTING, LLC
903 DAVY CROCKETT ST
ROCKWALL, TX 75087

DIXON MARSHALL WADE
905 SAM HOUSTON
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO
906 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
907 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
907 S GOLIAD
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

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:

Z2026-044: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Raul Suarez on behalf of Violet Harrington of RERV, 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 0.30-acre parcel of land identified as Lot 27 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the SH-205 Overlay (SH-205 OV) District and the Southside Residential Neighborhood Overlay (SRO) District, generally located at the southeast corner of the intersection of Dickey Street and Sam Buffington 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, August 11, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 17, 2026 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, August 17, 2026 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. Z2026-044: 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

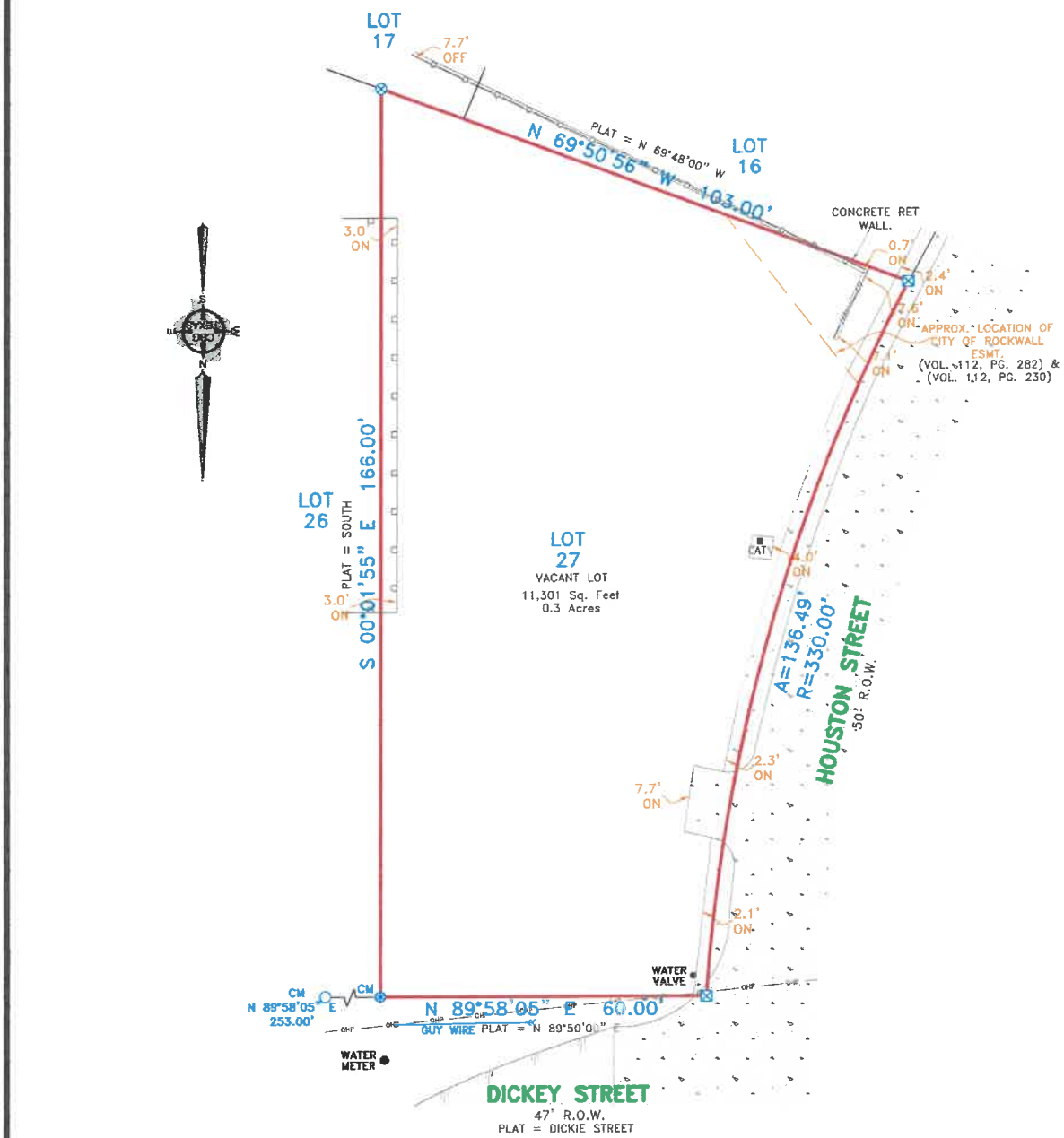
00 Dickey Street

Lot 27 of Canup's Subdivision in the B.J.T. Lewis Survey, Abstract Number 225, in the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Volume 39, Page 244, Plat Records of Rockwall County, Texas.

Lawyers Title

LEGEND

- ○ 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- ○ 1" PIPE FOUND
- ⊠ "X" FOUND/SET
- ⊕ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- ■ COLUMN
- □ FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- TELE TELEPHONE PEDESTAL
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- LP LIGHT POLE
- ● POWER POLE
- BL BUILDING LINE
- AE AERIAL EASEMENT
- IRON FENCE
- SSE SANITARY SEWER EASEMENT
- UE UTILITY EASEMENT
- CHAIN LINK
- —OHP— OVERHEAD ELECTRIC POWER
- —OES— OVERHEAD ELECTRIC SERVICE
- WOOD FENCE 0.5' WIDE TYPICAL
- PIPE FENCE
- WOOD DECK
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 39, PG. 244, VOL. 112, PG. 230, VOL. 112, PG. 282

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

Date: _____ Accepted by: _____ Purchaser

_____ Purchaser

NOTES:

NOTE: Bearings, easements and building lines are by recorded plat unless otherwise noted.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, 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 Lawyers Title. 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.

Drawn By: AT

Scale: 1" = 20'

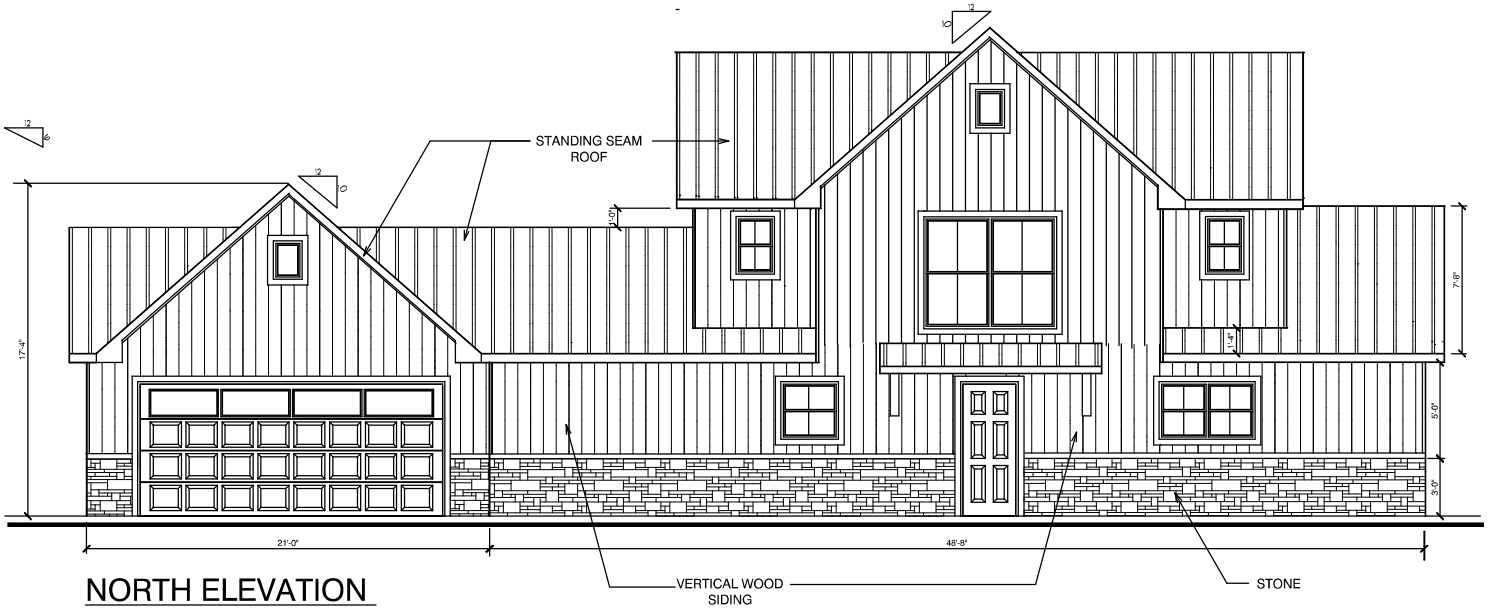
Date: 07/13/26

GF No.: LT-19124-1901242600206-KZ

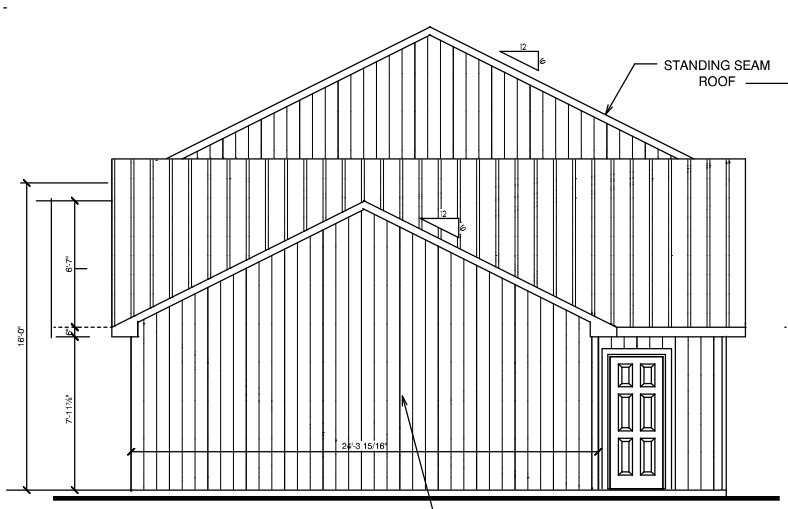
Job No. 26928

CBG SURVEYING TEXAS LLC
419 Century Plaza Dr., Ste. 210
Houston, TX 77073
P 214.349.9485
F 214.349.2216
Firm No. 10194280
www.cbgtxllc.com

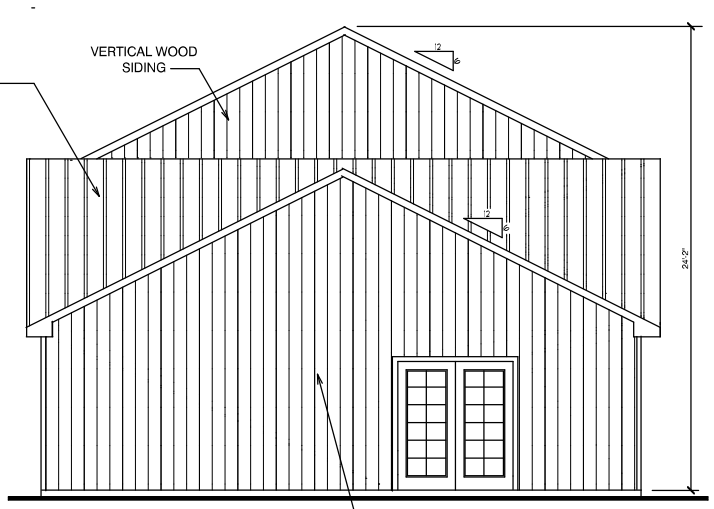
STATE OF TEXAS REGISTERED CHRIS J. BROUSSARD 07 PROFESSIONAL LAND SURVEYOR CHRIS J. BROUSSARD R.P.L.S. NO. 6107



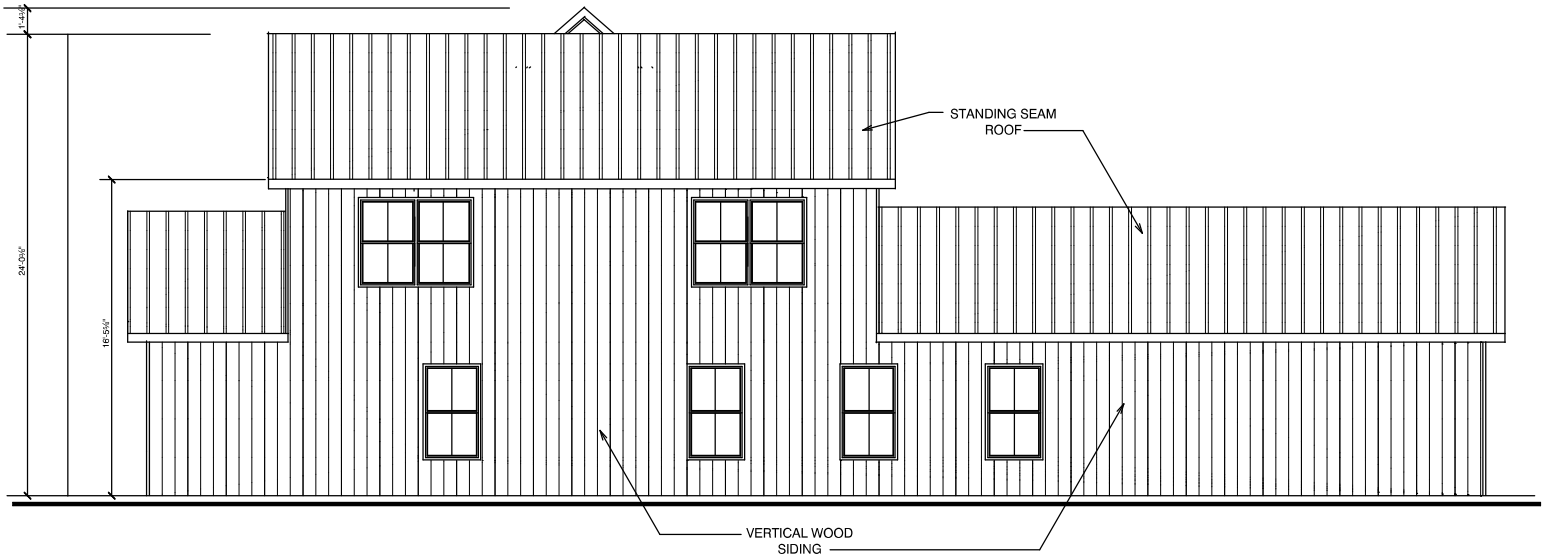
NORTH ELEVATION



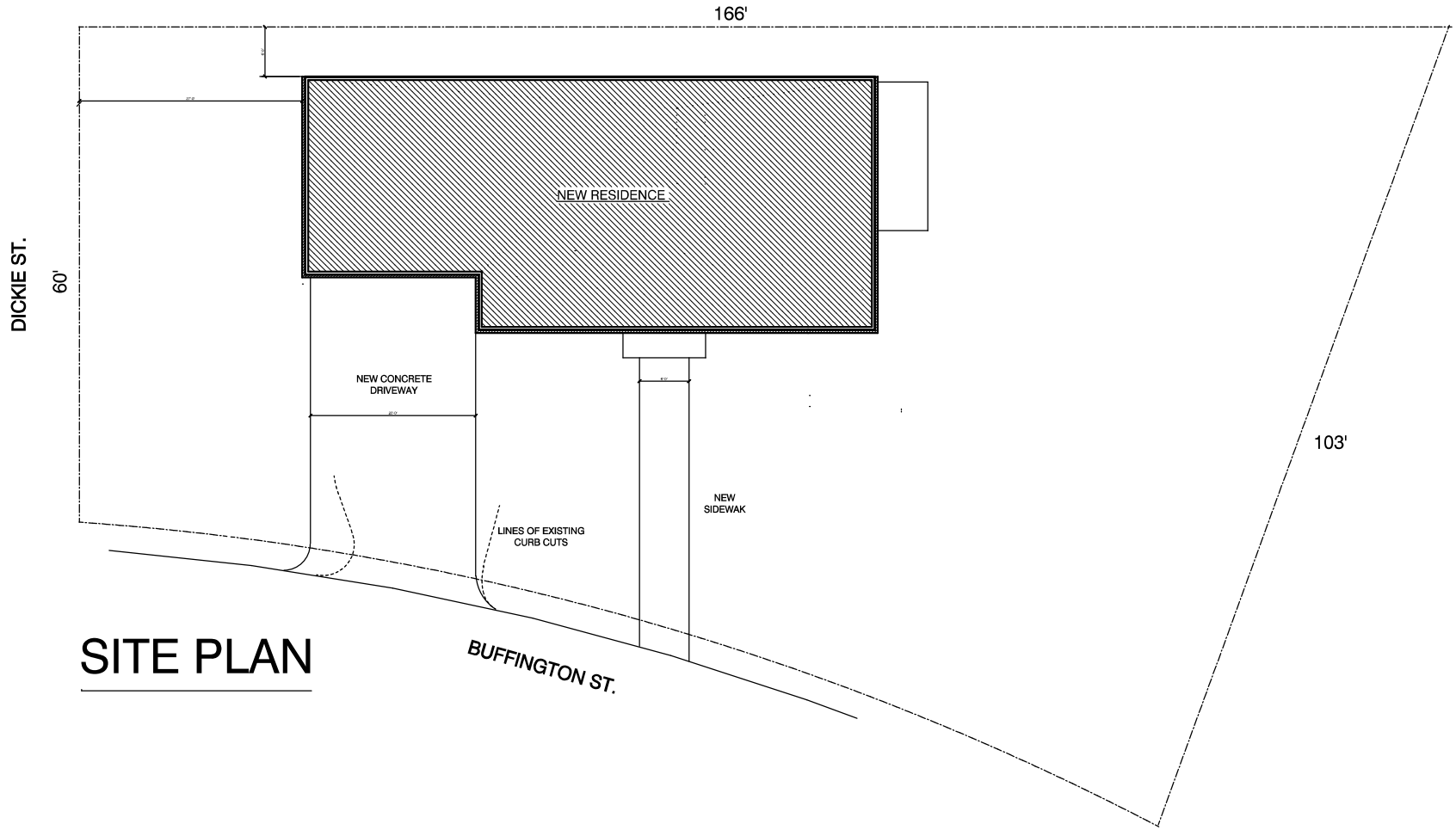
EAST ELEVATION



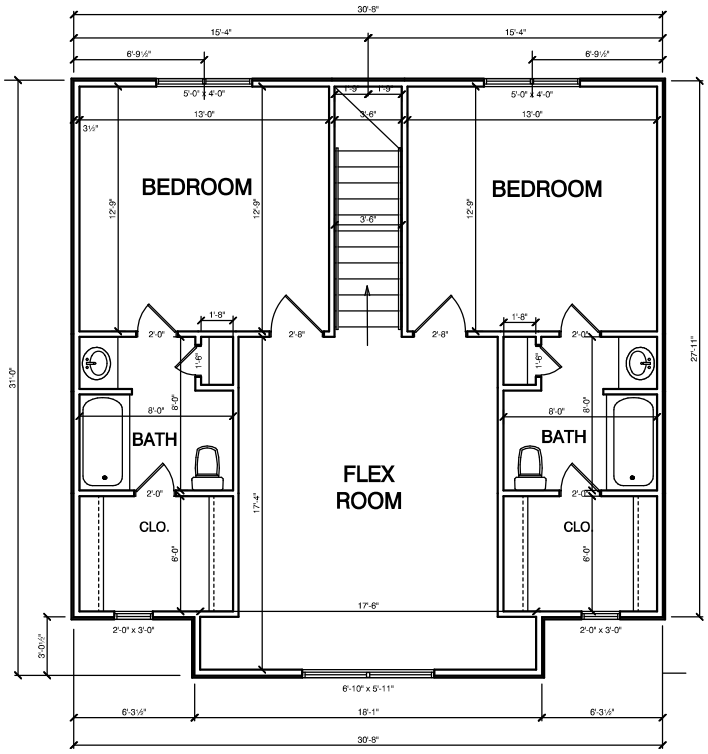
WEST ELEVATION



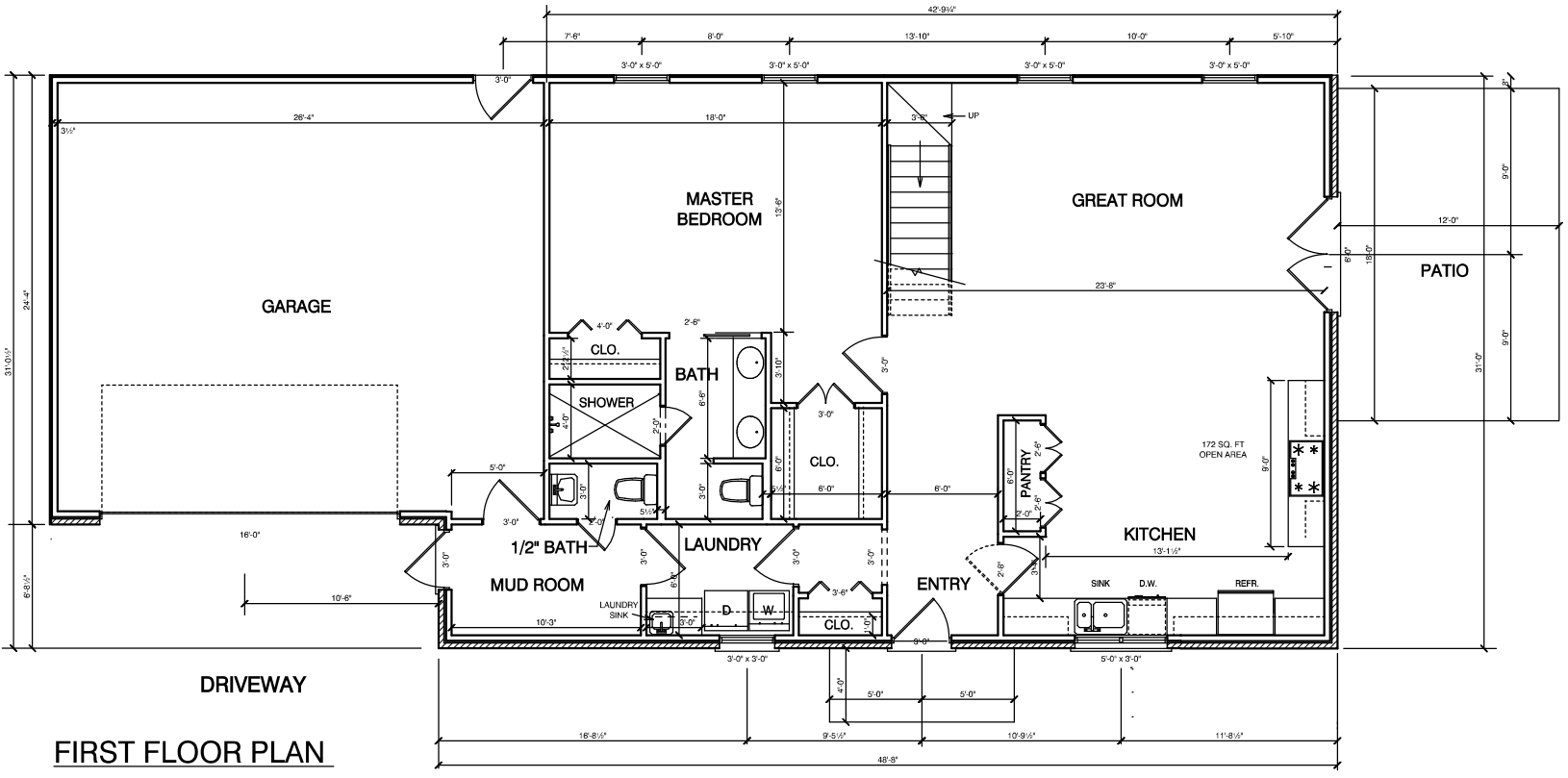
SOUTH ELEVATION


166'
NEW RESIDENCE
DICKIE ST.
60'
NEW CONCRETE
DRIVEWAY
NEW
SIDEWAK
LINES OF EXISTING
CURB CUTS
103'
BUFFINGTON ST.

SITE PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-044

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
1006 Sam Buffington	Single-Family Home	1987	1,819	*80*	Siding
1008 Sam Buffington	Church	1955	860	*N/A*	Siding
1009 Sam Buffington	Single-Family Home	2004	1,500	*80*	Brick and Siding
1010 Sam Buffington	Vacant	N/A	N/A	*N/A*	N/A
1025 Sam Buffington	Vacant	N/A	N/A	*N/A*	N/A
504 Dickey Street	Single-Family Home	2000	2,016	*N/A*	Brick
506 Dickey Street	Single-Family Home	2008	1,318	*110*	Siding
507 Dickey Street	Single-Family Home	2004	1,460	*480*	Brick
508 Dickey Street	Single-Family Home	2007	1,835	*N/A*	Brick and Siding
510 Dickey Street	Single-Family Home	1947	962	*N/A*	Siding
512 Dickey Street	Single-Family Home	2024	2,410	*160*	Brick
1008 Davy Crockett	Vacant	N/A	N/A	*N/A*	N/A
	AVERAGES:	1993	1,576	182	



1006 Sam Buffington



1008 Sam Buffington

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



1009 Sam Buffington



1010 Sam Buffington



1025 Sam Buffington



504 Dickey Street



506 Dickey Street



507 Dickey Street

PLANNING AND ZONING DEPARTMENT
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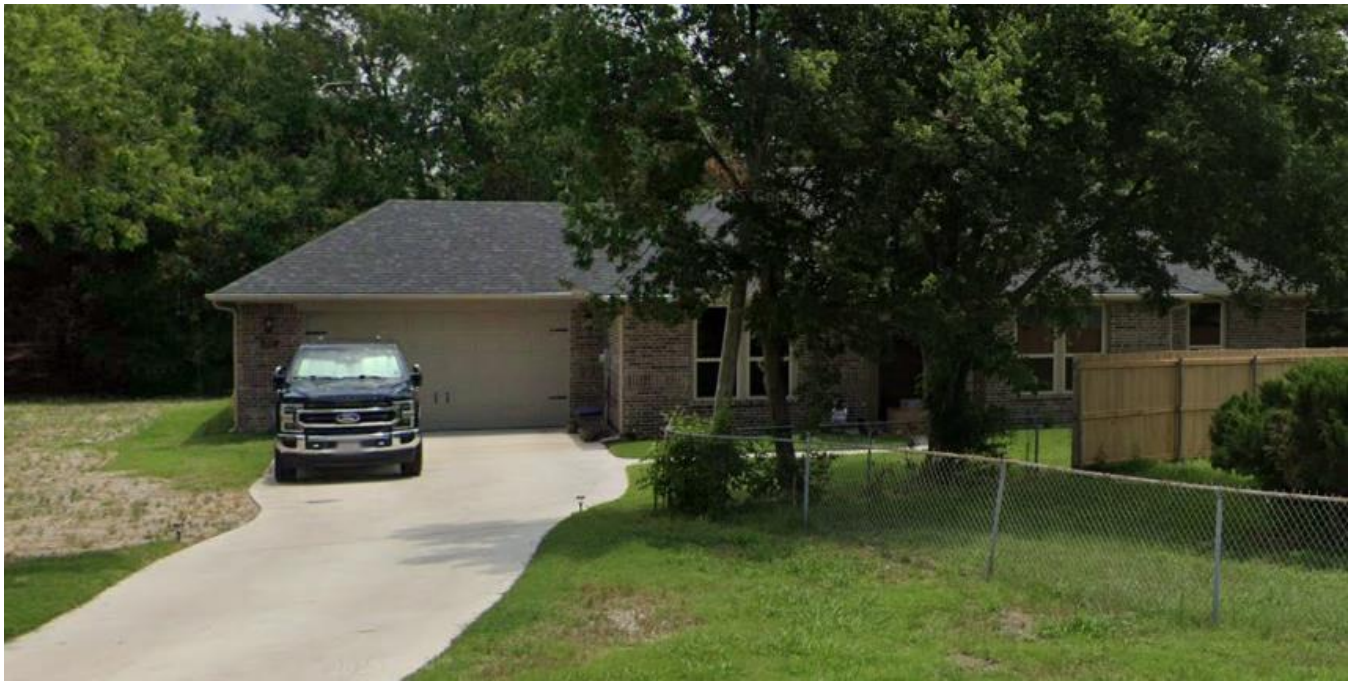
508 Dickey Street



510 Dickey Street

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



512 Dickey Street



1008 Davy Crockett

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-4XX

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 THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.30-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 27 OF THE CANUP 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 Raul Suarez on behalf of Violet Harrington of RERV, 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 0.30-acre parcel of land identified as Lot 27 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the SH-205 Overlay (SH-205 OV) District and the Southside Residential Neighborhood Overlay (SRO) District, generally located at the southeast corner of the intersection of Dickey Street and Sam Buffington 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 *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*

DRAFT 01.22.2026

7 (SF-7) District, Subsection 6.05, Southside Residential Neighborhood Overlay (SRO) District, and Subsection 06.07, SH-205 Overlay (SH-205 OV) 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 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; and,

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.

DRAFT ORDINANCE 01.28.2026

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 8TH DAY OF SEPTEMBER, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 17, 2026*

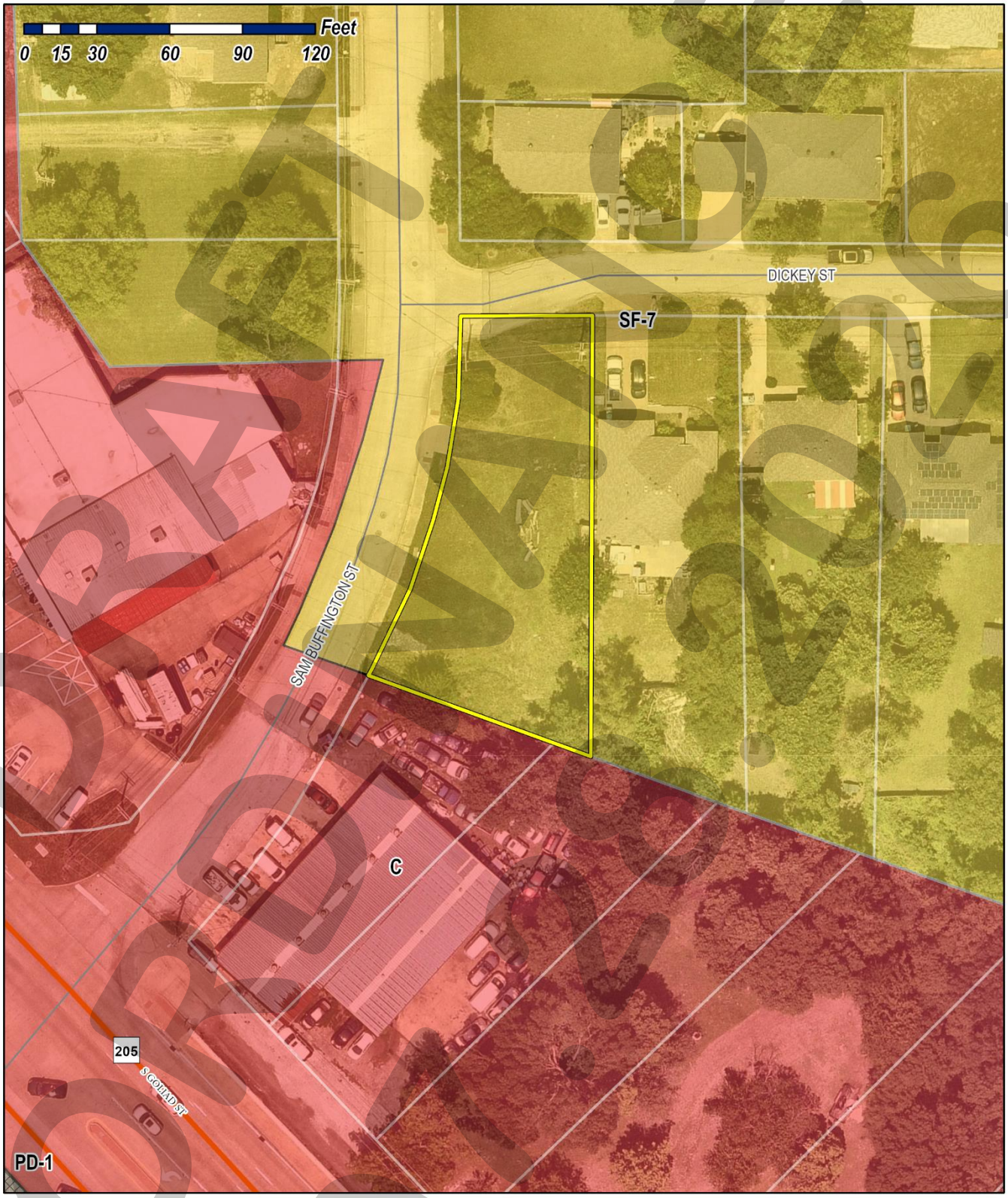
2nd Reading: *September 8, 2026*

DRAFT ORDINANCE 07.28.2026

Exhibit 'A':
Location Map

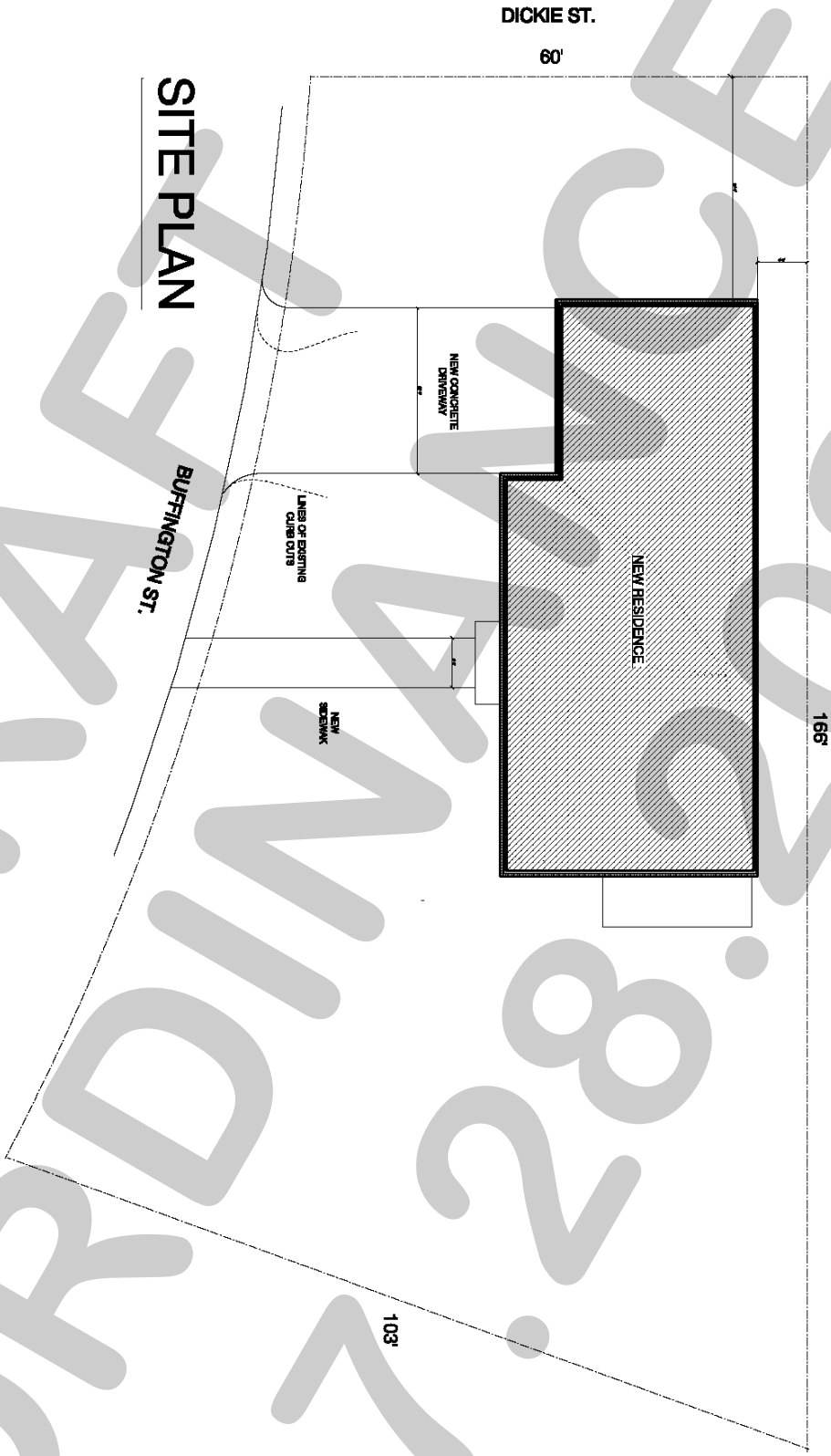
Address: *SEC of the Intersection of Dickey Street and Sam Buffington Street*

Legal Description: *Lot 27 of the Canup Addition*



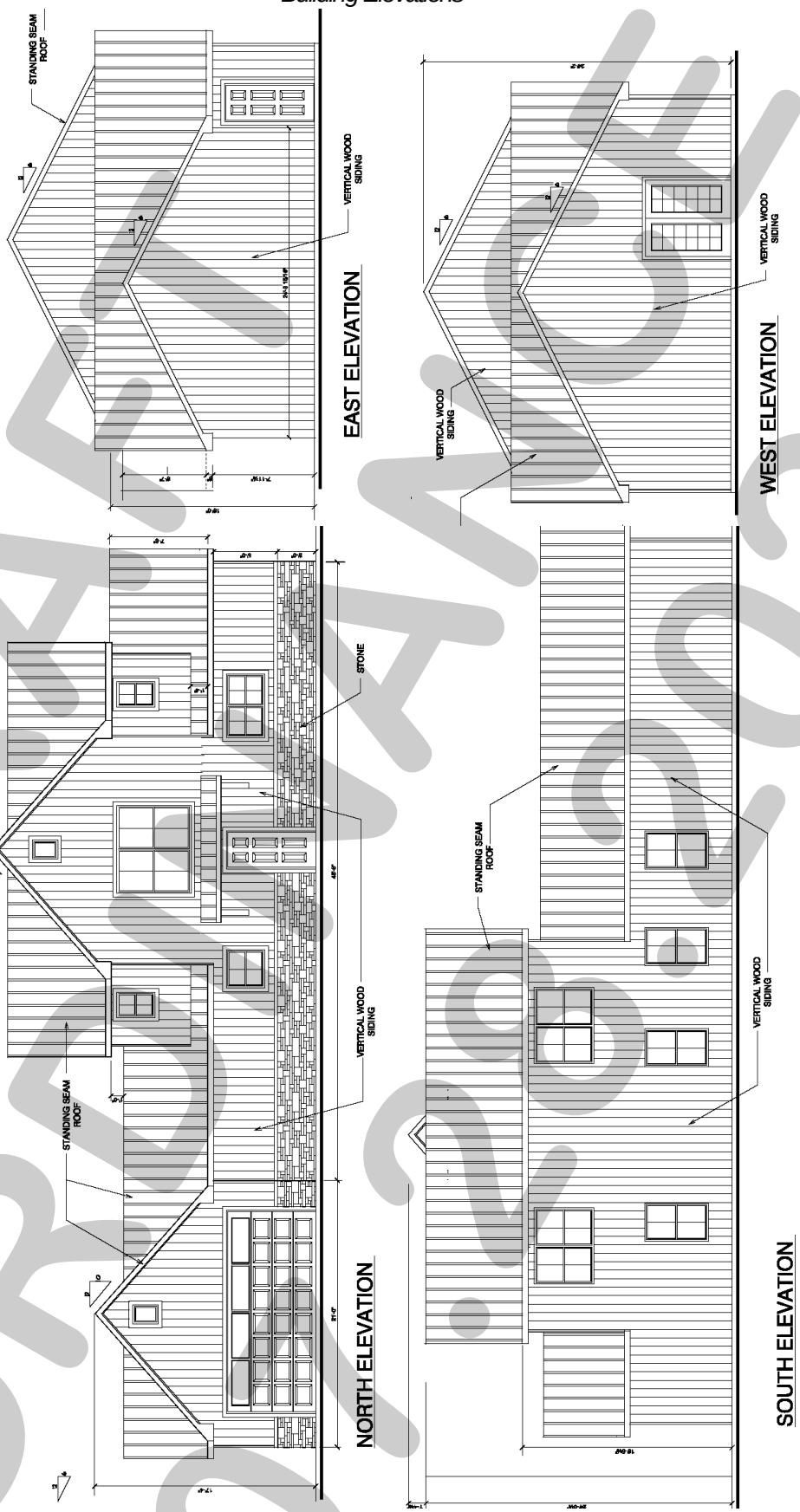
DRAFT
ORDINANCE

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 07.28.2026

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 02.26

PROJECT COMMENTS

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

DATE: 7/24/2026

PROJECT NUMBER: Z2026-045
PROJECT NAME: SUP for a Medical Office Exceeding the Maximum Building Size in a
SITE ADDRESS/LOCATIONS: General Retail

CASE CAPTION: Hold a public hearing to discuss and consider a request by Logan Lindsley of Kimley-Horn and Associates, Inc. on behalf of Kelly Cannell of JWS Land, LTD for the approval of a Specific Use Permit (SUP) for a Medical Office Building that Exceeds 25,000 SF in a General Retail (GR) District on a 5.1527-acre parcel of land identified as Tract 4-26 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, generally located at the southeast corner of the intersection of Medical Drive and Horizon Road [i.e. FM-3097], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	07/23/2026	Approved w/ Comments

07/24/2026: Z2026-045: Specific Use Permit (SUP) for a Medical Office Building that Exceeds 25,000 SF in a General Retail (GR) District
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 Medical Office Building that Exceeds 25,000 SF in a General Retail (GR) District on a 5.1527-acre parcel of land identified as Tract 4-26 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, and generally located at the southeast corner of the intersection of Medical Drive and Horizon Road [i.e. FM-3097].

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.

I.3 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

M.3 For reference, include the case number (Z2026-045) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.02(D)(2), Office and Professional Land Uses, of Article 13, Definitions, of the Unified Development Code (UDC), states that a Medical Office Building is a "facility designed to support a range of healthcare services, including diagnostics, treatments, and administrative functions. These services encompass procedures requiring medical devices or the expertise of a qualified medical professional. Examples include but are not limited to medical doctor offices, physical therapy, massage therapy, chiropractic care, Botox treatments, and sonograms."

I.5 The subject property is zoned Planned Development District (PD-9) for General Retail (GR) District land uses. In the General Retail (GR) District the Medical Office Building land use is permitted by-right. However, according to Subsection 07.03, Non-Residential District Development Standards, of Article 05, District Development Standards of the Unified Development Code, the maximum building size within the General Retail (GR) District is 25,000 SF, unless otherwise approved through a Specific use Permit (SUP) by the Planning and Zoning Commission and City Council. In this case, the proposed Medical Office Building is a total square footage of 42,000 SF and must be reviewed by the Planning and Zoning Commission and City Council to determine if the proposed size is appropriate for the proposed location.

I.6 The proposed Medical Office Building will require a total of 210 parking spaces. This will need to be revised prior to the submittal of site plan or an exception will need to be requested from the Planning and Zoning Commission.

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 Concept Plan as depicted in Exhibit 'B' of this ordinance; and
2) The proposed Medical Office Building shall not exceed 42,000 SF
M.8 Please review the attached Draft Ordinance prior to the July 28, 2026 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than August 4, 2026.

I.9 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 August 4, 2026; 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 August 11, 2026 Planning and Zoning Commission Public Hearing Meeting.

I.10 City Council Meeting Dates. The projected City Council meeting dates for this case will be August 17, 2026 (1st Reading) and September 8, 2026 [TUESDAY] (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 Kuhn	07/21/2026	Approved w/ Comments

07/21/2026: 1. Move driveway north. Variance for driveway location required. Minimum separation is 100'.

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.
- All non-TXDOT roadways shall have a minimum 10' utility easement along the ROW. All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- Additional comments may be provided at time of Engineering.

Roadway Paving Items:
- All driveways must meet City spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed with without a City approved turnaround area, 15'x64' striped and signed no parking area.
- All drive isles to be a minimum of 24' wide.
- All streets and parking 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.
- Culverts (if needed) for driveways will need to be engineered.
- Must meet driveway width maximum and minimum.

- All non-TXDOT roadways shall have a minimum 10' utility easement along the ROW. All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- Sidewalks are required along Medical Drive and all City streets.

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
- There is an existing 6" sewer main stub along medical drive available for use.
- There is an existing 12" and 16" water main around the site available for use.
- 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.

Drainage Items:
- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
- Detention is provided for the entire site.
- No grate inlets allowed.
- All Dumpster areas shall drain to an oil/water separator and then into the storm system.
- Driveway culverts (if needed) must be engineer designed.

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	07/24/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/20/2026	Approved

No Comments

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEETS ORIGINAL ARCHITECTURAL SCALE

HORIZON ROAD
(F.M. 3097)
(A VARIABLE WIDTH RIGHT-OF-WAY)

PROPERTY LINE
TX DOT ROW SETBACK
UTILITY SETBACK
LANDSCAPE SETBACK
BUILDING SETBACK
(BASED ON TX DOT ROW)
50'-0"
20'-0"

CARDIO CLINIC ENTRY
ASC ENTRY
PROPOSED 42,000 SF
SINGLE STORY ASC / MOB
WOUND CARE CLINIC ENTRY
MOB ENTRY
DELIVERY / STAFF ENTRANCE
TRASH
BULK 02
GENERATOR
T.F.
DRAINAGE UTILITY (APPROX.)
20'-0"
10'-0"
10'-0"
10'-0"
10'-0"

MEDICAL DRIVE
65' WIDE SHOWN ON EXHIBIT MAP
BY ASA ENGINEERING
DATED MARCH 18, 2022

Move driveway north. Variance for driveway location required. Minimum separation is 100'.

CONCRETE SIDEWALK
CONCRETE SIDEWALK
CONCRETE SIDEWALK
CONCRETE SIDEWALK

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.
- All non-TXDOT roadways shall have a minimum 10' utility easement along the ROW. All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- Additional comments may be provided at time of Engineering.

Roadway Paving Items:
- All driveways must meet City spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed with without a City approved turnaround area, 15'x64' striped and signed no parking area.
- All drive isles to be a minimum of 24' wide.
- All streets and parking 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.
- Culverts (if needed) for driveways will need to be engineered.
- Must meet driveway width maximum and minimum.
- All non-TXDOT roadways shall have a minimum 10' utility easement along the ROW. All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- Sidewalks are required along Medical Drive and all City streets.

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
- There is an existing 6" sewer main stub along medical drive available for use.
- There is an existing 12" and 16" water main around the site available for use.
- 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.

Drainage Items:
- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
- Detention is provided for the entire site.
- No grate inlets allowed.
- All Dumpster areas shall drain to an oil/water separator and then into the storm system.
- Driveway culverts (if needed) must be engineer designed.

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.

SITE AREA: 5.15 ACRES
DEVELOPABLE SITE AREA: 4.05 ACRES

01 PROPOSED ARCHITECTURAL SITE PLAN
1" = 30'-0"

TRUE NORTH
PROJECT NORTH

7/17/2026 11:34:17 AM

e4h ENVIRONMENTS FOR HEALTH ARCHITECTURE
888.781.8441 817.226.1917 801 Cherry St. Ste. 500 Fort Worth, TX 76102 e4harchitecture.com

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HAMMES PARTNERS HEALTHCARE
BAYLOR SCOTT & WHITE - THE HEART HOSPITAL
ROCKWALL ASC & CLINIC
HORIZON RD. & MEDICAL DR.
ROCKWALL, TX 75032

SEAL:
PROJECT NUMBER: 3125074
DATE: 07/17/2026
SHEET TITLE AND NUMBER:

AS1.01

FUTURE EXPANSION ARCHITECTURAL 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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1 & 3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($1,000.00 + $20.00 ACRE) [1 & 2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1 & 3]
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1, 2 & 3]
- ☒ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1, 2 & 3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1 & 3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1 & 3]

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 ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS							
SUBDIVISION	E TEAL SURVEY	LOT		TRACT	4-26	BLOCK	ABSTRACT NO. 207
GENERAL LOCATION	UNDEVELOPED LOT BETWEEN MEDICAL DRIVE AND FM 3097						

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-9		CURRENT USE	VACANT LOT	
PROPOSED ZONING	PD-9		PROPOSED USE	EMERGENCY GROUND AMBULANCE SERVICES	
ACREAGE	5.1527 AC	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	JWS Land, Ltd.	☒ APPLICANT	Kimley-Horn and Associates, Inc.
CONTACT PERSON	Kelly Cannell	CONTACT PERSON	Logan Lindsley, PE
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kelly Cannell [*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 $ 1,253.05 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17th *DAY OF* July, 2026. *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 17th *DAY OF* July, 2026

OWNER'S SIGNATURE Kelly Cannell

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Brittni Griffin

BRITTNI LYNN-GRIFFIN
Notary Public, State of Texas
Comm. Expires 12-10-2027
Notary ID 130465110

MY COMMISSION EXPIRES 12-10-2027



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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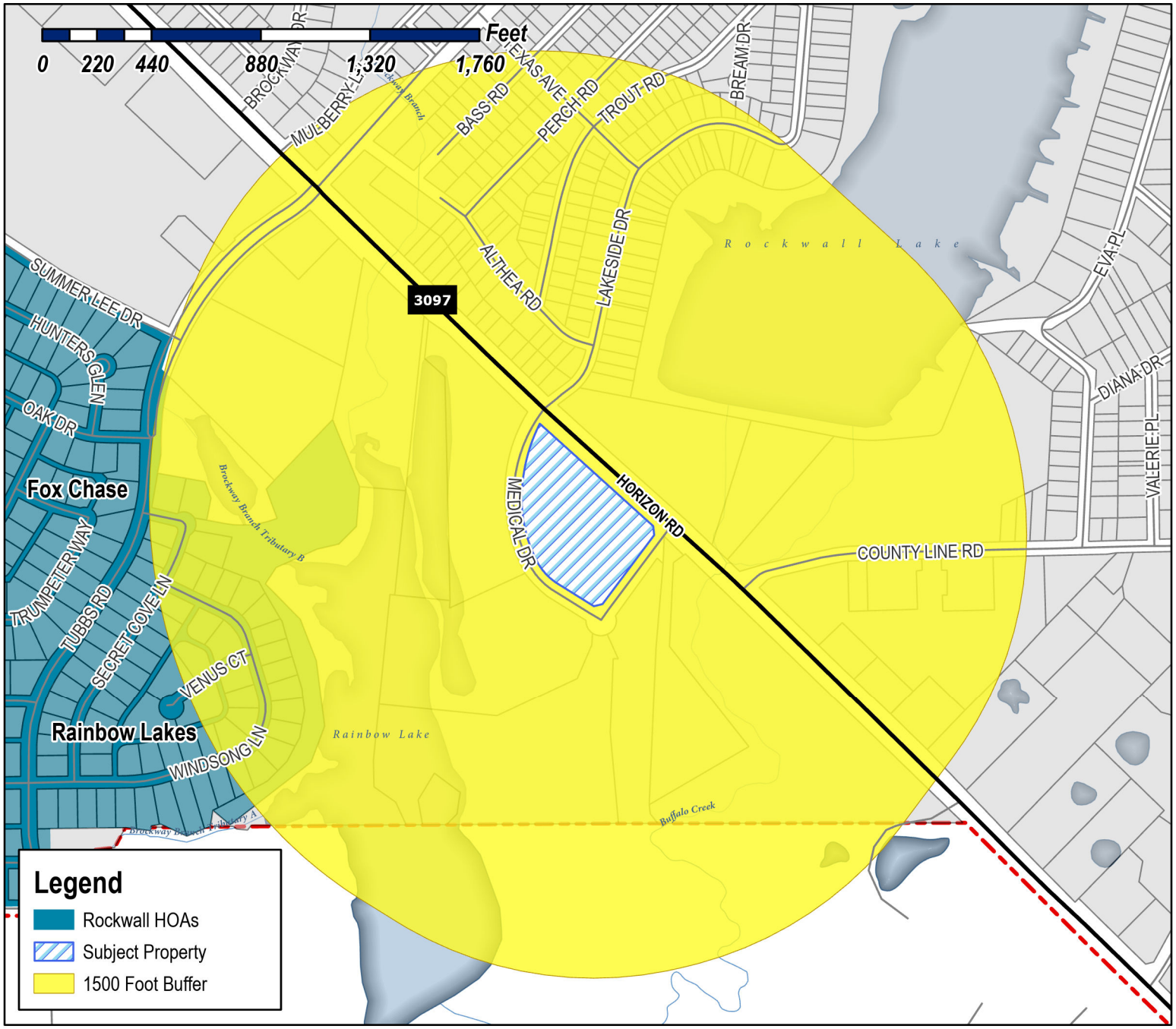
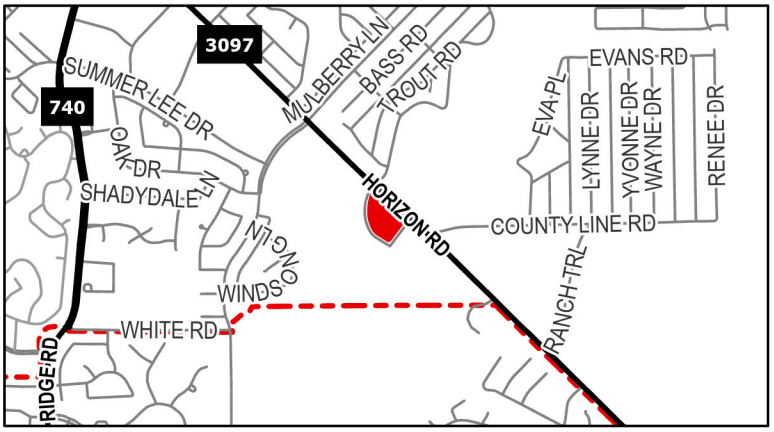


Case Number: Z2026-045
Case Name: SUP for a Medical Office Exceeding the Maximum Building Size in a General Retail District
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: Medical Drive

Date Saved: 7/17/2026
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 [Z2026-045}
Date:	Wednesday, July 22, 2026 11:08:01 AM
Attachments:	Public Notice (07.21.2026).pdf HOA Map (07.22.2026).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, July 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 11, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2026 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.

Z2026-045: SUP for a Medical Office Exceeding the 2500 SF in a General Retail District
Hold a public hearing to discuss and consider a request by Logan Lindsley of Kimley-Horn and Associates, Inc. on behalf of Kelly Cannell of JWS Land, LTD for the approval of a Specific Use Permit (SUP) for a Medical Office Building that Exceeds 25,000 SF in a General Retail (GR) District on a 5.1527-acre parcel of land identified as Tract 4-26 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, generally located at the southeast corner of the intersection of Medical Drive and Horizon Road [i.e. FM-3097], 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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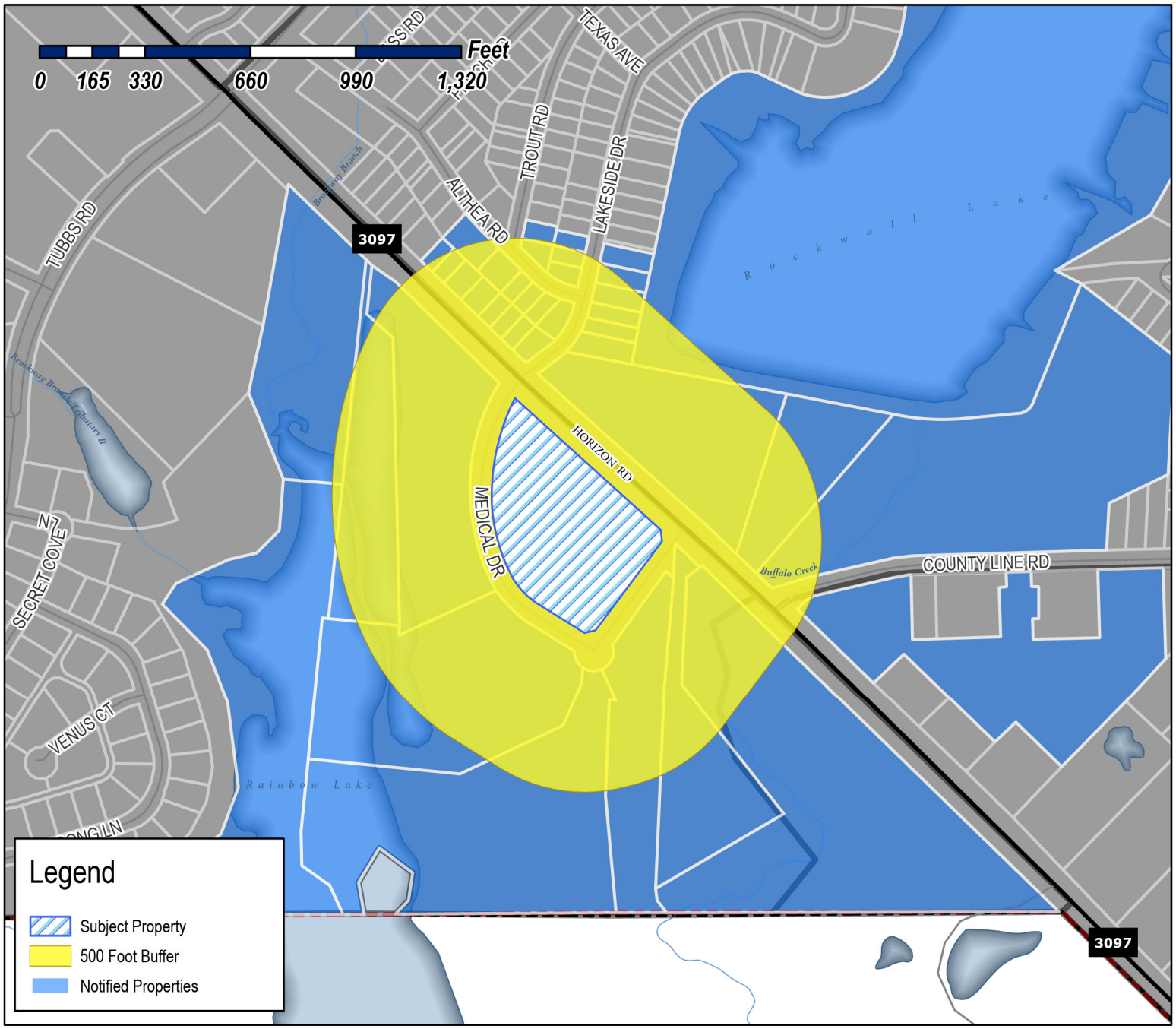
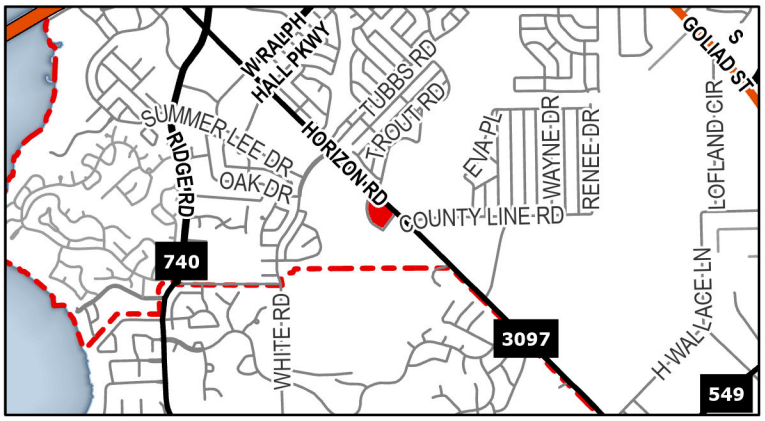


Case Number: Z2026-045
Case Name: SUP for a Medical Office Exceeding the Maximum Building Size in a General Retail District
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: Medical Drive

Date Saved: 7/17/2026
For Questions on this Case Call: (972) 771-7745



RESIDENT
108 ALTHEA RD
ROCKWALL, TX 75032

SHARING SMILES LLC
108 CRYSTAL CT
RICHARDSON, TX 75081

HUCK AMBER L
111 TROUT ST
ROCKWALL, TX 75032

VU RUBY HONG-NGOC
11402 JOLA AVENUE
GARDEN GROVE, CA 92843

ESCOBAR SERGIO & ANABEL
118 ALTHEA RD
ROCKWALL, TX 75032

OJEDA ELIZABETH RODRIGUEZ
128 Althea Rd
Rockwall, TX 75032

SALAZAR JOSE & MARIA E
132 ALTHEA RD
ROCKWALL, TX 75032

WADE CHELSEA L
133 ALTHEA ROAD
ROCKWALL, TX 75032

RESIDENT
139 LAKESIDE DR
ROCKWALL, TX 75032

GUZMAN LUIS & YOLANDA
142 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
149 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
152 ALTHEA RD
ROCKWALL, TX 75032

MCCORMICK SHAWN & NICOLE PERNA
157 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
164 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
165 LAKESIDE DR
ROCKWALL, TX 75032

ESPINOSA DAVID AND ERIN
174 LAKESIDE DR
ROCKWALL, TX 75032

MAKARA MICHAEL AND LYNN
179 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
182 LAKESIDE DR
ROCKWALL, TX 75032

PARIS BRIAN I AND LINDSEY
189 LAKESIDE DR
ROCKWALL, TX 75032

RAMIREZ EDDIE RAFAEL & CASSANDRA GAYLE
194 Lakeside Dr
Rockwall, TX 75032

KELLY EDDY DELMAR AND
REX ALLEN KELLY AND RUSSELL GENE KELLY
2324 E I-30
ROYSE CITY, TX 75189

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT
23975 Park Sorrento Ste 300
Calabasas, CA 91302

CTR PARTNERSHIP LP
24901 Dana Point Harbor Dr Ste A200
Dana Point, CA 92629

NGUYEN THI THANH HAI
3418 HIGHGATE CT
SACHSE, TX 75048

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CASTILLO SILVIA
4125 Horizon Rd
Rockwall, TX 75032

RESIDENT
4175 FM3097
ROCKWALL, TX 75032

RESIDENT
4215 FM3097
ROCKWALL, TX 75032

RESIDENT
4275 FM3097
ROCKWALL, TX 75032

RESIDENT
4325 FM3097
ROCKWALL, TX 75032

RESIDENT
4375 FM3097
ROCKWALL, TX 75032

RESIDENT
4425 FM3097
ROCKWALL, TX 75032

RESIDENT
4485 HORIZON RD
ROCKWALL, TX 75032

GAGNON STEVEN C ETUX SUZANNE
459 WINDING RIDGE LN
ROCKWALL, TX 75032

RESIDENT
4920 HORIZON RD
ROCKWALL, TX 75032

LOPEZ RICARDO C
519 E Interstate 30 PMB 306
Rockwall, TX 75087

RESIDENT
5242 MEDICAL DR
ROCKWALL, TX 75032

RESIDENT
5250 MEDICAL DR
ROCKWALL, TX 75032

RESIDENT
5335 FM3097
ROCKWALL, TX 75032

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

2026 D MATTHEWS REVOCABLE TRUST
DONNA MATTHEWS - TRUSTEE
5550 HORIZON RD
ROCKWALL, TX 75032

NGUYEN TAMMY
7910 SARAHVILLE DR
DALLAS, TX 75252

NUNEZ LUZ ISELA
8655 Brookhollow Blvd Apt 8102
Frisco, TX 75034

NORTH TEXAS MUNICIPAL WATER DIST
P O BOX 2408
WYLIE, TX 75098

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

NORTH TEXAS MUNICIPAL WATER DIST
PO BOX 2408
WYLIE, TX 75098

FOX CHASE DEVELOPMENT CORP
PO BOX 369
ROCKWALL, TX 75087

JWS LAND LTD
PO Box 6621
McKinney, TX 75071

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:

Z2026-045: SUP for a Medical Office Building that Exceeds 25,000 SF in a General Retail (GR) District

Hold a public hearing to discuss and consider a request by Logan Lindsley of Kimley-Horn and Associates, Inc. on behalf of Kelly Cannell of JWS Land, LTD for the approval of a *Specific Use Permit (SUP)* for a *Medical Office Building that Exceeds 25,000 SF in a General Retail (GR) District* on a 5.1527-acre parcel of land identified as Tract 4-26 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, generally located at the southeast corner of the intersection of Medical Drive and Horizon Road [*i.e. FM-3097*], 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, August 11, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 17, 2026 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, August 17, 2026 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. Z2026-045: SUP for a Medical Office Building that Exceeds 25,000 SF in a General Retail (GR) District

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

Baylor Scott and White Health
301 N Washington Ave
Dallas, TX 75246
angelique.benschneider@bswhealth.org

July 17th, 2026

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

RE: Letter of Explanation for a Specific Use Permit

Dear Members of Planning and Zoning Commission and City Council,

Please accept this letter and the enclosed materials as our formal request for a Specific Use Permit (SUP) for a proposed ambulatory service center located at the undeveloped lot between Medical Drive and FM 3097.

To assist the city in evaluating this request, we provide the following project details and operational standards:

Property Information & Existing Conditions

- **Site Area:** 5.1527 acres.
- **Current Zoning:** PD-9.
- **Current Use:** Undeveloped Lot.
- **Surrounding Zoning & Uses:** The surrounding area is zoned PD-9 and PD-75. The properties to the north consist of Rockwall Lake and a single-family development, to the south an existing nursing home facility, to the east a wastewater treatment plant, and to the west an undeveloped lot. The proposed use will be compatible with these adjacent properties.

Proposed Use & Operations
We are proposing to operate an ambulatory service center with the following operational parameters:

- **Hours of Operation:** 7:00 AM – 7:00 PM
- **Number of Employees:** 50 employees

Baylor Scott & White | THE HEART HOSPITAL

Joint ownership with physicians

- **Building Size & Height:** The proposed operation will be a 42,000 sq. ft. building, with a maximum height of 36 feet.

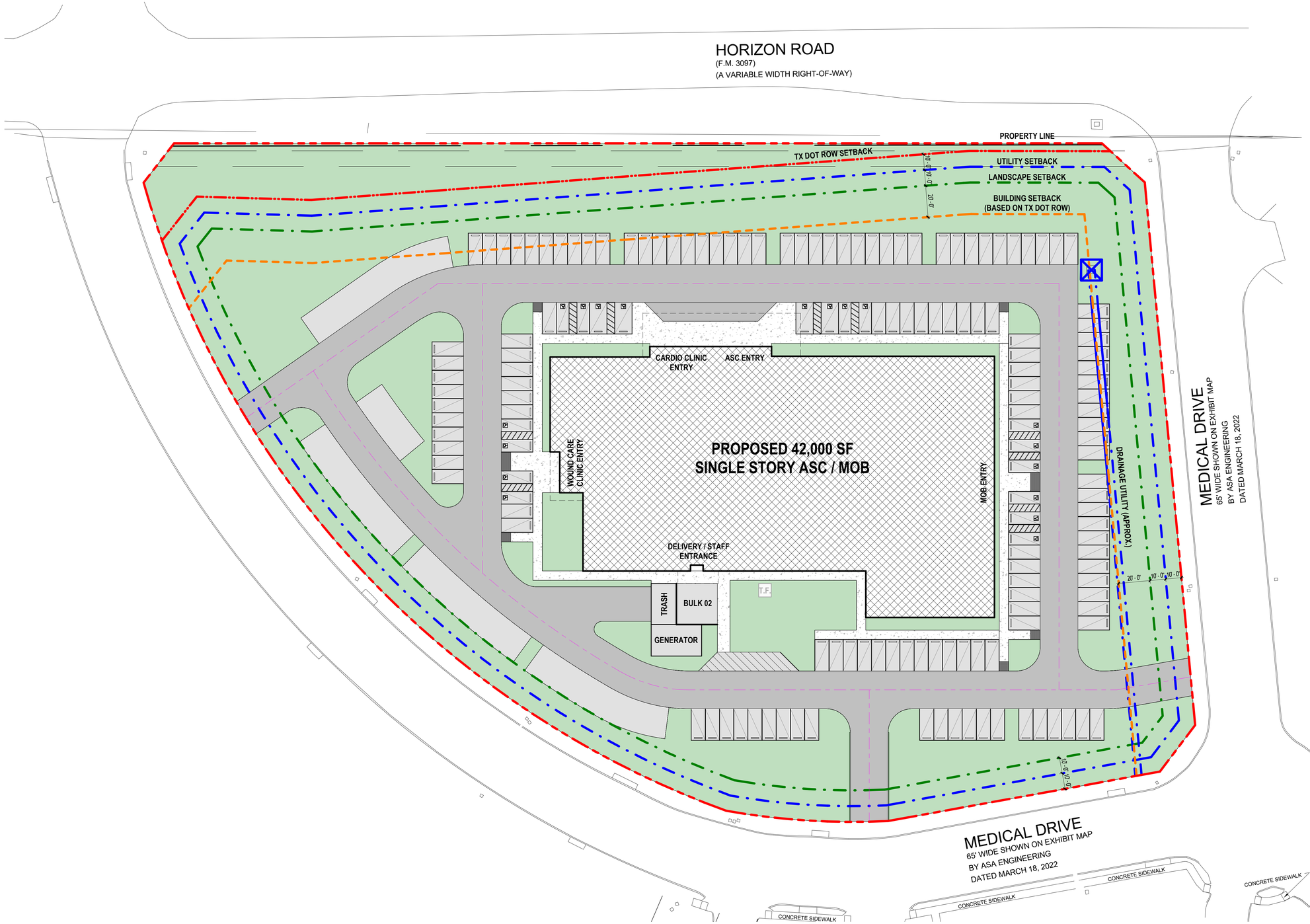
We believe this project is a responsible development that will enhance the area while adhering to the City's codes. Thank you for your time, consideration, and review of this SUP application. Please let us know if you require any additional information.

Sincerely,

Angelique Benschneider

Angelique Benschneider
System VP
Baylor Scott and White Health

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEETS ORIGINAL ARCHITECTURAL SCALE



SITE AREA: 5.15 ACRES
DEVELOPABLE SITE AREA: 4.05 ACRES

01 PROPOSED ARCHITECTURAL SITE PLAN
1" = 30'-0"

TRUE NORTH
PROJECT NORTH

7/17/2026 11:34:17 AM

e4h ENVIRONMENTS FOR HEALTH ARCHITECTURE
888.781.8441 817.226.1917 801 Cherry St. Ste. 500 Fort Worth, TX 76102 e4harchitecture.com

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HAMMES PARTNERS HEALTHCARE
BAYLOR SCOTT & WHITE - THE HEART HOSPITAL
ROCKWALL ASC & CLINIC
HORIZON RD. & MEDICAL DR.
ROCKWALL, TX 75032

SEAL:

PROJECT NUMBER:	3125074
DATE:	07/17/2026

SHEET TITLE AND NUMBER:

AS1.01

FUTURE EXPANSION ARCHITECTURAL SITE PLAN

LEGAL DESCRIPTION

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being a part of the remainder of a called 34.212 acre tract of land described in Special Warranty Deed to JWS LAND LTD., recorded in Volume 4476, Page 271, Official Public Records, Rockwall County, Texas, and being all of Lot 1, Block D, Horizon Ridge Medical Park Edward, shown on Exhibit Map by ASA Engineering, dated March 18, 2022,and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a red plastic cap stamped "KHA" set at the northwest corner of a corner clip at the intersection of the northeast right-of-way line of Medical Drive (65' wide, shown on exhibit map by ASA Engineering, dated March 18, 2022), and the southeast right-of-way line of Horizon Road (also known as F.M. 3097, a called variable width right-of-way);

THENCE South 05°27'13" East, with said corner clip, passing at a distance of 1.70 feet, a 5/8" iron rod found for a TXDOT Survey Marker right-of-way monument, continuing a total distance of 37.12 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner, and being the southeast corner of said corner clip;

THENCE with said northwest right-of-way line of Medical Drive and with the east right-of-way line of Medical Drive, the following courses and distances:

South 36°54'18" West, a distance of 346.06 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;
South 79°23'56" West, a distance of 37.01 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;
North 58°06'25" West, a distance of 175.34 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner, said point being the beginning of a non-tangent curve to the right with a radius of 458.82 feet, a central angle of 12°53'07", and a chord bearing and distance of North 44°10'17" West, 102.97 feet;
In the said northwesterly direction, with said non-tangent curve to the right, an arc distance of 103.18 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner, said point being the beginning of a non-tangent curve to the right with a radius of 595.00 feet, a central angle of 54°23'24", and a chord bearing and distance of North 00°37'51" West, 543.85 feet;
In the said northwesterly direction, with said non-tangent curve to the right, an arc distance of 564.82 feet to a capped iron rod set for the west end of a corner clip at the intersection of the said east right-of-way line of Medical Drive and said southeast right-of-way line of Horizon Road;

THENCE North 79°55'15" East with said corner clip, passing at a distance of 29.06 feet, a 5/8" iron rod found for a TXDOT Survey Marker right-of-way monument, continuing in said northeasterly direction for a total distance of 31.56 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner, in said southwest right-of-way line of Horizon Road, said point

being the beginning of a non-tangent curve to the right with a radius of 5,779.58 feet, a central angle of 00°03'27", and a chord bearing and distance of South 47°47'00" East, a distance of 5.80 feet;

THENCE with said southwest right-of-way line of Horizon Road, the following courses and distances:

In the said southeasterly direction, with said non-tangent curve to the right, an arc distance of 5.80 feet to a 1/2 iron rod set for corner;
South 47°48'43" East, a distance of 582.91 feet to the **POINT OF BEGINNING** and containing 224,453 square feet or 5.1527 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-4XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 9 (PD-9) [*ORDINANCE NO. 25-02*] 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 *MEDICAL OFFICE BUILDING THAT EXCEEDS 25,000 SF IN A GENERAL RETAIL (GR) DISTRICT* ON A 5.1527-ACRE PARCEL OF LAND IDENTIFIED AS TRACT 4-26 OF THE E. TEAL SURVEY, ABSTRACT NO. 207, 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 Logan Lindsley of Kimley-Horn and Associates, Inc. on behalf of Kelly Cannell of JWS Land, LTD for the approval of a *Specific Use Permit (SUP)* for a *Medical Office Building that Exceeds 25,000 SF in a General Retail (GR) District* on a 5.1527-acre parcel of land identified as Tract 4-26 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, generally located at the southeast corner of the intersection of Medical Drive and Horizon Road [*i.e. FM-3097*], and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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 9 (PD-9) [*Ordinance No. 25-02*] 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 9 (PD-9) [*Ordinance No. 25-02*] 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 for the construction of a *Medical Office Building that Exceeds 25,000 SF in a General Retail (GR) District* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

DRAFT 03.18.26

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 9 (PD-9) [*Ordinance No. 25-02*] and Subsection 04.01, *General Commercial District 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:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Medical Office Building* on the *Subject Property* and conformance to these requirements are necessary for continued operations:

1) The development of the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of this ordinance; and,

2) The proposed *Medical Office Building* shall not exceed 42,000 SF.

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 01.28.2026

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 8TH DAY OF SEPTEMBER, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 17, 2026*

2nd Reading: *September 8, 2026*

DRAFT ORDINANCE 07.28.2026

Exhibit 'A':

Legal Description

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being a part of the remainder of a called 34.212-acre tract of land described in Special Warranty Deed to JWS LAND LT D., recorded in Volume 4476, Page 271, Official Public Records, Rockwall County, Texas, and being all of Lot 1, Block D, Horizon Ridge Medical Park Edward, shown on Exhibit Map by ASA Engineering, dated March 18, 2022, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a red plastic cap stamped "KHA" set at the northwest corner of a corner clip at the intersection of the northeast right-of-way line of Medical Drive (65' wide, shown on• exhibit map by ASA Engineering, dated March 18, 2022), and the southeast right-of-way line of Horizon Road (also known as F.M. 3097, a called variable width right-of-way);

THENCE South 05°27'13" East, with said corner clip, passing at a distance of 1.70 feet, a 5/8" iron rod found for a TXDOT Survey Marker right-of-way monument, continuing a total distance of 37.12 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner, and being the southeast corner of said corner clip;

THENCE with said northwest right-of-way line of Medical Drive and with the east right-of-way line of Medical Drive, the following courses and distances:

South 36°54'18" West, a distance of 346.06 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

South 79°23'56" West, a distance of 37.01 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

North 58°06'25" West, a distance of 175.34 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner, said point being the beginning of a non-tangent curve to the right with a radius of 458.82 feet, a central angle of 12°53'07", and a chord bearing and distance of North 44°10'17" West, 102.97 feet;

In the said northwesterly direction, with said non-tangent curve to the right, an arc distance of 103.18 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner, said point being the beginning of a non-tangent curve to the right with a radius of 595.00 feet, a central angle of 54°23'24", and a chord bearing and distance of North 00°37'51" West, 543.85 feet;

In the said northwesterly direction, with said non-tangent curve to the right, an arc distance of 564.82 feet to a capped iron rod set for the west end of a corner clip at the intersection of the said east right-of-way line of Medical Drive and said southeast right-of-way line of Horizon Road;

THENCE North 79°55'15" East with said corner clip, passing at a distance of 29.06 feet, a 5/8" iron rod found for a TXDOT Survey Marker right-of-way monument, continuing in said northeasterly direction for a total distance of 31.56 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner, in said southwest right-of-way line of Horizon Road, said point being the beginning of a non-tangent curve to the right with a radius of 5,779.58 feet, a central angle of 00°03'27", and a chord bearing and distance of South 47°47'00" East, a distance of 5.80 feet;

THENCE with said southwest right-of-way line of Horizon Road, the following courses and distances:

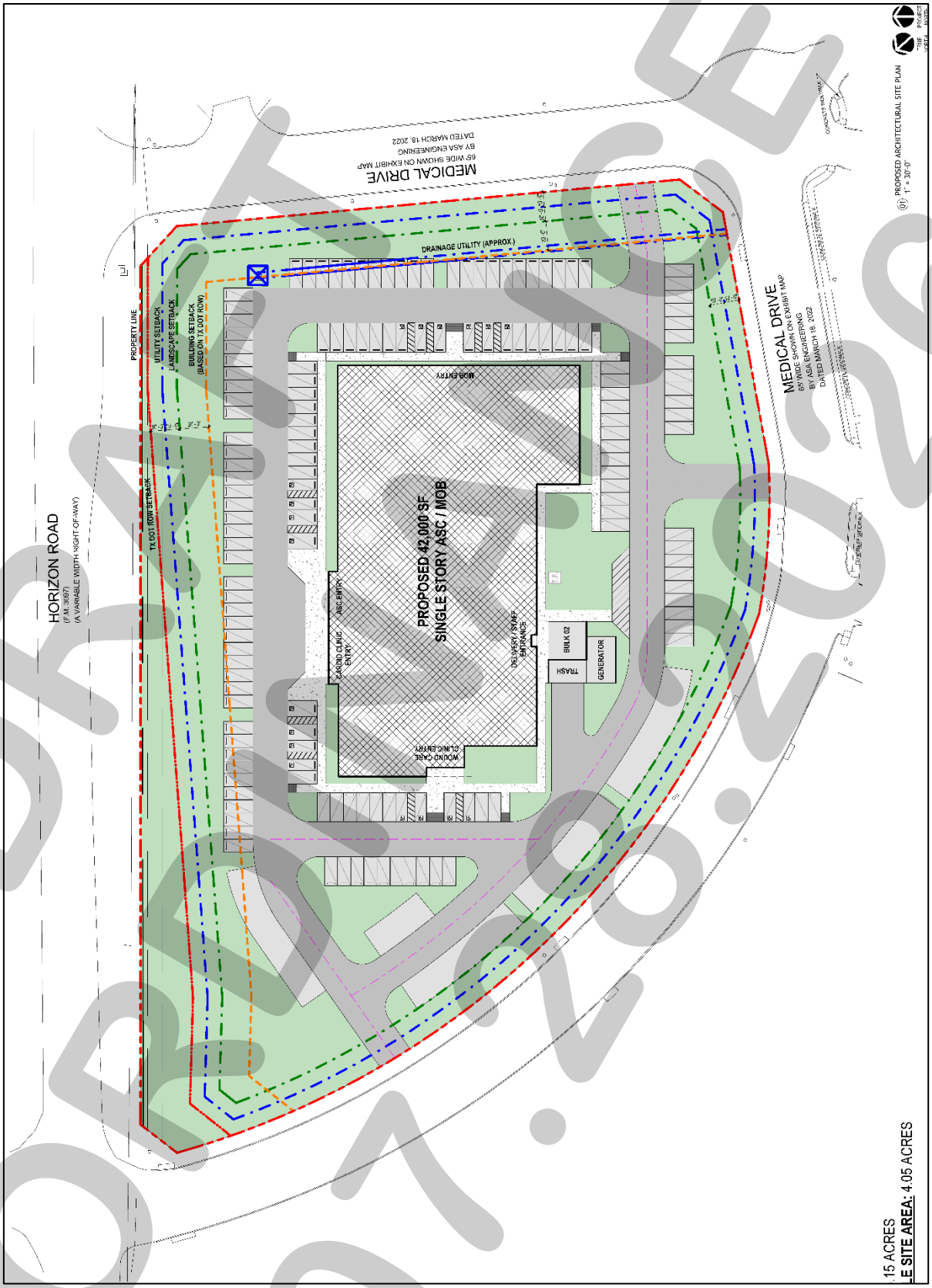
In the said southeasterly direction, with said non-tangent curve to the right, an arc distance of 5.80 feet to a 1/2 iron rod set for corner;

South 47°48'43" East, a distance of 582.91 feet to the POINT OF BEGINNING and containing 224,453 square feet or 5.1527 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

DRAFT ORDINANCE 01.28.2026

Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 07.28.2026

PROJECT COMMENTS

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

DATE: 7/24/2026

PROJECT NUMBER: Z2026-046
PROJECT NAME: SUP for Residential Infill at 176 Diana Drive
SITE ADDRESS/LOCATIONS: 176 Diana Drive, Rockwall, TX, 75032

CASE CAPTION: Hold a public hearing to discuss and consider a request by Pascual Mojica on behalf of Robert Wheeler 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 0.2548-acre parcel of land identified as Lot 748A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 176 Diana Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	07/21/2026	Approved w/ Comments

07/21/2026: Z2026-046; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 176 Diana Drive
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 0.2548-acre parcel of land identified as Lot 748A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 176 Diana Drive.

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.

I.3 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

M.4 For reference, include the case number (Z2026-046) in the lower right-hand corner of all pages on future submittals.

M.5 The subject property shall have to be replatted prior to the issuance of a Building Permit.

I.6 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 the situated within the Lake Rockwall Estates #2 Subdivision which has been in existence since 1956, consists of more than five (5) lots, and is considered to be more than 90% developed.

I.7 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."

I.8 Garage Requirements. According to 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 garage is approximately eight (8) feet in front of the front façade of the home. While this is not uncharacteristic of the surrounding area, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

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 home incorporates brick and stone on three (3) facades of the homes, with the remaining façade being 100% siding.

M.10 Anti-Monotony Standards. According to Subsection 03.01(D), Anti-Monotony, of Article 05, District Development Standards, of the Unified Development Code (UDC), the front building elevations of a home 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 six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least five (5) intervening homes of differing appearance. Identical building material blends and colors may not occur on adjacent (side by-side) properties. Homes are considered to differ in appearance if any three (3) elements are different:

(a) The number of stories of the home.
(b) The garage location/orientation on the home.
(c) The roof type and layout of the home.
(d) The articulation of the front façade of the home.

In this case, the request for residential infill associated with Case No. Z2026-047 is proposing the exact same elevation as the subject property. This will not meet the anti-monotony requirements and will require an exception from the Planning and Zoning Commission.

M.11 Ordinances. Please review the attached draft ordinance prior to the August 11, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by August 4, 2026.

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 August 4, 2026; 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 August 11, 2026 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 July 28, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on August 11, 2026.

I.14 City Council Meeting Dates. The projected City Council meeting dates for this case will be August 17, 2026 (1st Reading) and September 8, 2026 (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 Kuhn	07/21/2026	Approved w/ Comments

07/21/2026: 1. Provide a 10' utility easement along the roadway frontage. Tree plantings are not allowed within this easement.

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Existing flow patterns must be maintained.

- Lot to lot drainage is not allowed.
- 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 the 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 located along Diana Dr. available for use.
- There is an existing 2" water main located along Diana Dr. 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.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls (if needed). Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, gravel, or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.
- Fences not allowed in easement of power lines.
- Driveway culvert must be reinforced concrete, minimum 18", and sized by an engineer.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/23/2026	Approved w/ Comments

07/23/2026: MINIMUM DRIVEWAY WIDTH FOR A 2 CAR GARAGE IS 18 FEET

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/20/2026	Approved

No Comments

PROJECT INFORMATION

ZONING	PD-75
LEGAL DESCRIPTION	**ROCKWALL LAKE EST #2, LOT 748A**
TYPE	V-(B)
CLIMATE ZONE	ZONE 3A (WARM HUMID)
PROJECT DESCRIPTION	ONE STORY SINGLE FAMILY RESIDENCE 4 BEDROOMS, 2.5 BATHROOMS TWO CAR ATTACHED GARAGE



2 C2.01 VICINITY MAP
NTS

PROJECT AREA CALCULATION

LIVING AREA (AC)		NON CONDITION AREA	
FIRST LEVEL	2,198 SF.	GARAGE	426 SF.
		COVD. PORCH	35 SF.
		COVD. PATIO	69 SF.

LOT AREA CALCULATION

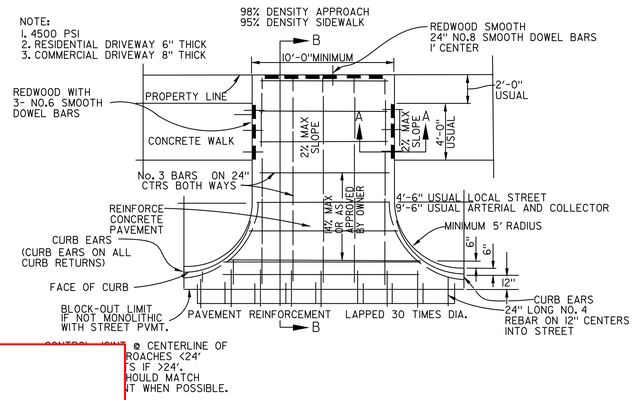
TOTAL LIVING AREA (AC)	2,198 SF.	LOT AREA	11,099 SF.
TOTAL UNDER ROOF	2,728 SF.	NON ROOF AREA	8,371 SF.
FOOTPRINT	2,728 SF.	% OF LOT	24.58 %

ZONING INFO
PD-75

Front Yard	20'
Side Yard	5'
Rear Yard	10'
HT	32'
Lot Cov	45%

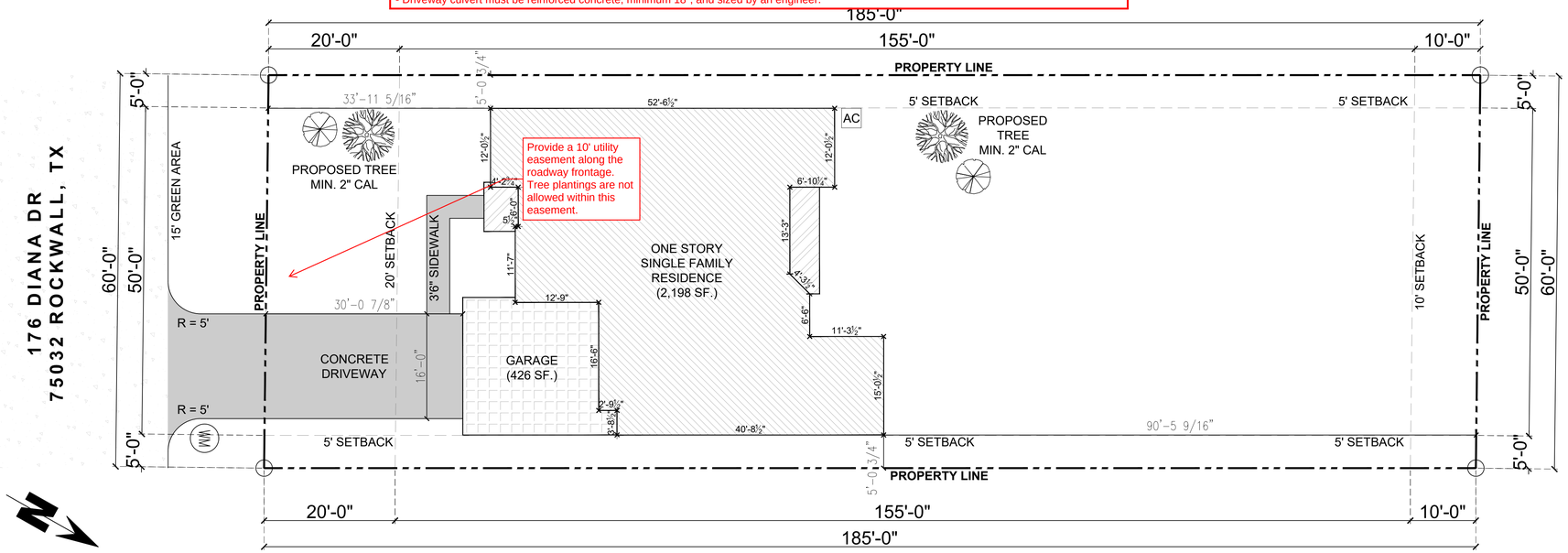
SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK / BL
- BUILDING FOOTPRINT
- EASEMENT
- LOT SUBDIVISION
- WOOD FENCE
- IRON FENCE
- LOT CORNER
- UTILITY POLE
- ELECTRIC POLE
- WATER METER
- MAN HOLE
- LIVING AREA
- GARAGE / CARPORT
- PORCH / PATIO
- CONCRETE PAVING
- PAVING



DRIVEWAY PAVING DETAILS

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- 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 the 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 located along Diana Dr. available for use.
- There is an existing 2" water main located along Diana Dr. 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.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls (if needed). Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, gravel, or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.
- Fences not allowed in easement of power lines.
- Driveway culvert must be reinforced concrete, minimum 18", and sized by an engineer.



1 C2.01 SITE PLAN
1" = 10' - 0"

ROCKWALL LAKE
EST #2, LOT 748A

NOTE: All new residential homes require a drive approach and sidewalk installation. Unless an existing, compliant drive approach and sidewalk are already present on the lot. Drive approach, sidewalk and right of way (ROW) permits to be pulled simultaneously. Minimum of two site trees required. Please refer to the city site tree specifications to comply with the applicable jurisdictional requirements. Should a fence permit need to be added to your drawings, an additional fee will apply. Please contact our customer service team at 214-946-4300.

SEAL

PROJECT/PLAN ID
176 DIANA DR

DATE:
7/16/26

DRAWN BY:
NC

CHECKED BY:
ER

DESCRIPTION:
ONE STORY
SINGLE FAMILY RESIDENCE;
4 BEDROOMS, 2.5 BATHROOMS
TWO CAR ATTACHED GARAGE

SCALE:
1" = 10' - 0"

SHEET TITLE:
SITE PLAN

SHEET #:
C2.01

FILE NAME:
C2.01_SITE PLAN

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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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1 & 3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($1,000.00 + $20.00 ACRE) [1 & 2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1 & 3]
- ☑ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1 2 & 3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1 2 & 3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1 & 3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1 & 3]

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 ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3] AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

GENERAL NOTE: THE CITY OF ROCKWALL PLANNING AND ZONING DEPARTMENT ACCEPTS PAYMENT BY CHECK ***ONLY***, EITHER IN PERSON OR BY MAIL. ***THE CITY OF ROCKWALL WILL NEVER REQUEST PAYMENT BY WIRE TRANSFER THROUGH EMAIL.***

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 176 Diana Drive, Rockwall, Texas

SUBDIVISION Rockwall Lake Properties No 2 LOT 748-A BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD75 CURRENT USE SF-7

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	Robert Wheeler	☑ APPLICANT	Pascual Mojica
CONTACT PERSON	Robert Wheeler	CONTACT PERSON	Pascual Mojica
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert Wheeler [*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 17th DAY OF July, 2026. 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."

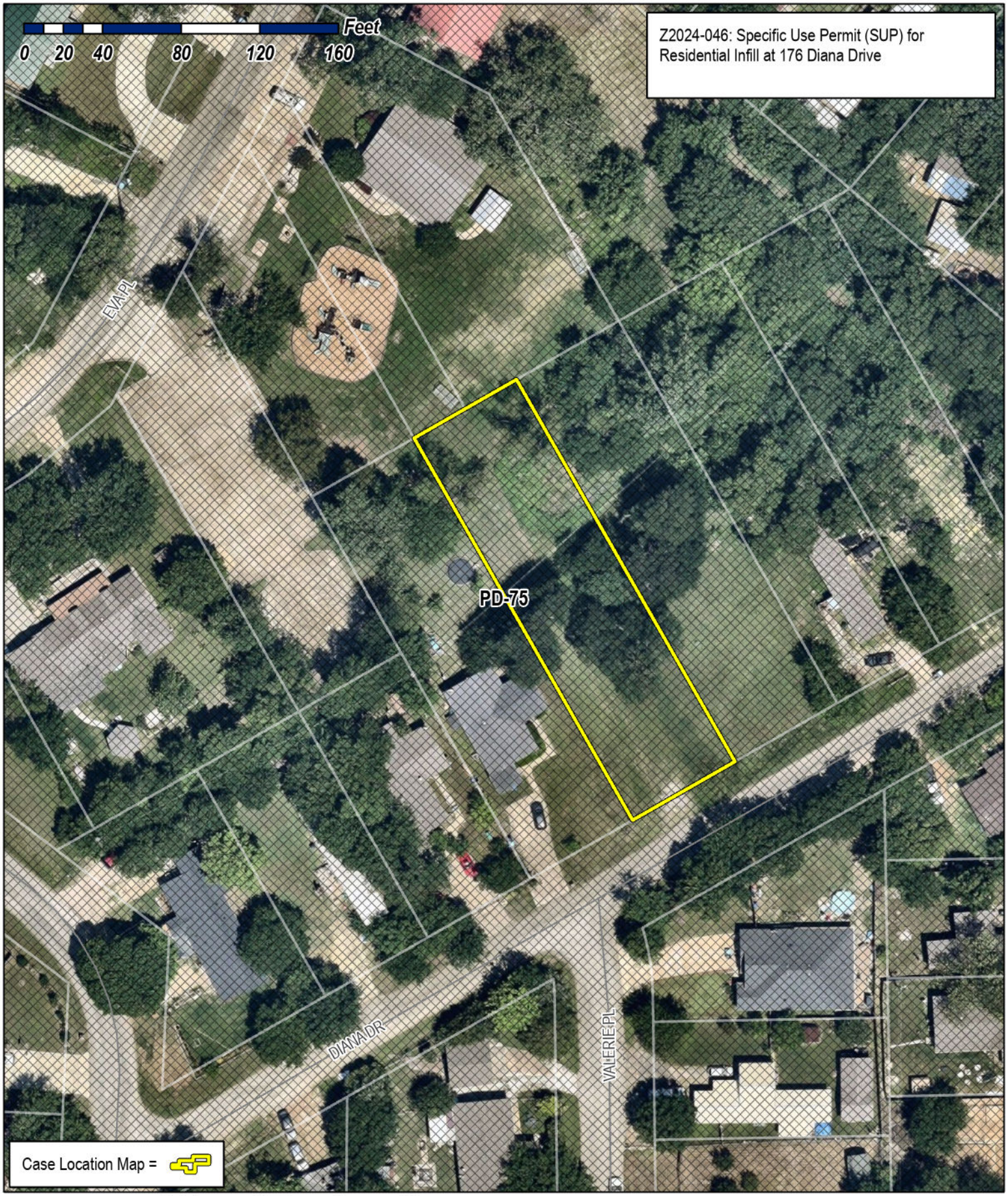
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF July, 2026.

OWNER'S SIGNATURE Robert Wheeler

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kara Hernandez

KARLA HERMOSILLO
NOTARY PUBLIC STATE OF TEXAS
Notary ID #124771041
My Commission Expires
April 26, 2027

MY COMMISSION EXPIRES April 26, 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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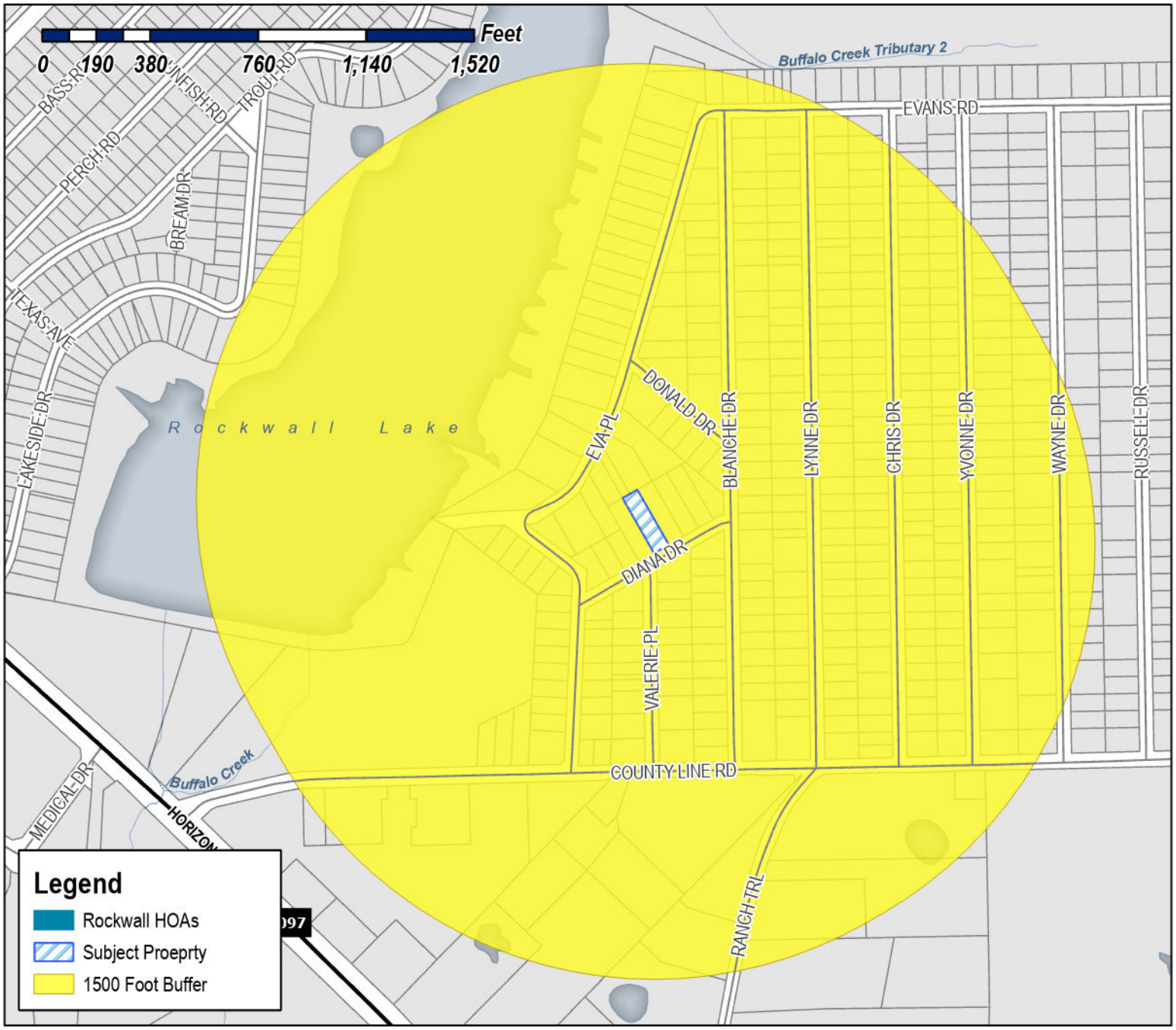
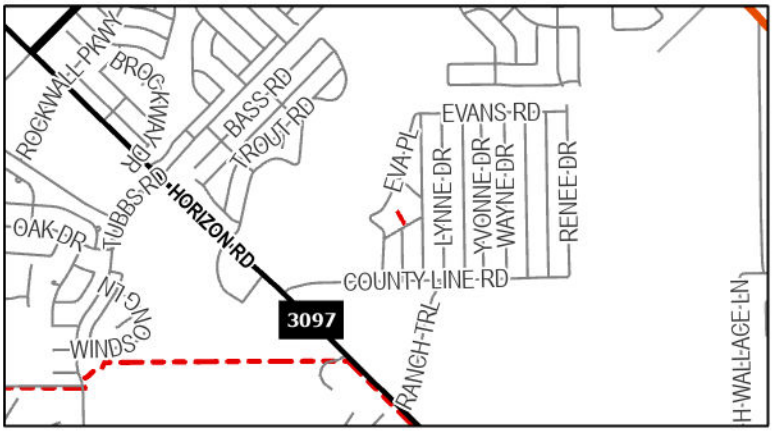


Case Number: Z2026-046
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development 75 (PD-75) District
Case Address: 176 Diana Drive



Date Saved: 7/17/2026
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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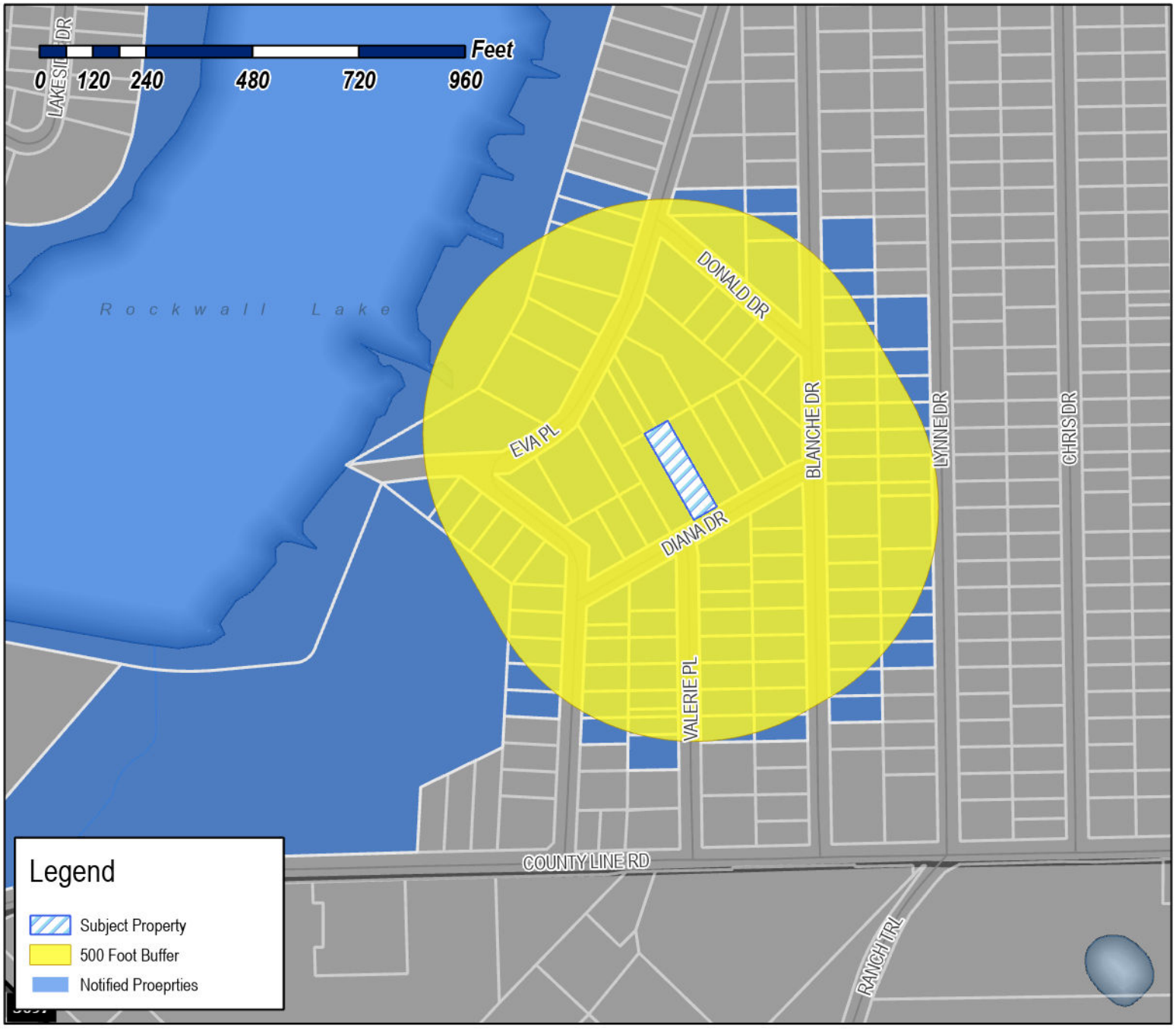

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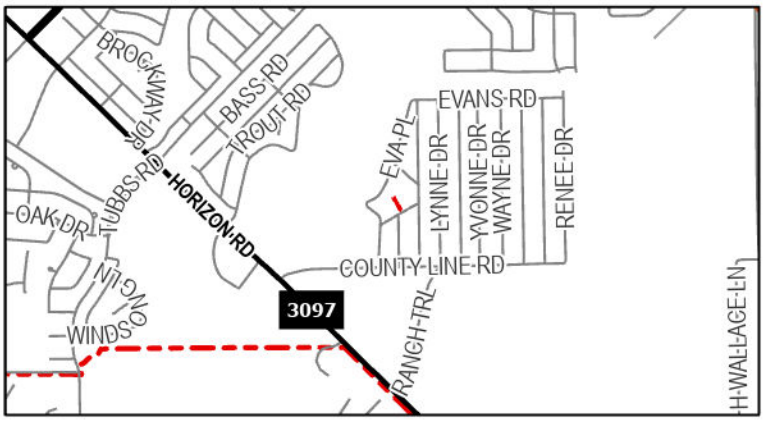


ROCKWALL ISD TR
1050 Williams St
Rockwall, TX 75087

HERREROS ANTELMO &
SONIA T SERNA
109 DIANA DR
ROCKWALL, TX 75032

MARTINEZ FLORENTINO TREJO AND MARIA DEL
ROCIO RUBIO DE TREJO
11540 SINCLAIR AVENUE
DALLAS, TX 75218

ESCOBAR SERGIO & ANABEL
118 ALTHEA RD
ROCKWALL, TX 75032

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

RESIDENT
126 DONALD DR
ROCKWALL, TX 75032

MORRIS AUBREY KEITH
133 DONALD DR
ROCKWALL, TX 75032

HERNANDEZ SONIA BETANCOURT
134 YVONNE DR
ROCKWALL, TX 75032

CASTILLO SANJUANA
136 DIANA DR
ROCKWALL, TX 75032

MARTINEZ PERLA
145 DONALD DR
ROCKWALL, TX 75087

VALDEZ MARY ESTHER
148 VALERIE PL
ROCKWALL, TX 75032

RESIDENT
149 VALERIE PL
ROCKWALL, TX 75032

VARGAS RICARDO
149 Blanche Dr
Rockwall, TX 75032

ROMAN JAIME A & MA GUADALUPE SANDOVAL
154 DIANA DR
ROCKWALL, TX 75032

VAZQUEZ RAMON LOPEZ
156 BLANCHE DR
ROCKWALL, TX 75032

MORALES RAMIRO JR
159 EVA PLACE
ROCKWALL, TX 75032

TEPOX FABIOLA DOMINGUEZ
159 VALERIE PL
ROCKWALL, TX 75032

DURAN ROCIO
160 VALERIE PL
ROCKWALL, TX 75032

LORENZ PAOLA
162 DIANA DR
ROCKWALL, TX 75032

ESTATE OF DOROTHY M GRAY
162 DONALD DR
ROCKWALL, TX 75032

RESIDENT
163 BLANCHE DR
ROCKWALL, TX 75032

MORENO FABIOLA
163 DONALD
ROCKWALL, TX 75032

RESIDENT
168 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
168 VALERIE PL
ROCKWALL, TX 75032

RESIDENT
172 EVA PL
ROCKWALL, TX 75032

RESIDENT
172 VALERIE PL
ROCKWALL, TX 75032

RESIDENT
173 DONALD DR
ROCKWALL, TX 75032

RESIDENT
173 EVA PL
ROCKWALL, TX 75032

TONG VINCENT
174 SUNRAY CREEK DR
KATY, TX 77493

LOC PHU AND VINCENT TONG
174 SUNRAY CREEK DR
KATY, TX 77493

RESIDENT
175 VALERIE PL
ROCKWALL, TX 75032

CASTANEDA NOE A
175 Blanche Dr
Rockwall, TX 75032

RESIDENT
176 DIANA
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

RESIDENT
178 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
178 VALERIE PL
ROCKWALL, TX 75032

RESIDENT
184 LILLIAN DR
ROCKWALL, TX 75032

RESIDENT
185 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
186 EVA PL
ROCKWALL, TX 75032

RESIDENT
187 VALERIE PL
ROCKWALL, TX 75032

ORTEGA RUBEN
187 EVA PL
ROCKWALL, TX 75032

ALVAREZ FRANCISCO J
190 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
192 LYNNE DR
ROCKWALL, TX 75032

JIMENEZ HERIBERTO FERRER AND
CRISTINA MORENO SALAZAR
192 VALERIE PLACE
ROCKWALL, TX 75032

RESIDENT
194 DIANA
ROCKWALL, TX 75032

GARCIA JOSE
195 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
197 EVA PL
ROCKWALL, TX 75032

CONTRERAS MANUEL AND MARIA G
198 EVA PL
ROCKWALL, TX 75032

RESIDENT
199 VALERIE PL
ROCKWALL, TX 75032

MELENDEZ HOPE
199 DIANA DR
ROCKWALL, TX 75032

ARROYO MARGARITO &
LUCIA ARROYO-ESPINOSA
202 BLANCHE DR
ROCKWALL, TX 75032

TOVAR JUAN GABRIEL
202 VALERIE PLACE
ROCKWALL, TX 75032

RESIDENT
204 DIANA
ROCKWALL, TX 75032

RESIDENT
204 LYNNE DR
ROCKWALL, TX 75032

ADAMS JAMES & DEBBIE
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

RESIDENT
209 EVA PL
ROCKWALL, TX 75032

RESIDENT
209 VALERIE PL
ROCKWALL, TX 75032

URBINA ARACELI C
209 BLANCHE DR
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D
212 LYNNE DR
ROCKWALL, TX 75032

RICO RUIZ CARLOS AND MARIA
212 VALERIE PL
ROCKWALL, TX 75032

RESIDENT
214 DIANA
ROCKWALL, TX 75032

RESIDENT
214 EVA PL
ROCKWALL, TX 75032

FLORES ALEJANDRO & GABRIELA CERVANTES-OSORNIO
214 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
219 BLANCHE DR
ROCKWALL, TX 75032

RUIZ JOSE C
219 VALERIE PL
ROCKWALL, TX 75032

RESIDENT
226 BLANCHE DR
ROCKWALL, TX 75032

LANDIN MARTHA P
228 EVA PL
ROCKWALL, TX 75032

GUADALUPE JOSE AND
ANGELA ANN GUTIERREZ
229 BLANCHE DR
ROCKWALL, TX 75032

GUTIERREZ JOSE G & ANGELA A
229 BLANCHE DR
ROCKWALL, TX 75032

SCHULKE VANESSA AND ANTHONY FRESQUEZ
229 Valerie Pl
Rockwall, TX 75032

RESIDENT
230 LYNNE DR
ROCKWALL, TX 75032

PEREZ FERMIN
230 LYNN DRIVE
ROCKWALL, TX 75032

RESIDENT
234 BLANCHE DR
ROCKWALL, TX 75032

RAMIREZ MARTHA E
235 LYNNE DRIVE
ROCKWALL, TX 75032

VARGAS EMMANUEL LAZARO AND
BEATRIZ LEAL FERNANDEZ
238 EVA PL
ROCKWALL, TX 75032

RESIDENT
245 EVA
ROCKWALL, TX 75032

RESIDENT
247 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
254 EVA PL
ROCKWALL, TX 75032

RESIDENT
254 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
265 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
266 LYNNE DR
ROCKWALL, TX 75032

ESCOBAR AURELIO
274 EVA PL
ROCKWALL, TX 75032

RESIDENT
276 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
280 EVA PL
ROCKWALL, TX 75032

RESIDENT
281 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
288 LYNNE DR
ROCKWALL, TX 75032

HERNANDEZ MARIA CESARIA
288 EVA PL
ROCKWALL, TX 75032

RESIDENT
294 EVA PL
ROCKWALL, TX 75032

OLIVA MARIA ELIDA MUNIZ &
SERGIO HERREROS
300 EVA PL
ROCKWALL, TX 75032

RESIDENT
302 LYNNE DR
ROCKWALL, TX 75032

VAZQUEZ JUAN MIGUEL & MARTHA PATRICIA
304 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
305 EVA PL
ROCKWALL, TX 75032

WESLEY ASHLEY MONIQUE
305 BLANCHE DR
ROCKWALL, TX 75032

BARRON INOCENCIO & HILDA AND
MONTSERRAT BARRON
310 LYNNE DR
ROCKWALL, TX 75032

NEXTEL PARTS & SUPPLIES INC
311 E I-30
ROCKWALL, TX 75087

RESIDENT
316 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
317 BLANCHE DR
ROCKWALL, TX 75032

222 SWORD LLC
3225 McLeod Dr Ste 777
Las Vegas, NV 89121

MAZARIEGOS EDGAR & SONIA I
3248 BLACKLAND RD
ROYSE CITY, TX 75189

UC F JOSE FAUSTO
329 BLANCHE DR
ROCKWALL, TX 75032

SALAZAR JOEL
335 EVA PL
ROCKWALL, TX 75032

RESIDENT
341 BLANCHE DR
ROCKWALL, TX 75032

AVALOS JORGE SILVA & LETICIA CASTELL &
ESTELA SILVA MASARIEGOS & ALICI
346 Perch Rd
Rockwall, TX 75032

MORENO SALVADOR
352 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
353 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
355 EVA
ROCKWALL, TX 75032

PALICIOS MARIA
365 LYNNE DR
ROCKWALL, TX 75032

DAWIT NOHA
370 EVA PLACE
ROCKWALL, TX 75032

RODRIGUEZ HERMAN & APRIL
373 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
375 EVA
ROCKWALL, TX 75032

RAMIREZ RIGOBERTO AND
MARGARITA ESCOBAR
376 BLANCHE DR
ROCKWALL, TX 75032

RAMIREZ RIGOBERTO AND
MARGARITA ESCOBAR
376 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
382 EVA
ROCKWALL, TX 75032

CRUZ YULY VANESSA
382 EVA PL
ROCKWALL, TX 75032

FUERTE AMERICA ALEJANDRINA
AKA AMERICA A FUERTE
3826 ROAN CIR
GARLAND, TX 75043

RESIDENT
383 EVA PL
ROCKWALL, TX 75032

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
390 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
391 EVA
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO &
MARIA BLANCA RESENDIZ
397 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
400 EVA
ROCKWALL, TX 75032

RESIDENT
401 EVA
ROCKWALL, TX 75032

RENOVATION SPECIALIST LLC
411 CHRIST DRIVE <Null>
ROCKWALL, TX 75032

RAOFPUR DAVID
4219 ASHMONT CT
DALLAS, TX 75287

RESIDENT
422 EVA
ROCKWALL, TX 75032

GREENVILLE E-Z RENT LLC
430 Renee Dr
Rockwall, TX 75032

MBA CUSTOM HOMES LLC
430 RENEE DRIVE
ROCKWALL, TX 75032

SARABIA SILVESTRE
4322 BOWSER AVE APT 203
DALLAS, TX 75219

RONQUILLO ALMA DELIA
444 Eva Pl
Rockwall, TX 75032

CANADY JERRY ANN
4565 Highway 27 N
Story, AR 71970

ESTRADA ERASMO &
CRISTINA GARCIA
458 EVA PL
ROCKWALL, TX 75032

RESIDENT
463 EVA PL
ROCKWALL, TX 75032

UC RUBEN A
506 LILLIAN ST
ROCKWALL, TX 75087

HILGENFELD DONNA & ROSS
6409 ALTA OAKS DR
GARLAND, TX 75043

GUTIERREZ DONATILO & BLANCA
6514 BUNKER HILL CT
ROWLETT, TX 75089

GUEVARA JOSE
6938 STATE HIGHWAY 50
COMMERCE, TX 75428

LAKEPOINTE CHURCH, INC
701 E INTERSTATE 30
ROCKWALL, TX 75087

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

PERLA SERVICES LLC
827 W 9TH ST
DALLAS, TX 75208

OLIVA ANGEI MELISSA CASTRO
8839 COUNTY ROAD 3602
QUINLAN, TX 75474

LA REN CORPORATION
C/O DON/AUDREY BLAKENSHIP
P.O. BOX 2155
ROCKWALL, TX 75087

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

HTX INVESTMENTS, LLC
PO BOX 741209
HOUSTON, TX 77274

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:

Z2026-046: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Pascual Mojica on behalf of Robert Wheeler 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 0.2548-acre parcel of land identified as Lot 748A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 176 Diana Drive, 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, August 11, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 17, 2026 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, August 17, 2026 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. Z2026-046: 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

PROJECT INFORMATION

ZONING	PD-75
LEGAL DESCRIPTION	**ROCKWALL LAKE EST #2, LOT 748A**
TYPE	V-(B)
CLIMATE ZONE	ZONE 3A (WARM HUMID)
PROJECT DESCRIPTION	ONE STORY SINGLE FAMILY RESIDENCE 4 BEDROOMS, 2.5 BATHROOMS TWO CAR ATTACHED GARAGE



2 C2.01 VICINITY MAP

NTS

PROJECT AREA CALCULATION

LIVING AREA (AC)		NON CONDITION AREA	
FIRST LEVEL	2,198 SF.	GARAGE	426 SF.
		COVD. PORCH	35 SF.
		COVD. PATIO	69 SF.

LOT AREA CALCULATION

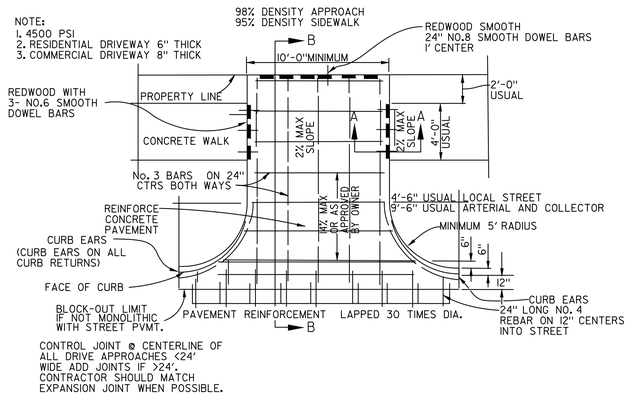
TOTAL LIVING AREA (AC)	2,198 SF.	LOT AREA	11,099 SF.
TOTAL UNDER ROOF	2,728 SF.	NON ROOF AREA	8,371 SF.
FOOTPRINT	2,728 SF.	% OF LOT	24.58 %

ZONING INFO
PD-75

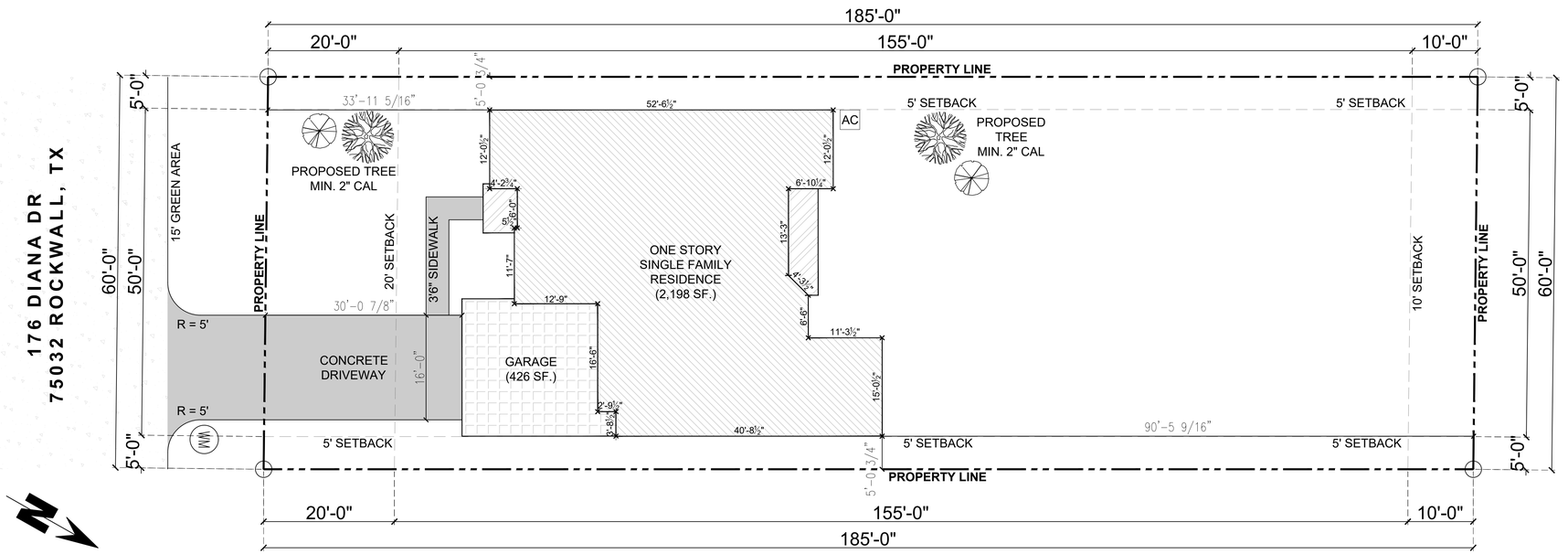
Front Yard	20'
Side Yard	5'
Rear Yard	10'
HT	32'
Lot Cov	45%

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK / BL
- BUILDING FOOTPRINT
- EASEMENT
- LOT SUBDIVISION
- WOOD FENCE
- IRON FENCE
- LOT CORNER
- UTILITY POLE
- ELECTRIC POLE
- WATER METER
- MAN HOLE
- LIVING AREA
- GARAGE / CARPORT
- PORCH / PATIO
- CONCRETE PAVING
- PAVING



DRIVEWAY PAVING DETAILS



1 C2.01 SITE PLAN

1" = 10' - 0"

ROCKWALL LAKE
EST #2, LOT 748A

NOTE: All new residential homes require a drive approach and sidewalk installation. Unless an existing, compliant drive approach and sidewalk are already present on the lot. Drive approach, sidewalk and right of way (ROW) permits to be pulled simultaneously. Minimum of two site trees required. Please refer to the city site tree specifications to comply with the applicable jurisdictional requirements. Should a fence permit need to be added to your drawings, an additional fee will apply. Please contact our customer service team at 214-946-4300.

SEAL

PROJECT/PLAN ID
176 DIANA DR

DATE:
7/16/26

DRAWN BY:
NC

CHECKED BY:
ER

DESCRIPTION:
ONE STORY
SINGLE FAMILY RESIDENCE;
4 BEDROOMS, 2.5 BATHROOMS
TWO CAR ATTACHED GARAGE

SCALE:
1" = 10' - 0"

SHEET TITLE:
SITE PLAN

SHEET #:
C2.01

FILE NAME:
C2.01_SITE PLAN

Any use or reproduction, altered or original, of this plan must first be authorized by CCIHouseplans.com
This plan is only authorized for a one time build, any subsequent use of this plan is a violation of U.S. copyright laws and will be subject to legal litigation for all copyright violations.
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GENERAL NOTES:

1. ALL WORK INCLUDING WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF LOCAL BUILDING CODES, REGULATIONS, LAWS AND ORDINANCES.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BY MEASUREMENTS TAKEN AT THE JOB SITE, AND SHALL TAKE ANY AND ALL OTHER MEASUREMENTS NECESSARY TO VERIFY THE DRAWINGS AND OR PERFORM HIS WORK PROPERLY. FIELD VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE PREMISES AT THE END OF EACH WORK DAY OR AS APPROVED BY THE OWNER. ALL SUCH MATERIALS SHALL BE DISPOSED OF, OFF SITE IN A LEGAL MANNER. THE WORK AREA OF OPERATION SHALL BE MAINTAINED CLEAN AT ALL TIMES.
4. CONTRACTOR IS RESPONSIBLE FOR HIS WORK DURING CONSTRUCTION, STORAGE, TRANSIT, INSTALLATION AND FINAL OWNER ACCEPTANCE. UPON COMPLETION, THE CONTRACTOR SHALL CLEAN, REPAIR AND REFINISH ALL DAMAGES TO THE SATISFACTION OF THE OWNER AS PART OF THE CONTRACT.
5. CONTRACTOR SHALL SCHEDULE AND EXECUTE ALL WORK TO PREVENT DAMAGE TO BUILDING, FINISHES AND SITE IMPROVEMENTS. CONTRACTOR SHALL PERFORM WORK TO MAINTAIN ALL BUILDINGS IN SAFE CONDITION TO ALLOW BUILDING/OWNER INSPECTIONS AT ANY GIVEN TIME. CONTRACTOR IS TO MAINTAIN AND PRESERVE ANY MATERIALS AT THE JOB SITE ANY DAMAGE CAUSED BY THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOT BE AT THE OWNERS EXPENSE.
6. WHEN MANUFACTURERS OF MATERIAL AND/OR FIXTURES USED ON THIS PROJECT REQUIRE MAINTENANCE, INSTALLATION MANUALS OR DIRECTIONS NOT COVERED IN THE SPECIFICATIONS DETAILED ON THE DRAWINGS. THE CONTRACTOR SHALL FURNISH DIRECTIONS AND SHALL ISSUE APPROPRIATE COPIES TO HIS SUBCONTRACTORS AND OTHER AFFECTED PARTIES.
7. CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL FOUNDATION, FRAMING, AND ANY PHASE OF THE PROJECT REQUIRING A PROFESSIONAL ENGINEER OR LICENSE TRADE PROFESSIONAL.
8. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, IT IS THE BUILDER/OWNER RESPONSIBILITY TO VERIFY ANY EASEMENTS, FLOOD PLAINS, SUBSTANDARD UTILITIES, DEED RESTRICTIONS, HOA , CONSERVATION, HISTORICAL OR PLAN DEVELOPMENT DISTRICTS THAT MAY IMPACT THIS PROJECT PRIOR TO CONSTRUCTION OR SUBMITTAL FOR A BUILDING PERMITS.
9. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE WARRANTY OF THE CONSTRUCTION AND ALL OR ANY CHANGES MADE PRIOR TO OR DURING CONSTRUCTION.

SHEET INDEX

G0.00 COVER SHEET

C2.01 SITE PLAN

A1.01 FLOOR PLAN
A1.02 DIMENSIONS PLAN
A3.00 DOOR & WINDOW SCHEDULE
A5.01 3D ELEVATION
A5.02 3D ELEVATION

THE GENTLEMAN BUILDER

CCIHOUSEPLANS.com
JUST A CLICK AWAY

176 DIANA DR

ROCKWALL, TX 75032



BEFORE YOU BUILD

Call 811 to locate and mark underground utilities on the referenced property before commencing all types of work.
Confirm all utility/drainage easements.
Confirm all meets and bounds for your lot (using survey).
Confirm all applicable HOA, Historic, Conservation and Deed restrictions.

Please contact the appropriate entity before installation of utilities if you have any detailed inquiries regarding connections and processes:
Atmos CS Call 1(888)286-6700
Oncor CS Call 888-313-6862
OncorEmergencies Call 888-313-4747

Inspection Check list Phase One

Termite Treatment (Contact third party)
Form Board Survey (contact your surveyor)
Uffer Inspection (Electrical Contractor must validate and schedule)
Plumbing Rough (Plumbing Contractor must validate and schedule)
Foundation Inspection (Builder Responsibility)

Inspection Check List Phase Two

Electrical Rough in (Electrical Contractor must schedule)
Mechanical A/C Furnace and duct work must be installed
Plumbing Top out (Plumbing Contractor must schedule)
Energy Inspection (insulation,doors,windows)IECC Energy Code
Framing inspection (all tardes must pass green tag prior to closing any walls)

Inspection Check List Phase Three

Electrical Final (Electrical Contractor must schedule)
Mechanical Final (Mechanical Contractor must schedule)
Plumbing Final (Plumbing contractor must schedule)
Customer Service/Zoning Final (if applicable)
Building Final (all appliances,ac compressor,must be installed)

BUILDING CODE

01 IRC 2021 INTERNATIONAL RESIDENTIAL CODE

PROJECT AREA CALCULATION			
LIVING AREA (AC)		**NON CONDITION AREA**	
FIRST LEVEL	2,198 SF.	GARAGE	426 SF.
		COVD. PORCH	35 SF.
		COVD. PATIO	69 SF.
LOT AREA CALCULATION			
TOTAL LIVING AREA (AC)	2,198 SF.	LOT AREA	11,099 SF.
TOTAL UNDER ROOF	2,728 SF.	NON ROOF AREA	8,371 SF.
FOOTPRINT	2,728 SF.	% OF LOT	24.58 %

DISCLAIMER

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 PRECEDENCE OVER ANY PART OF THESE PLANS.

DISCLAIMER

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, CCI HOUSEPLANS WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE 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.

IT IS THE BUILDER/OWNER RESPONSIBILITY TO VERIFY ANY EASEMENTS OR DEED RESTRICTIONS THAT MAY IMPACT THIS PROJECT PRIOR TO CONSTRUCTION.

SEAL

PROJECT/PLAN ID
176 DIANA DR

DATE:
7/16/26

DRAWN BY:
NC

CHECKED BY:
ER

DESCRIPTION:
ONE STORY
SINGLE FAMILY RESIDENCE;
4 BEDROOMS, 2.5 BATHROOMS
TWO CAR ATTACHED GARAGE

SCALE:
NTS

SHEET TITLE:
COVER PAGE

SHEET #:
G0.00

FILE NAME:
G0.00_COVER_SHEET

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1 A5.01 3D ELEVATION
NTS

SEAL

PROJECT/PLAN ID
176 DIANA DR

DATE:
7/16/26

DRAWN BY:
NC

CHECKED BY:
ER

DESCRIPTION:
ONE STORY
SINGLE FAMILY RESIDENCE;
4 BEDROOMS, 2.5 BATHROOMS
TWO CAR ATTACHED GARAGE

SCALE:
NTS

SHEET TITLE:
3D ELEVATION

SHEET #:
A5.01

FILE NAME:
A5.01_3D ELEVATIONS

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1 A5.02 3D ELEVATION
NTS

SEAL

PROJECT/PLAN ID
176 DIANA DR

DATE:
7/16/26

DRAWN BY:
NC

CHECKED BY:
ER

DESCRIPTION:
ONE STORY
SINGLE FAMILY RESIDENCE;
4 BEDROOMS, 2.5 BATHROOMS
TWO CAR ATTACHED GARAGE

SCALE:
NTS

SHEET TITLE:
3D ELEVATION

SHEET #:
A5.02

FILE NAME:
A5.02_3D ELEVATIONS

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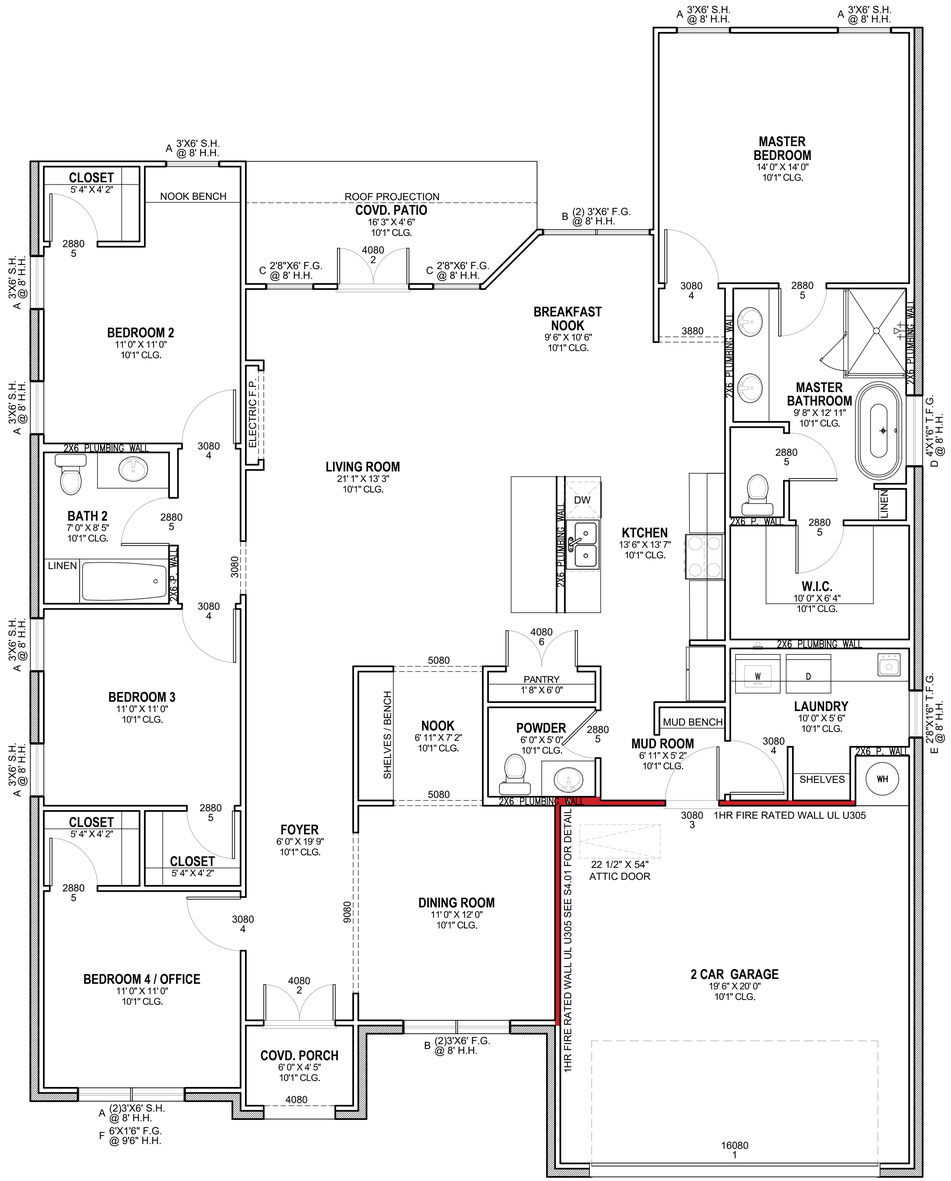
DESIGN IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE

[R304.1] – Minimum Room Areas (≥70 Sq Ft)
[R305.1] – Ceiling Height (≥7'-0")
[R310.1] – Emergency Escape & Rescue Openings (Bedrooms)
[R311.7] – Stairways
[R302.5] – Garage Separation
[R314, R315] – Smoke/CO Alarms
[R311.2] – Egress Door Requirements
[R308.4] – Safety Glazing At Required Locations
[N1102.1.1 (R402.1.1)] – Thermal Performance For Fenestration
[R311.2] – Means Of Egress
[R302.5] – Garage Separation
[R312.1–312.2] – Guards And Handrails



1 A1.01 FLOOR PLAN
1/4" = 1' - 0"

SEAL

PROJECT/PLAN ID
176 DIANA DR

DATE:
7/16/26

DRAWN BY:
NC

CHECKED BY:
ER

DESCRIPTION:
ONE STORY
SINGLE FAMILY RESIDENCE;
4 BEDROOMS, 2.5 BATHROOMS
TWO CAR ATTACHED GARAGE

SCALE:
1/4" = 1' - 0"

SHEET TITLE:
FLOOR PLAN

SHEET #:
A1.01

FILE NAME:
A1.01_FLOOR PLAN

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DESIGN IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE

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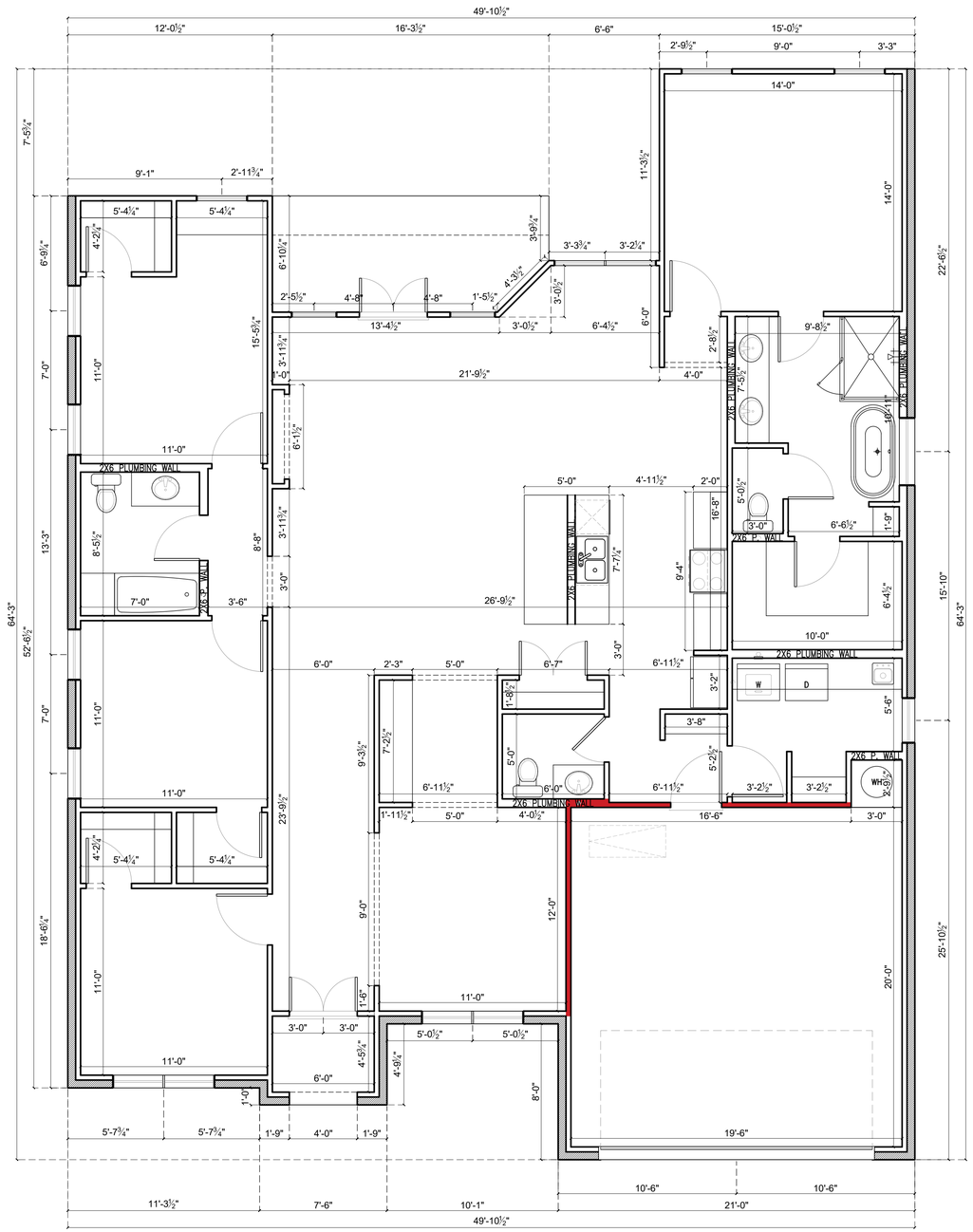

1 A1.02 DIMENSION PLAN
1/4" = 1' - 0"

SEAL

PROJECT/PLAN ID
176 DIANA DR

DATE:
7/16/26

DRAWN BY:
NC

CHECKED BY:
ER

DESCRIPTION:
ONE STORY
SINGLE FAMILY RESIDENCE;
4 BEDROOMS, 2.5 BATHROOMS
TWO CAR ATTACHED GARAGE

SCALE:
1/4" = 1' - 0"

SHEET TITLE:
DIMENSIONS PLAN

SHEET #:
A1.02

FILE NAME:
A1.02_DIMENSIONS PLAN

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GREEN/ENERGY CODE COMPLIANCE OUTLINE 2021 IECC

1. WATER EFFICIENCY:
   - 1.1. ALL LAV. FAUCETS TO HAVE AN AVERAGE FLOW OF 2.0 GAL./MIN. OR LOWER.
   - 1.2. ALL SHOWER HEADS TO HAVE AN AVERAGE FLOW OF 2.0 GAL./MIN. OR LOWER.
   - 1.3. ALL TOILETS TO BE 1.3 GAL. PER FLUSH OR DUAL FLUSH OR WATER SENSE.
2. STORM WATER:
   - 2.1. 70% OF NON-ROOF AREA MUST BE LANDSCAPED, HAVE PERMEABLE PAVING AND SLOPED FOR RUNOFF TO FILTRATION FEATURE.
3. POLY SEAL:
   - 3.1. WINDOWS AND DOORS MUST BE SEALED WITH FOAM OR CAULK.
   - 3.2. SILL PLATE MUST BE SEALED ON THE INSIDE WITH FOAM OR CAULK.
   - 3.3. ALL PENETRATIONS OF TOP PLATE/CEILING INTO ATTIC, MUST BE SEALED WITH FOAM OR CAULK.
   - 3.4. ALL WALL PENETRATIONS TO THE EXTERIOR MUST BE SEALED WITH FOAM OR CAULK.
   - 3.5. BLOWER DOOR TESTING IS MANDATORY, NOT TO EXCEED 4 AIR CHANGES PER HOUR AT 50 PASCALS.
   - 3.6. DUCT TIGHTNESS TESTING IS MANDATORY, TESTED AT 25 PASCALS, TOTAL LEAKAGE, LESS THAN OR EQUAL TO 4FT^3/MIN PER 100 SQUARE FOOT OF CONDITIONED FLOOR AREA.
     - 3.6.1. EXCEPT, WHEN THE DUCTS AND AIR HANDLERS ARE ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.
4. INSULATION:
   - 4.1. 2:12 OR GREATER SLOPED ROOFS MUST BE ENERGY STAR QUALIFIED OR MAY USE A RADIANT BARRIER OR USE SPRAY FOAM INSULATION AT THE ROOF DECK OR BE A VEGETATED ROOF.
   - 4.2. ALL PIER AND BEAM/RAISED FLOORS MUST BE INSULATED WITH R-19 INSULATION OR HIGHER.
     - 4.2.1. EXCEPT, UNVENTED CRAWL SPACE WALLS MUST BE INSOLATED R-5CONTINUOUS OR R-13 CAVITY INSULATION, WITH VAPOR BARRIER OVER EXPOSED EARTH.
   - 4.3. ALL EXTERIOR WALLS MUST BE INSULATED WITH R-20 CAVITY OR R-13 CAVITY WITH R-5 CONTINUOUS INSULATION OR HIGHER.
   - 4.4. CEILINGS MUST BE INSULATED WITH R-49 IF THERE IS ATTIC SPACE AND R-30 IF NO ATTIC SPACE (CATHEDRAL) AND THAT IS LIMITED TO 500 SQ. TOTAL OR 20% OF CEILING WHICHEVER IS LESS.
   - 4.5. ATTIC ACCESS LADDERS AND OR HATCHES, MUST BE INSULATED THE SAME AS THE ATTIC AND HAVE WEATHER SEAL.
5. HVAC/SERVICE WATER:
   - 5.1. ALL DUCTS IN UNCONDITIONED SPACE/ATTICS MUST USE R-8 DUCTING.
   - 5.2. MECHANICAL SYSTEM PIPING CARRYING FLUID OVER 104°OR BELOW 55° MUST BE INSULATED WITH R-13 INSULATION.
6. WINDOWS AND DOORS:
   - 6.1. MUST HAVE A U-FACTOR OF .32 OR LESS.
   - 6.2. MUST HAVE A SHGC OF .25 OR LESS.
7. LIGHTNING:
   - 7.1. ALL CAN LIGHTS MUST BE AIR-TIGHT TYPE.
   - 7.2. MINIMUM OF 75% OF LIGHTNING MUST BE EFFICIENCY (ANYTHINGBUT INCANDESCENT).

GENERAL NOTES:

1. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS IN THE DOCUMENTS TO THE BUILDER PRIOR TO THE ORDERING OF ANY MATERIALS AND/OR THE COMMENCEMENT OF CONSTRUCTION.
2. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURE'S SPECIFICATIONS & INDUSTRY STANDARDS.
3. ALL WORK MUST BE DONE ACCORDING TO ALL CONCERNED CODE & REGULATIONS.
4. A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL CONSTRUCTION DETAILS.
5. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
6. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
7. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENT AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.
8. CONTRACTOR AND/OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.
9. ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
10. SLIGHT ADJUSTMENT IN WALL LOCATIONS, UP TO 1" SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS SO LONG AS IT DOES NOT AFFECT THE FUNCTION OF FLOOR, OR ROOF TRUSSES , THIS DOES NOT RELIEVE THE PLUMBER OF LIABILITY IF NOT DONE.
11. DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT, UNLESS OTHERWISE NOTED.
12. WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES, VERIFY ACTUAL SIZES AND ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.
13. U.N.O. ALL DOORS TO BE 6'-8" HIGH.
14. U.N.O. ALL ANGLED WALLS TO BE AT 45° DEGREES.
15. FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE U.N.O.
16. U.N.O. HEADER HEIGHTS SHALL BE AS FOLLOWS:
    - 8' PLATE: 6'-10"
    - 9' PLATE: 7'-10"
    - 10'PLATE: 8'-10"
17. ALL INTERIOR AND EXTERIOR CORNERS SHALL HAVE MOIST-STOP RAN VERTICALLY UNDER THE SHEATHING.
18. PROVIDE ATTIC VENTING AT REAR OR SIDE OF ROOF ARE REQUIRED PER PLANS AND CODE
20. ALL BATHROOM MIRRORS TO BE INSERTED 1" FROM EDGE OF COUNTERTOPS.
21. SEE BUILDER SPECIFICATIONS FOR ADDITIONAL INFORMATION.

DESIGN IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE

a. [R304.1] – MINIMUM ROOM AREAS (≥70 SQ FT)
b. [R305.1] – CEILING HEIGHT (≥7'-0")
c. [R310.1] – EMERGENCY ESCAPE & RESCUE OPENINGS (BEDROOMS)
d. [R311.7] – STAIRWAYS
e. [R302.5] – GARAGE SEPARATION
f. [R314, R315] – SMOKE/CO ALARMS
g. [R311.2] – EGRESS DOOR REQUIREMENTS
h. [R308.4] – SAFETY GLAZING AT REQUIRED LOCATIONS
i. [N1102.1.1 (R402.1.1)] – THERMAL PERFORMANCE FOR FENESTRATION
j. [R311.2] – MEANS OF EGRESS
k. [R302.5] – GARAGE SEPARATION
l. [R312.1–312.2] – GUARDS AND HANDRAILS

DISCLAIMER:
The door and window dimensions and details provided herein are representative and intended for general planning purposes only. They do not constitute final specifications or material selections for the residence. Actual product types, finishes, brands, and installation details are subject to change based on design development, client preferences, budgetary adjustments, and availability at the time of construction.

Door Schedule

Key	Opening Size		Description	Count
	Width	Height		
1	16'-0"	8'-0"	GARAGE DOOR	1
2	4'-0"	8'-0"	EXTERIOR TEMPERED GLASS PANEL DOUBLE DOOR	2
3	3'-0"	8'-0"	INTERIOR FIRE RATED DOOR	1
4	3'-0"	8'-0"	INTERIOR WOOD SOLID DOOR	5
5	2'-8"	8'-0"	INTERIOR WOOD SOLID DOOR	8
6	4'-0"	8'-0"	INTERIOR WOOD SOLID DOUBLE DOOR	1

Window Schedule

Key	Opening Size		Description	Count
	Width	Height		
A	3'-0"	6'-0"	SINGLE HUNG	9
B	3'-0"	6'-0"	FIXED GLASS	4
C	2'-8"	6'-0"	FIXED GLASS	2
D	4'-0"	1'-6"	TEMPERED FIXED GLASS	1
E	2'-8"	1'-6"	TEMPERED FIXED GLASS	1
F	6'-0"	1'-6"	FIXED GLASS	1
G	0'-8"	1'-6"	LOUVER	1
H	1'-0"	2'-0"	LOUVER	1

1 A3.00 DR & WIN SCHEDULE
NTS

SEAL

PROJECT/PLAN ID
176 DIANA DR

DATE:
7/16/26

DRAWN BY:
NC

CHECKED BY:
ER

DESCRIPTION:
ONE STORY
SINGLE FAMILY RESIDENCE;
4 BEDROOMS, 2.5 BATHROOMS
TWO CAR ATTACHED GARAGE

SCALE:
NTS

SHEET TITLE:
DR-WN SCHEDULE

SHEET #:
A3.00

FILE NAME:
A3.00_DR-WN SCHED

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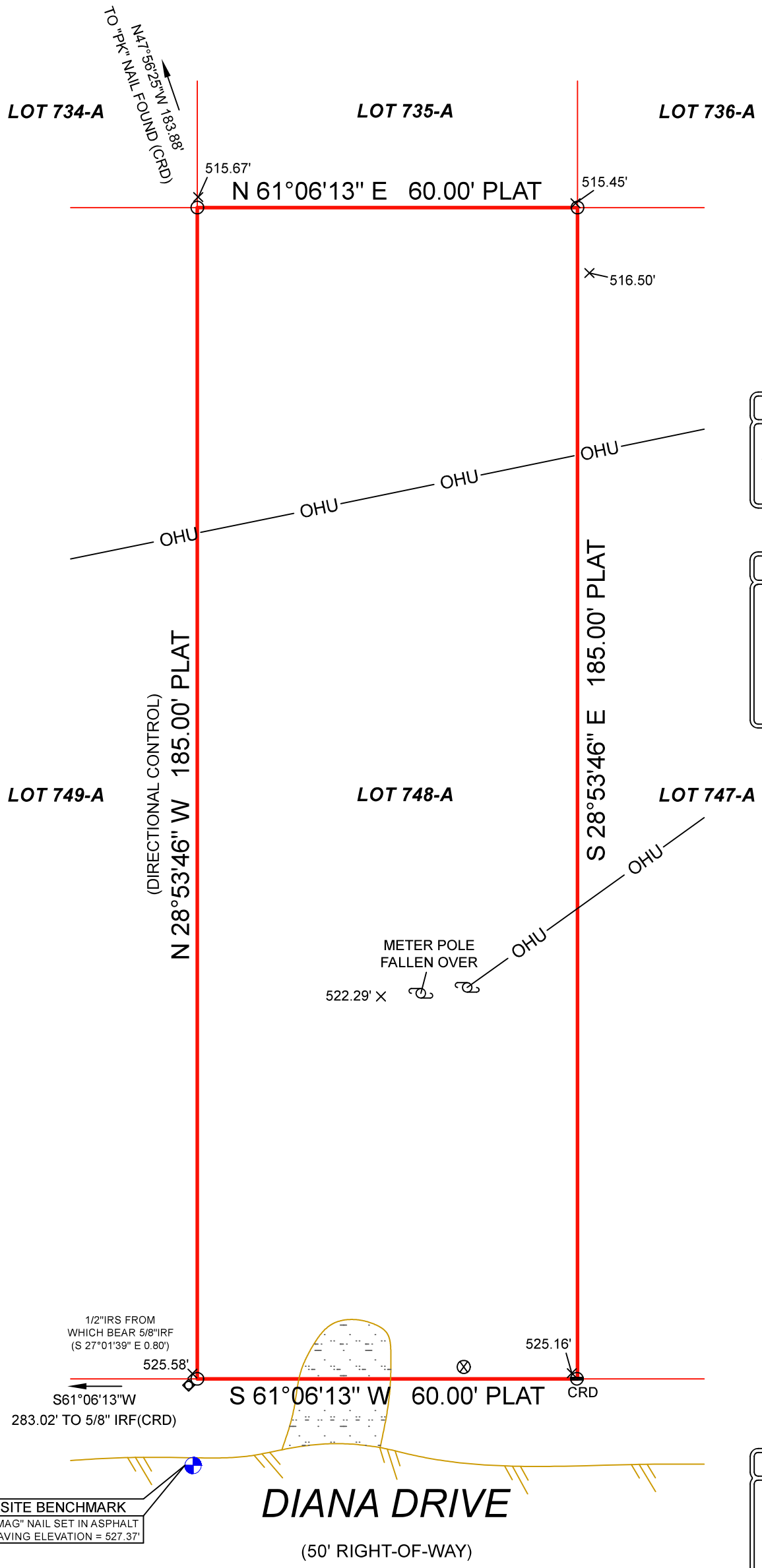
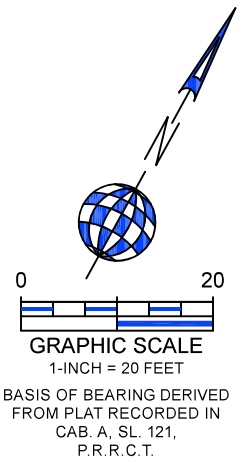
SURVEY PLAT: 176 DIANA DRIVE





BASIS OF BEARING DERIVED FROM PLAT RECORDED IN CAB. A, SL. 121, P.R.R.C.T.

LEGAL DESCRIPTION

Being Lot 748-A, of ROCKWALL LAKE PROPERTIES NO. 2, an Addition to Rockwall County, Texas, according to the Plat thereof, recorded in Cabinet A, Slide 121, Plat Records, Rockwall County, Texas.

NOTES

1) To the best of my knowledge and belief the easements recorded in Volume 51, Page 118, Volume 51, Page 121, Volume 55, Page 164, Volume 59, page 519, & Volume 83, Page 136 R.P.R.R.C.T. do not affect the property.

2) All elevations shown hereon are based RTK GPS observations and relative to each other only.

FLOOD

According to the Flood Insurance Rate Map, Community Panel No. 48397C 0040L, dated 09-26-2008. The subject property is located in Zone "X" & Zone "A". This information is obtained from FEMA.org Map Center, surveyor assumes no liability as to the accuracy of the FEMA website. Seller's disclosure should identify any existing flood insurance policies.

LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	BOLLARD POST	UTILITY POLE	OHU — OVERHEAD UTILITY LINE	COVERED AREA	CONCRETE	BUILDING LINE
1/2" IR SET	X-SET	CABLE BOX	SEPTIC COVER	WATER METER	GUY WIRE ANCHOR	ASPHALT	GRAVEL	EASEMENT
5/8" IR FOUND	1" IR FOUND	ELECTRIC BOX	SAN. SEW. MH.	GAS METER	BARBED WIRE FENCE	FIRE LANE STRIPE	BRICK	BOUNDARY
3/8" IR FOUND	1" IP FOUND	BRICK COLUMN	IRRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET. WALL	STONE	HIGH BANK LINE
60-D NAIL FOUND	POINT FOR CORNER	STONE COLUMN	WATER VALVE	TRANS. BOX	CHAINLINK FENCE	STONE RET. WALL	WOOD DECK	FEMA FLOOD LINE
PK NAIL SET	CON. MONUMENT	STORM DRAIN MH.	FIRE HYDRANT		WOOD FENCE	CON. RET. WALL	BUILDING WALL	HANDICAP SPACE
1/2" IP FOUND	3/4" IP FOUND	SAN. SEW. CO.	LIGHT POLE	P. E. POOL EQUIP.	PIPE RAIL FENCE	STUC. RET. WALL	TILE	

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat.The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Engineers and Land Surveyors.

This survey was performed exclusively for the parties in connection with the G. F. Number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

John S. Turner

JOHN S. TURNER **RPLS 5310**

STATE OF TEXAS REGISTERED JOHN S. TURNER #5310 PROFESSIONAL LAND SURVEYOR

A&W SURVEYORS, INC.

Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00

P.O. BOX 870029, MESQUITE, TX. 75187

PHONE: (972) 681-4975 FAX: (972) 681-4954

WWW.AWSURVEY.COM

JOB#	26-0953	DRAWN BY:	TJS
DATE	07-13-2026	G.F. NO.	FR-2792-BW
CERTIFY TO:	ROBERT WHEELER	TITLE CO:	XX

"A professional company operating in your best interest"

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-046

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

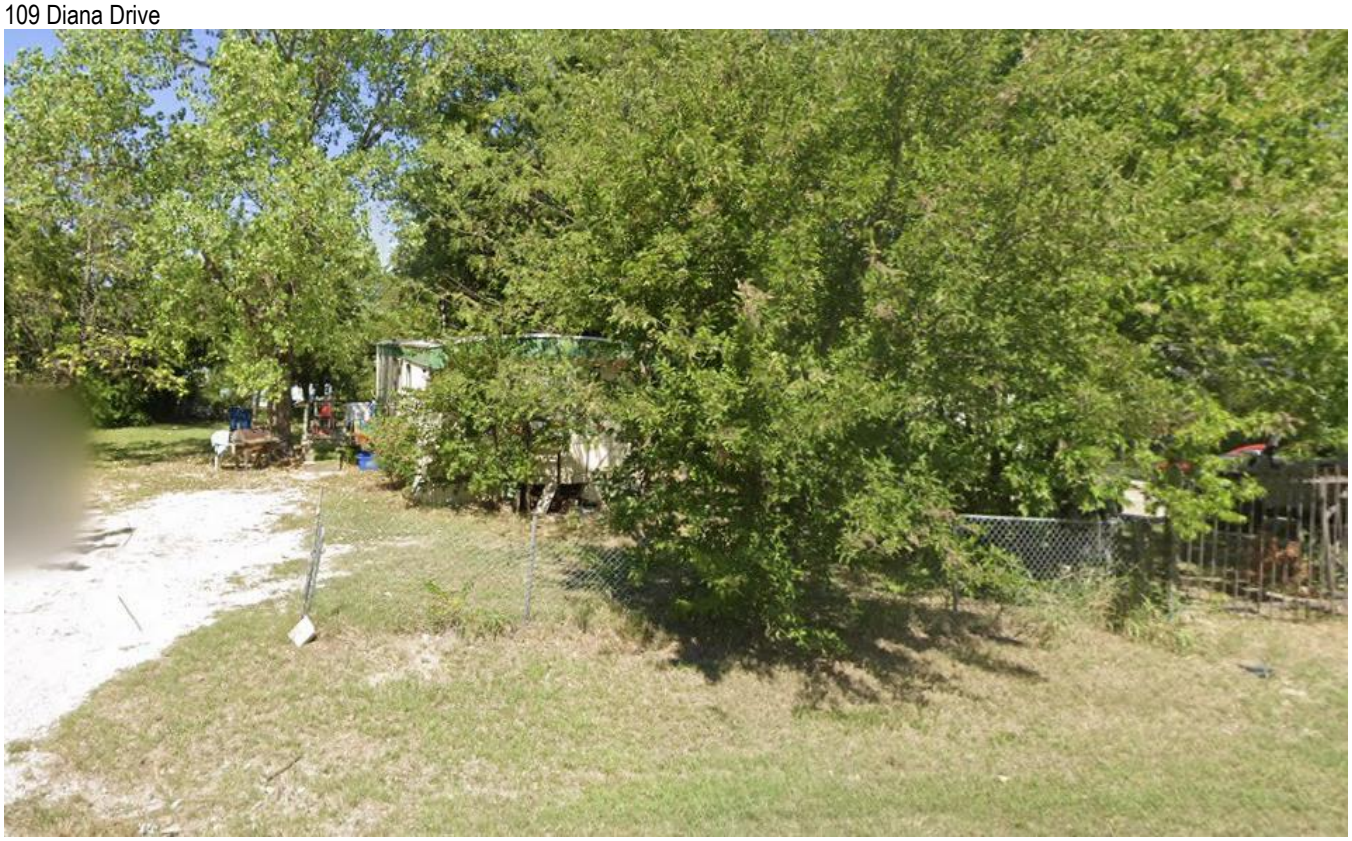
ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
109 Diana Drive	Modular Home	1984	1,128	*604*	Siding
136 Diana Drive	Modular Home	1984	1,232	*N/A*	Siding
154 Diana Drive	Modular Home	1998	1,940	*121*	Siding
162 Diana Drive	Single-Family Home	1998	1,764	*180*	Siding
176 Diana Drive	Vacant	N/A	N/A	*N/A*	N/A
184 Diana Drive	Vacant	N/A	N/A	*N/A*	N/A
194 Diana Drive	Modular Home	2016	1,203	*64*	Siding
199 Diana Drive	Modular Home	1980	1,784	*N/A*	Siding
204 Diana Drive	Vacant	N/A	N/A	*N/A*	N/A
212 Valerie Place	Modular Home	1982	1,789	*288*	Siding
229 Valerie Place	Single-Family Home	2017	2,303	*N/A*	N/A
245 Eva Place	Modular Home	1978	1,674	*N/A*	Siding
	AVERAGES:	1993	1,646	251	

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



109 Diana Drive



136 Diana Drive



154 Diana Drive



162 Diana Drive

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



176 Diana Drive



184 Diana Drive



194 Diana Drive



199 Diana Drive

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



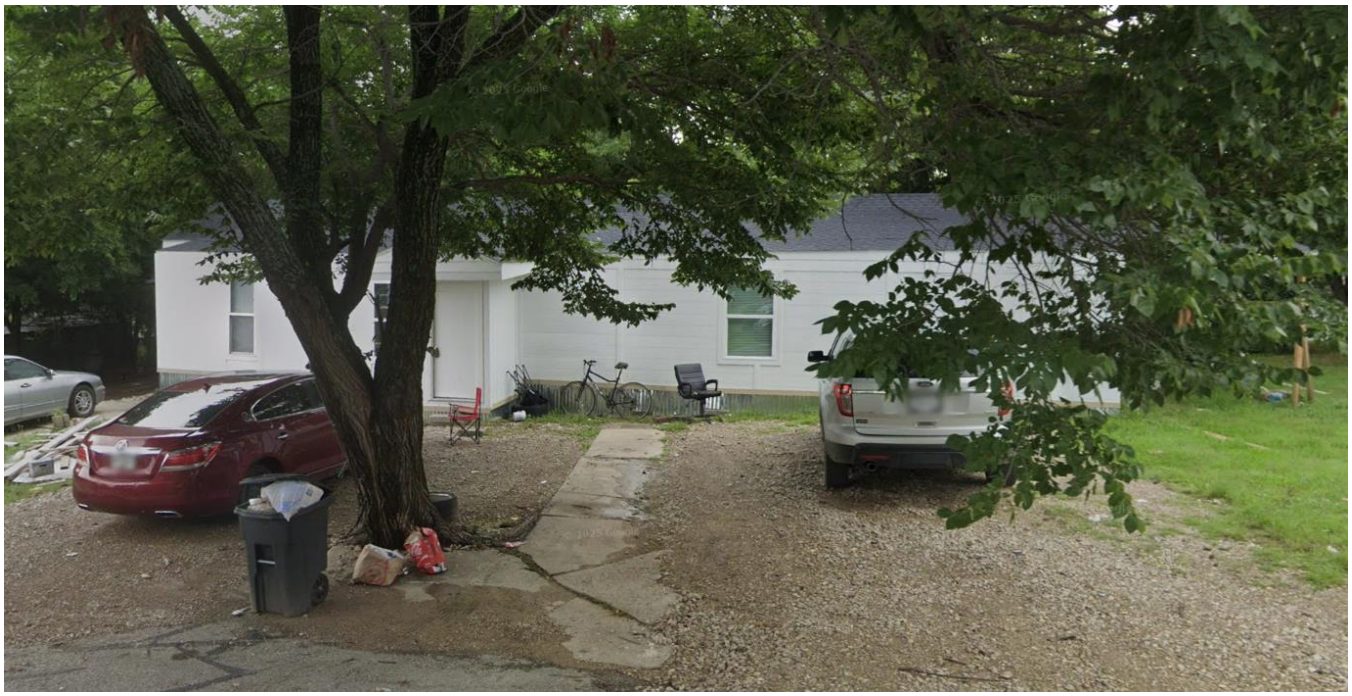
204 Diana Drive



212 Valerie Place



229 Valerie Place



245 Eva Place

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-4XX

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 RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.2548-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 748A OF THE ROCKWALL LAKE ESTATES #2 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 Pascual Mojica on behalf of Robert Wheeler 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 0.2548-acre parcel of land identified as Lot 748A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 176 Diana Drive, 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 *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,

DRAFT 01.26.2026

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 District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) 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 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 shall 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

DRAFT ORDINANCE 01.28.2026

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 8TH DAY OF SEPTEMBER, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 17, 2026*

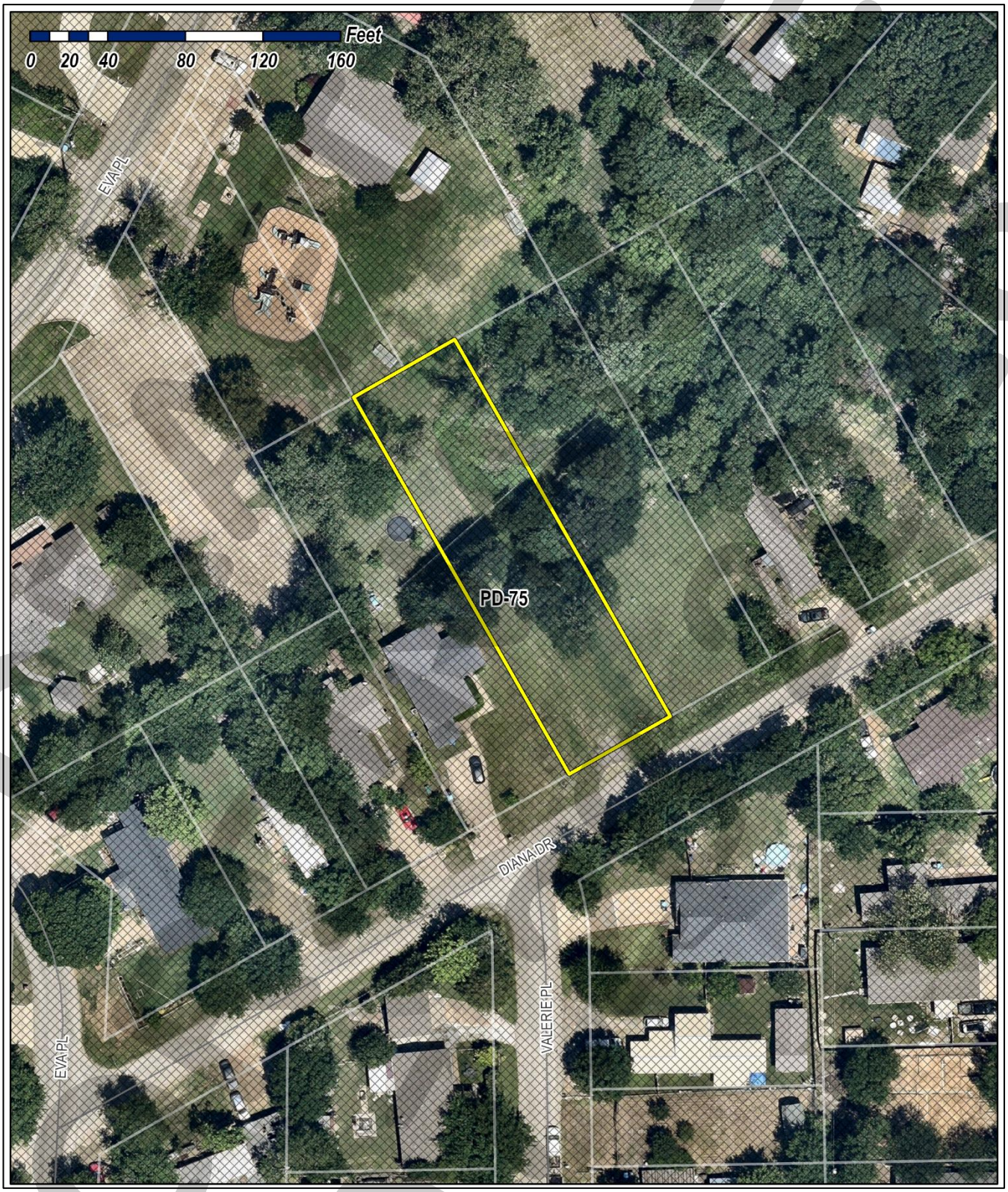
2nd Reading: *September 8, 2026*

DRAFT ORDINANCE 07.28.2026

Exhibit 'A':
Location Map

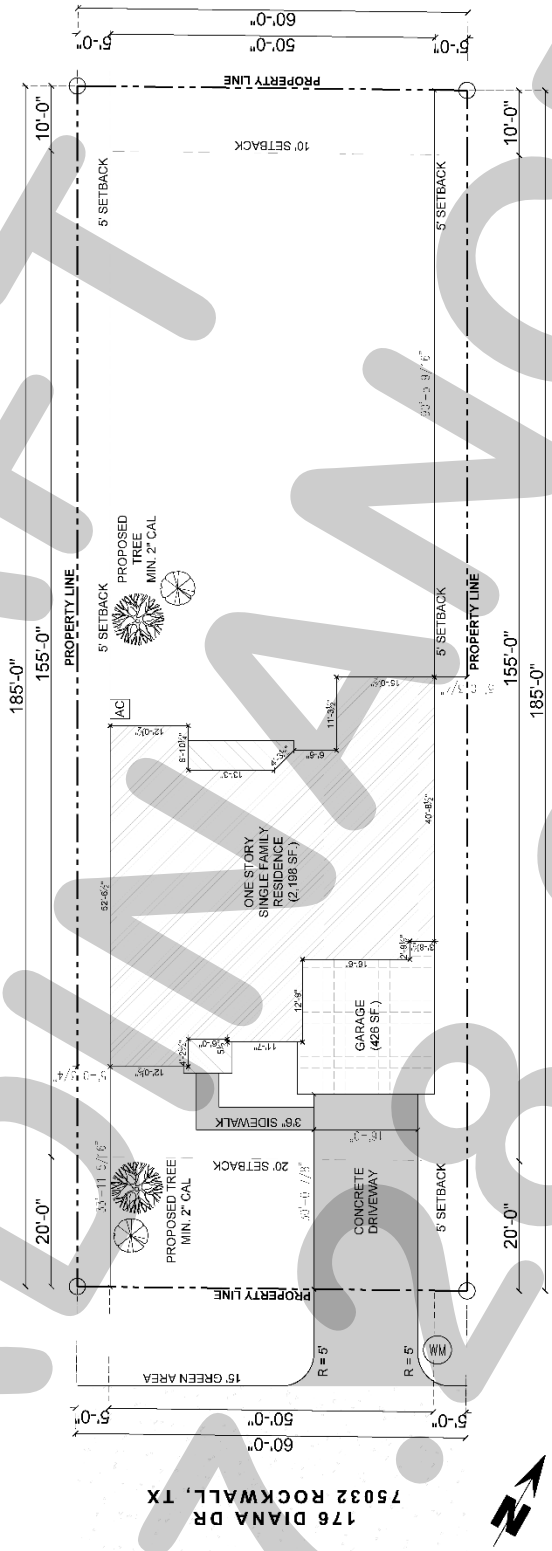
Address: *176 Diana Drive*

Legal Description: *Lot 748A of the Rockwall Lake Estates #2 Addition*



DRAFT

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 07.28.2026

Exhibit 'C':
Building Elevations



DRAFT
07.29.2026

PROJECT COMMENTS

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

DATE: 7/24/2026

PROJECT NUMBER: Z2026-047
PROJECT NAME: SUP for Residential Infill at 184 Diana Drive
SITE ADDRESS/LOCATIONS: 184 Diana Drive, Rockwall, TX, 75032

CASE CAPTION: Hold a public hearing to discuss and consider a request by Pascual Mojica on behalf of Robert Wheeler 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 0.2548-acre parcel of land identified as Lot 747A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 184 Diana Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	07/21/2026	Approved w/ Comments

07/21/2026: Z2026-047; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 184 Diana Drive
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 0.2548-acre parcel of land identified as Lot 747A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 184 Diana Drive.

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.

I.3 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

M.4 For reference, include the case number (Z2026-047) in the lower right-hand corner of all pages on future submittals.

M.5 The subject property shall have to be replatted prior to the issuance of a Building Permit.

I.6 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 the situated within the Lake Rockwall Estates #2 Subdivision which has been in existence since 1956, consists of more than five (5) lots, and is considered to be more than 90% developed.

I.7 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."

I.8 Garage Requirements. According to 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 garage is approximately eight (8) feet in front of the front façade of the home. While this is not uncharacteristic of the surrounding area, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

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 home incorporates brick on three (3) facades of the homes, with the remaining façade being 100% siding.

M.10 Anti-Monotony Standards. According to Subsection 03.01(D), Anti-Monotony, of Article 05, District Development Standards, of the Unified Development Code (UDC), the front building elevations of a home 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 six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least five (5) intervening homes of differing appearance. Identical building material blends and colors may not occur on adjacent (side by-side) properties. Homes are considered to differ in appearance if any three (3) elements are different:

(a) The number of stories of the home.
(b) The garage location/orientation on the home.
(c) The roof type and layout of the home.
(d) The articulation of the front façade of the home.

In this case, the request for residential infill associated with Case No. Z2026-046 is proposing the exact same elevation as the subject property. This will not meet the anti-monotony requirements and will require an exception from the Planning and Zoning Commission.

M.11 Ordinances. Please review the attached draft ordinance prior to the August 11, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by August 4, 2026.

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 August 4, 2026; 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 August 11, 2026 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 July 28, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on August 11, 2026.

I.14 City Council Meeting Dates. The projected City Council meeting dates for this case will be August 17, 2026 (1st Reading) and September 8, 2026 (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 Kuhn	07/21/2026	Approved w/ Comments

07/21/2026: 1. Provide a 10' utility easement along the roadway frontage. Tree plantings are not allowed within this easement.

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Existing flow patterns must be maintained.

- Lot to lot drainage is not allowed.
- 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 the 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 located along Diana Dr. available for use.
- There is an existing 2" water main located along Diana Dr. 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.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls (if needed). Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, gravel, or asphalt allowed in any area.
- Fences not allowed in easement of power lines.
- Driveway culvert must be reinforced concrete, minimum 18", and sized by an engineer.
- Additional comments may be provided at time of Building Permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/20/2026	Approved

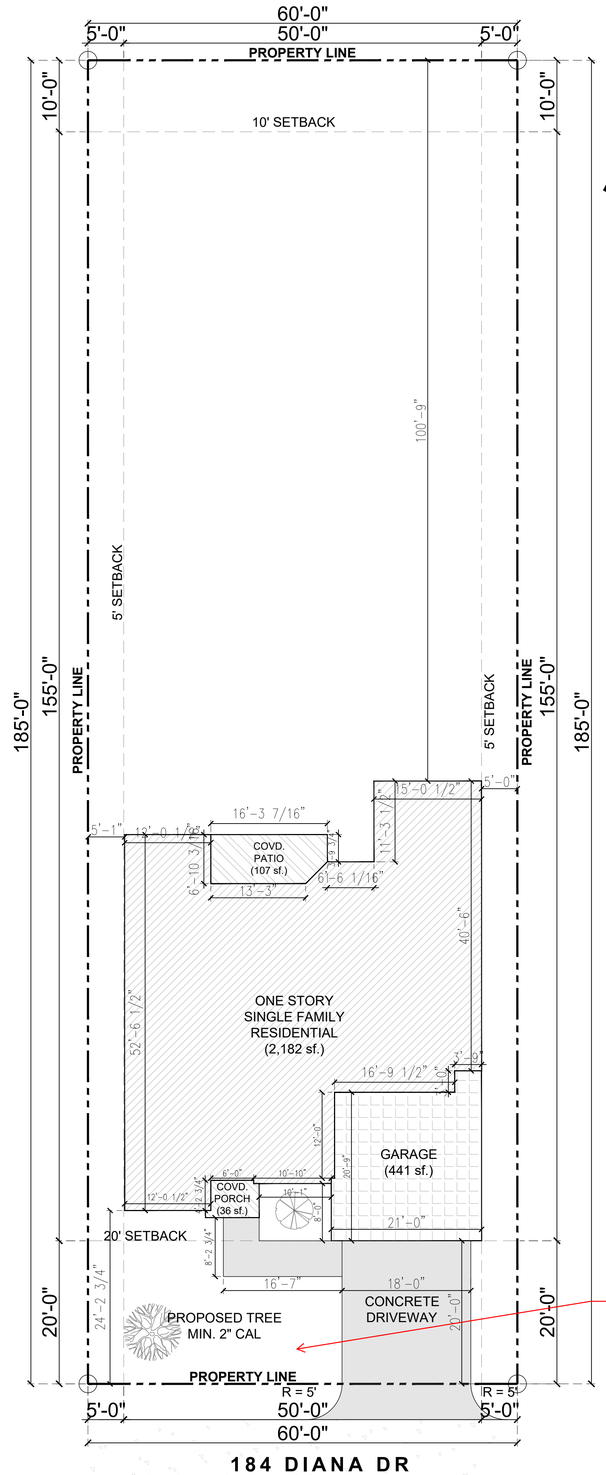
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/20/2026	Approved

No Comments

ZONING INFO
PD-75

Front Yard	20'
Side Yard	5'
Rear Yard	10'
HT	32'
Lot Cov	45%



184 DIANA DR
75032 ROCKWALL, TX

1 C2.01 SITE PLAN
1" = 10' - 0"

SITE PLAN LEGEND
PROPERTY LINE
SETBACK / BL
BUILDING FOOTPRINT
EASEMENT
LOT SUBDIVISION
WOOD FENCE
IRON FENCE
LOT CORNER
UTILITY POLE
ELECTRIC POLE
WATER METER
MAN HOLE
LIVING AREA
GARAGE / CARPORT
PORCH / PATIO
CONCRETE PAVING
PAVING

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- 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 the 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 located along Diana Dr. available for use.
- There is an existing 2" water main located along Diana Dr. 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.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls (if needed). Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, gravel, or asphalt allowed in any area.
- Fences not allowed in easement of power lines.
- Driveway culvert must be reinforced concrete, minimum 18", and sized by an engineer.
- Additional comments may be provided at time of Building Permit.

Provide a 10' utility easement along the roadway frontage. Tree plantings are not allowed within this easement.

PROJECT INFORMATION

ZONING	PD-75
LEGAL DESCRIPTION	**ROCKWALL LAKE EST #2 LOT 747 A**
TYPE	V-(B)
CLIMATE ZONE	ZONE 3A (WARM HUMID)
PROJECT DESCRIPTION	ONE STORY SINGLE FAMILY RESIDENCE 4 BEDROOMS, 2.5 BATHROOMS TWO CAR ATTACHED GARAGE



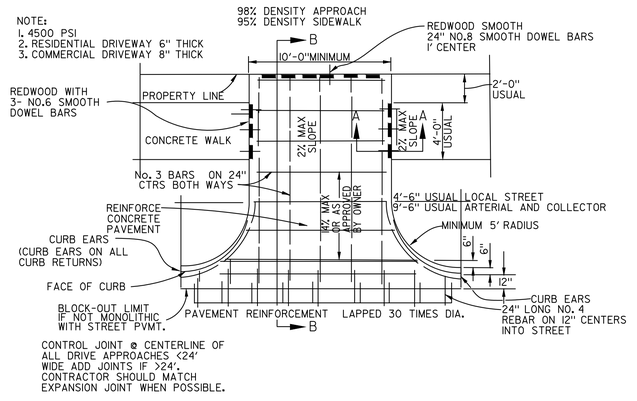
ATION

		AREA	
FIRST LEVEL	2,182 SF.	GARAGE	441 SF.
		COVD. PORCH	36 SF.
		COVD. PATIO	107 SF.

LOT AREA CALCULATION

TOTAL LIVING AREA (AC)	2,182 SF.	LOT AREA	11,099 SF.
TOTAL UNDER ROOF	2,766 SF.	NON ROOF AREA	8,333 SF.
FOOTPRINT	2,766 SF.	% OF LOT	24.92 %

ROCKWALL LAKE EST #2
LOT 747 A



DRIVEWAY PAVING DETAILS

NOTE: All new residential homes require a drive approach and sidewalk installation. Unless an existing, compliant drive approach and sidewalk are already present on the lot. Drive approach, sidewalk and right of way (ROW) permits to be pulled simultaneously. Minimum of two site trees required. Please refer to the city site tree specifications to comply with the applicable jurisdictional requirements. Should a fence permit need to be added to your drawings, an additional fee will apply. Please contact our customer service team at 214-946-4300.

SEAL

PROJECT/PLAN ID
184 DIANA DR.

DATE:
7/16/26

DRAWN BY:
IR

CHECKED BY:
ER

DESCRIPTION:
ONE STORY
SINGLE FAMILY RESIDENCE;
4 BEDROOMS, 2.5 BATHROOMS
TWO CAR ATTACHED GARAGE

SCALE:
1" = 10' - 0"

SHEET TITLE:
SITE PLAN

SHEET #:
C2.01

FILE NAME:
C2.01_SITE PLAN

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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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1 & 3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($1,000.00 + $20.00 ACRE) [1 & 2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1 & 3]
- ☑ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1 2 & 3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1 2 & 3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1 & 3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1 & 3]

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 ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3] AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

GENERAL NOTE: THE CITY OF ROCKWALL PLANNING AND ZONING DEPARTMENT ACCEPTS PAYMENT BY CHECK ***ONLY*** EITHER IN PERSON OR BY MAIL. *THE CITY OF ROCKWALL WILL NEVER REQUEST PAYMENT BY WIRE TRANSFER THROUGH EMAIL.*

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 184 Diana Drive, Rockwall, Texas

SUBDIVISION: Rockwall Lake Properties No 2 LOT: 747-A BLOCK:

GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD75 CURRENT USE: SF-7

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	Robert Wheeler
CONTACT PERSON	Robert Wheeler
ADDRESS	[redacted]
CITY, STATE & ZIP	
PHONE	
E-MAIL	

☑ APPLICANT	Pascual Mojica
CONTACT PERSON	Pascual Mojica
ADDRESS	[redacted]
CITY, STATE & ZIP	
PHONE	
E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert Wheeler [*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 17th DAY OF July, 2026. 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."

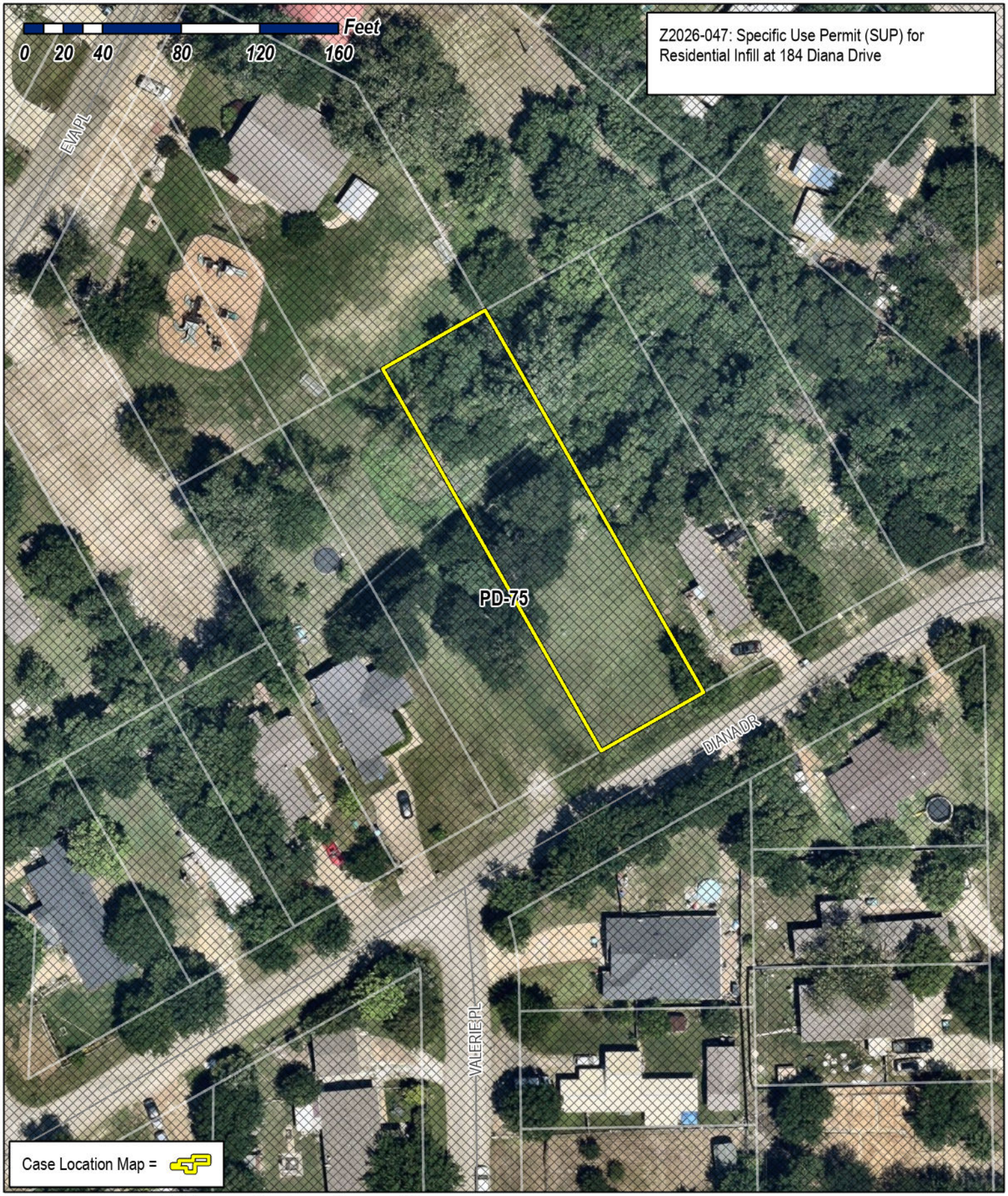
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF July, 2026.

KARINA HERMOSILLO
Notary ID #124771041
My Commission Expires
April 26, 2027

OWNER'S SIGNATURE Robert Wheeler

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

MY COMMISSION EXPIRES April 26, 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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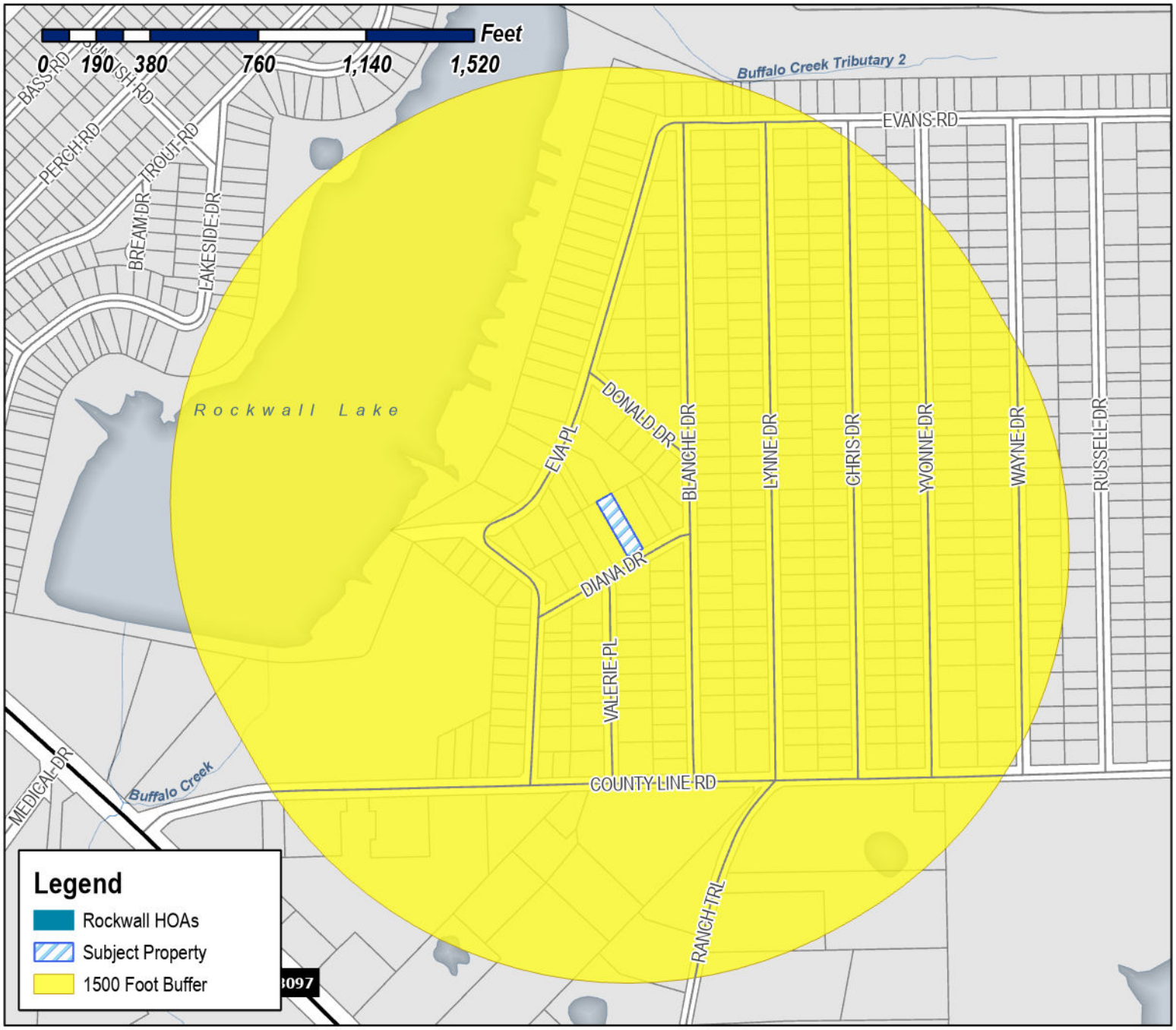
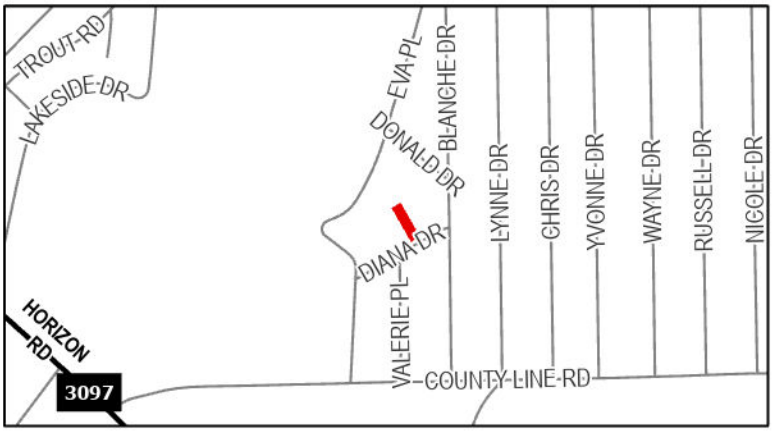


Case Number: Z2026-047
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development 75 (PD-75) District
Case Address: 184 Diana Drive



Date Saved: 7/20/2026
For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
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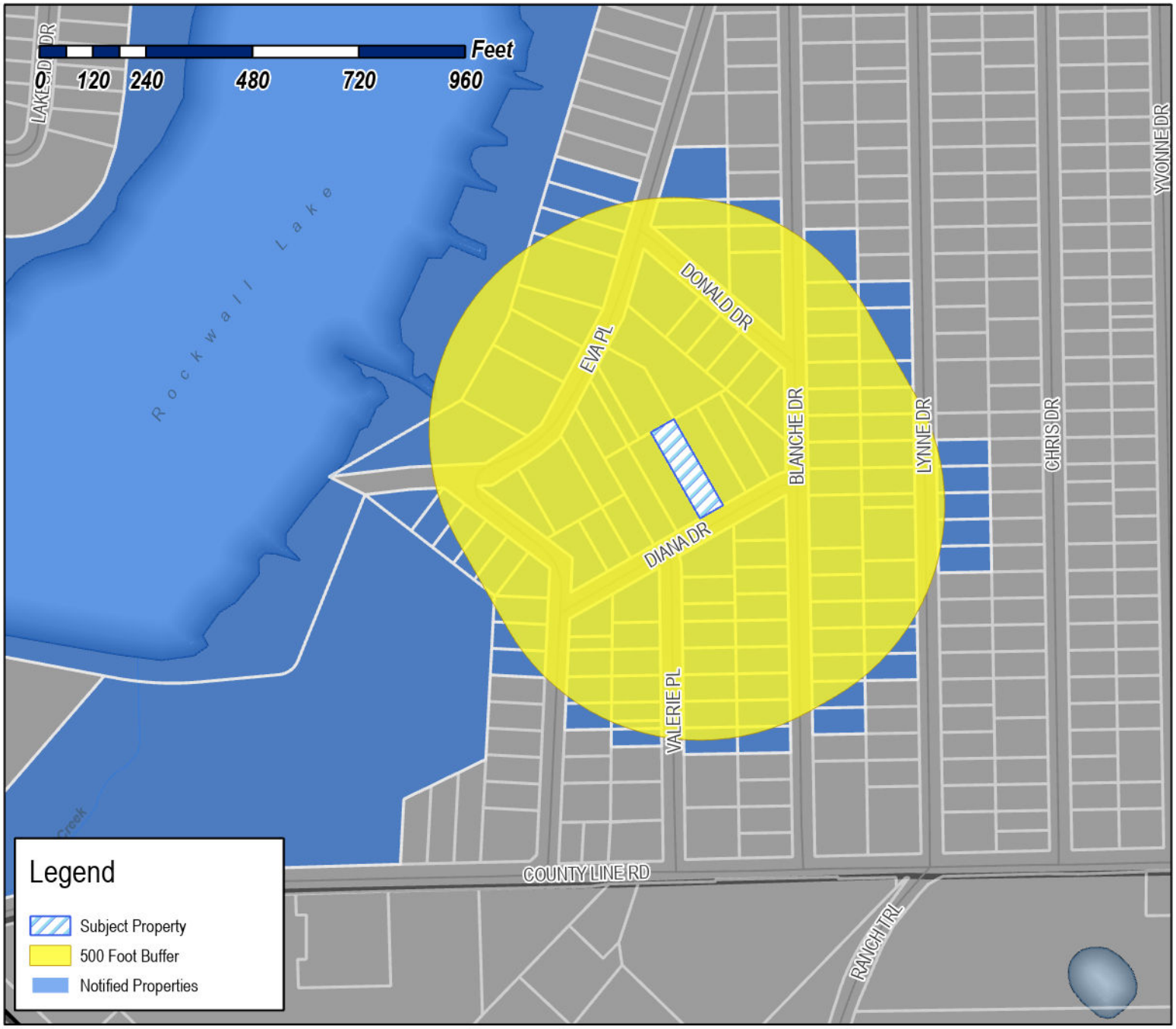

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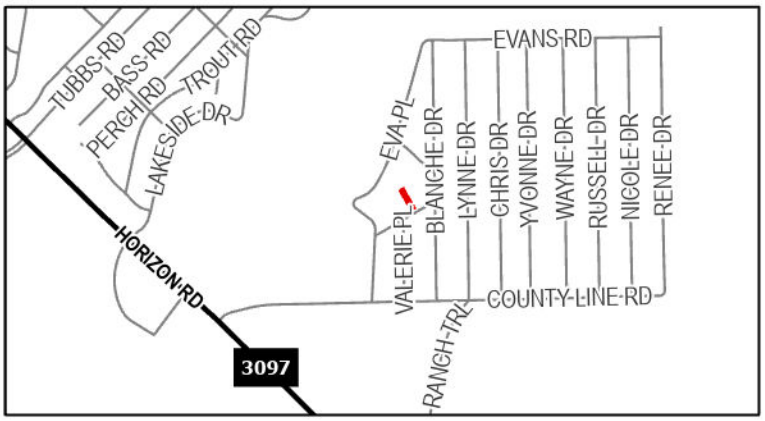

Date Saved: 7/20/2026
For Questions on this Case Call: (972) 771-7745

ROCKWALL ISD TR
1050 Williams St
Rockwall, TX 75087

HERREROS ANTELMO &
SONIA T SERNA
109 DIANA DR
ROCKWALL, TX 75032

MARTINEZ FLORENTINO TREJO AND MARIA DEL
ROCIO RUBIO DE TREJO
11540 SINCLAIR AVENUE
DALLAS, TX 75218

ESCOBAR SERGIO & ANABEL
118 ALTHEA RD
ROCKWALL, TX 75032

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

HODGES LEANDRA MARIE
123 VAUGHN LN
QUINLAN, TX 75474

FERNANDEZ URBANO
1235 VZ CR3425
WILLS POINT, TX 75169

FERNANDEZ URBANO
1235 VZ CR3425
WILLS POINT, TX 75169

RESIDENT
126 DONALD DR
ROCKWALL, TX 75032

MORRIS AUBREY KEITH
133 DONALD DR
ROCKWALL, TX 75032

HERNANDEZ SONIA BETANCOURT
134 YVONNE DR
ROCKWALL, TX 75032

CASTILLO SANJUANA
136 DIANA DR
ROCKWALL, TX 75032

MARTINEZ PERLA
145 DONALD DR
ROCKWALL, TX 75087

RESIDENT
149 VALERIE PL
ROCKWALL, TX 75032

VARGAS RICARDO
149 Blanche Dr
Rockwall, TX 75032

RESIDENT
154 DIANA
ROCKWALL, TX 75032

ROMAN JAIME A & MA GUADALUPE SANDOVAL
154 DIANA DR
ROCKWALL, TX 75032

VAZQUEZ RAMON LOPEZ
156 BLANCHE DR
ROCKWALL, TX 75032

MORALES RAMIRO JR
159 EVA PLACE
ROCKWALL, TX 75032

TEPOX FABIOLA DOMINGUEZ
159 VALERIE PL
ROCKWALL, TX 75032

DURAN ROCIO
160 VALERIE PL
ROCKWALL, TX 75032

LORENZ PAOLA
162 DIANA DR
ROCKWALL, TX 75032

ESTATE OF DOROTHY M GRAY
162 DONALD DR
ROCKWALL, TX 75032

RESIDENT
163 BLANCHE DR
ROCKWALL, TX 75032

MORENO FABIOLA
163 DONALD
ROCKWALL, TX 75032

RESIDENT
168 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
168 VALERIE PL
ROCKWALL, TX 75032

RESIDENT
172 VALERIE PL MARIANA SIFUENTES
ROCKWALL, TX 75032

RESIDENT
173 DONALD DR
ROCKWALL, TX 75032

RESIDENT
173 EVA PL
ROCKWALL, TX 75032

TONG VINCENT
174 SUNRAY CREEK DR
KATY, TX 77493

TONG VINCENT HIEU AND
TIFFANY PHU
174 SUNRAY CREEK DR
KATY, TX 77493

LOC PHU AND VINCENT TONG
174 SUNRAY CREEK DR
KATY, TX 77493

RESIDENT
175 VALERIE PL
ROCKWALL, TX 75032

CASTANEDA NOE A
175 Blanche Dr
Rockwall, TX 75032

RESIDENT
176 DIANA
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

RESIDENT
178 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
178 VALERIE PL
ROCKWALL, TX 75032

RESIDENT
184 LILLIAN DR
ROCKWALL, TX 75032

RESIDENT
185 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
187 VALERIE PL MARIA BLANCA RESENDIZ
ROCKWALL, TX 75032

ORTEGA RUBEN
187 EVA PL
ROCKWALL, TX 75032

ALVAREZ FRANCISCO J
190 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
192 LYNNE DR
ROCKWALL, TX 75032

JIMENEZ HERIBERTO FERRER AND
CRISTINA MORENO SALAZAR
192 VALERIE PLACE
ROCKWALL, TX 75032

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194 DIANA
ROCKWALL, TX 75032

GARCIA JOSE
195 BLANCHE DR
ROCKWALL, TX 75032

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197 EVA PL
ROCKWALL, TX 75032

CONTRERAS MANUEL AND MARIA G
198 EVA PL
ROCKWALL, TX 75032

RESIDENT
199 VALERIE PL
ROCKWALL, TX 75032

MELENDEZ HOPE
199 DIANA DR
ROCKWALL, TX 75032

ARROYO MARGARITO &
LUCIA ARROYO-ESPINOSA
202 BLANCHE DR
ROCKWALL, TX 75032

TOVAR JUAN GABRIEL
202 VALERIE PLACE
ROCKWALL, TX 75032

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204 DIANA
ROCKWALL, TX 75032

RESIDENT
204 LYNNE DR
ROCKWALL, TX 75032

ADAMS JAMES W
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

ADAMS JAMES & DEBBIE
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

ADAMS JAMES W
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

RESIDENT
209 EVA PL
ROCKWALL, TX 75032

RESIDENT
209 VALERIE PL
ROCKWALL, TX 75032

URBINA ARACELI C
209 BLANCHE DR
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D
212 LYNNE DR
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D
212 LYNNE DR
ROCKWALL, TX 75032

RICO RUIZ CARLOS AND MARIA
212 VALERIE PL
ROCKWALL, TX 75032

RICO CARLOS
212 VALERIE PL
ROCKWALL, TX 75032

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214 DIANA
ROCKWALL, TX 75032

RESIDENT
214 EVA PL
ROCKWALL, TX 75032

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214 BLANCHE DR
ROCKWALL, TX 75032

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219 VALERIE PL
ROCKWALL, TX 75032

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226 BLANCHE DR
ROCKWALL, TX 75032

LANDIN MARTHA P
228 EVA PL
ROCKWALL, TX 75032

GUADALUPE JOSE AND
ANGELA ANN GUTIERREZ
229 BLANCHE DR
ROCKWALL, TX 75032

GUTIERREZ JOSE G & ANGELA A
229 BLANCHE DR
ROCKWALL, TX 75032

SCHULKE VANESSA AND ANTHONY FRESQUEZ
229 Valerie Pl
Rockwall, TX 75032

PEREZ FERMIN
230 LYNN DRIVE
ROCKWALL, TX 75032

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234 BLANCHE DR
ROCKWALL, TX 75032

CARMONA MARTIN SALVADOR
235 LYNNE DR
ROCKWALL, TX 75032

RAMIREZ MARTHA E
235 LYNNE DRIVE
ROCKWALL, TX 75032

VARGAS EMMANUEL LAZARO AND
BEATRIZ LEAL FERNANDEZ
238 EVA PL
ROCKWALL, TX 75032

RESIDENT
245 EVA
ROCKWALL, TX 75032

RESIDENT
247 BLANCHE DR
ROCKWALL, TX 75032

CARMONA EVELIA
249 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
254 EVA PL C/O DON/AUDREY BLAKENSHIP
ROCKWALL, TX 75032

RESIDENT
254 LYNNE DR
ROCKWALL, TX 75032

SALAZAR-CARMONA MIRIAM GUADALUPE
263 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
265 BLANCHE DR TIFFANY PHU
ROCKWALL, TX 75032

RESIDENT
266 LYNNE DR ATTN;MARY SMITH
ROCKWALL, TX 75032

RESIDENT
273 LYNNE DR
ROCKWALL, TX 75032

ESCOBAR AURELIO
274 EVA PL
ROCKWALL, TX 75032

ESCOBAR AURELIO
274 EVA PL
ROCKWALL, TX 75032

RESIDENT
276 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
280 EVA PL
ROCKWALL, TX 75032

RESIDENT
281 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
281 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
283 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
288 LYNNE DR
ROCKWALL, TX 75032

HERNANDEZ MARIA CESARIA
288 EVA PL
ROCKWALL, TX 75032

RESIDENT
294 EVA PL
ROCKWALL, TX 75032

OLIVA MARIA ELIDA MUNIZ &
SERGIO HERREROS
300 EVA PL
ROCKWALL, TX 75032

RESIDENT
302 LYNNE DR
ROCKWALL, TX 75032

VAZQUEZ JUAN MIGUEL & MARTHA PATRICIA
304 BLANCHE DR
ROCKWALL, TX 75032

VAZQUEZ JUAN MIGUEL & MARTHA PATRICIA
304 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
305 EVA PL
ROCKWALL, TX 75032

WESLEY ASHLEY MONIQUE
305 BLANCHE DR
ROCKWALL, TX 75032

BARRON INOCENCIO & HILDA AND
MONTSERRAT BARRON
310 LYNNE DR
ROCKWALL, TX 75032

NEXTEL PARTS & SUPPLIES INC
311 E I-30
ROCKWALL, TX 75087

RESIDENT
316 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
317 BLANCHE DR
ROCKWALL, TX 75032

222 SWORD LLC
3225 McLeod Dr Ste 777
Las Vegas, NV 89121

MAZARIEGOS EDGAR & SONIA I
3248 BLACKLAND RD
ROYSE CITY, TX 75189

UC F JOSE FAUSTO
329 BLANCHE DR
ROCKWALL, TX 75032

SALAZAR JOEL
335 EVA PL
ROCKWALL, TX 75032

RESIDENT
341 BLANCHE DR
ROCKWALL, TX 75032

MORENO SALVADOR
352 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
353 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
355 EVA
ROCKWALL, TX 75032

RESIDENT
362 LYNNE DR
ROCKWALL, TX 75032

PALICIOS MARIA
365 LYNNE DR
ROCKWALL, TX 75032

DAWIT NOHA
370 EVA PLACE
ROCKWALL, TX 75032

RODRIGUEZ HERMAN & APRIL
373 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
375 EVA
ROCKWALL, TX 75032

RAMIREZ RIGOBERTO AND
MARGARITA ESCOBAR
376 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
382 EVA AKA AMERICA A FUERTE
ROCKWALL, TX 75032

CRUZ YULY VANESSA
382 EVA PL
ROCKWALL, TX 75032

FUERTE AMERICA ALEJANDRINA
AKA AMERICA A FUERTE
3826 ROAN CIR
GARLAND, TX 75043

RESIDENT
383 EVA PL
ROCKWALL, TX 75032

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
390 BLANCHE DR MARGARITA ESCOBAR
ROCKWALL, TX 75032

RESIDENT
391 EVA
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO &
MARIA BLANCA RESENDIZ
397 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
400 EVA
ROCKWALL, TX 75032

RESIDENT
401 EVA
ROCKWALL, TX 75032

RAOFPUR DAVID
4219 ASHMONT CT
DALLAS, TX 75287

RESIDENT
422 EVA
ROCKWALL, TX 75032

GREENVILLE E-Z RENT LLC
430 Renee Dr
Rockwall, TX 75032

MBA CUSTOM HOMES LLC
430 RENEE DRIVE
ROCKWALL, TX 75032

SARABIA SILVESTRE
4322 BOWSER AVE APT 203
DALLAS, TX 75219

RONQUILLO ALMA DELIA
444 Eva Pl
Rockwall, TX 75032

CANADY JERRY ANN
4565 Highway 27 N
Story, AR 71970

ESTRADA ERASMO &
CRISTINA GARCIA
458 EVA PL
ROCKWALL, TX 75032

RESIDENT
463 EVA PL
ROCKWALL, TX 75032

RESIDENT
468 EVA
ROCKWALL, TX 75032

GARZA ISAI
482 EVA PL
ROCKWALL, TX 75032

RESIDENT
485 EVA
ROCKWALL, TX 75032

UC RUBEN A
506 LILLIAN ST
ROCKWALL, TX 75087

HILGENFELD DONNA & ROSS
6409 ALTA OAKS DR
GARLAND, TX 75043

GUTIERREZ DONATILO & BLANCA
6514 BUNKER HILL CT
ROWLETT, TX 75089

GUEVARA JOSE
6938 STATE HIGHWAY 50
COMMERCE, TX 75428

LAKEPOINTE CHURCH, INC
701 E INTERSTATE 30
ROCKWALL, TX 75087

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

PERLA SERVICES LLC
827 W 9TH ST
DALLAS, TX 75208

OLIVA ANGEI MELISSA CASTRO
8839 COUNTY ROAD 3602
QUINLAN, TX 75474

LA REN CORPORATION
C/O DON/AUDREY BLAKENSHIP
P.O. BOX 2155
ROCKWALL, TX 75087

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

HTX INVESTMENTS, LLC
PO BOX 741209
HOUSTON, TX 77274

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:

Z2026-047: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Pascual Mojica on behalf of Robert Wheeler 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 0.2548-acre parcel of land identified as Lot 747A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 184 Diana Drive, 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, August 11, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 17, 2026 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, August 17, 2026 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. Z2026-047: 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.

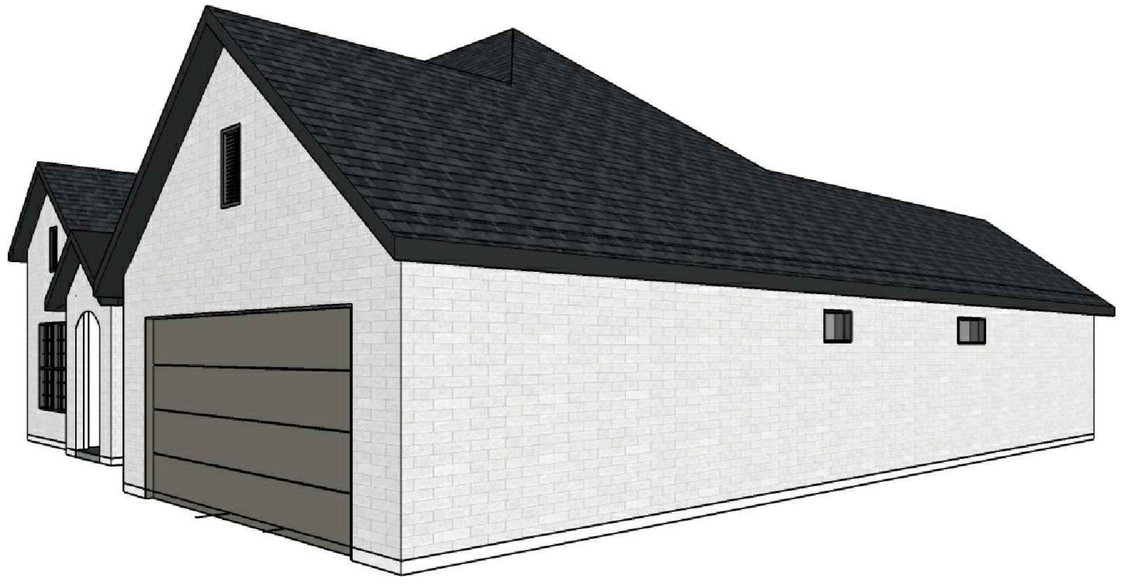
Name:

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





1 A5.01 3D ELEVATION
NTS

SEAL

PROJECT/PLAN ID
184 DIANA DR.

DATE:
7/16/26

DRAWN BY:
IR

CHECKED BY:
ER

DESCRIPTION:
ONE STORY
SINGLE FAMILY RESIDENCE;
4 BEDROOMS, 2.5 BATHROOMS
TWO CAR ATTACHED GARAGE

SCALE:
NTS

SHEET TITLE:
3D ELEVATION

SHEET #:
A5.01

FILE NAME:
A5.01_3D ELEVATIONS

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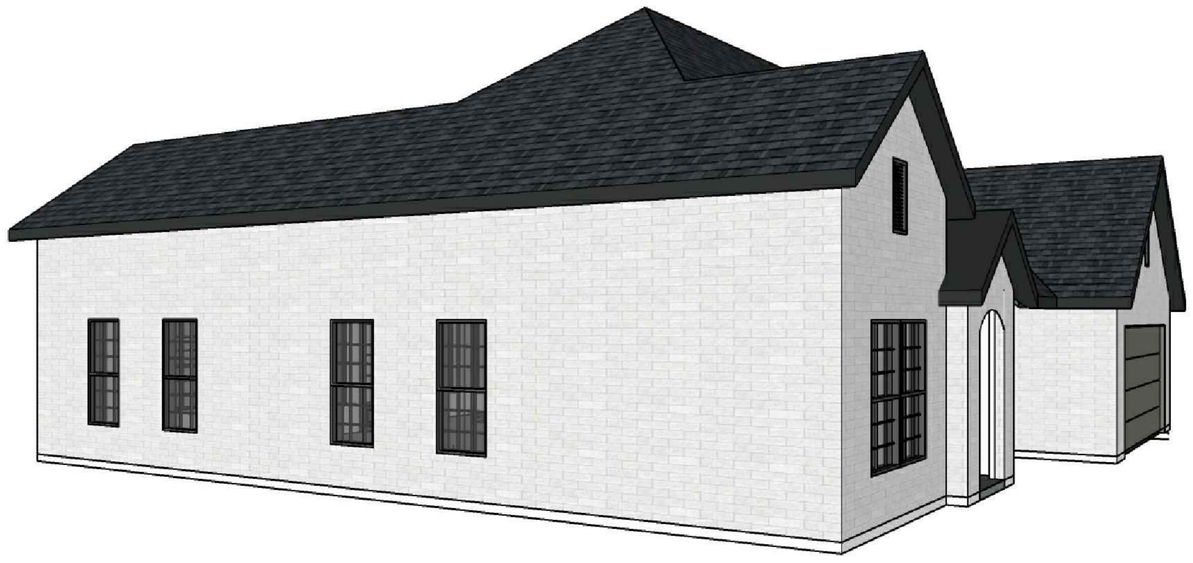

1 A5.02 3D ELEVATION
NTS

SEAL

PROJECT/PLAN ID
184 DIANA DR.

DATE:
7/16/26

DRAWN BY:
IR

CHECKED BY:
ER

DESCRIPTION:
ONE STORY
SINGLE FAMILY RESIDENCE;
4 BEDROOMS, 2.5 BATHROOMS
TWO CAR ATTACHED GARAGE

SCALE:
NTS

SHEET TITLE:
3D ELEVATION

SHEET #:
A5.02

FILE NAME:
A5.02_3D ELEVATIONS

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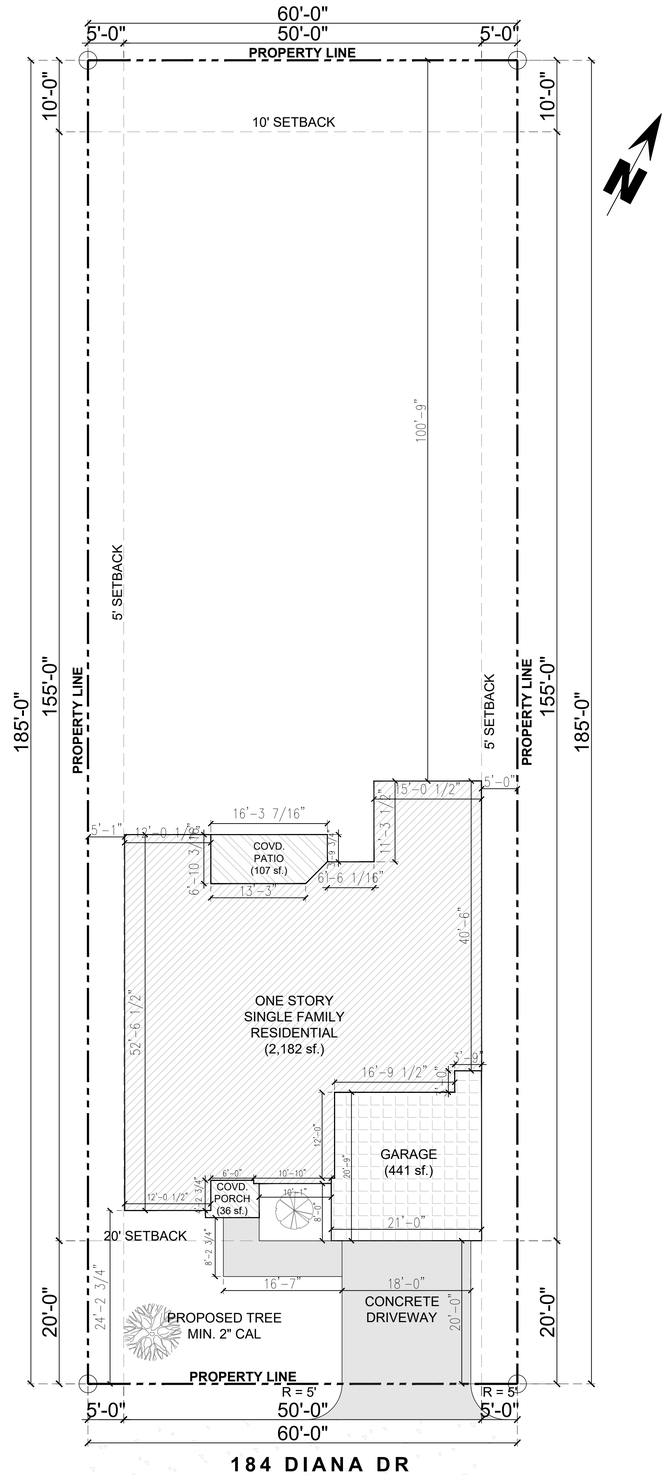
ZONING INFO
PD-75

Front Yard	20'
Side Yard	5'
Rear Yard	10'
HT	32'
Lot Cov	45%



184 DIANA DR
75032 ROCKWALL, TX

1 C2.01 SITE PLAN
1" = 10' - 0"

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK / BL
- BUILDING FOOTPRINT
- EASEMENT
- LOT SUBDIVISION
- WOOD FENCE
- IRON FENCE
- LOT CORNER
- UTILITY POLE
- ELECTRIC POLE
- WATER METER
- MAN HOLE
- LIVING AREA
- GARAGE / CARPORT
- PORCH / PATIO
- CONCRETE PAVING
- PAVING

PROJECT INFORMATION

ZONING	PD-75
LEGAL DESCRIPTION	**ROCKWALL LAKE EST #2 LOT 747 A**
TYPE	V-(B)
CLIMATE ZONE	ZONE 3A (WARM HUMID)
PROJECT DESCRIPTION	ONE STORY SINGLE FAMILY RESIDENCE 4 BEDROOMS, 2.5 BATHROOMS TWO CAR ATTACHED GARAGE



2 C2.01 VICINITY MAP
NTS

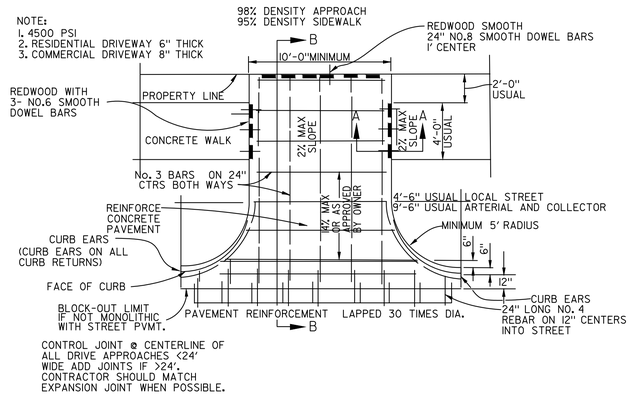
PROJECT AREA CALCULATION

LIVING AREA (AC)		NON CONDITION AREA	
FIRST LEVEL	2,182 SF.	GARAGE	441 SF.
		COVD. PORCH	36 SF.
		COVD. PATIO	107 SF.

LOT AREA CALCULATION

TOTAL LIVING AREA (AC)	2,182 SF.	LOT AREA	11,099 SF.
TOTAL UNDER ROOF	2,766 SF.	NON ROOF AREA	8,333 SF.
FOOTPRINT	2,766 SF.	% OF LOT	24.92 %

ROCKWALL LAKE EST #2
LOT 747 A



DRIVEWAY PAVING DETAILS

SEAL

PROJECT/PLAN ID
184 DIANA DR.

DATE:
7/16/26

DRAWN BY:
IR

CHECKED BY:
ER

DESCRIPTION:
ONE STORY
SINGLE FAMILY RESIDENCE;
4 BEDROOMS, 2.5 BATHROOMS
TWO CAR ATTACHED GARAGE

SCALE:
1" = 10' - 0"

SHEET TITLE:
SITE PLAN

SHEET #:
C2.01

FILE NAME:
C2.01_SITE PLAN

NOTE: All new residential homes require a drive approach and sidewalk installation. Unless an existing, compliant drive approach and sidewalk are already present on the lot. Drive approach, sidewalk and right of way (ROW) permits to be pulled simultaneously. Minimum of two site trees required. Please refer to the city site tree specifications to comply with the applicable jurisdictional requirements. Should a fence permit need to be added to your drawings, an additional fee will apply. Please contact our customer service team at 214-946-4300.

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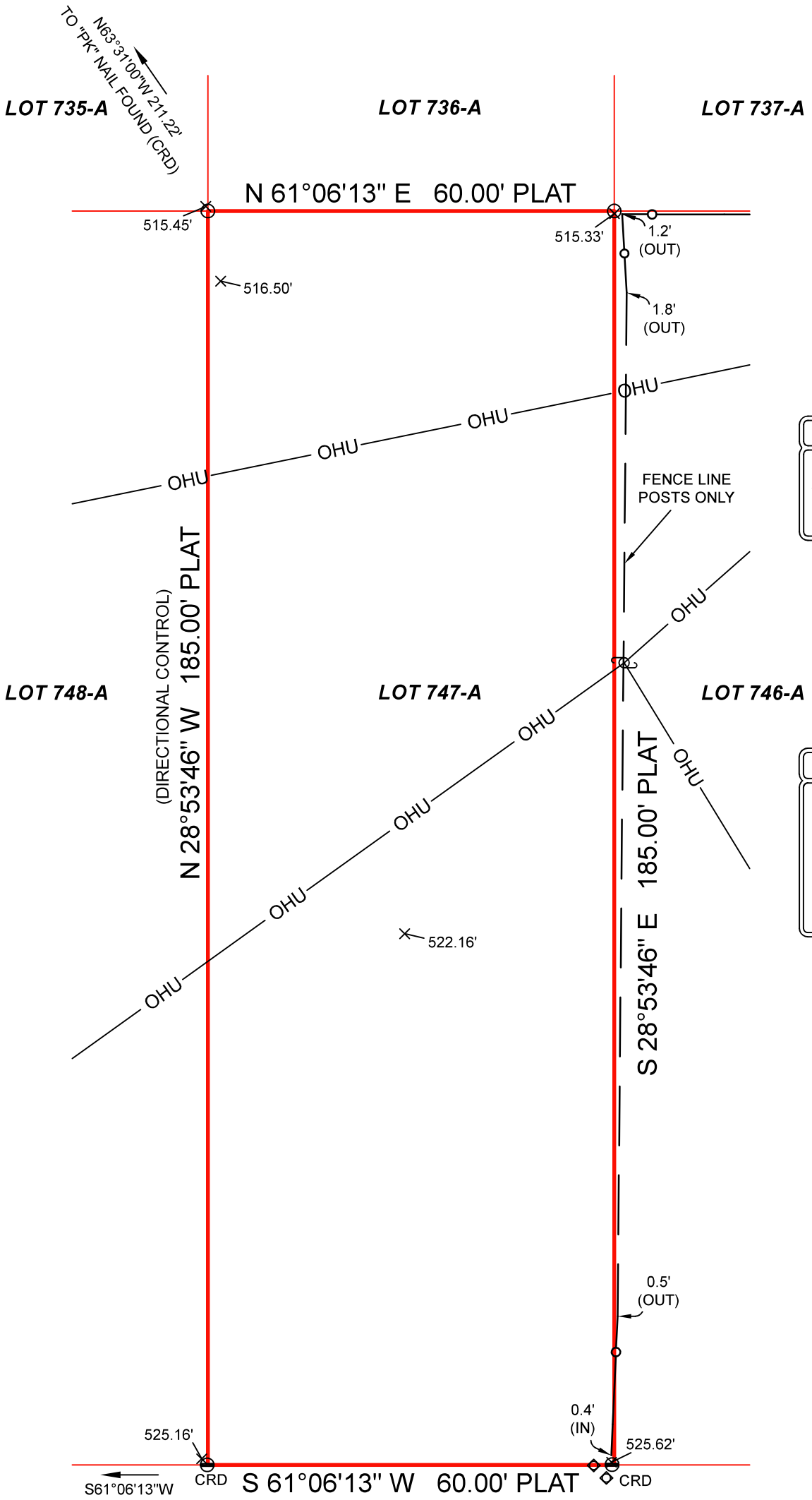
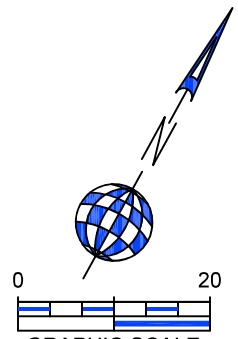
SURVEY PLAT: 184 DIANA DRIVE





BASIS OF BEARING DERIVED FROM PLAT RECORDED IN CAB. A, SL. 121, P.R.R.C.T.

LEGAL DESCRIPTION

Being Lot 747-A, of ROCKWALL LAKE PROPERTIES NO. 2, an Addition to Rockwall County, Texas, according to the Plat thereof, recorded in Cabinet A, Slide 121, Plat Records, Rockwall County, Texas.

NOTES

1) To the best of my knowledge and belief the easements recorded in Volume 51, Page 118, Volume 51, Page 121, Volume 55, Page 164, Volume 59, page 519, & Volume 83, Page 136 R.P.R.R.C.T. do not affect the property.

2) All elevations shown hereon are based RTK GPS observations and relative to each other only.



FLOOD

According to the Flood Insurance Rate Map, Community Panel No. 48397C 0040L, dated 09-26-2008. The subject property is located in Zone "X" & Zone "A". This information is obtained from FEMA.org Map Center, surveyor assumes no liability as to the accuracy of the FEMA website. Seller's disclosure should identify any existing flood insurance policies.

LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	BOLLARD POST	UTILITY POLE	OHU — OVERHEAD UTILITY LINE	COVERED AREA	CONCRETE	BUILDING LINE
1/2" IR SET	X-SET	CABLE BOX	SEPTIC COVER	WATER METER	GUY WIRE ANCHOR	ASPHALT	GRAVEL	EASEMENT
5/8" IR FOUND	1" IR FOUND	ELECTRIC BOX	SAN. SEW. MH.	GAS METER	BARBED WIRE FENCE	FIRE LANE STRIPE	BRICK	BOUNDARY
3/8" IR FOUND	1" IP FOUND	BRICK COLUMN	IRRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET. WALL	STONE	HIGH BANK LINE
60-D NAIL FOUND	POINT FOR CORNER	STONE COLUMN	WATER VALVE	TRANS. BOX	CHAINLINK FENCE	STONE RET. WALL	WOOD DECK	FEMA FLOOD LINE
PK NAIL SET	CON. MONUMENT	STORM DRAIN MH.	FIRE HYDRANT		WOOD FENCE	CON. RET. WALL	BUILDING WALL	HANDICAP SPACE
1/2" IP FOUND	3/4" IP FOUND	SAN. SEW. CO.	LIGHT POLE	P. E. POOL EQUIP.	PIPE RAIL FENCE	STUC. RET. WALL	TILE	

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat.The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Engineers and Land Surveyors.

This survey was performed exclusively for the parties in connection with the G. F. Number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

JOHN S. TURNER RPLS 5310

STATE OF TEXAS REGISTERED JOHN S. TURNER #5310 PROFESSIONAL LAND SURVEYOR

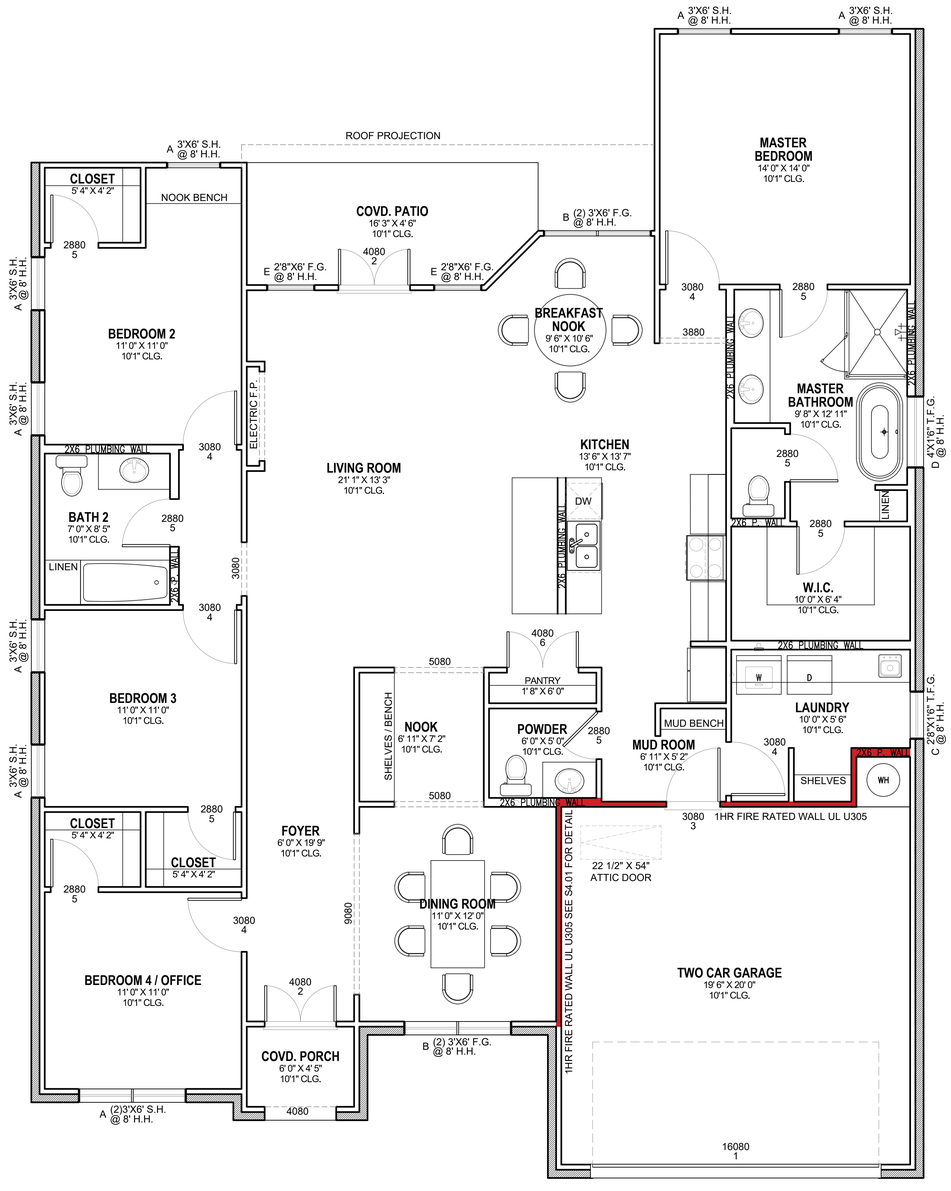
A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB#	26-0954	DRAWN BY:	TJS
DATE	07-13-2026	G.F. NO.	FR-2792-BW
CERTIFY TO:	ROBERT WHEELER	TITLE CO:	XX

"A professional company operating in your best interest"

DESIGN IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE

[R304.1] – Minimum Room Areas (≥70 Sq Ft)
[R305.1] – Ceiling Height (≥7'-0")
[R310.1] – Emergency Escape & Rescue Openings (Bedrooms)
[R311.7] – Stairways
[R302.5] – Garage Separation
[R314, R315] – Smoke/CO Alarms
[R311.2] – Egress Door Requirements
[R308.4] – Safety Glazing At Required Locations
[N1102.1.1 (R402.1.1)] – Thermal Performance For Fenestration
[R311.2] – Means Of Egress
[R302.5] – Garage Separation
[R312.1–312.2] – Guards And Handrails



1 A1.02 FLOOR PLAN
1/4" = 1' - 0"

SEAL

PROJECT/PLAN ID	**184 DIANA DR.**
DATE:	**7/16/26**
DRAWN BY:	**IR**
CHECKED BY:	**ER**
DESCRIPTION:	**ONE STORY SINGLE FAMILY RESIDENCE; 4 BEDROOMS, 2.5 BATHROOMS TWO CAR ATTACHED GARAGE**
SCALE:	**1/4" = 1' - 0"**
SHEET TITLE:	**FLOOR PLAN**
SHEET #:	**A1.02**
FILE NAME:	**A1.02_FLOOR PLAN**

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DESIGN IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE

[R304.1] – Minimum Room Areas (≥70 Sq Ft)
[R305.1] – Ceiling Height (≥7'-0")
[R310.1] – Emergency Escape & Rescue Openings (Bedrooms)
[R311.7] – Stairways
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[N1102.1.1 (R402.1.1)] – Thermal Performance For Fenestration
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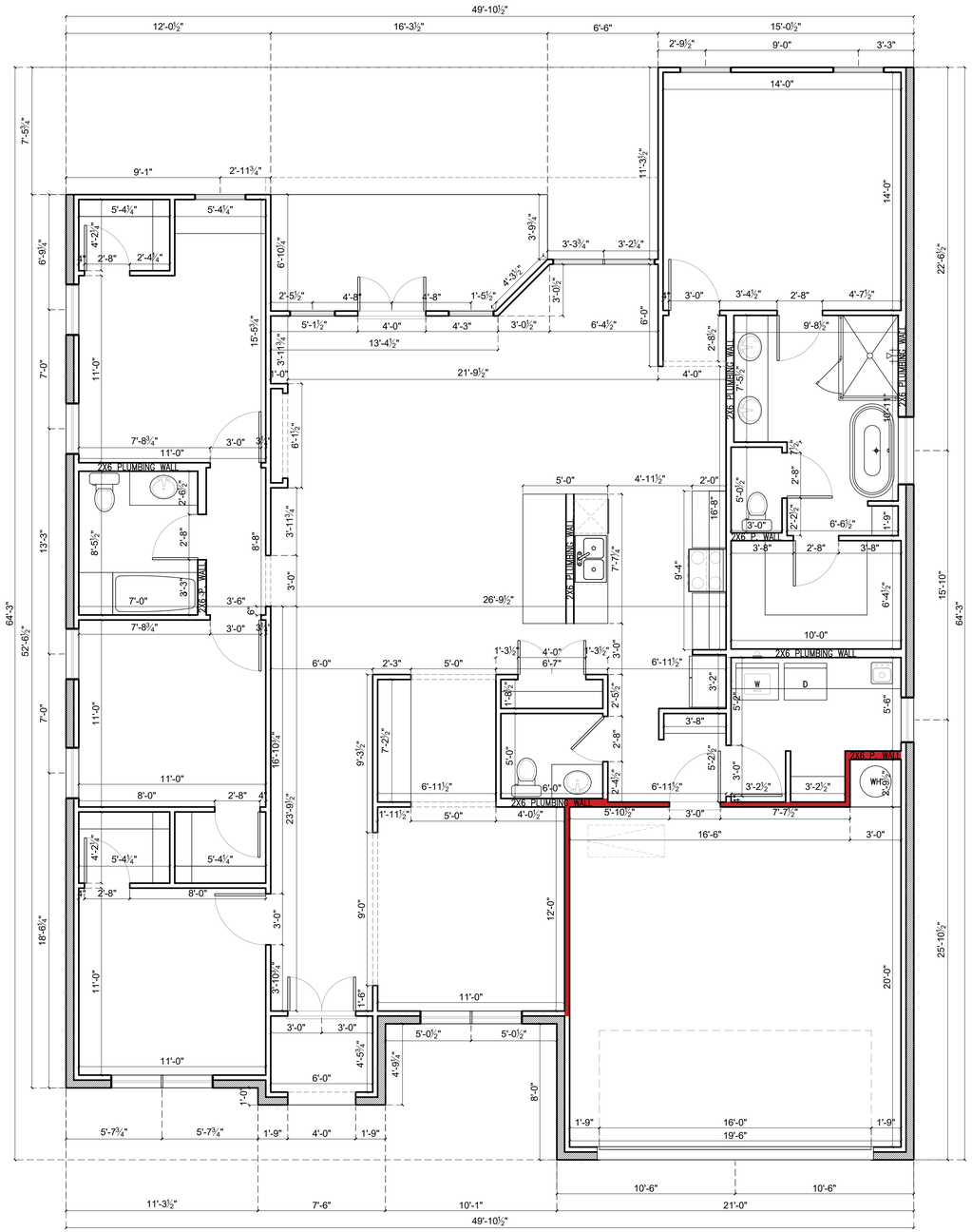

1 A1.01 DIMENSION PLAN
1/4" = 1' - 0"

SEAL

PROJECT/PLAN ID
184 DIANA DR.

DATE:
7/16/26

DRAWN BY:
IR

CHECKED BY:
ER

DESCRIPTION:
ONE STORY
SINGLE FAMILY RESIDENCE;
4 BEDROOMS, 2.5 BATHROOMS
TWO CAR ATTACHED GARAGE

SCALE:
1/4" = 1' - 0"

SHEET TITLE:
DIMENSIONS PLAN

SHEET #:
A1.01

FILE NAME:
A1.01_DIMENSIONS PLAN

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CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-047

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

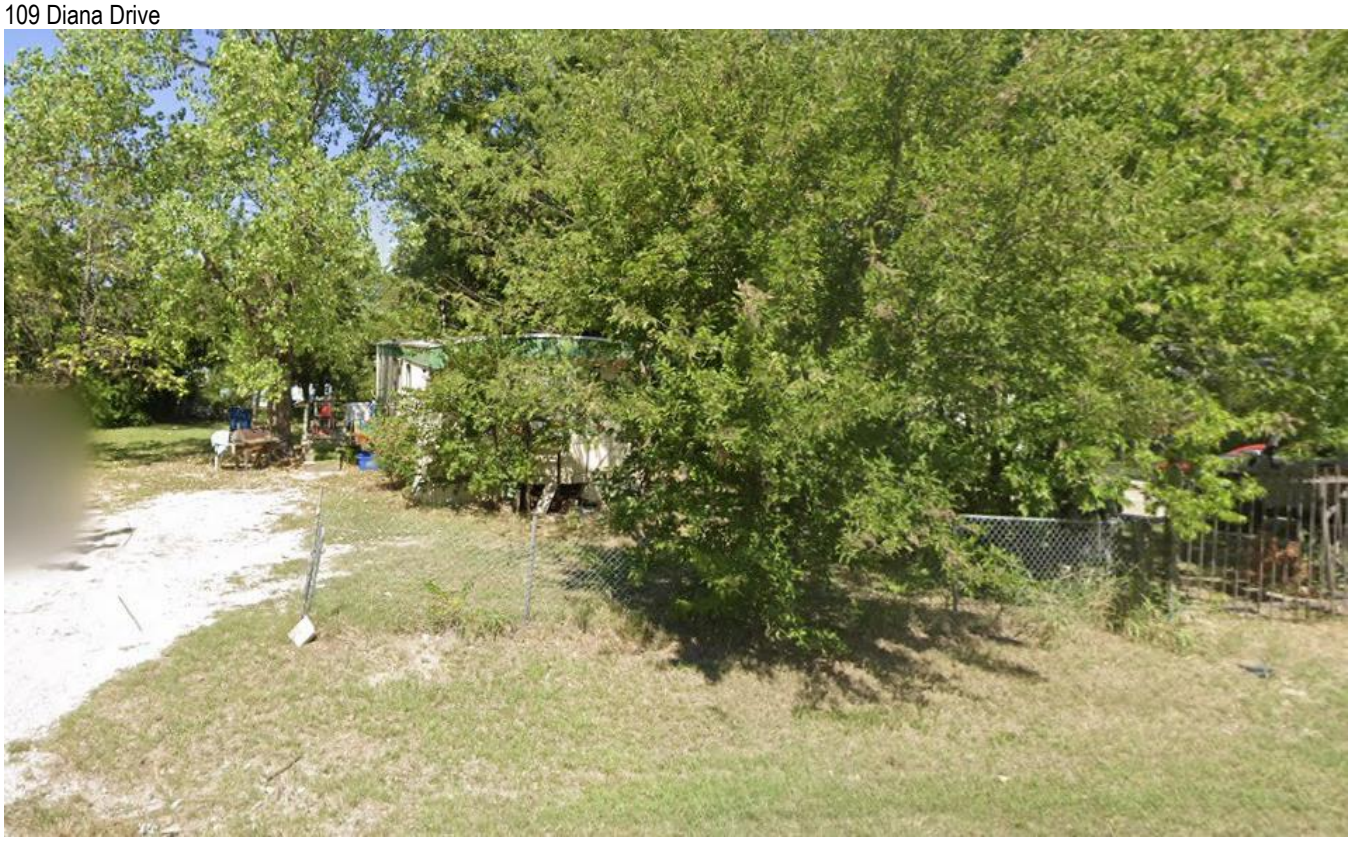
ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
109 Diana Drive	Modular Home	1984	1,128	*604*	Siding
136 Diana Drive	Modular Home	1984	1,232	*N/A*	Siding
154 Diana Drive	Modular Home	1998	1,940	*121*	Siding
162 Diana Drive	Single-Family Home	1998	1,764	*180*	Siding
176 Diana Drive	Vacant	N/A	N/A	*N/A*	N/A
184 Diana Drive	Vacant	N/A	N/A	*N/A*	N/A
194 Diana Drive	Modular Home	2016	1,203	*64*	Siding
199 Diana Drive	Modular Home	1980	1,784	*N/A*	Siding
204 Diana Drive	Vacant	N/A	N/A	*N/A*	N/A
212 Valerie Place	Modular Home	1982	1,789	*288*	Siding
229 Valerie Place	Single-Family Home	2017	2,303	*N/A*	N/A
245 Eva Place	Modular Home	1978	1,674	*N/A*	Siding
	AVERAGES:	1993	1,646	251	

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



109 Diana Drive



136 Diana Drive

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



154 Diana Drive



162 Diana Drive

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



176 Diana Drive



184 Diana Drive



194 Diana Drive



199 Diana Drive



204 Diana Drive

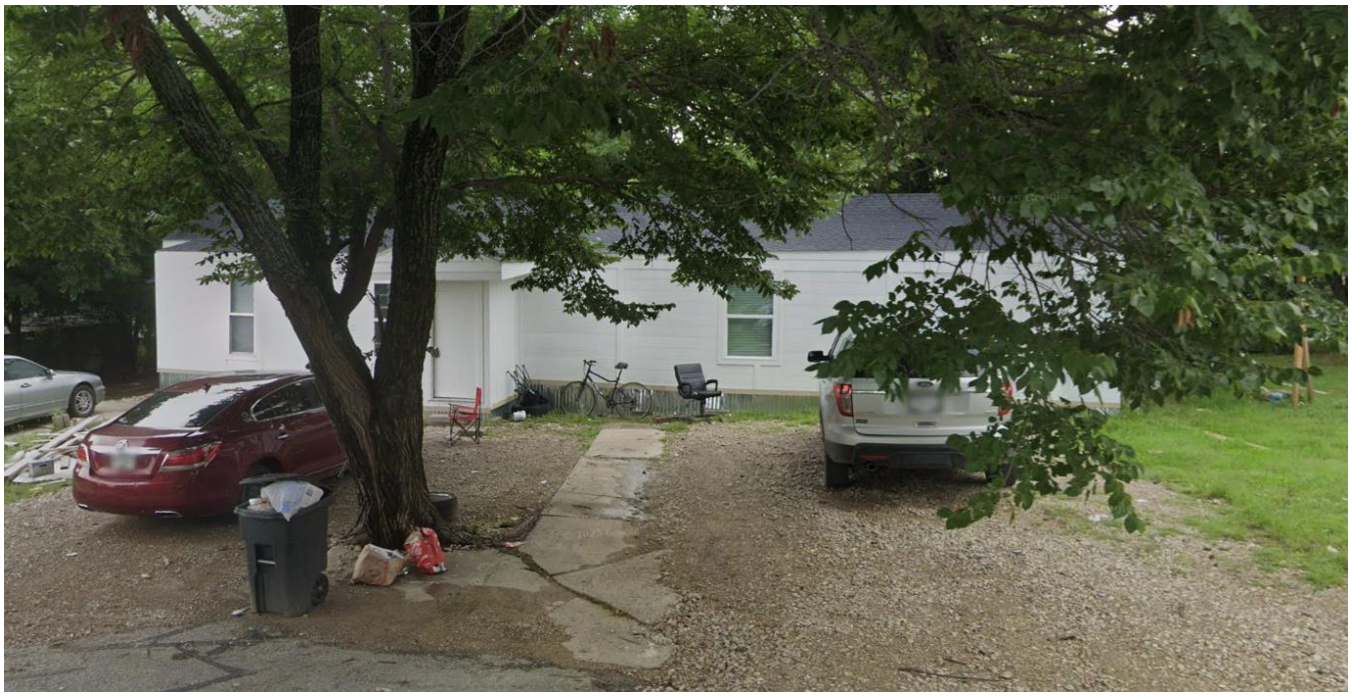


212 Valerie Place

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



229 Valerie Place



245 Eva Place

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-4XX

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 RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.2548-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 747A OF THE ROCKWALL LAKE ESTATES #2 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 Pascual Mojica on behalf of Robert Wheeler 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 0.2548-acre parcel of land identified as Lot 747A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 184 Diana Drive, 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 *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,

DRAFT 01.26.2026

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 District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) 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 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 shall 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

DRAFT ORDINANCE 03.18.2026

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 8TH DAY OF SEPTEMBER, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 17, 2026*

2nd Reading: *September 8, 2026*

DRAFT ORDINANCE 07.28.2026

Exhibit 'A':
Location Map

Address: *184 Diana Drive*

Legal Description: *Lot 747A of the Rockwall Lake Estates #2 Addition*

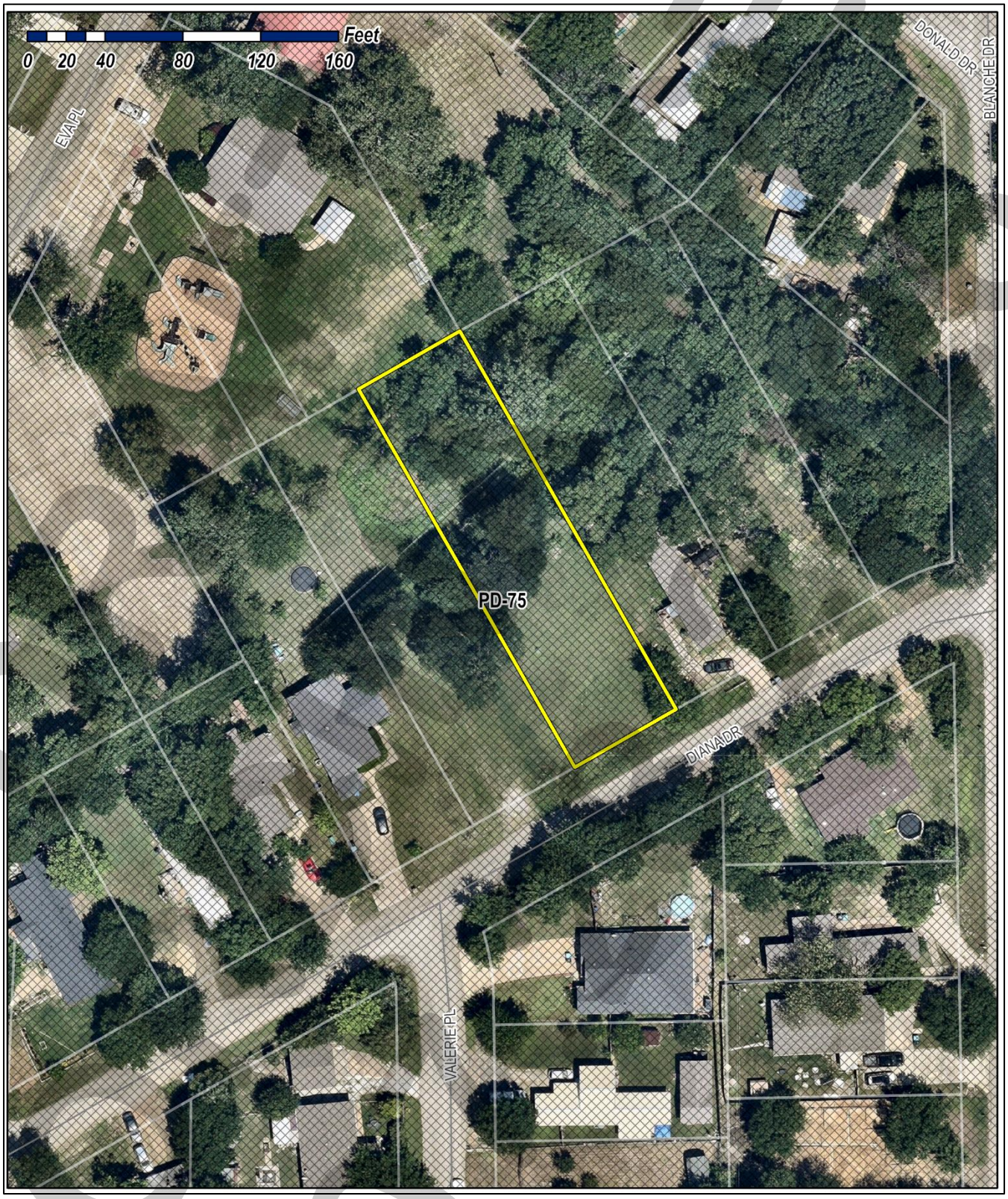
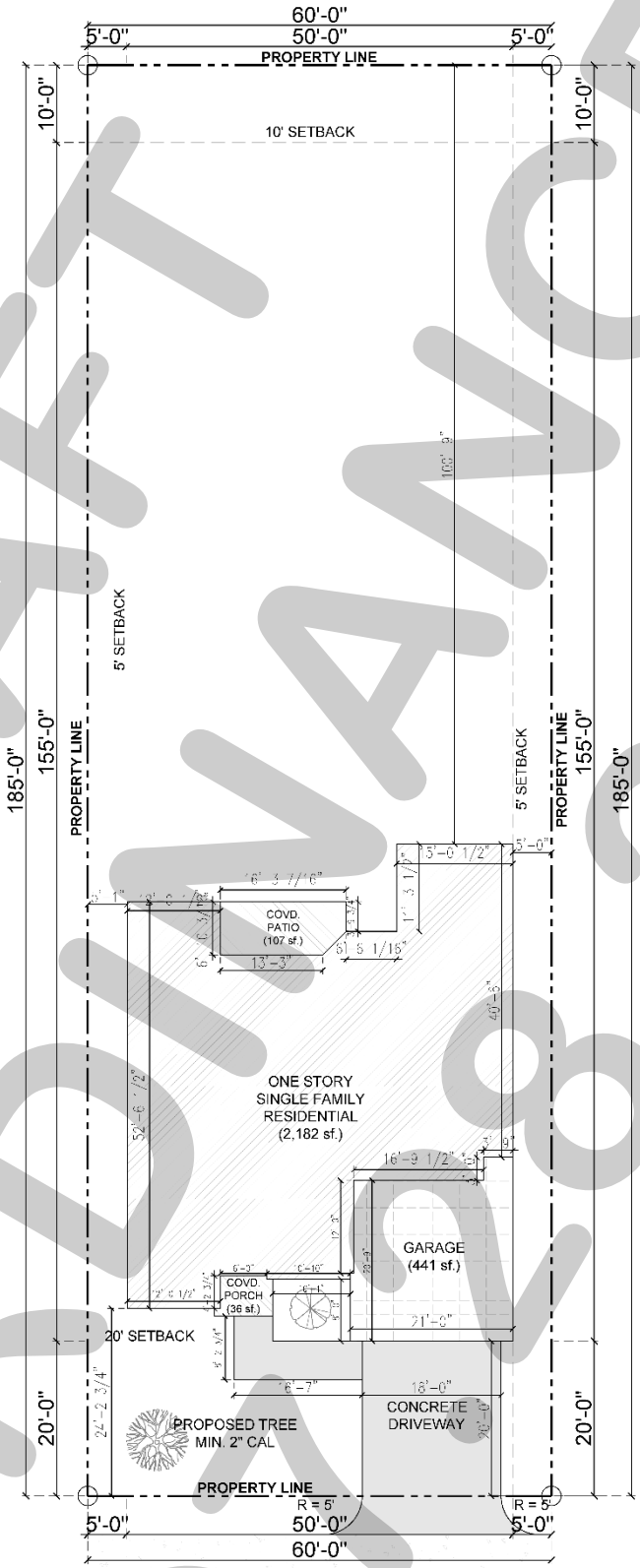


Exhibit 'B':
Residential Plot Plan

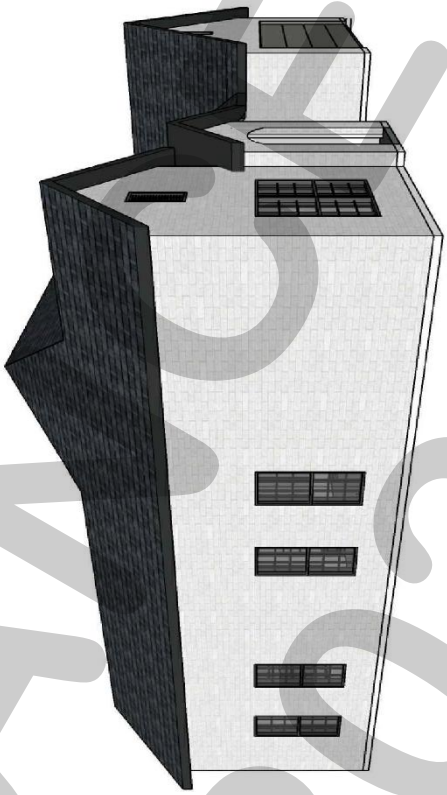


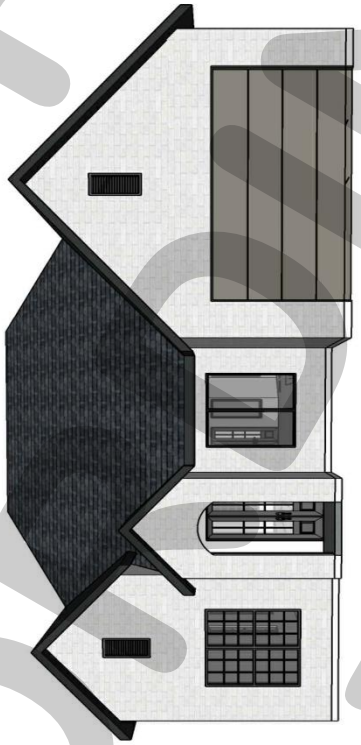
184 DIANA DR
75032 ROCKWALL, TX

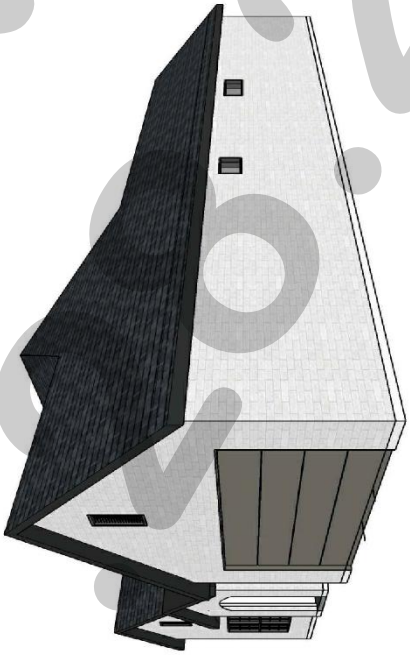
DRAFT ORDINANCE 01.08.2026

Exhibit 'C':
Building Elevations









DRAFT
ORDINANCE
07.15.2026

PROJECT COMMENTS

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

DATE: 7/24/2026

PROJECT NUMBER: P2026-026
PROJECT NAME: Replat for Lot 9, 10 and 11, Block A, J D Crocker Addition
SITE ADDRESS/LOCATIONS: 207 Peoples Lane, Rockwall County, TX

CASE CAPTION: Discuss and consider a request by Mike Peoples on behalf of Donnie Peoples for the approval of a Replat for Lots 9, 10, & 11, Block A, J. D. Crocker Addition being a 3.721-acre tract of land identified as Lot 1, Block A, J. D. Crocker Addition, City of Rockwall, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 207 Peoples Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	07/22/2026	Needs Review

07/22/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 9, 10, & 11, Block A, J. D. Crocker Addition being a 3.721-acre tract of land identified as Lot 1, Block A, J. D. Crocker Addition, City of Rockwall, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 207 Peoples Lane.

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 (P2026-026) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to read as the following (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

Final Plat
Lots 9-11, Block A
Crocker Addition
Being a Replat of
Lot 1, Block A
Crocker Addition
Being
3 Lots
3.721-acres or 162,086.76 SF
Situated in the
Tracts 1, 2, 3 of the J. A. Ramsey Survey, Abstract No. 186
City of Rockwall, Rockwall County, Texas

M.5 The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please provide a numeric and graphic scale. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Each lot is required to have 150-feet of frontage per the City of Rockwall and Rockwall County Interlocal Agreement. This will require a variance from City Council. (Interlocal Cooperation Agreement Between Rockwall County and The City of Rockwall)

M.8 Please review the Legal Description. Staff has identified several errors. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please update the signature block to be in conformance with the City of Rockwall and Rockwall County Interlocal Agreement. This will require a variance. (Interlocal Cooperation Agreement Between Rockwall County and The City of Rockwall)

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.11 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning: June 28, 2026
Planning and Zoning: August 11, 2026
City Council Meeting: August 17, 2026

I.12 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Replat 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.

I.13 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Kuhn	07/21/2026	Approved w/ Comments

07/21/2026: 1. 10' utility easement required along ROW.
2. Does not meet minimum frontage requirements.
3. Need at least 2 points on plat that show Northing & Easting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/20/2026	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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1&3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($1,000.00 + $20.00 ACRE) [1&2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1&3]
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1,2&3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1,2&3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1&3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1&3]

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 **$2,500.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF **$150.00** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	207 Peoples Ln				
SUBDIVISION	Woodridge Estates	LOT	1	BLOCK	JD Crockett Ed.
GENERAL LOCATION	OFF OF FM 3549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Residential 3.721Ac	CURRENT USE	Home.		
PROPOSED ZONING	3 lots.	PROPOSED USE	Home.		
ACREAGE	3.721	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	Donnie Peoples	☑ APPLICANT	Mike Peoples
CONTACT PERSON	Mike Peoples	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		TATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Donnie Peoples [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 July 16 2026 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."

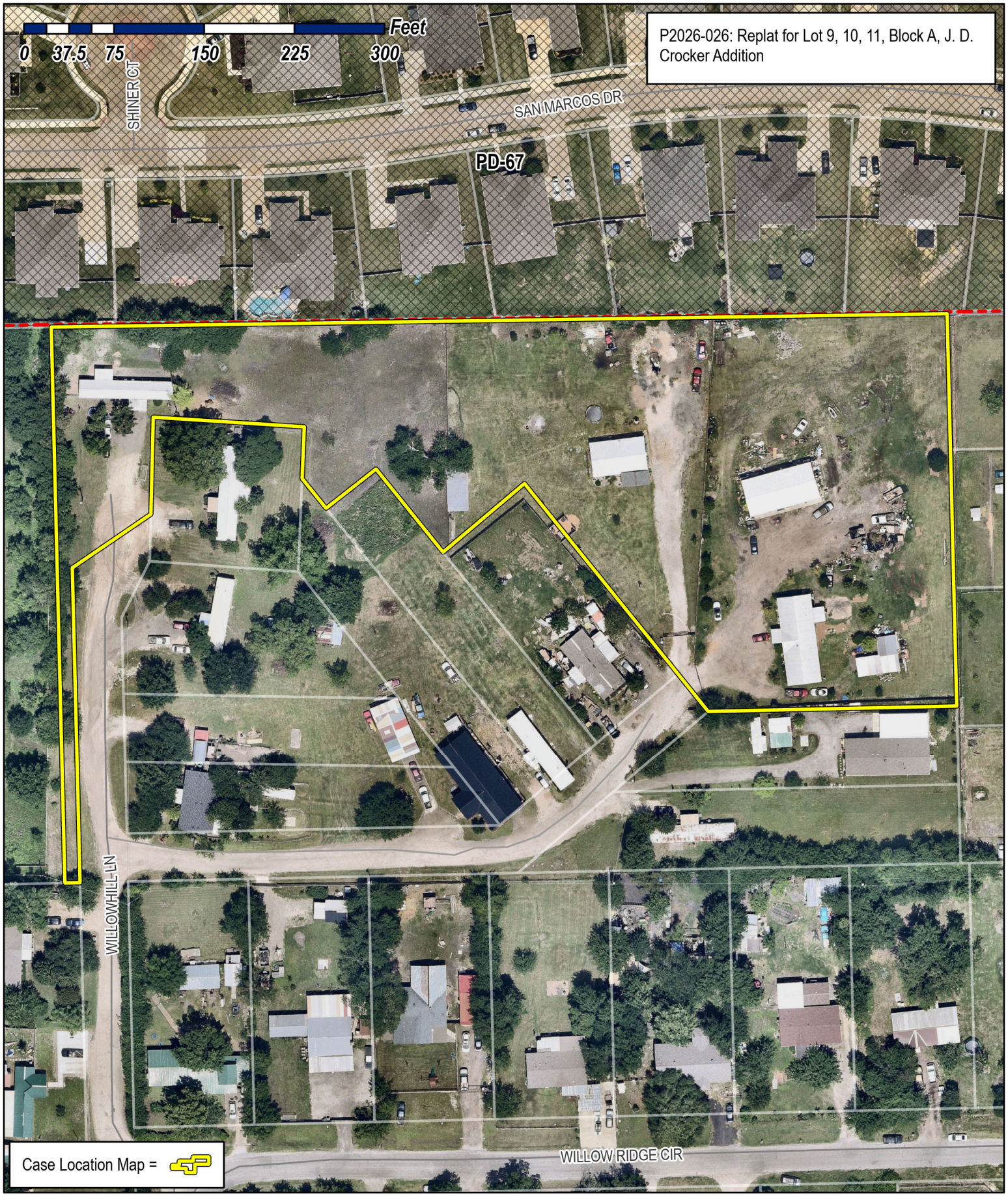
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF July 2026

OWNER'S SIGNATURE Donnie Peoples

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

NOTARY PUBLIC, STATE OF TEXAS
ROBERT LEE BASS
ID# 12344882
COMM. EXP. 05-26-2028

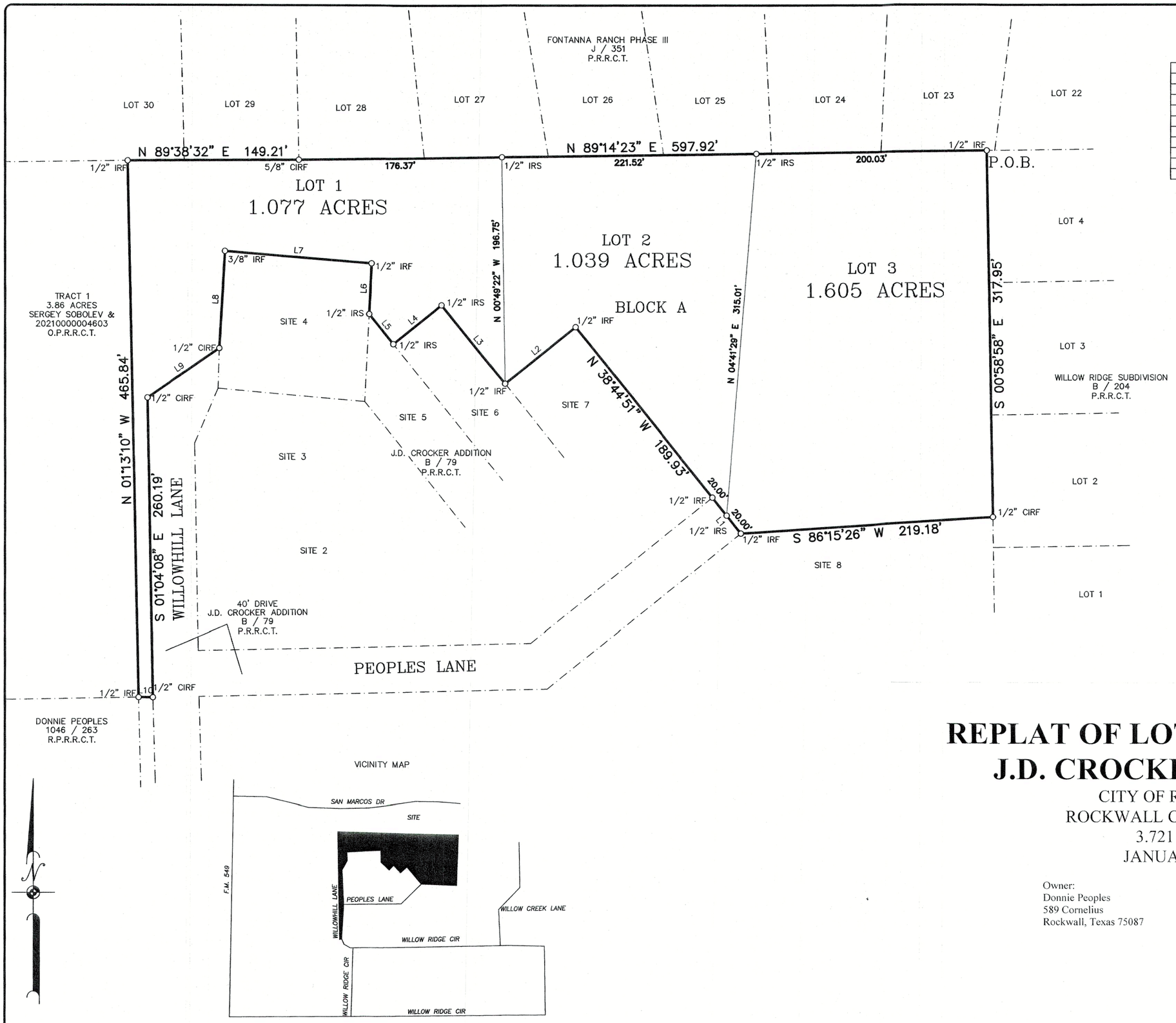
MY COMMISSION EXPIRES 6-26-2028



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.



LINE	BEARING	DISTANCE
L1	N 38°44'19" W	40.00'
L2	S 51°12'43" W	78.92'
L3	N 38°44'16" W	87.87'
L4	S 51°15'41" W	54.01'
L5	N 38°44'19" W	33.29'
L6	N 02°38'39" E	44.03'
L7	N 85°17'10" W	128.15'
L8	S 03°16'19" W	84.59'
L9	S 55°29'19" W	75.82'
L10	N 89°46'35" W	12.40'

VICINITY MAP

REPLAT OF LOT 1, BLOCK A OF J.D. CROCKER ADDITION

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
3.721 ACRES
JANUARY, 2024

Owner:
Donnie Peoples
589 Cornelius
Rockwall, Texas 75087

Surveyor:
Eyncon Eng. & Surveying
2616 Stonewall St., P.O. Box 1025
Greenville, Texas 75401
(903) 450-9837

3.721 TOTAL ACRES

LEGEND

PROPERY CORNER	WATER VALVE	TELE. PEDESTAL	MAILBOX	WIRE FENCE	GAS
POWER POLE	FIRE HYDRANT	FIBER OPTIC MARKER	HVAC	CHAINLINK FENCE	WATER
GUY WIRE	GAS METER	CABLE TV PEDESTAL	TRAFFIC SIGN	WOOD FENCE	FIBER OPTIC
ELEC. TRANS.	GAS LINE MARKER	CLEANOUT	SAN. SEWER MANHOLE	IRON FENCE	SANITARY SEWER
ELECTRIC METER	GAS VALVE	SEPTIC	STORM SEWER MANHOLE	ELECTRIC	STORM SEWER
WATER METER	PIPELINE MARKER	AEROBIC	LIGHT POLE	UNDERGROUND ELEC.	

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P.O. BOX 1025•GREENVILLE, TX 75403
www.eyncon.com • (903) 450-9837

DATE: DEC. 21, 2023	JOB NO.: 20923099
DRAWN BY: S. HOLDER	DWG: PLAT
SCALE: 1" = 100'	FIRM REG. CERT. #10022400

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS **DONNIE PEOPLES,** are the sole owner of a tract of land within the County of Rockwall, State of Texas, said tract being described as follows:

LEGAL DESCRIPTION

BEING a tract or parcel of land situated in Rockwall County, Texas, being all of Lot 1, Block A of J.D. CROCKER ADDITION, an addition to Rockwall County, Texas as recorded in Cabinet B on Slide 79 of the Plat Records of Rockwall County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner at the northeast corner of Lot 1;
THENCE S 00°58'58" E along the east line of Lot 1, a distance of 317.95 feet to a capped 1/2 inch iron rod found for a corner at the southeast corner of Lot 1;
THENCE S 86°15'26" W along the south line of Lot 1, a distance of 219.18 feet to a 1/2 inch iron rod set for a corner on the south line of Peoples Lane;
THENCE N 38°44'19" W a distance of 40.00 feet to a 1/2 inch iron rod found for a corner on the north line of Peoples Lane;
THENCE N 38°44'51" W a distance of 189.93 feet to a 1/2 inch iron rod found for a corner;
THENCE S 51°12'43" W a distance of 78.92 feet to a 1/2 inch iron rod found for a corner;
THENCE N 38°44'16" W a distance of 87.87 feet to a 1/2 inch iron rod set for a corner;
THENCE S 51°15'41" W a distance of 54.01 feet to a 1/2 inch iron rod set for a corner;
THENCE N 38°44'19" W a distance of 33.29 feet to a 1/2 inch iron rod set for a corner;
THENCE N 02°38'39" E a distance of 44.03 feet to a 1/2 inch iron rod found for a corner;
THENCE N 85°17'10" W a distance of 128.15 feet to a 3/8 inch iron rod found for a corner;
THENCE S 03°16'19" W a distance of 84.59 feet to a capped 1/2 inch iron rod found for a corner;
THENCE S 55°29'19" W a distance of 75.82 feet to a capped 1/2 inch iron rod found for a corner on the west line of Willowhill Lane;
THENCE S 01°04'08" E along the west line of Willowhill Lane, a distance of 260.19 feet to a capped 1/2 inch iron rod found for a corner;
THENCE N 89°46'35" W a distance of 12.40 feet to a 1/2 inch iron rod found for a corner at the southwest corner of Lot 1;
THENCE N 01°13'10" W along the west line of Lot 1, a distance of 465.84 feet to a 1/2 inch iron rod found for a corner at the northwest corner of Lot 1;
THENCE N
THENCE N 00°15'00" W along the west line of said 3.500 acre tract and the center of Smith Road, a distance of 337.59 feet returning to the Point of Beginning and containing 3.486 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
I the undersigned owner of the land shown on this plat, and designated herein as the REPLAT OF LOT 1, BLOCK A OF J.D. CROCKER ADDITION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the REPLAT OF LOT 1, BLOCK A OF J.D. CROCKER ADDITION, subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings 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, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of 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 establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide 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 this 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 the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

_____
Donnie Peoples

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, 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 he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this the _____ day of _____, _____.

_____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Donald S. Holder, Registered Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS REGISTERED DONALD S. HOLDER 5266 PROFESSIONAL LAND SURVEYOR

Donald S. Holder
Registered Public Surveyor No. 5266

STATE OF TEXAS:
COUNTY OF Hunt:

BEFORE ME, the undersigned authority, a Notary Public in and for Hunt County, Texas, on this day personally appeared the person(s) whose name(s) is (are) subscribed to the foregoing instrument and they acknowledge same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 1st day of February, 2024

TRACI MOTT NOTARY PUBLIC STATE OF TEXAS ID# 129924708 EXPIRES 3-19-2024

Traci Mott
Notary Public in and for Hunt County, Texas

STANDARD CITY SIGNATURE BLOCK

APPROVED:

I hereby certify that the above and forgoing plat of REPLAT OF LOT 1, BLOCK A OF J.D. CROCKER ADDITION was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, ____.

_____ MAYOR OF THE CITY OF ROCKWALL

_____ PLANNING AND ZONING CHAIRMAN

_____ CITY SECRETARY

_____ CITY ENGINEER

General Notes:

1. Bearings are based on WGS84.
2. According to the Flood Insurance Rate Map No. 48397C0045L dated September 26, 2008, published by The Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
3. *Subdivider's Statement.* Selling a portion of this addition by metes and bounds is unlawful and a violation of the *Subdivision Ordinance* of the
4. City of Rockwall and *Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code,*
5. and shall be subject to the City of Rockwall withholding utilities and building permits.
6. (2) *Public Improvement Statement.* It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer
7. and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute
8. any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor
9. shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water
10. and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the *Subdivision Ordinance* of the City
11. of Rockwall.
12. (3) *Drainage and Detention Easements.* The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole
13. liability of all systems within the drainage and detention easements.
14. (4) *Fire Lanes.* All *Fire Lanes* will be constructed, maintained, repaired and replaced by the property owner. *Fire Lanes* shall be constructed in
15. accordance with the approved Civil Engineering Plans for both on-site and off-site *Fire Lane* improvements.
16. (5) *Street Appurtenances.* All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and
17. replaced by the Homeowner's Association (HOA)

REPLAT OF LOT 1, BLOCK A OF J.D. CROCKER ADDITION

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
3.721 ACRES
JANUARY, 2024

Owner:
Donnie Peoples
589 Cornelius
Rockwall, Texas 75087

Surveyor:
Eyncon Eng. & Surveying
2616 Stonewall St., P.O. Box 1025
Greenville, Texas 75401
(903) 450-9837

3.721 TOTAL ACRES

LEGEND

PROPERY CORNER	WATER VALVE	TELE. PEDESTAL	MAILBOX	WIRE FENCE	GAS
POWER POLE	FIRE HYDRANT	FIBER OPTIC MARKER	HVAC	CHAINLINK FENCE	WATER
GUY WIRE	GAS METER	CABLE TV PEDESTAL	TRAFFIC SIGN	WOOD FENCE	FIBER OPTIC
ELEC. TRANS.	GAS LINE MARKER	CLEANOUT	SAN. SEWER MANHOLE	IRON FENCE	SANITARY SEWER
ELECTRIC METER	GAS VALVE	SEPTIC	STORM SEWER MANHOLE	ELECTRIC	STORM SEWER
WATER METER	PIPELINE MARKER	AERIOBIC	LIGHT POLE	UNDERGROUND ELEC.	

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P.O. BOX 1025•GREENVILLE, TX 75403
www.eyncon.com • (903) 450-9837

DATE: DEC. 21, 2023	JOB NO.: 20923099
DRAWN BY: S. HOLDER	DWG: PLAT
SCALE: 1" = 100'	FIRM REG. CERT. #10022400

PROJECT COMMENTS

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

DATE: 7/24/2026

PROJECT NUMBER: SP2026-014
PROJECT NAME: Site Plan for 5133 S FM 549
SITE ADDRESS/LOCATIONS: 5133 South Farm to Market 549, Rockwall, TX, 75032

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Bethany Ross	07/24/2026	Approved w/Condition

07/24/2026: See markups attached.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Bethany Ross	07/24/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Bethany Ross	07/24/2026	Approved w/Condition

07/24/2026: The submitted site plan appears to provide compliant fire apparatus access roads/fire lanes based on the information currently shown.

The submitted plans do not currently indicate the location of proposed fire hydrants. As such, fire hydrant spacing, distribution, and accessibility have not been reviewed at this stage of development.

Fire sprinkler requirements and related fire protection features have not been reviewed at this time. No Fire Department Connection (FDC) location is shown on the submitted plans. FDC location and accessibility requirements have not been reviewed at this stage.

Future submittals shall include complete fire protection information, including but not limited to fire hydrant locations, fire sprinkler protection information, FDC locations, and water supply arrangements, as applicable, for full fire code review and approval.

Additional comments may be provided during subsequent phases of review once fire protection and utility information are submitted.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/13/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/13/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Bethany Ross	07/24/2026	Approved w/Condition

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	07/13/2026	Approved w/Condition

07/24/2026: 1. Staff has not received a Certificate of Occupancy or approved floor plan for the baseball facility. Please provide a floor plan or other documentation sufficient for staff to calculate the facility's required parking.

2. The allowable maximum light intensity measured at the property line of a non-residential property is 0.2 FC of one footcandle. The light levels along the northern, eastern, and western property lines exceed the maximum values. Please correct this.

3. A five-foot sidewalk is required along FM 549.

4. Staff recommends providing more than one species of canopy tree. Using a variety of species reduces the likelihood that disease or pests will affect all canopy trees on the site.

5. All parking spaces must be located within 80 feet of a canopy tree. Please revise the plans to demonstrate compliance with this requirement.

6. Clearly identify the building elevations that face or are adjacent to FM 549.

7. All parapets must extend toward the rear of the building and be finished on the backside with the same materials and level of finish as the front. Please add a note to the plans confirming this requirement.

8. All rooftop mechanical equipment must be fully screened from view. If any rooftop units are visible following construction, the Certificate of Occupancy will not be issued until the screening deficiencies have been corrected.

9. Please revise the variance request letter to include any requested variances from the Commercial Articulation Standards.

10. The Architectural Review Board recommended that the applicant:

- Incorporate parapets into the building design;
- Show the rooftop units as dashed elements on the elevations;
- Increase the architectural articulation of the building; and
- Revise the roof design and building massing to be more compatible with the surrounding residential area.

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 and fences, allowed within easements or ROW.
- No signage is allowed within easements or ROW.
- 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.
- Required 10' utility easement along all street frontages.
- All utilities must be underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Need to show existing and proposed utilities on the Site Plan.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
- Additional comments may be provided at time of Site Plan and Engineering Design.
- Dumpsters should be orientated so that a trash truck can maneuver the properties with the least amount of circling required. May not directly face a roadway.

Paving Items:
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
- All driveways must meet City and TXDOT spacing requirements. Per TxDOT driveway requirements, driveways are a minimum 425' from one another or roadway intersections.
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- TIA is required
- All Parking to be 20'x9' minimum. Parallel parking shall be minimum 22'x9'. 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, 15'x64' striped and signed no parking area.
- Drive isles to be minimum 24' wide.
- Fire lane to be minimum 24' wide and in a platted easement.
- Fire lane to have a minimum 20' radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be a minimum 30' radius.
- Culverts for driveways (if needed) will need to be engineered.
- Must meet driveway width maximum and minimum.

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)
- Required to install 12" water along FM 549 in an easement.
- Must sewer to the east to existing sewer system on east side of SH 205
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any utility connection made underneath of an existing City roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements. No structures allowed in easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Sewer pro-ratas will apply ($978.12/acre).

Drainage Items:
- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
- Detention must be provided for the entire site.
- 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.

Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

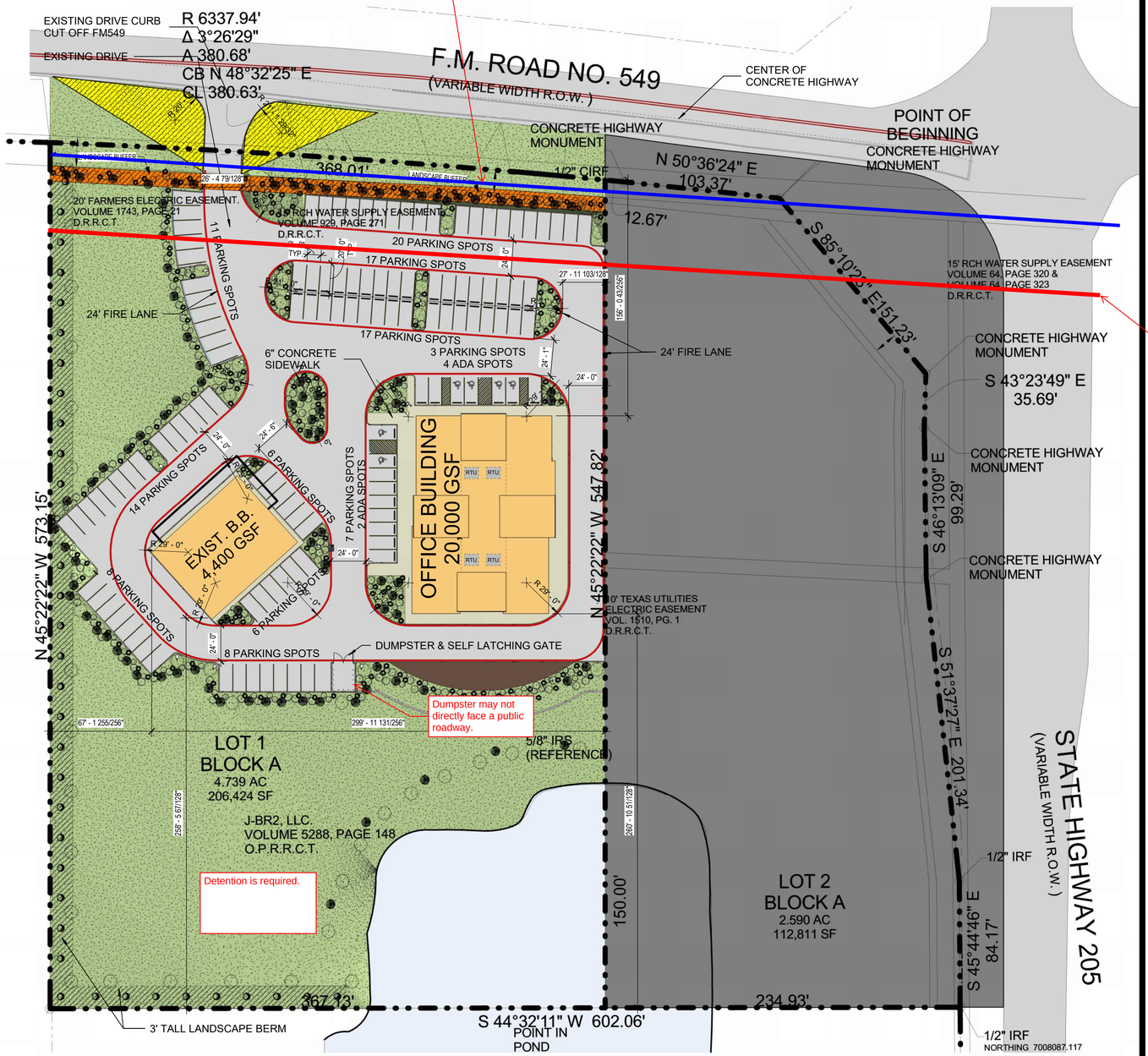
The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.



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



PLAN NORTH

1 **ARCHITECTURAL SITE PLAN**
1" = 40'-0"

			AND REST.
			GR - GENERAL RETAIL
			BUSINESS GROUP-B
			#48665
			15"
			25"
			15"
			39 ACRES
			206,424 SF
TOTAL BUILDING AREA:	20,000 SF	LOT COVERAGE:	41%
FLOOR TO AREA RATIO:	2:1	OPEN SPACE:	59%
BUILDING PERIMETER:	440 FT		
IMPERVIOUS AREA:	85,933 SF	PERVIOUS AREA:	121,491 SF
MAX IMPERVIOUS AREA:	85-90%	BUILDING MAXIMUM CAPACITY:	133
PARKING SPACES REQUIRED:	97	PARKING SPACES (STANDARD):	117
PARKING SPACES PROVIDED:	123	PARKING SPACES (ACCESSIBLE):	6

	PARKING SPACES / 1 PER 3 OCCUPANTS	TOTAL
EXISTING COMMERICAL AMUSEMENT/RECREATION	4,400 SQFT / 1/50SF	30
	PARKING SPACES	TOTAL
NEW COMMERICAL PARKING	20,000 SQFT / 1/300SF	67

STROHMEYER ARCHITECTS INC.
2701 SUNSET RIDGE
SUITE 601
ROCKWALL, TX 75032
469.516.7549

REGISTERED ARCHITECT JAMES STROHMEYER, JR. 17585 STATE OF TEXAS
6.25.26

549 OFFICE BUILDING
5133 S FM549
ROCKWALL, TX

Project Number: 549 Conv Sto
Drawing Date: 06.25.2026
Drawn: LC
Checked: MS

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Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

ARCHITECTURAL SITE PLAN

AS101

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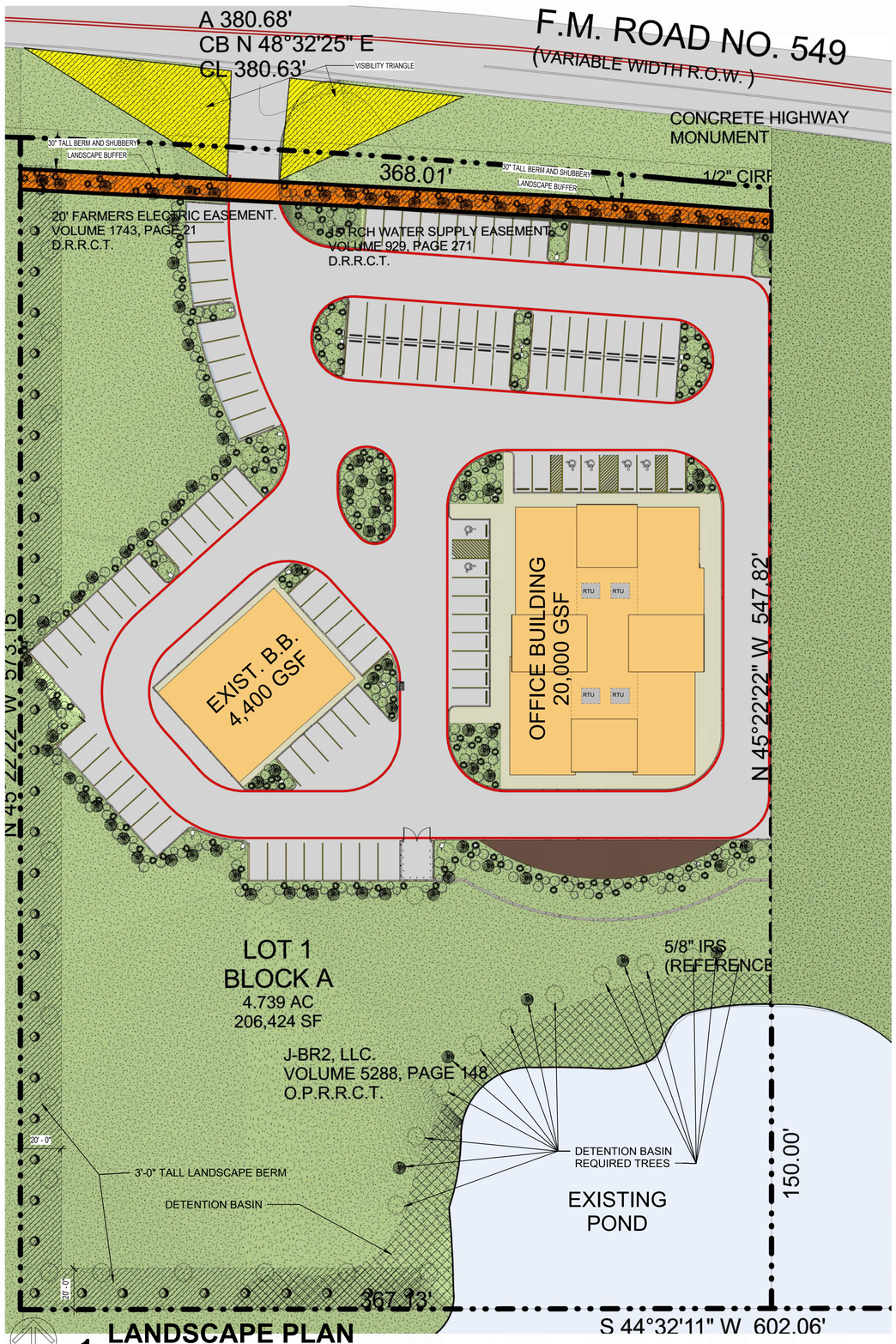

1 LANDSCAPE PLAN

1" = 30'-0"

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

LANDSCAPE GENERAL NOTES:

1. LANDSCAPE IRRIGATION WILL MEET UDC REQUIREMENTS.

LANDSCAPE TABLE / ZONE - GR - REQUIRED LANDSCAPING 20%

PLANT:	CALIPER/GALLON:	QUANTITY:
TEXAS ASH	4"	46
DESERT WILLOW	2.5"	90
CADDO SUGAR MAPLE	4"	35
TEXAS SAGE	5 GALLON	148
OLEANDER	3 GALLON	173
REEVES SPIREA	3 GALLON	191

549 DEVELOPMENT - C STORE, OFFICE, RETAIL AND REST.

BUILDING/SITE SPECIFICATIONS

ZONING CLASSIFICATION:		GR - GENERAL RETAIL			
OCCUPANCY USE:		BUSINESS GROUP-B			
APPRAISAL DISTRICT ACCOUNT #:		#48665			
STORIES (PERMITTED):	2	HEIGHT (PERMITTED):	36'	FRONT SETBACK:	15"
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	25'	REAR SETBACK:	25"
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	SH205	SIDE SETBACK:	15"
BUILDING AREA - GROUND FLOOR:	10,000 SF	ACRAGE OF SITE:			4.739 ACRES
BUILDING AREA - LEVEL 2:	10,000 SF	SQUARE FOOTAGE OF SITE:			206,424 SF
TOTAL BUILDING AREA:	20,000 SF	LOT COVERAGE:			41%
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BUILDING PERIMETER:	440 FT				
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	PARKING SPACES	TOTAL
NEW COMMERICAL PARKING	20,000 SQFT / 1/300SF	67

SITE PLAN LEGEND

- TEXAS ASH
- DESERT WILLOW
- CADDO SUGAR MAPLE
- TEXAS SAGE
- OLEANDER
- REEVES SPIREA

STROHMEYER ARCHITECTS Inc.

2701 SUNSET RIDGE
SUITE 601
ROCKWALL, TX 75032
469.516.7549

REGISTERED ARCHITECT
JAMES STROHMEYER, JR.
17585
STATE OF TEXAS
6.25.26

549 OFFICE BUILDING
5133 S FM549
ROCKWALL, TX

Project Number: 549 Conv Sto
Drawing Date: 06.25.2026
Drawn: LC
Checked: MS

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Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

LANDSCAPE PLAN

AS102

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Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features

Product Certifications

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

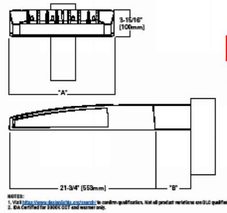
Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 LPW
- Options to meet Buy American and other domestic preference requirements

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

Dimensional Details



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length [1]	"B" QM Arm Length	"B" QML Length	"B" QMEA Length
1-4	15-1/2"	7"	10"	10-5/8"	--	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	--	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	10-5/16"	--
9-10	33-3/4"	7"	16"	--	10-5/16"	--

NOTES:
For arm selection requirements and additional fixture art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. BAA Certified for 3000K CCT and warmer only.

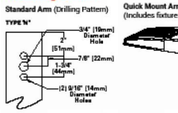
COOPER Lighting Solutions

PES00020EN page 1
August 8, 2024 10:05 PM

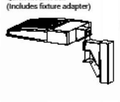
McGraw-Edison — GLEON Galleon

Mounting Details

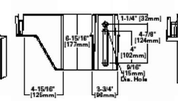
Standard Arm (Drilling Pattern)



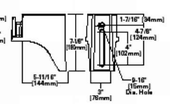
Quick Mount Arm (includes fixture adapter)



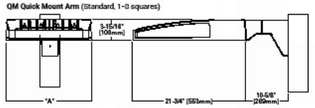
QM and QMEA Pole Mount (1 - 8 squares)



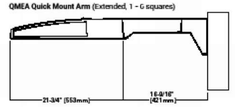
QML Pole Mount (7 - 10 squares)



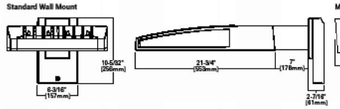
QM Quick Mount Arm (Standard, 1 - 6 squares)



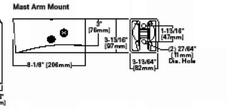
QMEA Quick Mount Arm (Extended, 1 - 6 squares)



Standard Wall Mount

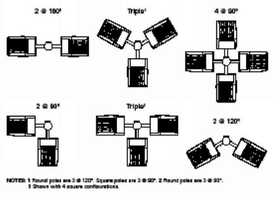


Mast Arm Mount



Arm Mounting Requirements

Number of Light Squares	Standard Arm @ 90° Apart	Standard Arm @ 120° Apart	Quick Mount Arm @ 90° Apart	Quick Mount Arm @ 120° Apart
1	Standard	Standard	QM Extended	Quick Mount
2	Standard	Standard	QM Extended	Quick Mount
3	Standard	Standard	QM Extended	Quick Mount
4	Standard	Standard	QM Extended	Quick Mount
5	Extended	Standard	QM Extended	Quick Mount
6	Extended	Standard	QM Extended	Quick Mount
7	Extended	Extended	--	Quick Mount
8	Extended	Extended	--	Quick Mount
9	Extended	Extended	--	--
10	Extended	Extended	--	--



NOTES: 1 Round poles are 2 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 2 @ 90°.
2 Shown with 4 square configurations.

Fixture Weights and EPAs

Number of Light Squares	Weight with Standard and Extended Arm (lbs.)	EPA with Standard and Extended Arm (Sq. Ft.)	Weight with QM Arm (lbs.)	EPA with QM Arm (Sq. Ft.)	Weight with QML (lbs.)	EPA with QML (Sq. Ft.)	Weight with QMEA (lbs.)	EPA with QMEA (Sq. Ft.)
1-4	39	0.95	38	1.11	--	--	38	1.11
5-6	44	1.00	46	1.11	--	--	49	1.11
7-8	54	1.07	56	1.11	58	1.11	--	--
9-10	63	1.12	--	--	67	1.11	--	--

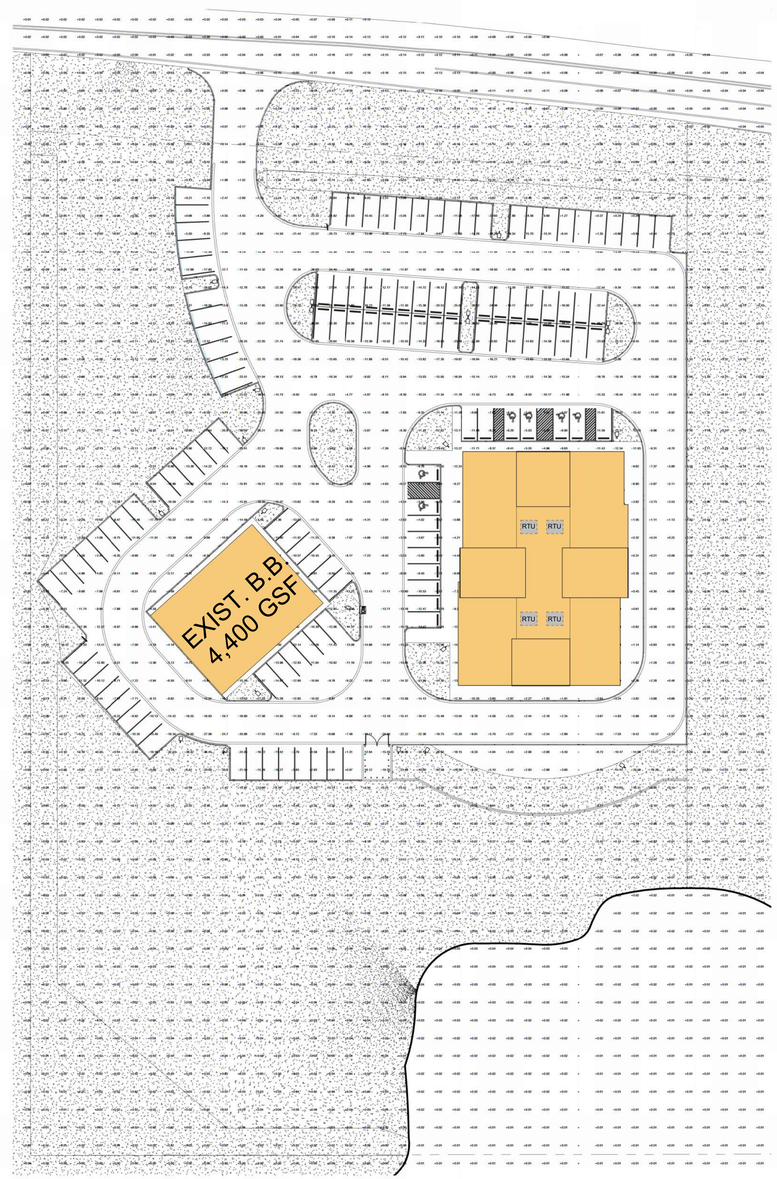
COOPER Lighting Solutions

PES00020EN page 2
August 8, 2024 10:05 PM

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



549 DEVELOPMENT - C STORE, OFFICE, RETAIL AND REST.					
BUILDING/SITE SPECIFICATIONS					
ZONING CLASSIFICATION:		GR - GENERAL RETAIL			
OCCUPANCY USE:		BUSINESS GROUP-B			
APPRAISAL DISTRICT ACCOUNT #:		#48665			
STORIES (PERMITTED):	2	HEIGHT (PERMITTED):	36'	FRONT SETBACK:	15"
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	25'	REAR SETBACK:	25"
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	SH205	SIDE SETBACK:	15"
BUILDING AREA - GROUND FLOOR:	10,000 SF	ACRAGE OF SITE:		4.739 ACRES	
BUILDING AREA - LEVEL 2:	10,000 SF	SQUARE FOOTAGE OF SITE:		206,424 SF	
TOTAL BUILDING AREA:	20,000 SF	LOT COVERAGE:		41%	
FLOOR TO AREA RATIO:	2:1	OPEN SPACE:		59%	
BUILDING PERIMETER:	440 FT				
IMPERVIOUS AREA:	85,933 SF	PERVIOUS AREA:		121,491 SF	
MAX IMPERVIOUS AREA:	85-90%	BUILDING MAXIMUM CAPACITY:		133	
PARKING SPACES REQUIRED:	97	PARKING SPACES (STANDARD):		117	
PARKING SPACES PROVIDED:	123	PARKING SPACES (ACCESSIBLE):		6	

	PARKING SPACES / 1 PER 3 OCCUPANTS	TOTAL
EXISTING COMMERICAL AMUSEMENT/RECREATION	4,400 SQFT / 1/50SF	30
	PARKING SPACES	TOTAL
NEW COMMERICAL PARKING	20,000 SQFT / 1/300SF	67

LIGHT	QUANTITY	MOUNT	HEIGHT
MCGRAW-EDISON TT TOPTIER - LED - AREA	21	POLE	20FT

PLAN NORTH

1 **PHOTOMETRIC PLAN**
1" = 40'-0"

STROHMEYER ARCHITECTS INC.
2701 SUNSET RIDGE
SUITE 601
ROCKWALL, TX 75032
469.516.7549

REGISTERED ARCHITECT
JAMES STROHMEYER, JR.
17585
STATE OF TEXAS
6.25.26

549 OFFICE BUILDING
5133 S FM549
ROCKWALL, TX

Project Number: 549 Conv Sto
Drawing Date: 06.25.2026
Drawn: LC
Checked: MS

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Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

PHOTOMETRIC PLAN

AS103

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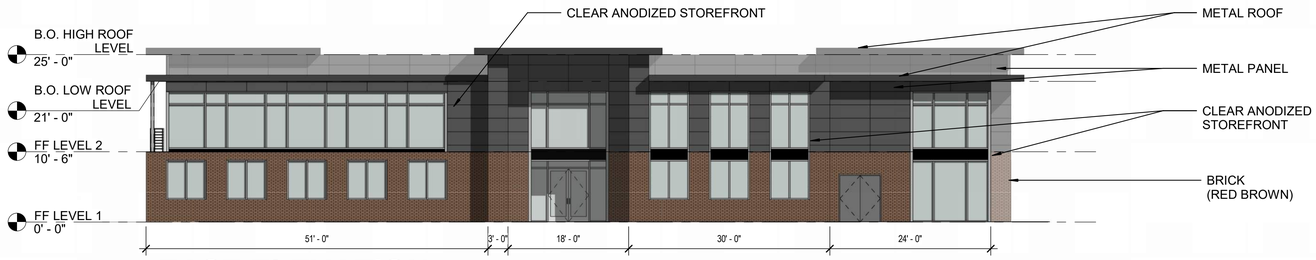
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,_____.

WITNESS OUR HANDS, this ____ day of _____, _____.

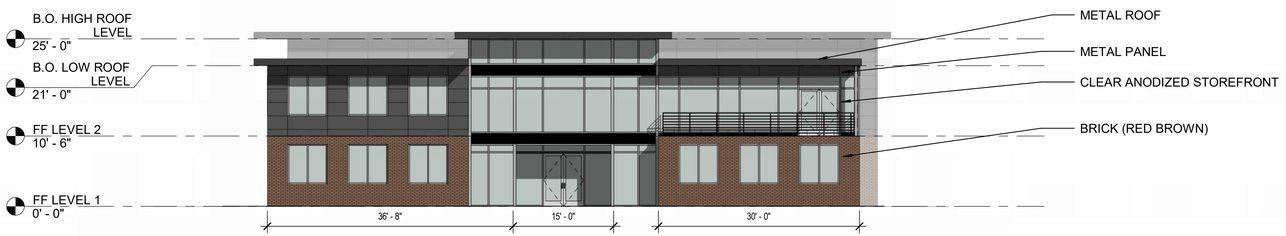
_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning



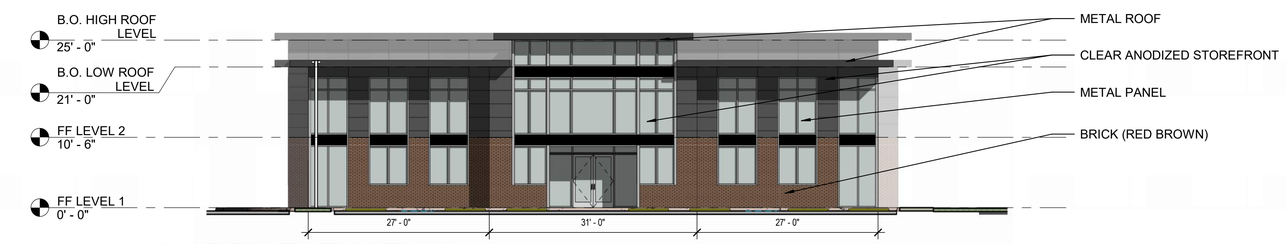
4 WEST ELEVATION
3/32" = 1'-0"



3 EAST ELEVATION
3/32" = 1'-0"



2 SOUTH ELEVATION
3/32" = 1'-0"



1 NORTH ELEVATION
3/32" = 1'-0"

EXTERIOR MATERIAL CALCULATIONS	SF EA.	% AREA
WEST		
TOTAL	2,676	100%
METAL	808	30%
MASONRY	808	30%
GLASS	1060	40%
EAST		
TOTAL	2,912	100%
METAL	660	22%
MASONRY	760	26%
GLASS	1,490	54%
SOUTH		
TOTAL	2,106	100%
METAL	463	22%
MASONRY	590	28%
GLASS	1053	50%
NORTH		
TOTAL	2,144	100%
METAL	480	22%
MASONRY	480	20%
GLASS	1229	58%

STROHMEYER ARCHITECTS Inc.
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REGISTERED ARCHITECT
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17585
STATE OF TEXAS
6.25.26

549 OFFICE BUILDING
5133 S FM549
ROCKWALL, TX

Project Number: 549 Conv Sto
Drawing Date: 06.25.2026
Drawn: LC
Checked: MS

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Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

ELEVATIONS

AS104

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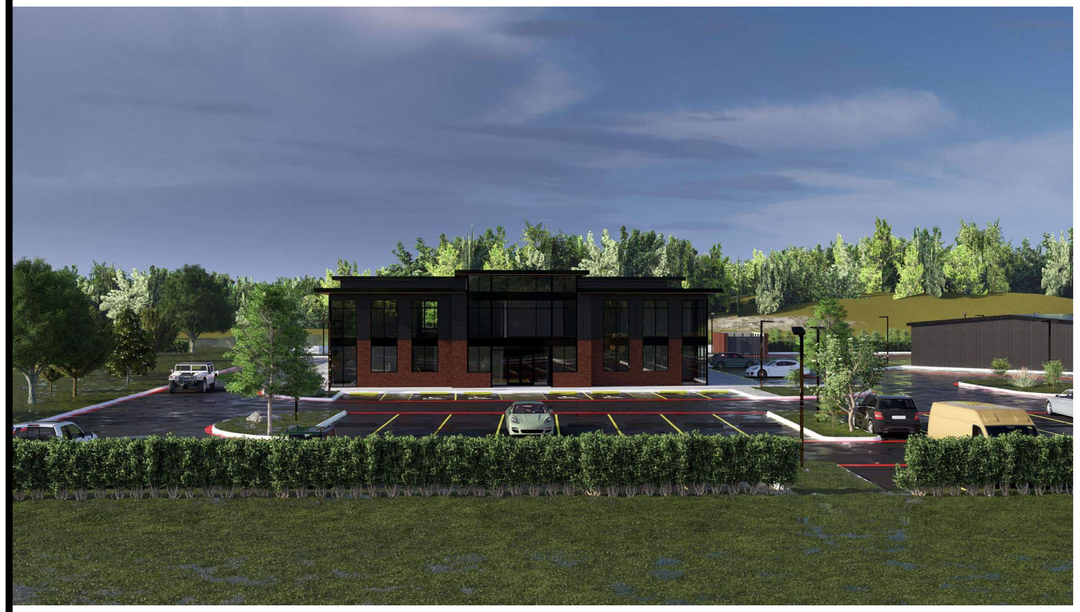

NORTH ELEVATION - FM 549



NORTHWEST PERSPECTIVE - FM 549



NORTHEAST PERSPECTIVE - FM 549



SOUTHEAST PERSPECTIVE - STATE HIGHWAY 205

STROHMEYER
ARCHITECTS inc.

REGISTERED ARCHITECT
JAMES STROHMEYER, JR.
17585
STATE OF TEXAS
6.25.26

549 OFFICE BUILDING
5133 S FM549

Project Number: 549 Conv Sto
Drawing Date: 06.25.2026
Drawn: Author
Checked: Checker

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Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

3D RENDERS

AS105

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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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1 & 3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($1,000.00 + $20.00 ACRE) [1 & 2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1 & 3]
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1, 2 & 3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1, 2 & 3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1 & 3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1 & 3]

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 ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	5133 S Farm to Market 549, Rockwall, TX 75032				
SUBDIVISION	JBR2 ADDITION	LOT	1	BLOCK	A
GENERAL LOCATION	S FM 549, S Goliad St				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	GENERAL RETAIL	CURRENT USE	OFFICE BUILDING		
PROPOSED ZONING	GENERAL RETAIL	PROPOSED USE	OFFICE OR MEDICAL BUILDING 5,000 SF OR GREATER		
ACREAGE	4.739 AC	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	DAN BOBST	☐ APPLICANT	STROHMEYER ARCHITECTS INC.
CONTACT PERSON	MATHEW SMITH	CONTACT PERSON	MATHEW SMITH
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 Daniel W Bobst [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 $ 1094.78 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13 *DAY OF* May *, 2026. 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."*

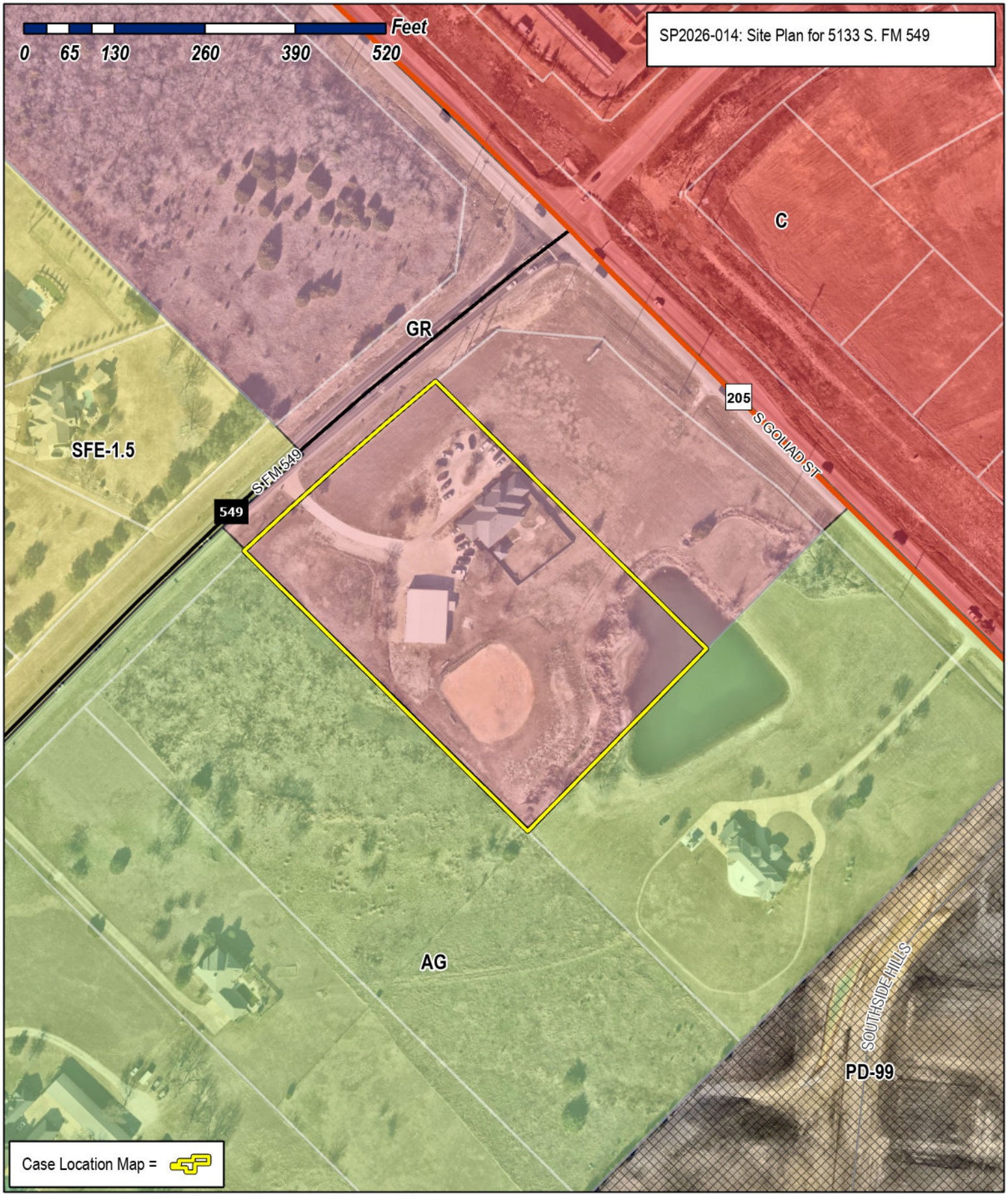
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* May *, 2026.*

MARLENA BROYLES
Notary ID #135030641
My Commission Expires
August 7, 2028

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS M. Broyles

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.



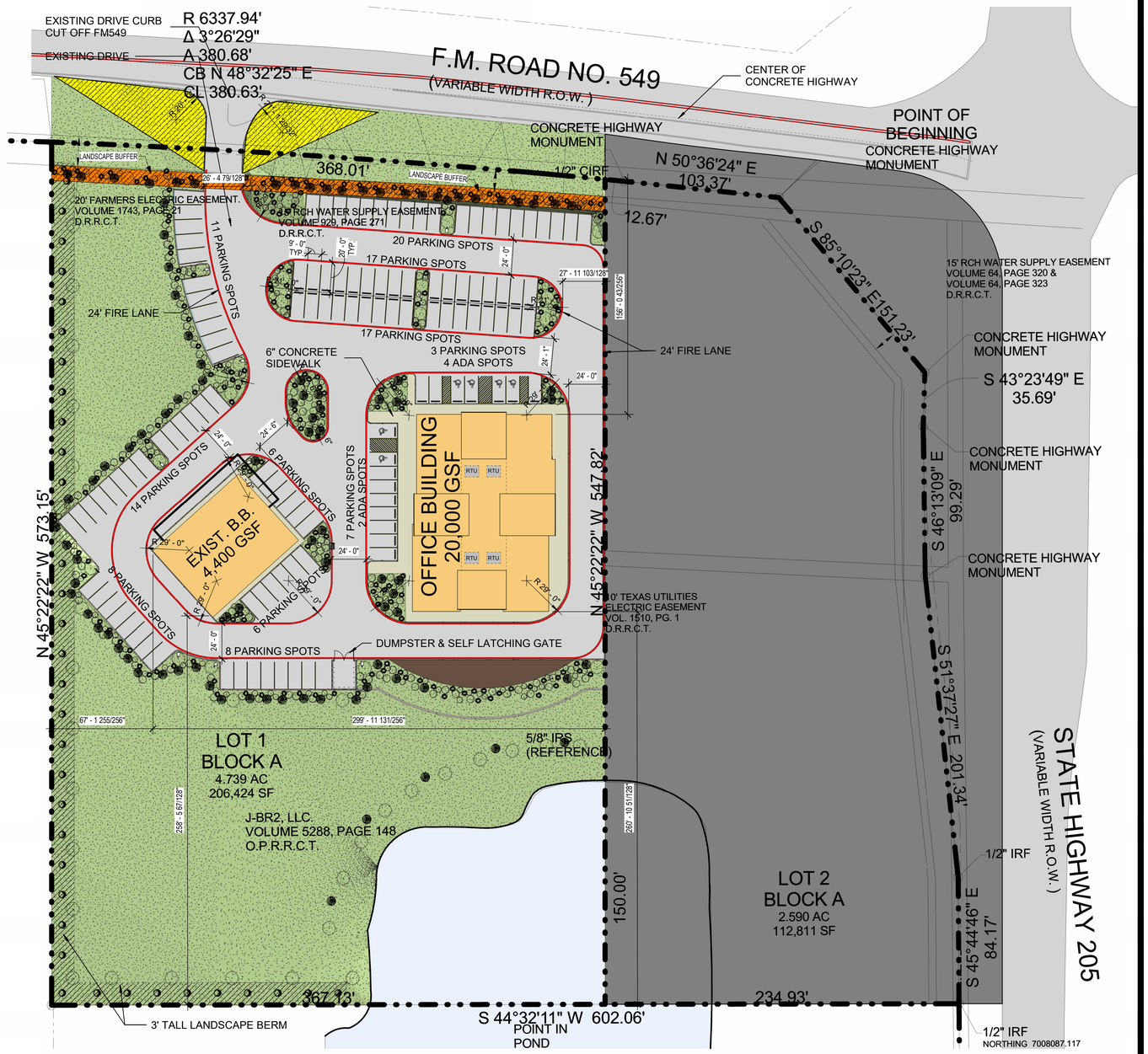
SITE VICINITY MAP

NOT TO SCALE

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



549 DEVELOPMENT - C STORE, OFFICE, RETAIL AND REST.							
BUILDING/SITE SPECIFICATIONS							
ZONING CLASSIFICATION:		GR - GENERAL RETAIL					
OCCUPANCY USE:		BUSINESS GROUP-B					
APPRAISAL DISTRICT ACCOUNT #:		#48665					
STORIES (PERMITTED):	2	HEIGHT (PERMITTED):	36'	FRONT SETBACK:		15"	
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	25'	REAR SETBACK:		25"	
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	SH205	SIDE SETBACK:		15"	
BUILDING AREA - GROUND FLOOR:		10,000 SF	ACRAGE OF SITE:			4.739 ACRES	
BUILDING AREA - LEVEL 2:		10,000 SF	SQUARE FOOTAGE OF SITE:			206,424 SF	
TOTAL BUILDING AREA:		20,000 SF	LOT COVERAGE:			41%	
FLOOR TO AREA RATIO:		2:1	OPEN SPACE:			59%	
BUILDING PERIMETER:		440 FT					
IMPERVIOUS AREA:		85,933 SF	PERVIOUS AREA:			121,491 SF	
MAX IMPERVIOUS AREA:		85-90%	BUILDING MAXIMUM CAPACITY:			133	
PARKING SPACES REQUIRED:		97	PARKING SPACES (STANDARD):			117	
PARKING SPACES PROVIDED:		123	PARKING SPACES (ACCESSIBLE):			6	
			PARKING SPACES / 1 PER 3 OCCUPANTS			TOTAL	
EXISTING COMMERICAL AMUSEMENT/RECREATION			4,400 SQFT / 1/50SF			30	
			PARKING SPACES			TOTAL	
NEW COMMERICAL PARKING			20,000 SQFT / 1/300SF			67	

PLAN NORTH

1 **ARCHITECTURAL SITE PLAN**
1" = 40'-0"

STROHMEYER ARCHITECTS Inc.
2701 SUNSET RIDGE
SUITE 601
ROCKWALL, TX 75032
469.516.7549

REGISTERED ARCHITECT JAMES STROHMEYER, JR. 17585 STATE OF TEXAS
6.25.26

549 OFFICE BUILDING
5133 S FM549
ROCKWALL, TX

Project Number: 549 Conv Sto
Drawing Date: 06.25.2026
Drawn: LC
Checked: MS

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Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

ARCHITECTURAL SITE PLAN

AS101

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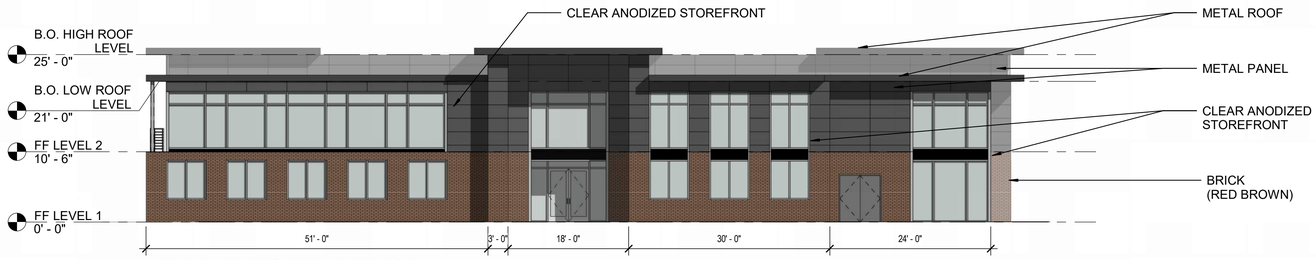
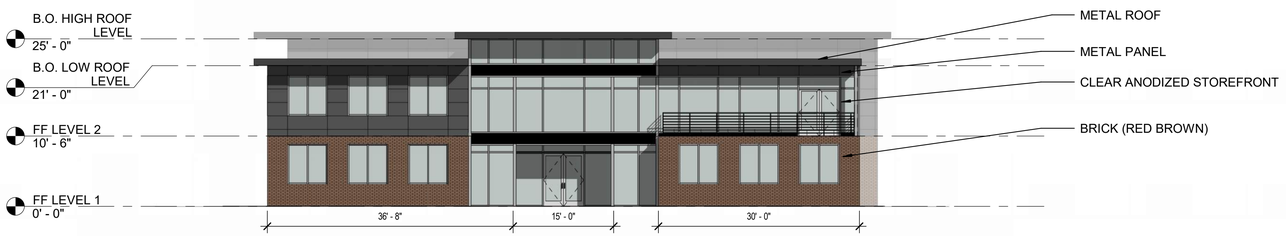
_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning



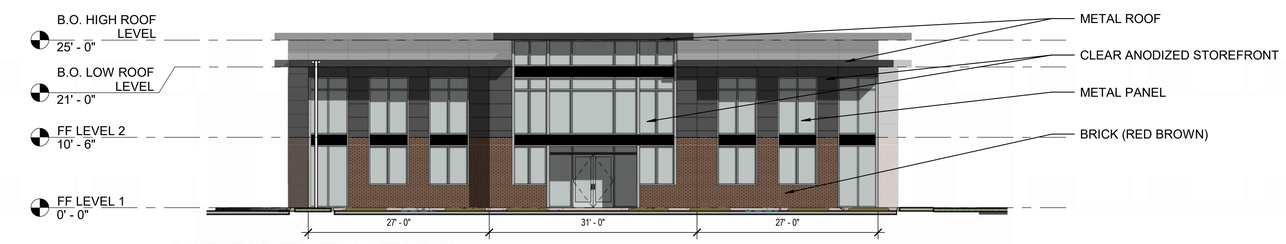
4 WEST ELEVATION
3/32" = 1'-0"



3 EAST ELEVATION
3/32" = 1'-0"



2 SOUTH ELEVATION
3/32" = 1'-0"



1 NORTH ELEVATION
3/32" = 1'-0"

EXTERIOR MATERIAL CALCULATIONS	SF EA.	% AREA
WEST		
TOTAL	2,676	100%
METAL	808	30%
MASONRY	808	30%
GLASS	1060	40%
EAST		
TOTAL	2,912	100%
METAL	660	22%
MASONRY	760	26%
GLASS	1,490	54%
SOUTH		
TOTAL	2,106	100%
METAL	463	22%
MASONRY	590	28%
GLASS	1053	50%
NORTH		
TOTAL	2,144	100%
METAL	480	22%
MASONRY	480	20%
GLASS	1229	58%

STROHMEYER ARCHITECTS Inc.
2701 SUNSET RIDGE
SUITE 601
ROCKWALL, TX 75032
469.516.7549

REGISTERED ARCHITECT
JAMES STROHMEYER, JR.
17585
STATE OF TEXAS
6.25.26

549 OFFICE BUILDING
5133 S FM549
ROCKWALL, TX

Project Number: 549 Conv Sto
Drawing Date: 06.25.2026
Drawn: LC
Checked: MS

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Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

ELEVATIONS

AS104

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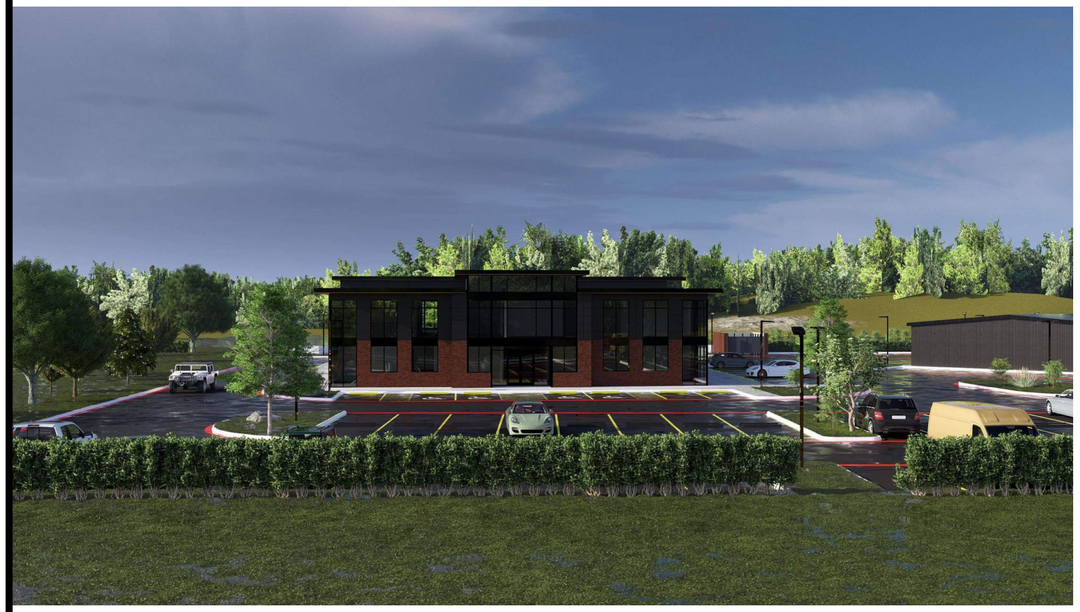

NORTH ELEVATION - FM 549



NORTHWEST PERSPECTIVE - FM 549



NORTHEAST PERSPECTIVE - FM 549



SOUTHEAST PERSPECTIVE - STATE HIGHWAY 205

STROHMEYER
ARCHITECTS inc.

REGISTERED ARCHITECT
JAMES STROHMEYER, JR.
17585
STATE OF TEXAS
6.25.26

549 OFFICE BUILDING
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Checked: Checker

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Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

3D RENDERS

AS105

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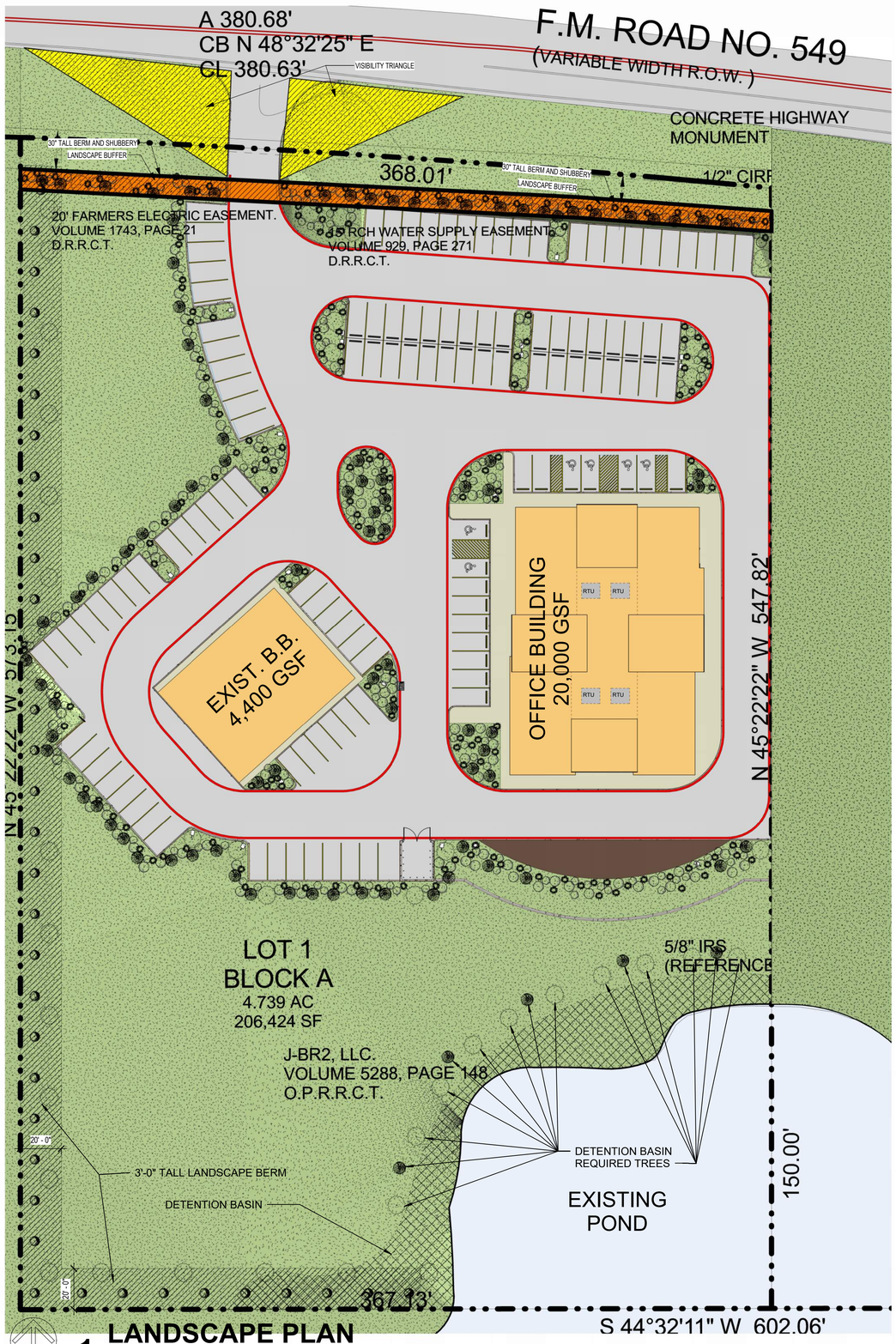

1 LANDSCAPE PLAN

1" = 30'-0"

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

LANDSCAPE GENERAL NOTES:

1. LANDSCAPE IRRIGATION WILL MEET UDC REQUIREMENTS.

LANDSCAPE TABLE / ZONE - GR - REQUIRED LANDSCAPING 20%

PLANT:	CALIPER/GALLON:	QUANTITY:
TEXAS ASH	4"	46
DESERT WILLOW	2.5"	90
CADDO SUGAR MAPLE	4"	35
TEXAS SAGE	5 GALLON	148
OLEANDER	3 GALLON	173
REEVES SPIREA	3 GALLON	191

549 DEVELOPMENT - C STORE, OFFICE, RETAIL AND REST.

BUILDING/SITE SPECIFICATIONS

ZONING CLASSIFICATION:		GR - GENERAL RETAIL			
OCCUPANCY USE:		BUSINESS GROUP-B			
APPRAISAL DISTRICT ACCOUNT #:		#48665			
STORIES (PERMITTED):	2	HEIGHT (PERMITTED):	36'	FRONT SETBACK:	15"
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	25'	REAR SETBACK:	25"
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	SH205	SIDE SETBACK:	15"
BUILDING AREA - GROUND FLOOR:	10,000 SF	ACRAGE OF SITE:			4.739 ACRES
BUILDING AREA - LEVEL 2:	10,000 SF	SQUARE FOOTAGE OF SITE:			206,424 SF
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BUILDING PERIMETER:	440 FT				
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	PARKING SPACES / 1 PER 3 OCCUPANTS	TOTAL
EXISTING COMMERICAL AMUSEMENT/RECREATION	4,400 SQFT / 1/50SF	30
	PARKING SPACES	TOTAL
NEW COMMERICAL PARKING	20,000 SQFT / 1/300SF	67

SITE PLAN LEGEND

- TEXAS ASH
- DESERT WILLOW
- CADDO SUGAR MAPLE
- TEXAS SAGE
- OLEANDER
- REEVES SPIREA

STROHMEYER ARCHITECTS Inc.

2701 SUNSET RIDGE
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REGISTERED ARCHITECT
JAMES STROHMEYER, JR.
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STATE OF TEXAS
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Project Number: 549 Conv Sto
Drawing Date: 06.25.2026
Drawn: LC
Checked: MS

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Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

LANDSCAPE PLAN

AS102

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Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features

Product Certifications

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

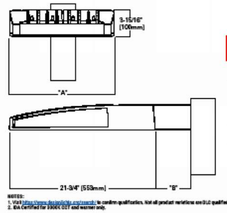
Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 LPW
- Options to meet Buy American and other domestic preference requirements

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

Dimensional Details



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length [1]	"B" QM Arm Length	"B" QML Length	"B" QMEA Length
1-4	15-1/2"	7"	10"	10-5/8"	--	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	--	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	10-5/16"	--
9-10	33-3/4"	7"	16"	--	10-5/16"	--

NOTES:
For arm selection requirements and additional fixture art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. BAA Certified for 3000K CCT and warmer only.

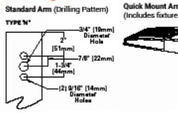
COOPER Lighting Solutions

PES00020EN page 1
August 8, 2024 10:05 PM

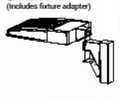
McGraw-Edison — GLEON Galleon

Mounting Details

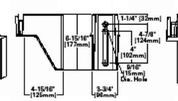
Standard Arm (Drilling Pattern)



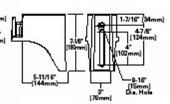
Quick Mount Arm (includes fixture adapter)



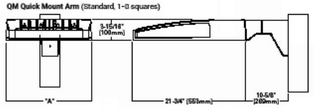
QM and QMEA Pole Mount (1 - 8 squares)



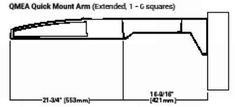
QML Pole Mount (7 - 10 squares)



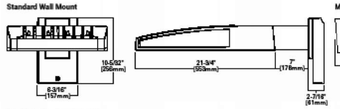
QM Quick Mount Arm (Standard, 1 - 6 squares)



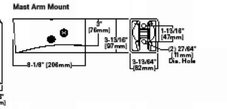
QMEA Quick Mount Arm (Extended, 1 - 6 squares)



Standard Wall Mount

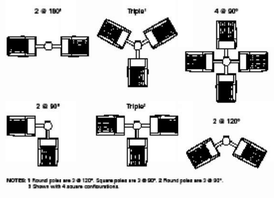


Mast Arm Mount



Arm Mounting Requirements

Number of Light Squares	Standard Arm @ 90° Apart	Standard Arm @ 120° Apart	Quick Mount Arm @ 90° Apart	Quick Mount Arm @ 120° Apart
1	Standard	Standard	QM Extended	Quick Mount
2	Standard	Standard	QM Extended	Quick Mount
3	Standard	Standard	QM Extended	Quick Mount
4	Standard	Standard	QM Extended	Quick Mount
5	Extended	Standard	QM Extended	Quick Mount
6	Extended	Standard	QM Extended	Quick Mount
7	Extended	Extended	--	Quick Mount
8	Extended	Extended	--	Quick Mount
9	Extended	Extended	--	--
10	Extended	Extended	--	--



NOTES: 1 Round poles are 2 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 2 @ 90°.
2 Shown with 4 square configurations.

Fixture Weights and EPAs

Number of Light Squares	Weight with Standard and Extended Arm (lbs.)	EPA with Standard and Extended Arm (Sq. Ft.)	Weight with QM Arm (lbs.)	EPA with QM Arm (Sq. Ft.)	Weight with QML (lbs.)	EPA with QML (Sq. Ft.)	Weight with QMEA (lbs.)	EPA with QMEA (Sq. Ft.)
1-4	39	0.95	38	1.11	--	--	38	1.11
5-6	44	1.00	46	1.11	--	--	49	1.11
7-8	54	1.07	56	1.11	58	1.11	--	--
9-10	63	1.12	--	--	67	1.11	--	--

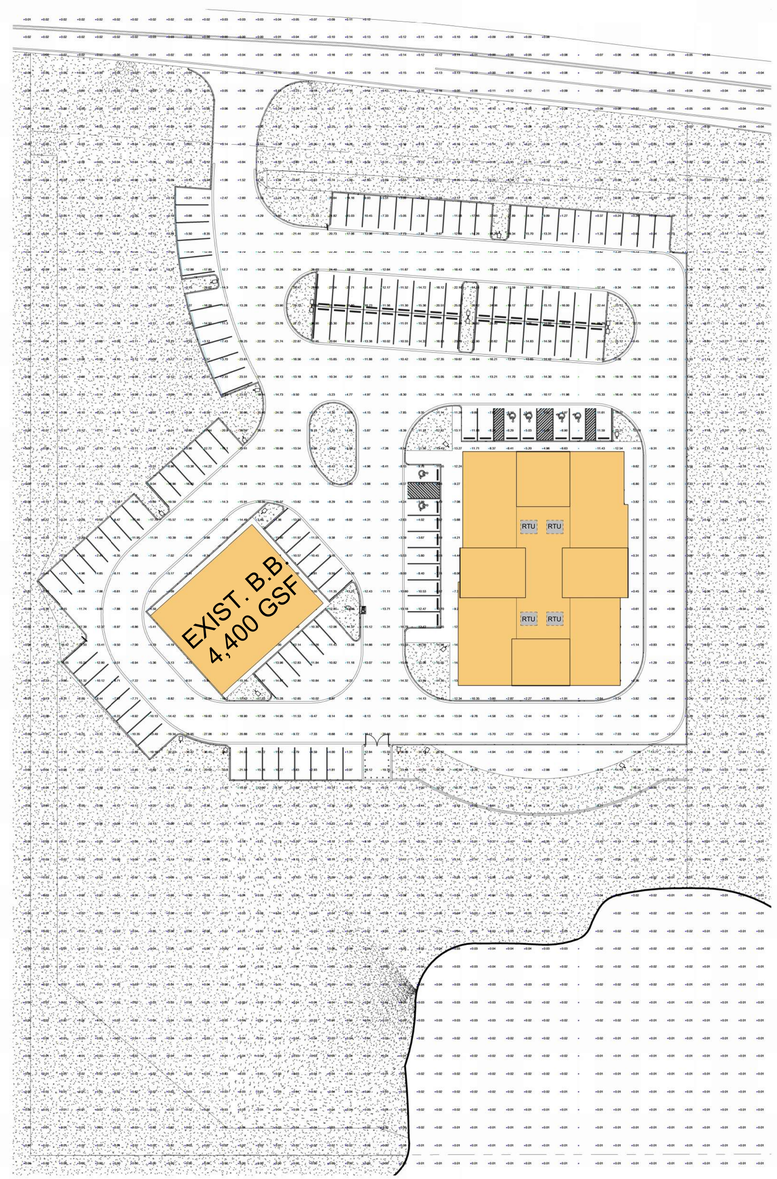
COOPER Lighting Solutions

PES00020EN page 2
August 8, 2024 10:05 PM

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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APPRAISAL DISTRICT ACCOUNT #:		#48665			
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	PARKING SPACES	TOTAL
NEW COMMERICAL PARKING	20,000 SQFT / 1/300SF	67

LIGHT	QUANTITY	MOUNT	HEIGHT
MCGRAW-EDISON TT TOPTIER - LED - AREA	21	POLE	20FT

PLAN NORTH

1 **PHOTOMETRIC PLAN**
1" = 40'-0"

STROHMEYER ARCHITECTS INC.
2701 SUNSET RIDGE
SUITE 601
ROCKWALL, TX 75032
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REGISTERED ARCHITECT
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Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

PHOTOMETRIC PLAN

AS103

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PROJECT COMMENTS

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

DATE: 7/24/2026

PROJECT NUMBER: SP2026-025
PROJECT NAME: Site Plan for Erwin Farms
SITE ADDRESS/LOCATIONS: East of FM1141 and South of N Country Lane

CASE CAPTION: Discuss and consider a request by John Arnold of Erwin Farms SF, LTD for the approval of a Site Plan for Erwin Farms Subdivision consisting of 123 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) 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	07/24/2026	Approved w/ Comments

07/24/2026: SP2026-025; PD Site Plan for Erwin Farms Subdivision
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 Erwin Farms Subdivision consisting of 123 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) 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.

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 (SP2026-025) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC).

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District 104 (PD-104).

I.5 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

M.6 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.7 Landscape Plan (PD-104, Ordinance No. 25-15):
(1) Crape Myrtle is not a permitted accent tree. Please propose a different accent tree.
(2) Vitex is not a permitted accent tree. Please propose a different accent tree.
(3) All Canopy/ Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size and all Accent/ Ornamental/ Under-Story Trees shall be a minimum of four (4) feet in total height. Add the number of trees used and what size at planting within the Plant Schedule.
(4) Provide an exhibit showing the landscaping around the primary and secondary entry monumentation. Provide a label for all landscape buffers.
(5) Provide a call-out for the berms along Clem and North Country Lane.
(6) A meandering eight (8) foot trail shall be constructed within the 30 -foot landscape buffer of Clem and North Country lane. Please depict the trail meandering.
(7) Twelve canopy trees and ten (10) accent trees are currently shown along the frontage of North Country Lane. There should be 41 accent trees and 31 canopy trees along North Country Lane.
(8) 35 accent trees are currently shown along Clem Road. There should be 38 accent trees along Clem Road.
(9) Provide the size of the two detention ponds. There shall be a minimum of one (1) Canopy Tree per 750 SF and one (1) Accent Tree per 1,500 SF of detention area.
(10) The four (4) residential lots with a rear lot line that backs up to the 30 -foot wide HOA maintained landscape buffer (which shall include a 20 -foot utility easement) near the entrance off N. Country Lane (as depicted on Exhibit B) shall be required to plant a row of shrubs within the residential lot along the rear yard wrought iron/ tubular fencing and shall be maintained by the homeowner. Revise plans to show these shrubs.
(11) A minimum of a ten 10) foot landscape buffer shall be provided along the roadway adjacent to the public park. This landscape buffer shall incorporate ground cover and shrubbery along the entire length of the adjacent street frontage. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50 -linear feet. This is required along Ranch View Road. Revise plans to show this landscape buffer.

M.8 Hardscape Plan:
(1) Provide the materials proposed on the exhibits of primary and secondary entry monumentation. (PD-104; Ordinance No. 25-15)
(2) The double cantilever umbrella posts will need to be wrapped in stone. Please revise the drawing to depict this and provide proposed materials.
(3) The columns on the shade structure shall be fully wrapped in stone. Revise the detail for the structure.
(4) PVC mesh (i.e. tennis court mesh/windscreen) or other materials or appurtenances (e.g. slats, bamboo, mesh netting, fake or artificial plants or patterned material, signage, banners, etc.) intended to provide screening that are affixed to wrought iron, decorative metal, chain-link or semi-transparent fencing shall be prohibited.

I.9 Please note that failure to address all comments provided by staff by 3:00 PM on August 4, 2026 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.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 August 4, 2026; 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 August 11, 2026 Planning & Zoning Meeting.

I.11 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on July 28, 2026.
2) Parks Board meeting will be held on August 4, 2026.
3) Planning & Zoning meeting/public hearing meeting will be held on August 11, 2026.

I.12 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 prefers that a representative(s) 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 Kuhn	07/21/2026	Approved w/ Comments

07/21/2026: 1. Tree is in swale flow line.
2. Verify and note not to block drainage swale or fill in swale while planting landscaping. Top of sod must be at proposed grades NOT just laying sod on top of ground
3. Verify and note not to block drainage swale or fill in swale while planting landscaping. Top of sod must be at proposed grades NOT just laying sod on top of ground
4. No tree on storm inlet or line
5. Remove all proposed trees from easements.
6. Remove this from utility and water easement.
7. Remove from easements.
8. Not in public ROW
9. Not approved. Must submit Building permit

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/20/2026	Approved

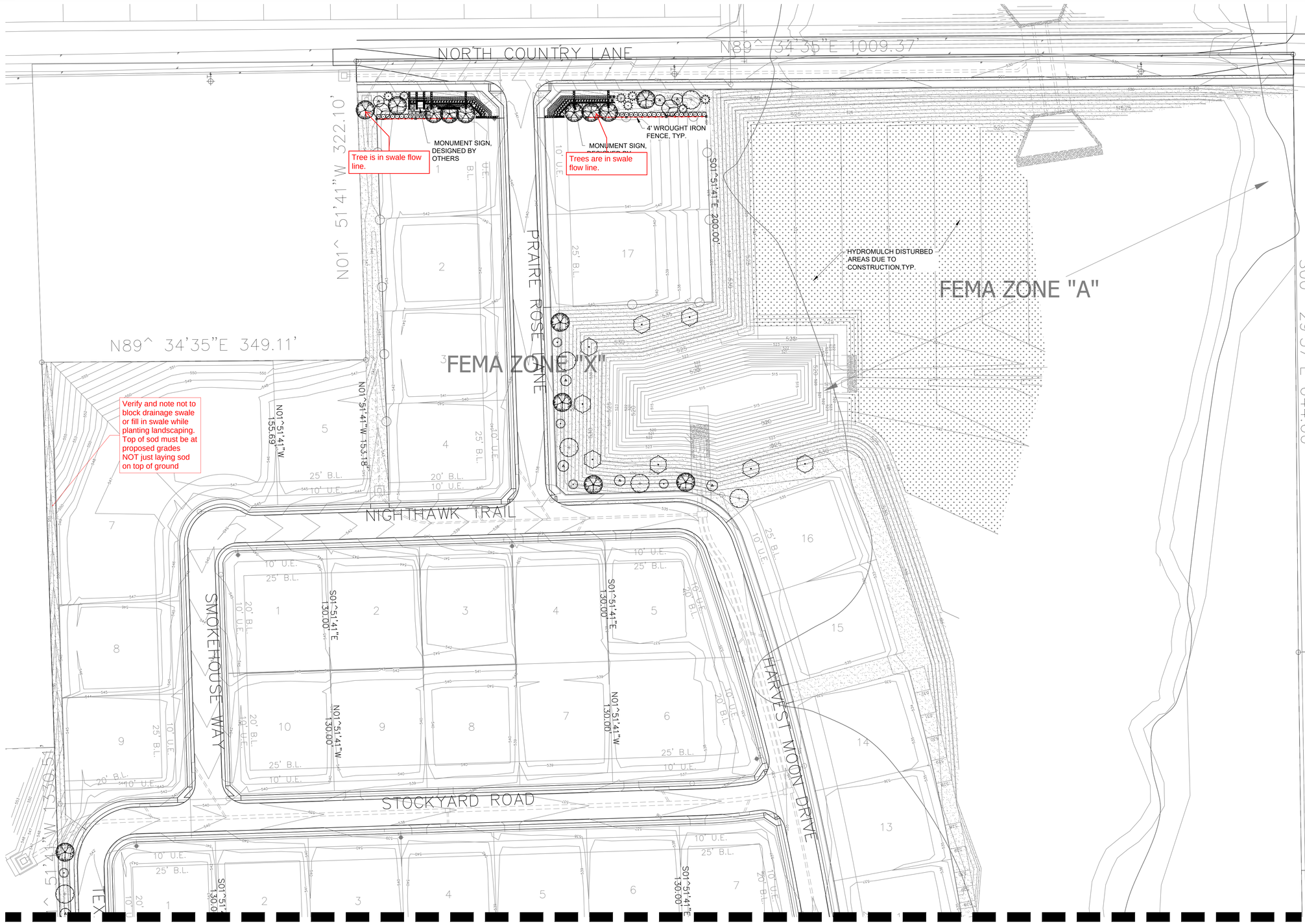
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/20/2026	Approved w/ Comments

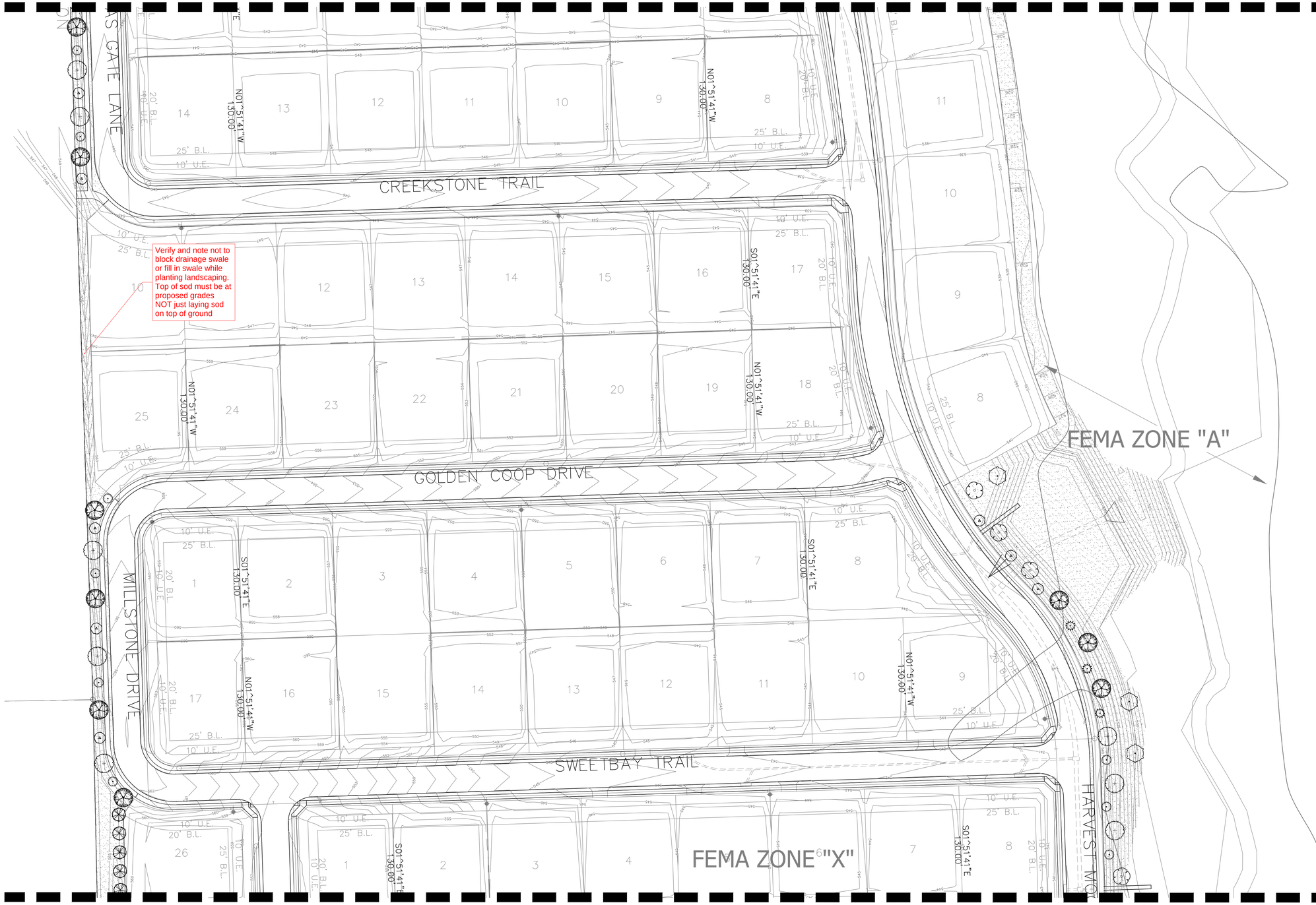
07/20/2026: There are better turfgrass varieties that are more drought, shade, wear, cold such as Tif Tuf and Tahoma 31 varieties

Tree mitigation approved

(1) Ensure that the playground is built and installed per IPEMA (International Playground Equipment Manufacturer Association Standards).
(2) All internal trails and tails along North Country Lane and Clem Road shall be a minimum of eight (8) feet in size.
(3) Provide connectivity to future Alma Williams Howard Park
(4) Meander the trail system along North Country Lane and Clem Road through the landscape versus straight along roadway.


NORTH COUNTRY LANE
N89^ 34'35"E 1009.37'
N01^ 51'41"W 322.10'
S01^51'41"E 200.00'
S00^ 29'57"E 644.60'
N89^ 34'35"E 349.11'
PRAIRE ROSE LANE
NIGHTHAWK TRAIL
SMOKEHOUSE WAY
HARVEST MOON DRIVE
STOCKYARD ROAD
FEMA ZONE "X"
FEMA ZONE "A"
MONUMENT SIGN, DESIGNED BY OTHERS
4' WROUGHT IRON FENCE, TYP.
Tree is in swale flow line.
Trees are in swale flow line.
HYDROMULCH DISTURBED AREAS DUE TO CONSTRUCTION,TYP.
Verify and note not to block drainage swale or fill in swale while planting landscaping. Top of sod must be at proposed grades NOT just laying sod on top of ground
N01^51'41"W 155.69'
N01^51'41"W 153.18'
S01^51'41"E 130.00'
N01^51'41"W 130.00'
S01^51'41"E 130.00'
N01^51'41"W 130.00'
S01^51'41"E 130.00'
N01^51'41"W 130.00

MATCH LINE 'A' - SHEET L-2.1



MATCH LINE 'B' - SHEET L-2.3

PLANT SCHEDULE	
SYMBOL	COMMON NAME
TREES	
	BALD CYPRESS
	CEDAR ELM
	CHASTE TREE
	CHINESE PISTACHE
	CHINKAPIN OAK
	CRAPE MYRTLE
	CRAPE MYRTLE
	EASTERN RED CEDAR
	PINK DAWN CHITALPA
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
SHRUBS	
	LINDHEIMER MUHLY
	NELLIE STEVENS HOLLY
	OBSESSION™ HEAVENLY BAMBOO
	RED YUCCA
	SEA GREEN JUNIPER
	STELLA DE ORO DAYLILY
	SUNSHINE LIGUSTRUM
SHRUB AREAS	
	MEXICAN FEATHERGRASS
	STELLA DE ORO DAYLILY
GROUND COVERS	
	BERMUDA GRASS
	BERMUDA GRASS
	PURPLE WINTERCREEPER

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

LANDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: 090-25-003

REGISTERED LANDSCAPE ARCHITECT
DREW J. DUBOCQ
3141
STATE OF TEXAS

SHEET NO.
L-2.2

MATCH LINE 'B' - SHEET L-2.3

CORNFLOWER WAY

APPLE BLOSSOM TRAIL

RANCHVIEW ROAD

OPEN SPACE AMENITIES, BY OTHERS

OPEN SPACE AMENITIES, BY OTHERS

No tree on storm inlet or line

Verify and note not to block drainage swale or fill in swale while planting landscaping. Top of sod must be at proposed grades NOT just laying sod on top of ground

Remove all proposed trees from easements.

HYDROMULCH DISTURBED AREAS DUE TO CONSTRUCTION TYP.

FEMA ZONE "A"

N01°51'41"W 130.00'

N01°51'41"W 130.00'

S78°33'53"W 222.91'

N88°45'43"E 257.92'

N00°14'17"W 1488.13'

S00° 59'53"E 1671.08'

PLANT SCHEDULE	
SYMBOL	COMMON NAME
TREES	
	BALD CYPRESS
	CEDAR ELM
	CHASTE TREE
	CHINESE PISTACHE
	CHINKAPIN OAK
	CRAPE MYRTLE
	CRAPE MYRTLE
	EASTERN RED CEDAR
	PINK DAWN CHITALPA
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
SHRUBS	
	LINDHEIMER MUHLY
	NELLIE STEVENS HOLLY
	OBSESSION™ HEAVENLY BAMBOO
	RED YUCCA
	SEA GREEN JUNIPER
	STELLA DE ORO DAYLILY
	SUNSHINE LIGUSTRUM
SHRUB AREAS	
	MEXICAN FEATHERGRASS
	STELLA DE ORO DAYLILY
GROUND COVERS	
	BERMUDA GRASS
	BERMUDA GRASS
	PURPLE WINTERCREEPER

MATCH LINE 'C' - SHEET L-2.4

811 Know what's below. Call before you dig. (@ least 48 hours prior to digging)

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

LANDSCAPE PLAN

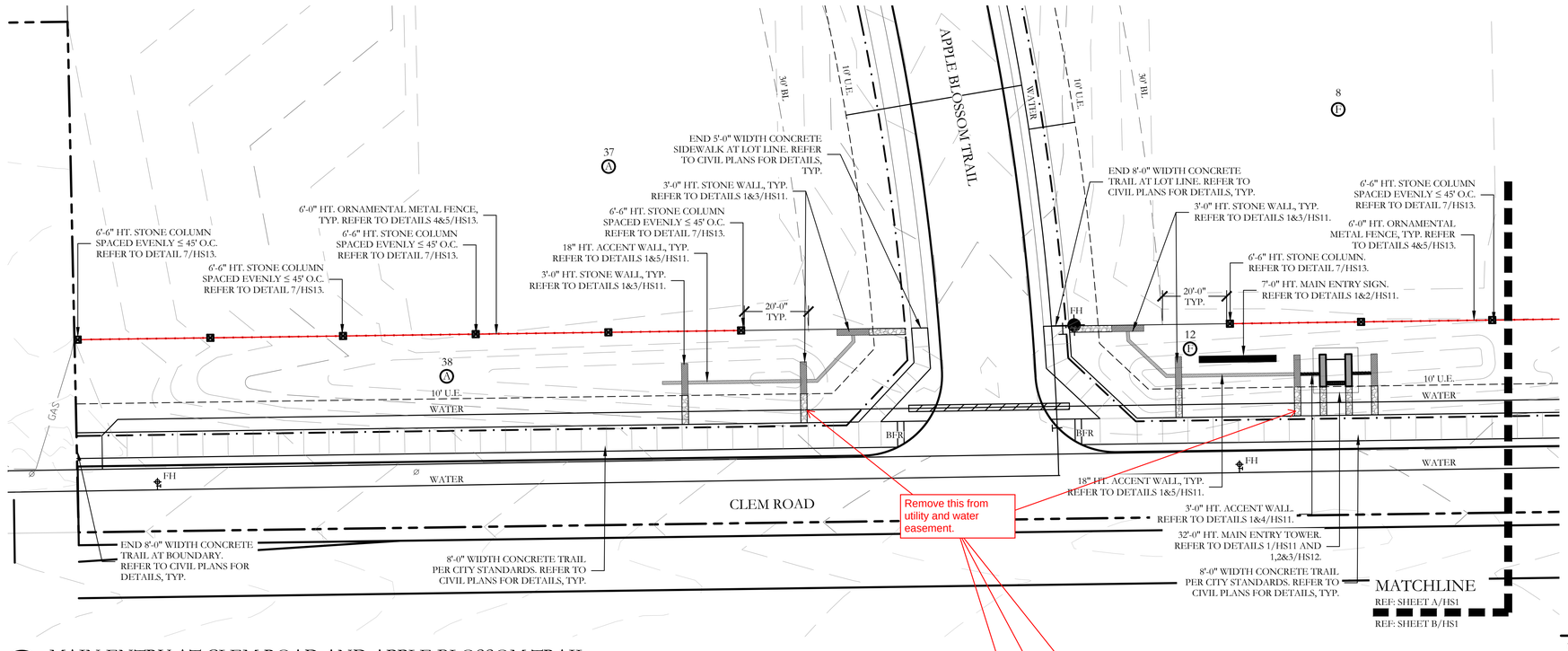
No.	Date	Revision Description

PROJECT NO.: 090-25-003

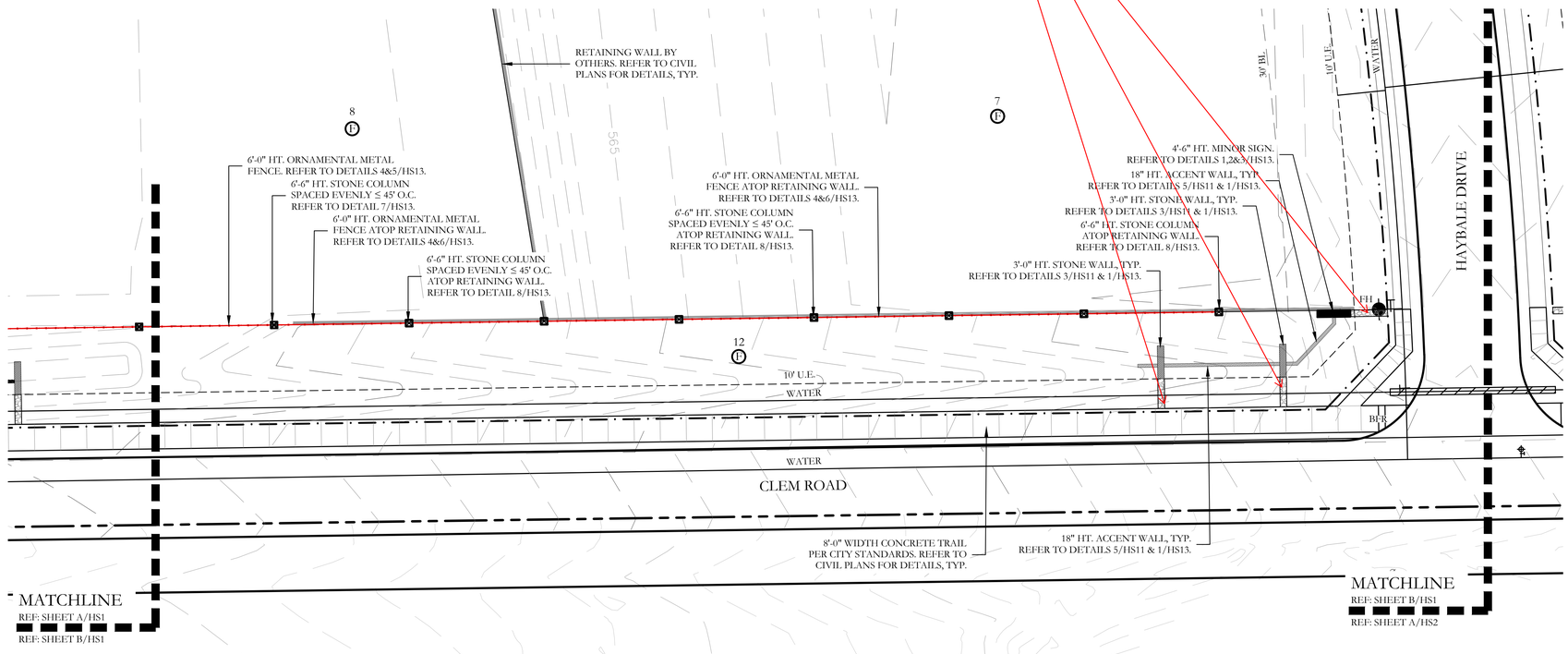
REGISTERED LANDSCAPE ARCHITECT
DREW J. DUBOCQ
3141
STATE OF TEXAS
07/15/2026

SHEET NO.

L-2.3



A MAIN ENTRY AT CLEM ROAD AND APPLE BLOSSOM TRAIL



B MAIN ENTRY AT CLEM ROAD AND APPLE BLOSSOM TRAIL

HARDSCAPE LEGEND

- 32'-0" HT. MAIN ENTRY TOWER. REFER TO DETAILS 1/HS11 AND 1,2&3/HS12.
- 7'-0" HT. MAIN ENTRY SIGN. REFER TO DETAILS 1&2/HS11.
- 4'-6" HT. MINOR SIGN. REFER TO DETAILS 1,2&3/HS13.
- 3'-0" HT. STONE WALL. REFER TO DETAILS 1&3/HS11.
- 3'-0" HT. ACCENT WALL. REFER TO DETAILS 1&4/HS11.
- 18" HT. ACCENT WALL. REFER TO DETAILS 1&5/HS11.
- 6'-6" HT. STONE COLUMN. REFER TO DETAIL 7/HS13.
- 6'-6" HT. STONE COLUMN ATOP RETAINING WALL. REFER TO DETAIL 8/HS13.
- 6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 4&5/HS13.
- 6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 4&6/HS13.
- B — 6'-0" MAGLIN BENCH. REFER TO DETAIL 1/HS14.
- TO — TRASH RECEPTACLE. REFER TO DETAIL 2/HS14.
- MAGLIN TABLE. REFER TO DETAIL 3/HS14.
- BFR — BARRIER FREE RAMP PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

WALL LAYOUT NOTES

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND OTHER IMPROVEMENTS, WHETHER OR NOT SHOWN ON THE PLANS, PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY CONTRACTOR OPERATIONS.
2. CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION WHERE FIELD CONDITIONS DIFFER FROM THE PLANS OR WHERE OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY IMPACT THE WORK. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE FOR DIRECTION PRIOR TO PROCEEDING.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LOCATIONS, AND SITE CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED BEFORE COMMENCING WORK.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE LAYOUT OF ALL PROPOSED WALLS, FENCES, COLUMNS, GATES, AND APPURTENANCES SHOWN ON THE PLANS. OWNER'S ENGINEER SHALL PROVIDE PROPERTY LINES, RIGHT-OF-WAY LINES, AND EASEMENT INFORMATION AS REQUIRED.
5. CONTRACTOR SHALL STAKE ALL WALL, FENCE, COLUMN, AND GATE LOCATIONS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. MINOR FIELD ADJUSTMENTS MAY BE REQUIRED PRIOR TO INSTALLATION AT NO ADDITIONAL COST TO OWNER.
6. ALL WALL STEP CONDITIONS REQUIRED BY GRADE CHANGES OR EXISTING SLOPES SHALL OCCUR ONLY AT DESIGNATED COLUMNS UNLESS OTHERWISE APPROVED.
7. MINIMUM WALL STEP HEIGHT SHALL BE 3 INCHES. MAXIMUM WALL STEP HEIGHT SHALL BE 6 INCHES UNLESS OTHERWISE NOTED ON THE PLANS.
8. CONTRACTOR SHALL PERFORM ALL NECESSARY GRADING, EXCAVATION, FILLING, AND FINE GRADING REQUIRED FOR INSTALLATION OF WALLS, FENCES, COLUMNS, AND GATES. DISTURBED AREAS SHALL BE RESTORED TO MATCH ADJACENT EXISTING CONDITIONS OR BETTER UPON COMPLETION OF WORK.
9. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND UTILITY REQUIREMENTS.
10. ELECTRICAL WORK SHALL INCLUDE ALL REQUIRED CONDUIT, WIRING, BOXES, FITTINGS, FIXTURES, TRENCHING, BACKFILL, AND INCIDENTAL ITEMS NECESSARY FOR A COMPLETE OPERABLE SYSTEM.
11. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INSPECTIONS, APPROVALS, AND ACCEPTANCE BY THE GOVERNING AUTHORITIES HAVING JURISDICTION.
12. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS, PROJECT SPECIFICATIONS, AND APPLICABLE MUNICIPAL STANDARDS.
13. CONTRACTOR SHALL MAINTAIN SAFE ACCESS, TRAFFIC CONTROL, AND SITE PROTECTION MEASURES DURING CONSTRUCTION IN ACCORDANCE WITH LOCAL REQUIREMENTS.

N

20 10 0 20
SCALE 1" = 20'

	Revision Description	Date

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 10, 2026

SCALE:
1" = 20'
One Inch
JVC No SKO004

HS1 of 18

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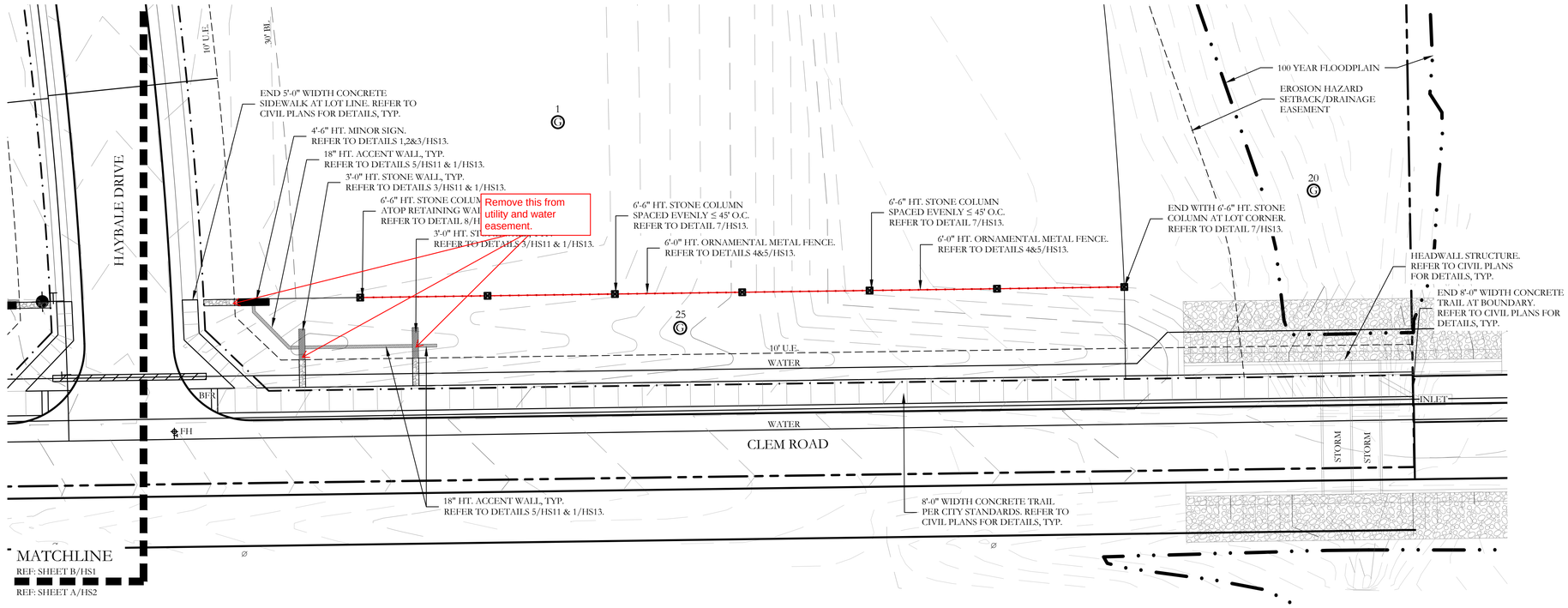
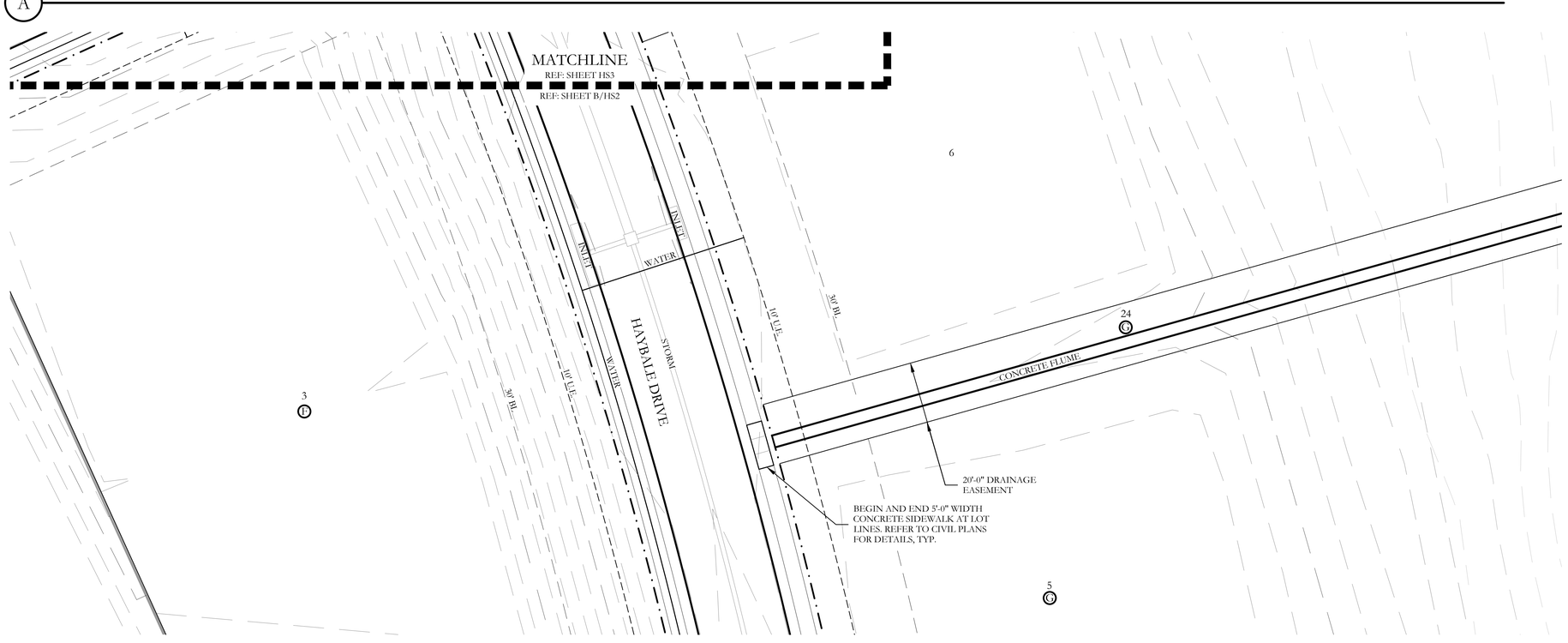


A MINOR ENTRY AT CLEM ROAD AND HAYBALE DRIVE



B OPEN SPACE LOT 19, BLOCK G 20' D.E. AT HAYBALE DRIVE

HARDSCAPE LEGEND

- 32'-0" HT. MAIN ENTRY TOWER. REFER TO DETAILS 1/HS11 AND 1,2&3/HS12.
- 7'-0" HT. MAIN ENTRY SIGN. REFER TO DETAILS 1&2/HS11.
- 4'-6" HT. MINOR SIGN. REFER TO DETAILS 1,2&3/HS13.
- 3'-0" HT. STONE WALL. REFER TO DETAILS 1&3/HS11.
- 3'-0" HT. ACCENT WALL. REFER TO DETAILS 1&4/HS11.
- 18" HT. ACCENT WALL. REFER TO DETAILS 1&5/HS11.
- 6'-6" HT. STONE COLUMN. REFER TO DETAIL 7/HS13.
- 6'-6" HT. STONE COLUMN ATOP RETAINING WALL. REFER TO DETAIL 8/HS13.
- 6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 4&5/HS13.
- 6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 4&6/HS13.
- B — 6'-0" MAGLIN BENCH. REFER TO DETAIL 1/HS14.
- T — TRASH RECEPTACLE. REFER TO DETAIL 2/HS14.
- MAGLIN TABLE. REFER TO DETAIL 3/HS14.
- BFR — BARRIER FREE RAMP PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

N

20 10 0 20
SCALE 1" = 20'

	Revision Description	Date
1		

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 10, 2026

SCALE:
1" = 20'
One Inch
JVC No SKO004

HS2 of 18

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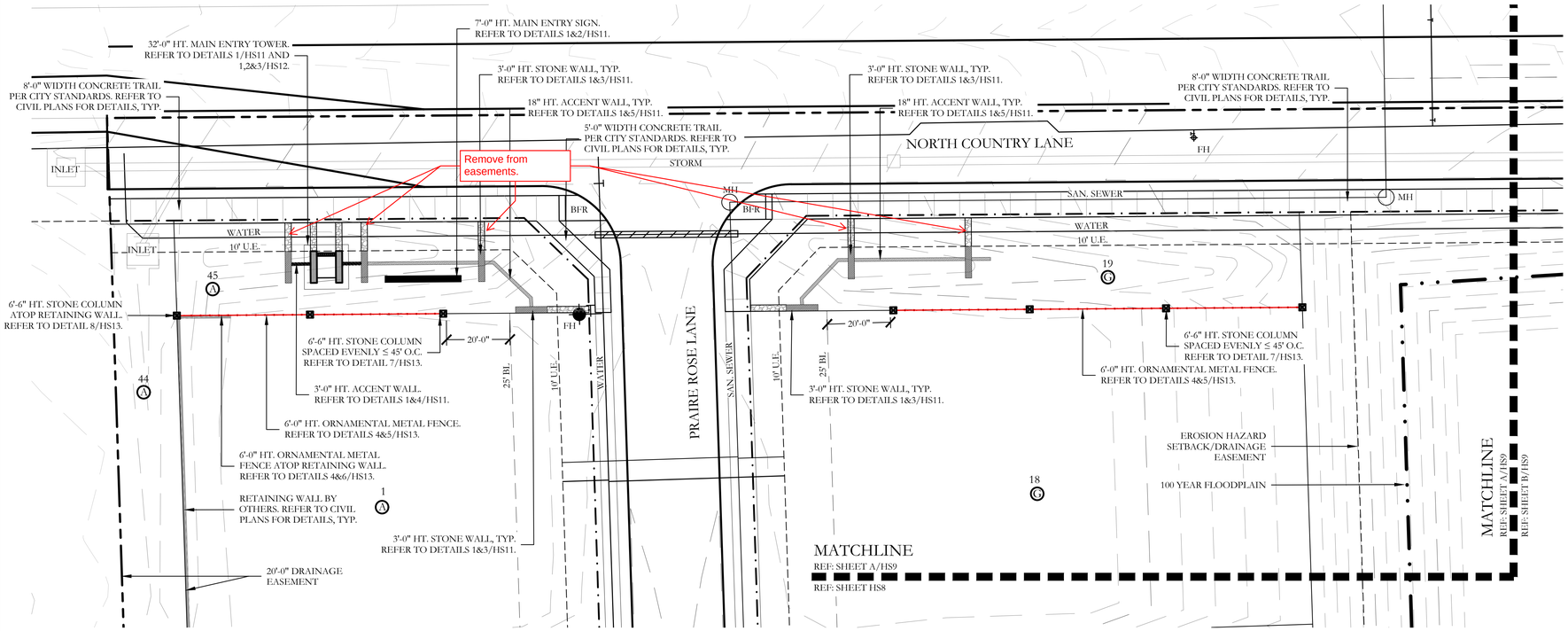
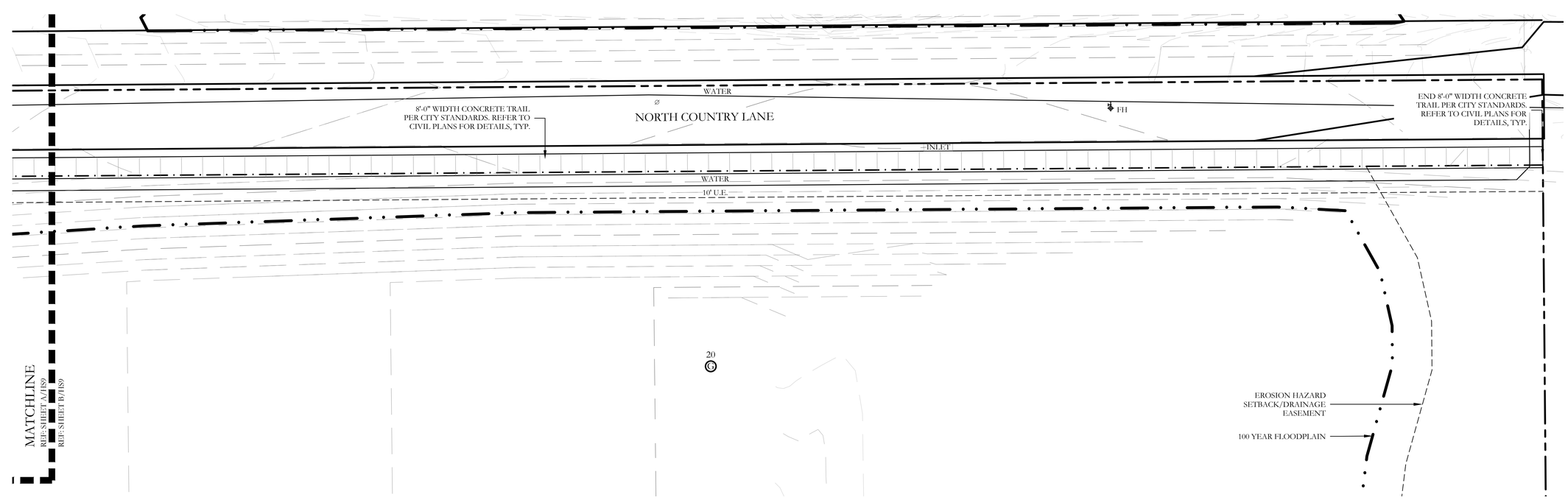


A MAIN ENTRY AT NORTH COUNTRY LANE AND PRAIRIE ROSE LANE



B OPEN SPACE LOT 20, BLOCK G ALONG NORTH COUNTRY LANE

HARDSCAPE LEGEND

- 32'-0" HT. MAIN ENTRY TOWER. REFER TO DETAILS 1/HS11 AND 1,2&3/HS12.
- 7'-0" HT. MAIN ENTRY SIGN. REFER TO DETAILS 1&2/HS11.
- 4'-6" HT. MINOR SIGN. REFER TO DETAILS 1,2&3/HS13.
- 3'-0" HT. STONE WALL. REFER TO DETAILS 1&3/HS11.
- 3'-0" HT. ACCENT WALL. REFER TO DETAILS 1&4/HS11.
- 18" HT. ACCENT WALL. REFER TO DETAILS 1&5/HS11.
- 6'-6" HT. STONE COLUMN. REFER TO DETAIL 7/HS13.
- 6'-6" HT. STONE COLUMN ATOP RETAINING WALL. REFER TO DETAIL 8/HS13.
- 6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 4&5/HS13.
- 6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 4&6/HS13.
- B — 6'-0" MAGLIN BENCH. REFER TO DETAIL 1/HS14.
- T — TRASH RECEPTACLE. REFER TO DETAIL 2/HS14.
- MAGLIN TABLE. REFER TO DETAIL 3/HS14.
- BFR — BARRIER FREE RAMP PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

N

20 10 0 20
SCALE 1" = 20'

Revision Description	Date

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 10, 2026

SCALE:
1" = 20'
One Inch
JVC No SKO004

HS9 of 18

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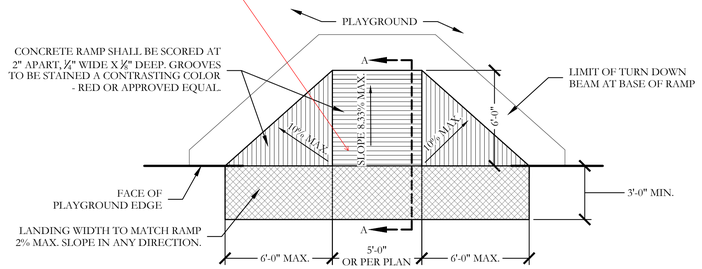
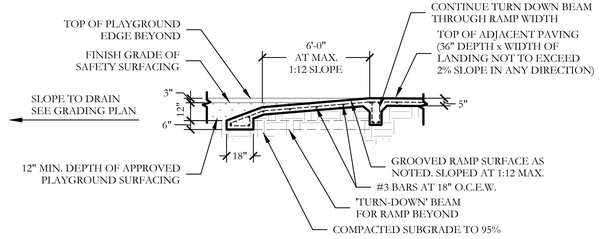
PLAYGROUND NOTES:
1. PLAYGROUND SURFACE TO BE APPROVED ENGINEERED HARDWOOD FIBER CHIPS.
2. 1/2" REDWOOD EXPANSION JOINTS SHALL BE PROVIDED WHERE SHOWN ON THE PLAN. EXPANSION JOINTS SHALL BE CONTINUOUS THROUGH THE WALK AND CONCRETE EDGE WHERE ADJACENT. INSTALL VERTICAL EXPANSION JOINTS IN PLAYGROUND EDGE ON MAXIMUM 30 FOOT CENTERS.
3. CONTRACTOR TO EXCAVATE FULL DEPTH OF PLAYGROUND BORDER WHERE SHOWN AS AREA TO BE EXCAVATED.
4. ALIGN RAMP WITH TRANSFER STATION OF PLAYGROUND EQUIPMENT

Not in public ROW



PLAN



SECTION

1 PLAYGROUND CURB RAMP DETAILS
PLAN/SECTION

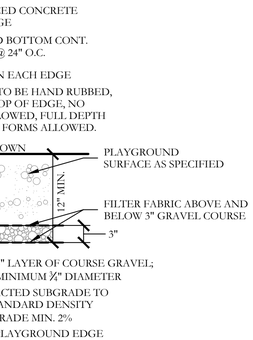
SCALE: 1/4" = 1'-0"

EQUIPMENT SCHEDULE

ITEM	QTY	MANUFACTURER	MODEL	COLOR
FEATURE PLAYGROUND SET	2	TBD	TBD	TBD
MAGLIN 6'-0" BENCH	2	MAGLIN	MBE-0510-00010	BLACK
MAGLIN PICNIC TABLE	5	MAGLIN	MTB-0510-00001	BLACK
MAGLIN TRASH RECEPTACLE	3	MAGLIN	MTR-0200-00011	BLACK

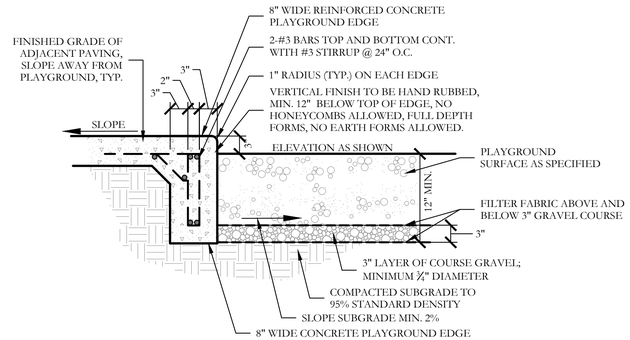
PRODUCT REPRESENTATIVE:
FOR ALL PRODUCTS SPECIFIED WITHIN THE EQUIPMENT SCHEDULE AND SHOWN ON PLANS, CONTACT TOM SAWYERS FOR PRICING AND INSTALLATION GUIDANCE.

TOM SAWYERS
EMAIL: TOM@CHILDSPLAYINC.NET
PHONE: 972-569-7258



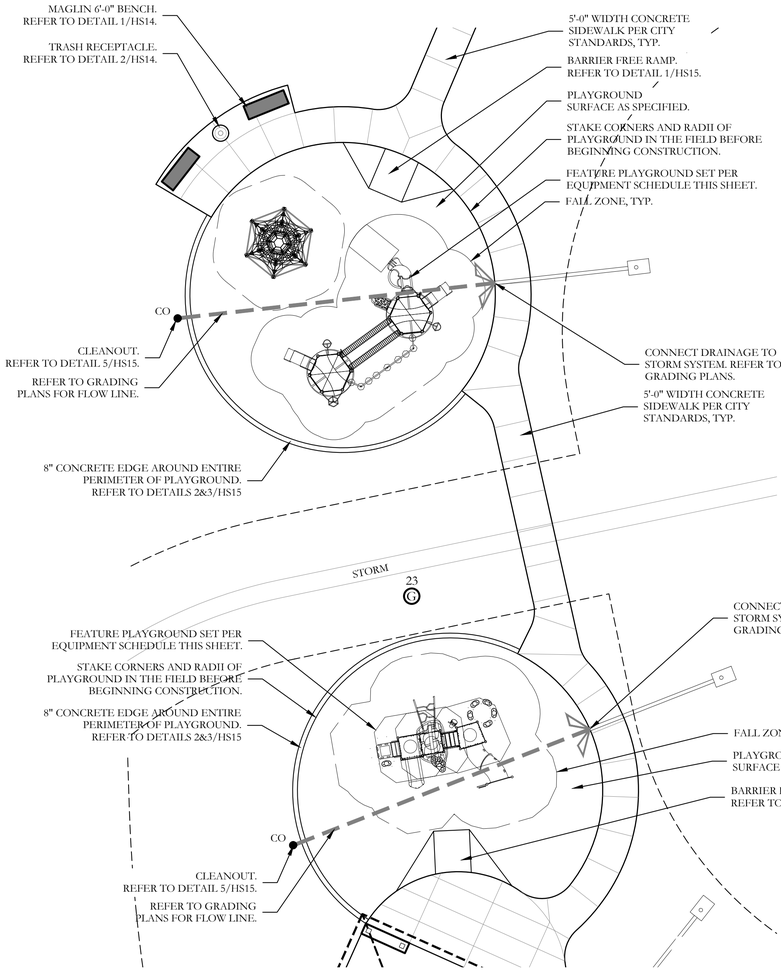
2 CONCRETE PLAYGROUND EDGE DETAIL
SECTION

SCALE: 1" = 1'-0"



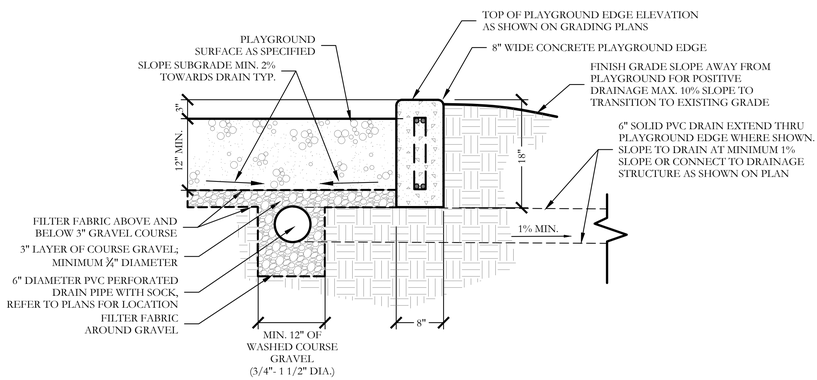
3 CONCRETE PLAYGROUND EDGE AT PAVING
SECTION

SCALE: 1" = 1'-0"



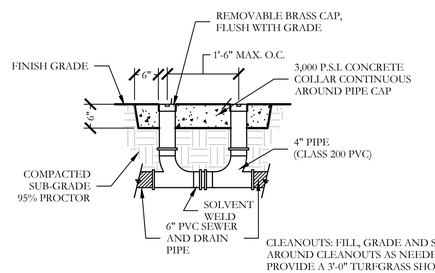
6 PLAYGROUND ENLARGEMENT
PLAN

SCALE: 1" = 10'-0"



4 PLAYGROUND DRAIN DETAIL
SECTION

SCALE: 1" = 1'-0"



5 TWO-WAY CLEANOUT
SECTION

NOT TO SCALE

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

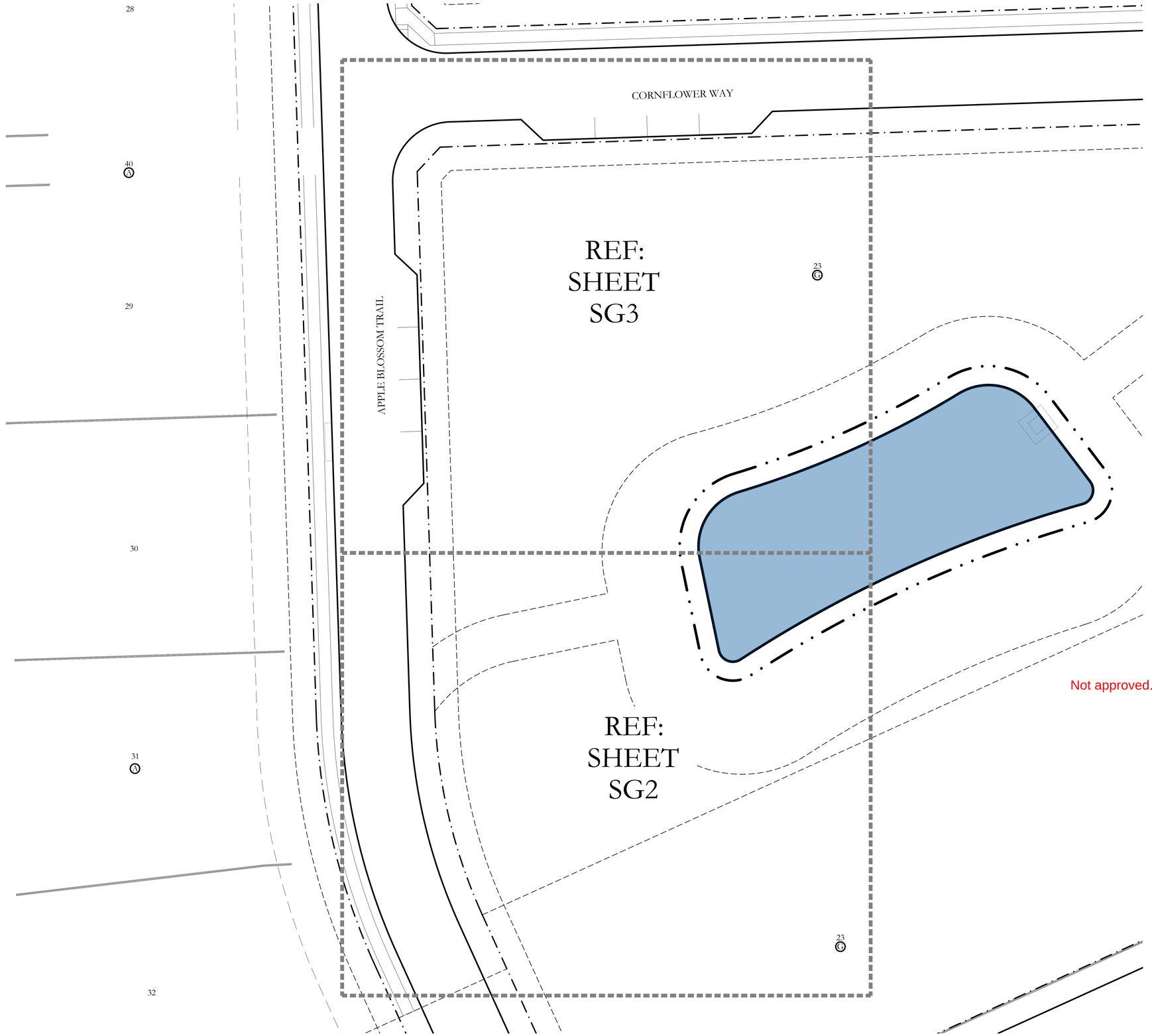
REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 10, 2026

SCALE:
REFER TO DETAILS
One Inch
JVC No SKO004

HS15 of 18

1	Revision Description	Date

I:\jvc-s drive\projects\sko\sko004\dwg\sko004-hs.dwg



Not approved. Must submit Building permit

GRADING NOTES

1. TOP SOIL SHALL NOT BE REMOVED FROM RESIDENTIAL LOTS OR USED AS SPOIL, BUT SHALL BE STRIPPED AND REDISTRIBUTED SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF COVER ON THE LOTS, PARKWAYS AND MEDIANS. PERMANENT EROSION CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS.
2. TEMPORARY EROSION CONTROL SHALL BE USED TO MINIMIZE THE SPREAD OF SILT AND MUD FROM THE PROJECT ON TO EXISTING STREETS, ALLEYS, DRAINAGEWAYS AND PUBLIC AND PRIVATE PROPERTY. TEMPORARY EROSION CONTROLS MAY INCLUDE SILT FENCES, STRAW BALES, BERMS, DIKES, SWALES, STRIPS OF UNDISTURBED VEGETATION, CHECK DAMS AND OTHER METHODS AS REQUIRED BY THE CITY ADMINISTRATOR OR HIS REPRESENTATIVE AND AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.
3. ALL STREET RIGHTS-OF-WAY, REGARDLESS OF SLOPE; ALL FINISHED GRADE SLOPES THAT ARE STEEPER THAN 6:1; AND THE FLOW LINES OF ALL DRAINAGE DITCHES AND SWALES SHALL BE COMPLETELY COVERED WITH EROSION CONTROL MATTING AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.
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7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TOPSOIL FOR CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AROUND AND DIRECTING DRAINAGE AWAY FROM THE BUILDING, POOL, AND PLAYGROUND AREA.
9. ALL SIDEWALK PAVING SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE WITH A MAX. 2% CROSS SLOPE IN ACCORDANCE WITH TEXAS ACCESSIBILITY STANDARDS (TAS). CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO REQUIREMENTS.

Revision Description	Date

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

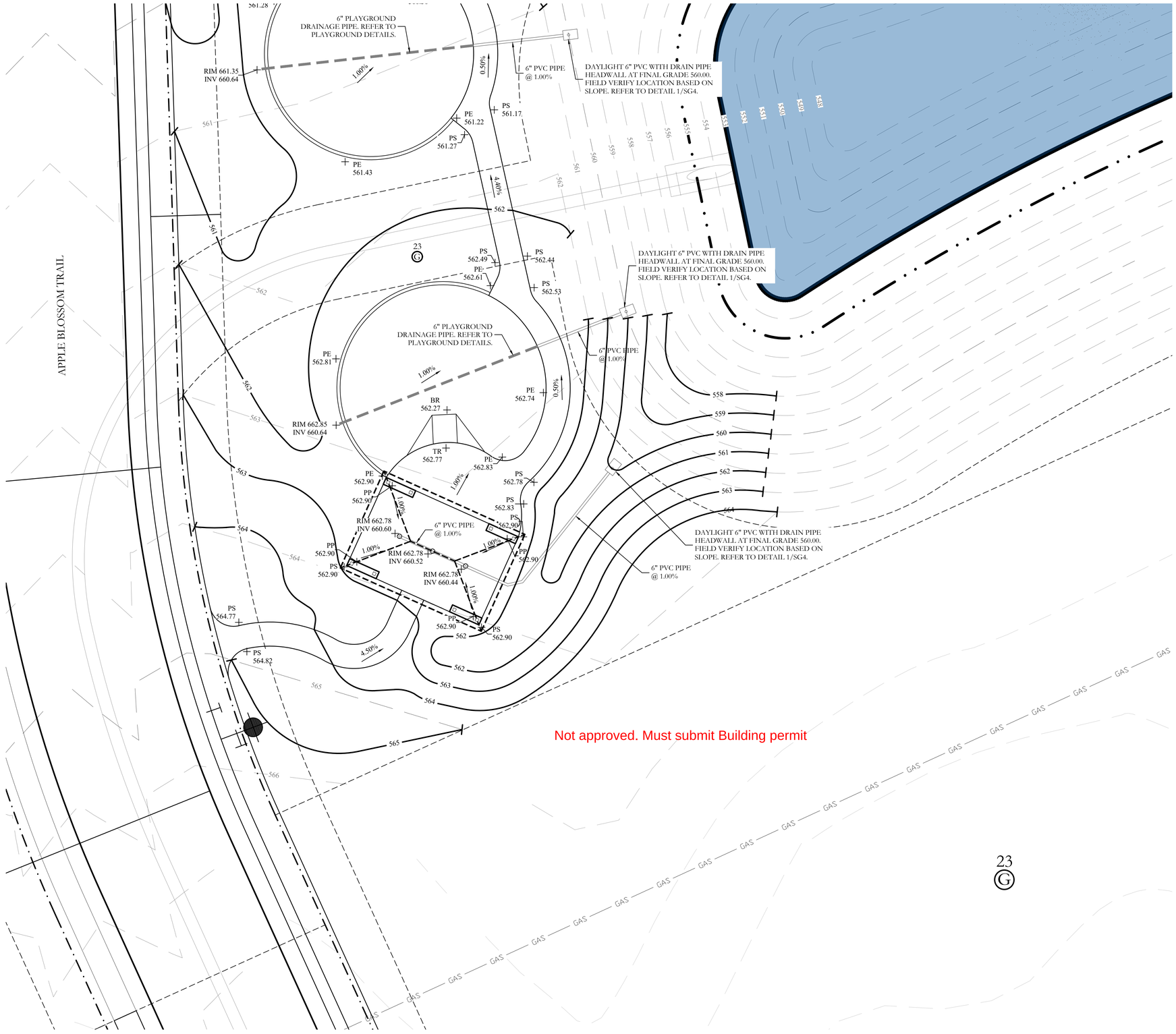
SCREENING AND BUFFERING
OVERALL GRADING PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

July 10, 2026

SCALE:
1" = 20'
One Inch

JVC No SKO004



Not approved. Must submit Building permit

23
G

GRADING LEGEND

PS 102.90	PROPOSED SIDEWALK SPOT ELEVATION
RIM 102.90	PROPOSED RIM ELEVATION OF AREA DRAIN
INV 102.40	PROPOSED BOTTOM OF DRAIN PIPE SPOT ELEVATION
SP 102.90	PROPOSED SPOT GRADE SPOT ELEVATION
TR 102.90 BR 102.40	TOP AND BOTTOM OF PROPOSED RAMP SPOT ELEVATION
PE 102.90	PROPOSED TOP OF EDGING SPOT ELEVATION
PP 102.9	PROPOSED POST SPOT ELEVATION
	PROPOSED FLOW DIRECTION.
593	PROPOSED CONTOUR
592	EXISTING CONTOUR
	PROPOSED FLOW LINE
	PROPOSED DRAIN PIPE HEADWALL. REFER TO DETAIL 1/SG4.
	PROPOSED DRAINAGE PVC OR HDPE REFER TO PLAN FOR SIZING
	4" DIA. SURFACE DRAIN IN CONCRETE SYMBOL N.T.S FOR CLARITY REFER TO DETAIL 2/SG4.
	6" PLAYGROUND DRAINAGE PIPE. REFER TO PLAYGROUND DETAILS.

THE CONTRACTOR SHALL FIELD VERIFY THAT NO CROSS SLOPES FOR PEDESTRIAN PAVING EXCEED 2%.

GRADING NOTES

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N

10 5 0 10
SCALE 1" = 10'

1		
	Revision Description	Date

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
GRADING AND DRAINAGE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

July 10, 2026

SCALE:
1" = 10'
One Inch

JVC No SKO004

SG2 of 4

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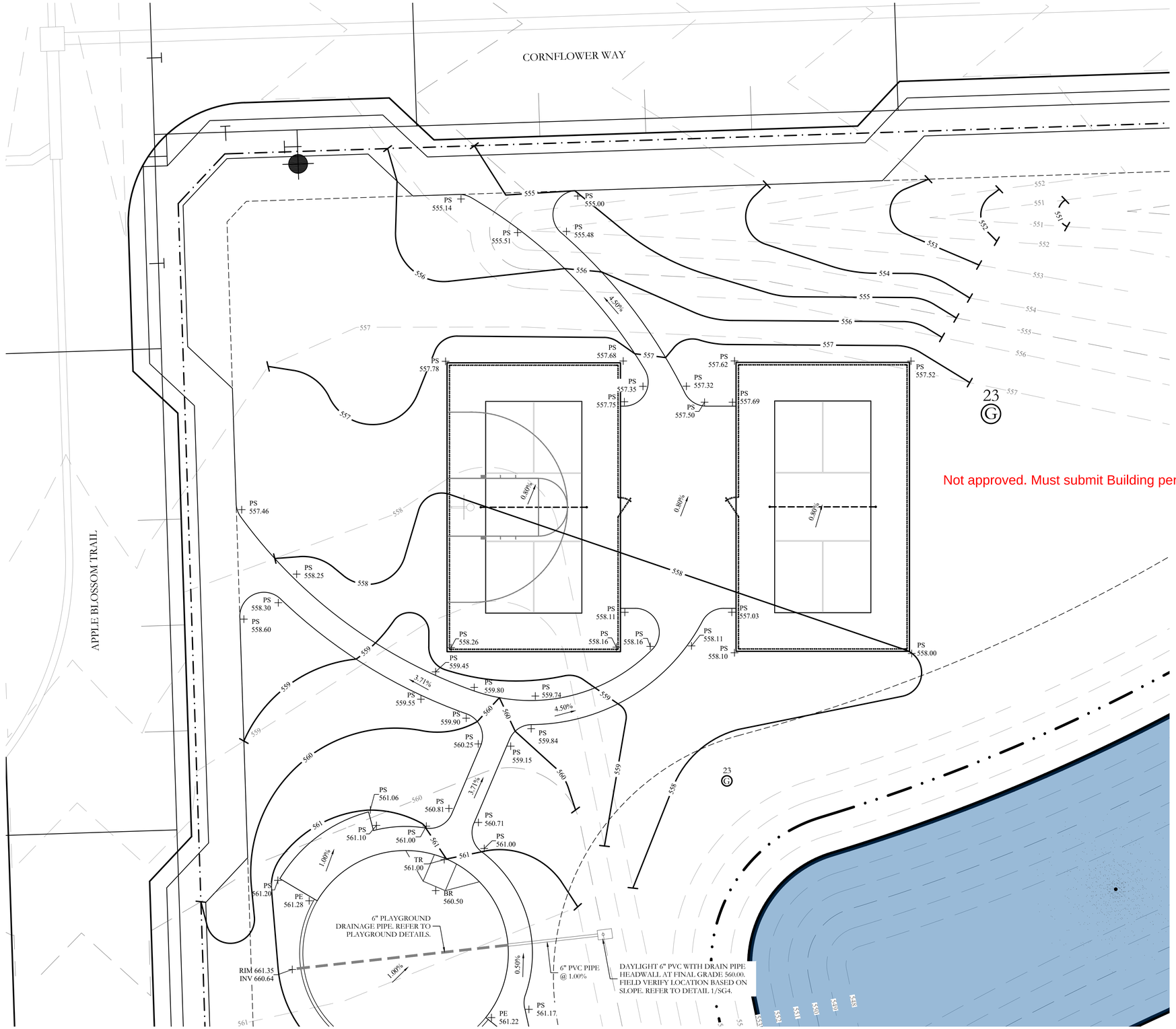

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SCALE 1" = 10'

Revision Description	Date

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
GRADING AND DRAINAGE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 10, 2026

SCALE:
1" = 10'
One Inch
JVC No SKO004

SG3 of 4

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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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1&3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($1,000.00 + $20.00 ACRE) [1&2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (RESIDENTIAL) ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (COMMERCIAL) ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1&3]
- ☐ SPECIFIC USE PERMIT (RESIDENTIAL) ($200.00 + $20.00 ACRE) [1,2&3]
- ☐ SPECIFIC USE PERMIT (COMMERCIAL) ($1,000.00 + $20.00 ACRE) [1,2&3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1&3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1&3]

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 $2,500.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF $150.00 WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION	Erwin Farms		LOT		BLOCK
GENERAL LOCATION	East of FM 1141 and South of N Country lane				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING			CURRENT USE		
PROPOSED ZONING			PROPOSED USE		
ACREAGE	98.148	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	Erwin Farms SF LTD	☐ APPLICANT	
CONTACT PERSON	John Arnold	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	
PHONE	[redacted]	PHONE	
E-MAIL	[redacted]	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [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 $ 2,965.96 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15 *DAY OF* July *2026. 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."*

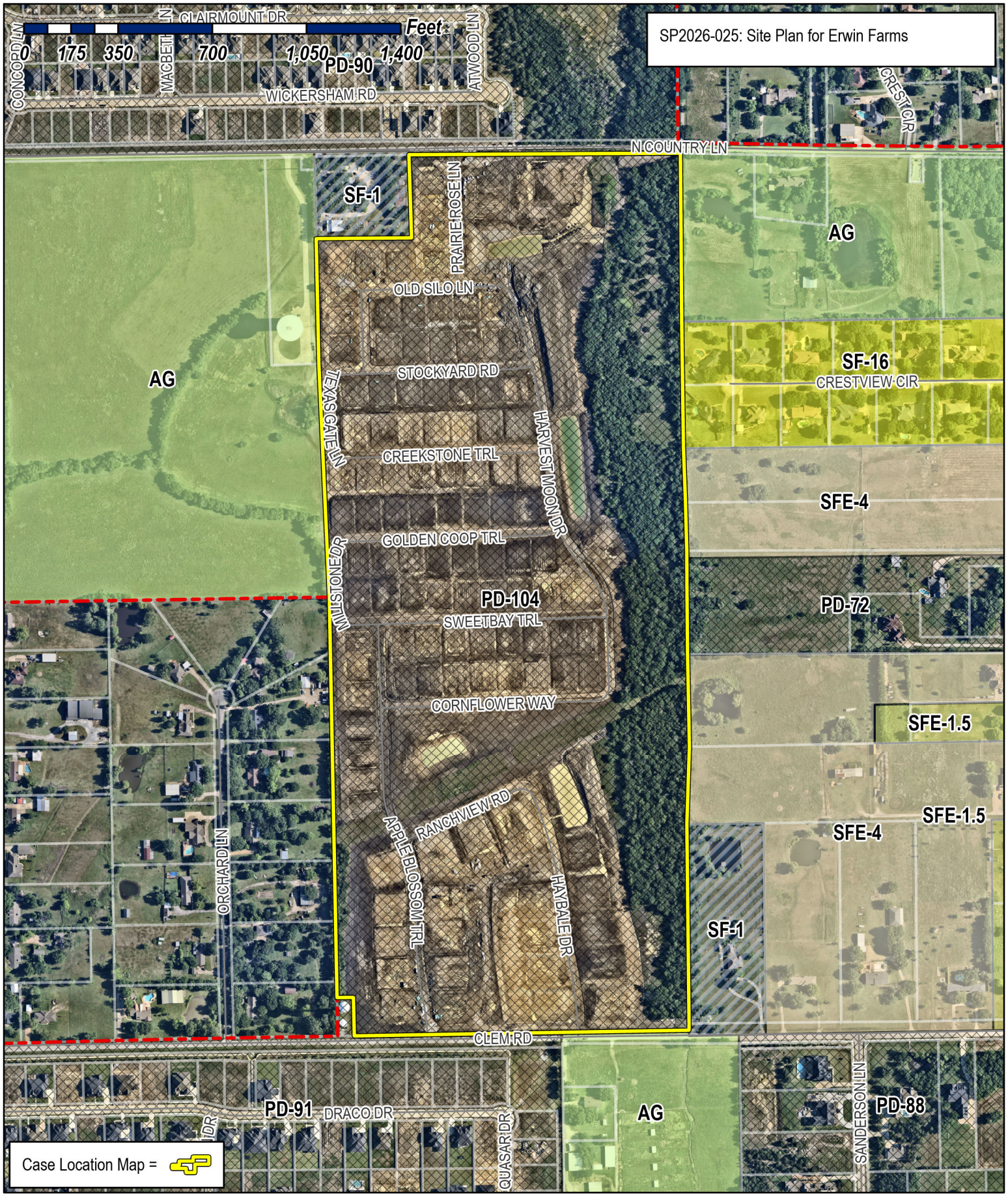
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 *DAY OF* July *20*26

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Brooke Ashley Van Voorhis
My Commission Expires
2/1/2028
Notary ID 134742171

MY COMMISSION EXPIRES 2/1/2028



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.

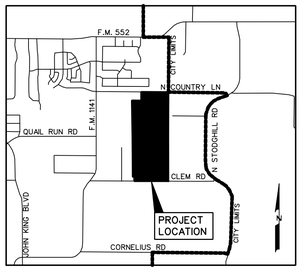
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall, on the_____of_____,2026.

WITNESS OUR HANDS, the_____day _____, 2026.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

0 50 100 200
SCALE: 1" = 100'



LOCATION MAP
N.T.S.

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2603987.602	7038495.616

ELEV = 547.5

KARL W. ERWIN FAMILY TRUST
VOL. 6424, PG. 27 ABSTRACT NO. 186
2.581 ACRES, TRACT 2

CITY OF ROCKWALL
VOL. 2434, PG. 53
D.R.R.C.T.

CAROL ALLEY DEJARNETT
AND KENNETH GLENN DEJARNETT
TRACT NO. 2
CALLED 5.9825 ACRES
VOL. 2216, PG. 197
D.R.R.C.T.

LOT 19 BLOCK G
OPEN SPACE D.E.
30.538 AC.

LOT 39 BLOCK A
OPEN SPACE 1.628 AC.

CITY OF ROCKWALL
VOL. 2434, PG. 53
D.R.R.C.T.

NORTHCREST ESTATES
ADDITION 1
CAB. A, PG. 303
P.R.R.C.T.

WATSON ESTATES
CAB. G, PG. 319

JAMES WILLIAM WALK JR.
AND RENEE LUCILLE BURNS
AS TRUSTEES OF THE
JAMES WILLIAM WALK,
JR. LIVING TRUST
VOL. 6107, PG. 305
D.R.R.C.T.

J.L. PEOPLES SUBDIVISION
CAB. A, PG. 109

MATCHLINE
SHEET 1 OF 2
SHEET 2 OF 2

NOTES:

1. Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 20210000032297 in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. LEGEND
   B.L. - Building Line
   U.E. - Utility Easements
   C.M. - Controlling Monument
   S.S.E. - Sanitary Sewer Easement
   D.E. - Drainage Easement
   ▬▬▬ - City Limits Line
   ⟨⟩ - Street Name Change
5. 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.
6. 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.
7. 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.
8. 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).
9. Refer to Sheet 1 of Civil Engineering plans for NTMWD notes.
10. All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

PD SITE PLAN
OF
LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-17, BLOCK D
LOTS 1-16, BLOCK E
LOTS 1-12, BLOCK F
LOTS 1-19, BLOCK G

ERWIN FARMS

TOTAL RESIDENTIAL LOTS 123
TOTAL OPEN SPACE LOTS 5
TOTAL ACRES 98.198 or 4,277,504.88 SF
OUT OF THE
JOHN M. GASS SURVEY,
ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
ERWIN FARMS SF, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2026 SCALE 1" = 100'

CASE #P2026-008 SHEET 1 OF 2

CORWIN JOB NO. 25024



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_____of_____,2026.

WITNESS OUR HANDS, the_____day _____, 2026.

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning & Zoning

PD SITE PLAN
OF
LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
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MARCH 2026 SCALE 1" = 100'

CASE •P2026-008 SHEET 2 OF 2

CORWIN JOB NO. 25024



PLANT SCHEDULE						
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
TREES						
	50	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B&B	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	11	LAGERSTROEMIA INDICA 'NATCHEZ' / CRAPE MYRTLE	30 GAL	3"	6`-8`	3 CANES MIN.
	34	LAGERSTROEMIA INDICA `TUSCARORA` / CRAPE MYRTLE	30 GAL	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
	11	PISTACIA CHINENSIS / CHINESE PISTACHE	B&B	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	11	QUERCUS ACUMINATA / CHINKAPIN OAK	B&B	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	51	QUERCUS SHUMARDII / SHUMARD RED OAK	B&B	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	33	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	B&B	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	19	TAXODIUM DISTICHUM / BALD CYPRESS	B&B	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	11	ULMUS CRASSIFOLIA / CEDAR ELM	B&B	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	46	VITEX AGNUS-CASTUS / CHASTE TREE	30 GAL.	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
	32	X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	30 GAL	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
SHRUBS						
	54	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	24	HESPERALOE PARVIFLORA / RED YUCCA	3 GAL	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	221	ILEX X `NELLIE R STEVENS` / NELLIE STEVENS HOLLY	15 GAL.	48" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	70	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	181	LIGUSTRUM SINENSE `SUNSHINE` / SUNSHINE LIGUSTRUM	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	51	MUHLENBERGIA LINDHEIMERI / LINDHEIMER MUHLY	3 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	524	NANDINA DOMESTICA 'SEIKA' / OBSESSION™ HEAVENLY BAMBOO	3 GAL.	16" HT	3` O.C.	FULL, MATCHING, SYMMETRICAL
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPACING	NOTES
SHRUB AREAS						
	51	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL.	12" HT	12" O.C.	FULL, MATCHING, SYMMETRICAL
	20	NASSELLA TENUISSIMA `PONY TAILS` / MEXICAN FEATHERGRASS	1 GAL.	12" HT	24" O.C.	FULL, MATCHING, SYMMETRICAL
SYMBOL	QTY	BOTANICAL / COMMON NAME	NOTES			
GROUND COVERS						
	PER PLAN	CYNODON DACTYLON `TIF 419` / BERMUDA GRASS	SOD			
	PER PLAN	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	HYDROMULCH			
	801	EUONYMUS COLORATUS / PURPLE WINTERCREEPER	4" POT, 18" O.C., TRIANGULAR SPACING			

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

N

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

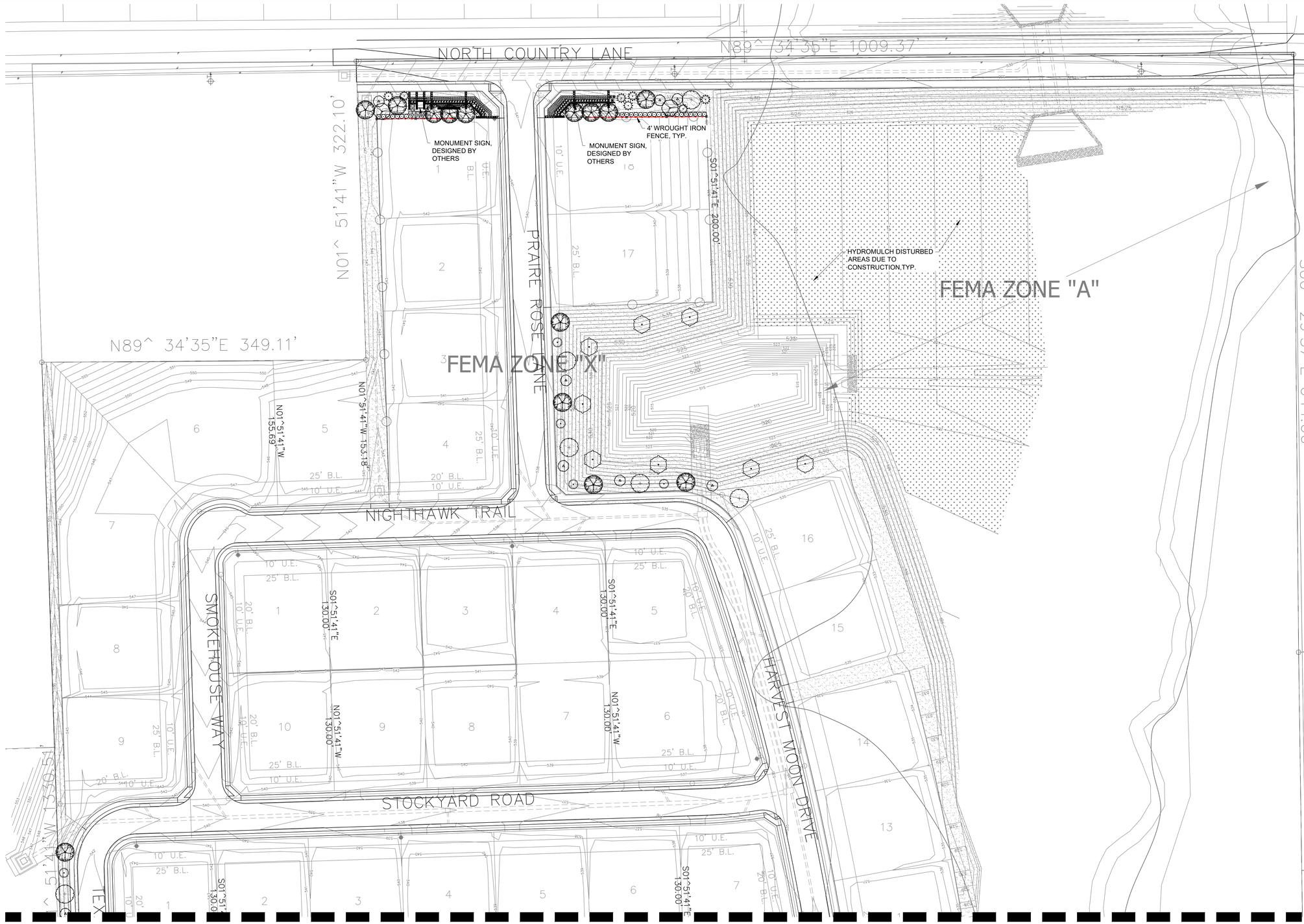
OVERALL LANDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: 090-25-003

REGISTERED LANDSCAPE ARCHITECT
DREW J. DUBOCQ
3141
STATE OF TEXAS

SHEET NO.
L-2.0



PLANT SCHEDULE	
SYMBOL	COMMON NAME
TREES	
	BALD CYPRESS
	CEDAR ELM
	CHASTE TREE
	CHINESE PISTACHE
	CHINKAPIN OAK
	CRAPE MYRTLE
	CRAPE MYRTLE
	EASTERN RED CEDAR
	PINK DAWN CHITALPA
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
SHRUBS	
	LINDHEIMER MUHLY
	NELLIE STEVENS HOLLY
	OBSESSION™ HEAVENLY BAMBOO
	RED YUCCA
	SEA GREEN JUNIPER
	STELLA DE ORO DAYLILY
	SUNSHINE LIGUSTRUM
SHRUB AREAS	
	MEXICAN FEATHERGRASS
	STELLA DE ORO DAYLILY
GROUND COVERS	
	BERMUDA GRASS
	BERMUDA GRASS
	PURPLE WINTERCREEPER

MATCH LINE 'A' - SHEET L-2.2

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

Know what's below.
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REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

LANDSCAPE PLAN

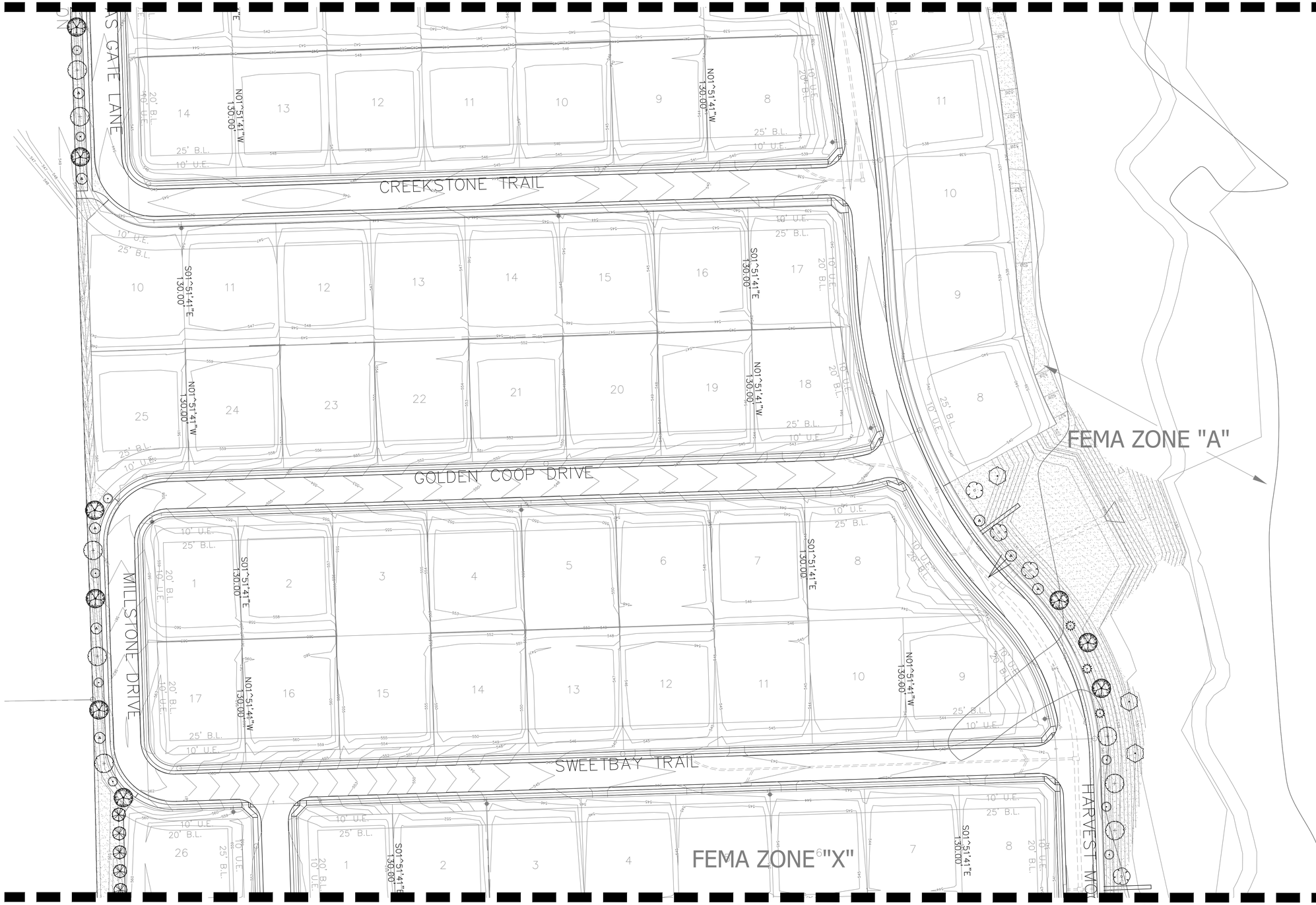
No.	Date	Revision Description

PROJECT NO.: 090-25-003

REGISTERED LANDSCAPE ARCHITECT
DREW J. DUBOCQ
3141
STATE OF TEXAS
01/15/2016

SHEET NO.
L-2.1

MATCH LINE 'A' - SHEET L-2.1



MATCH LINE 'B' - SHEET L-2.3

PLANT SCHEDULE	
SYMBOL	COMMON NAME
TREES	
	BALD CYPRESS
	CEDAR ELM
	CHASTE TREE
	CHINESE PISTACHE
	CHINKAPIN OAK
	CRAPE MYRTLE
	CRAPE MYRTLE
	EASTERN RED CEDAR
	PINK DAWN CHITALPA
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
SHRUBS	
	LINDHEIMER MUHLY
	NELLIE STEVENS HOLLY
	OBSESSION™ HEAVENLY BAMBOO
	RED YUCCA
	SEA GREEN JUNIPER
	STELLA DE ORO DAYLILY
	SUNSHINE LIGUSTRUM
SHRUB AREAS	
	MEXICAN FEATHERGRASS
	STELLA DE ORO DAYLILY
GROUND COVERS	
	BERMUDA GRASS
	BERMUDA GRASS
	PURPLE WINTERCREEPER

GRAPHIC SCALE

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REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

LANDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: 090-25-003

REGISTERED LANDSCAPE ARCHITECT
DREW J. DUBOCQ
3141
STATE OF TEXAS

SHEET NO.
L-2.2

MATCH LINE 'B' - SHEET L-2.3



PLANT SCHEDULE	
SYMBOL	COMMON NAME
TREES	
	BALD CYPRESS
	CEDAR ELM
	CHASTE TREE
	CHINESE PISTACHE
	CHINKAPIN OAK
	CRAPE MYRTLE
	CRAPE MYRTLE
	EASTERN RED CEDAR
	PINK DAWN CHITALPA
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
SHRUBS	
	LINDHEIMER MUHLY
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	RED YUCCA
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	STELLA DE ORO DAYLILY
	SUNSHINE LIGUSTRUM
SHRUB AREAS	
	MEXICAN FEATHERGRASS
	STELLA DE ORO DAYLILY
GROUND COVERS	
	BERMUDA GRASS
	BERMUDA GRASS
	PURPLE WINTERCREEPER

MATCH LINE 'C' - SHEET L-2.4

811 Know what's below. Call before you dig. (@ least 48 hours prior to digging)

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50 0 25 50 100
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REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

LANDSCAPE PLAN

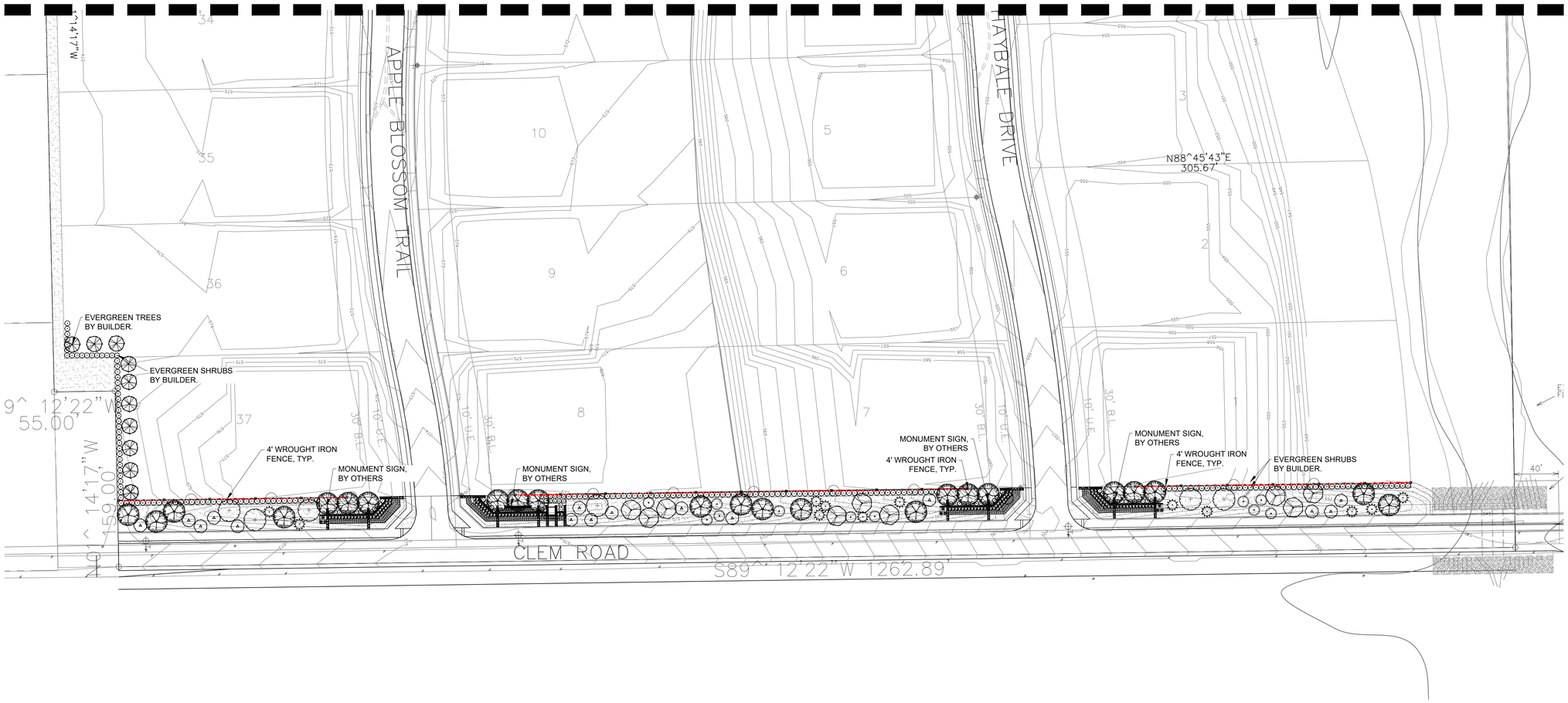
No.	Date	Revision Description

PROJECT NO.: 090-25-003

REGISTERED LANDSCAPE ARCHITECT
DREW J. DUBOCQ
3141
STATE OF TEXAS
07/15/2026

SHEET NO.
L-2.3

MATCH LINE 'C' - SHEET L-2.3



PLANT SCHEDULE	
SYMBOL	COMMON NAME
TREES	
	BALD CYPRESS
	CEDAR ELM
	CHASTE TREE
	CHINESE PISTACHE
	CHINKAPIN OAK
	CRAPE MYRTLE
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	EASTERN RED CEDAR
	PINK DAWN CHITALPA
	SHUMARD RED OAK
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	STELLA DE ORO DAYLILY
	SUNSHINE LIGUSTRUM
SHRUB AREAS	
	MEXICAN FEATHERGRASS
	STELLA DE ORO DAYLILY
GROUND COVERS	
	BERMUDA GRASS
	BERMUDA GRASS
	PURPLE WINTERCREEPER

N

GRAPHIC SCALE

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REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

LANDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: 090-25-003

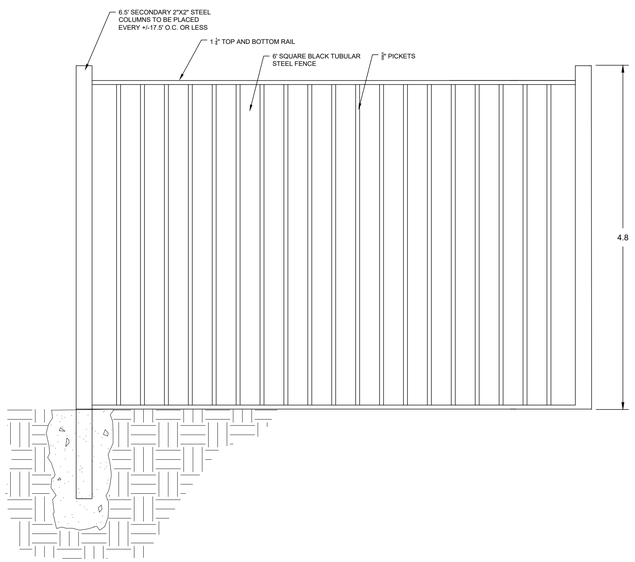
REGISTERED LANDSCAPE ARCHITECT
DREW J. DUBOCQ
3141
STATE OF TEXAS
07/15/2026

SHEET NO.

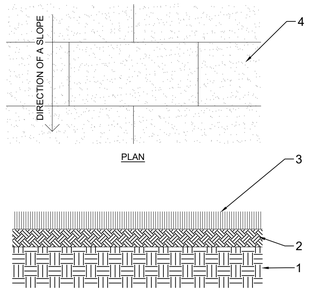
L-2.4

GENERAL NOTES :

1. LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS OR HER WORK.
2. CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
3. IF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE IS FOUND, THE DRAWINGS SHALL TAKE PRECEDENT OVER THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK.'
5. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT.
7. ALL DISTURBED AREAS NOT INDICATED AS PLANTING BEDS SHALL BE SODDED OR SEEDED BY CONTRACTOR TO PROVIDE AN ESTABLISHED TURF AREA.
8. CONTRACTOR SHALL REMOVE REASONABLE AMOUNT OF STONES, DEAD ROOTS, DETRITUS AND OTHER UNDESIRABLE MATERIAL FROM EXISTING SOIL.
9. IF ROCKS ARE ENCOUNTERED, REMOVE TO A DEPTH OF 3" AND ADD 3" OF FRIABLE FERTILE TOPSOIL TO ALL SODDED AREAS. CONTRACTOR TO ENSURE THAT SITE IS GRADED ACCORDING TO THE ENGINEER'S GRADING PLAN.
10. LAWN AREAS SHALL HAVE 3" MINIMUM FRIABLE TOPSOIL AND BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET.
11. SOIL PREPARATION FOR PLANTING BEDS SHALL BE AS FOLLOWS:
    - 3" OF ORGANIC COMPOST
    - 20 POUNDS OF ORGANIC FERTILIZER / 1,000 SF OF BED AREA
    - TILL BED TO A DEPTH OF 6" TO 8"
    - CHECK SOIL ACIDITY. SOIL ACIDITY SHOULD RANGE FROM 5.0 TO 7.0 PH. REGULATE IF NECESSARY.
12. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM 3" OF NATIVE HARDWOOD MULCH.
13. TREE PLANTING PITS SHALL BE CLEARED OF UNDESIRABLE MATERIAL AND BACKFILLED WITH PREPARED TOP SOIL. PLACE 1" OF COMPOST AND 3" OF SHREDDED HARDWOOD MULCH ON TOP OF ROOT BALL.
14. THE CONTRACTOR WILL BE HELD LIABLE FOR ANY DAMAGE CAUSED TO TREES DUE TO IMPROPER STAKING METHODS, INCLUDING ABSENCE OF STAKING THROUGHOUT THE WARRANTY PERIOD.
15. TREES SHALL BE PLANTED AT LEAST 2.5 FEET FROM ANY RIGHT-OF-WAY LINE, CURB, WALK OR FIRE HYDRANT, AND OUTSIDE ALL UTILITY EASEMENTS.
16. TREES SHALL BE PLANTED AT LEAST 8 FEET FROM ANY PUBLIC UTILITY LINE WHERE POSSIBLE. IN THE EVENT THIS IS NOT POSSIBLE, CONTRACTOR SHALL INSTALL A ROOT BARRIER, PER THE DETAIL(S) NOTED ON THIS SHEET.
17. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE GRADE.
18. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER THE FINAL ACCEPTANCE. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION IN ACCORDANCE WITH THE SEASON. DEAD, DAMAGED OR DESTROYED PLANT MATERIAL SHALL BE REPLACED IN KIND WITHIN THIRTY DAYS. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
19. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
20. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS IS PROHIBITED.
22. INSTALLING CONTRACTOR TO MAINTAIN LANDSCAPING FOR 30 DAYS FROM OWNER OCCUPANCY TO ESTABLISH PLANTS AND GRASS, MOWING AND TRIMMING TO BE INCLUDED.
23. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND RE-ESTABLISHED BY SOD. THESE AREAS SHALL BE IRRIGATED AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. THIS IS TO INCLUDE ALL AREAS TO THE BACK OF CURB AROUND THE PROPERTY.
24. ANY HARDWOOD MULCHED BEDS ON SITE SHALL HAVE PERMEABLE WEED MAT INSTALLED PRIOR TO PLANT MATERIAL AND MULCH BEING INSTALLED.
25. ALL BEDDING AREAS WITH GROUND COVER (ASIAN JASMINE, WINTERCREEPER, ETC.) SHALL BE TOP DRESSED WITH HARDWOOD MULCH UNTIL GROUND COVER HAS COVERED AREA COMPLETELY.
26. ANY SWITCH GEAR DEVICES, ELECTRICAL TRANSFORMERS, TELEPHONE PEDESTALS, AND HVAC UNITS LOCATED ON THE PROPERTY ARE TO BE SCREENED. IF THESE DEVICES HAVE BEEN ALTERED FROM THE MOST RECENT PLANS, THE CONTRACTOR IS TO VERIFY PLACEMENT OF THESE UTILITIES AND CONTACT LANDSCAPE ARCHITECT FOR PLANT MATERIAL SPECIFICATIONS AND PLACEMENT.
27. LANDSCAPE CONTRACTOR SHALL NOT PLACE TOPSOIL OR MULCH ABOVE BRICK LEDGE OF THE BUILDING AND SHALL NOT BLOCK WEEP HOLES ON THE BUILDING.
28. IF THE GRADES ON SITE AT THE TIME THE LANDSCAPE CONTRACTOR IS SET TO BEGIN WORK DOES NOT ALLOW THE BRICK LEDGE AND WEEP HOLES TO REMAIN UNCOVERED, IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OR GENERAL CONTRACTOR IMMEDIATELY.



A WROUGHT IRON FENCE DETAIL



1 SUBGRADE: SEE GRADING PLAN FOR CUT AND/OR FILL REQUIREMENTS

2 TWO (2") OF PREPARED TOPSOIL

3 TURF / SOD.

4 SOD PANEL: STAGGER AND PLACE PERPENDICULAR TO THE DIRECTION OF A SLOPE.

NOTES:

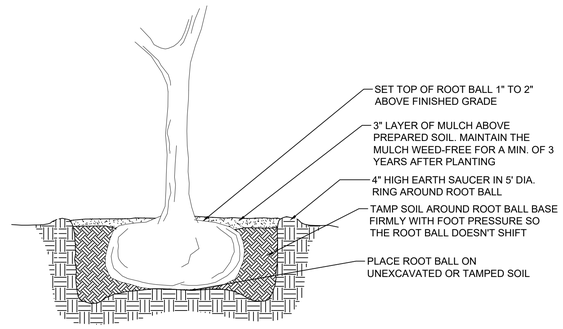
WATER THE SOD DAILY IN THE MORNINGS THE FIRST WEEK. WATER EVERY OTHER DAY THE SECOND WEEK. THEN WATER TWICE A WEEK THE THIRD WEEK. AFTERWARDS, PROVIDE A MIN. OF ONE (1") OF WATER PER WEEK AND MORE DURING HOTTER MONTHS.

FERTILIZE THE SOD AGAIN WITH A STARTER FERTILIZER AFTER 4 WEEKS TO MITIGATE NUTRIENTS LOST DURING THE HEAVY WATER SCHEDULE.

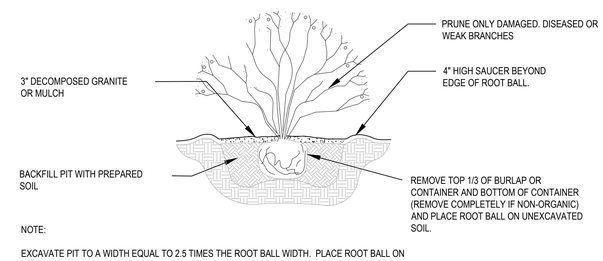
B SOD PLANTING DETAIL

NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF THE ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



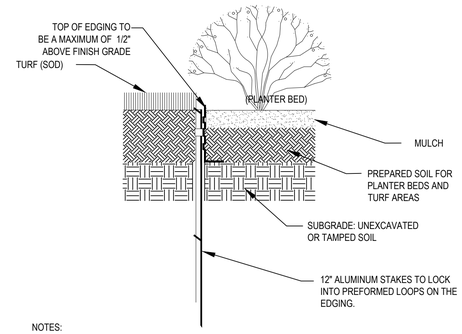
D TREE PLANTING DETAIL



NOTE:

EXCAVATE PIT TO A WIDTH EQUAL TO 2.5 TIMES THE ROOT BALL WIDTH. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. SCARIFY SIDES OF PIT. EXCAVATE LARGER PIT FOR MULTIPLE PLANTINGS.

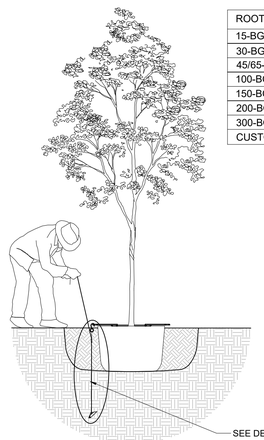
C SHRUB PLANTING DETAIL



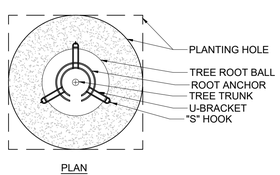
NOTES:

1) SIZE TO BE 3/16" x 3-1/2"
2) COLOR TO BE BLACK DURAFLEX - ELECTROSTATICALLY APPLIED BAKED ON PAINT.
3) 16' SECTIONS TO INCLUDE (5) 12" ALUMINUM STAKES.
4) COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING. FINISH GRADES TO BE 1/2" BELOW TOP OF EDGING.
5) FORM A SMOOTH, CONTINUOUS RADIUS WITH HEADER AS SHOWN ON PLAN.

E STEEL EDGING DETAIL



DETAIL 'A1'



PLAN

ROOT ANCHOR ITEM #	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH
15-BG	10 / 15 OR 17" ROOT BALL	12-18" MINIMUM DEPTH
30-BG	20 / 39 GALLON OR 22" ROOT BALL	18-24" MINIMUM DEPTH
45/65-BG	45 / 65 GALLON OR 27-30" ROOT BALL	24-30" MINIMUM DEPTH
100-BG	95 / 100 GALLON OR 36" ROOT BALL	30-36" MINIMUM DEPTH
150-BG	150 GALLON OR 42" ROOT BALL	48" MINIMUM DEPTH
200-BG	200 GALLON OR 48" ROOT BALL	48" MINIMUM DEPTH
300-BG	300 GALLON OR 58" ROOT BALL	48" MINIMUM DEPTH
CUSTOM-BG	ROOT BALLS LARGER THAN 60"	TBD

STEP 1:
- SET TREE IN PLANTING PIT.
- PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL.
- CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE.
- ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET.

STEP 2:
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL.
- SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE.

STEP 3:
- REMOVE DRIP ROD.
- REPEAT STEPS 1 &2 FOR ALL THREE (3) ANCHOR LOCATIONS.
- PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
- PLACE "S" HOOK OVER THE END OF THE U-BRACKET.
- PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF THE ROOT BALL.
- TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY.

F TREE STAKING DETAIL

811 Know what's below. Call before you dig. (@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

LANDSCAPE NOTES AND DETAILS

No.	Date	Revision Description

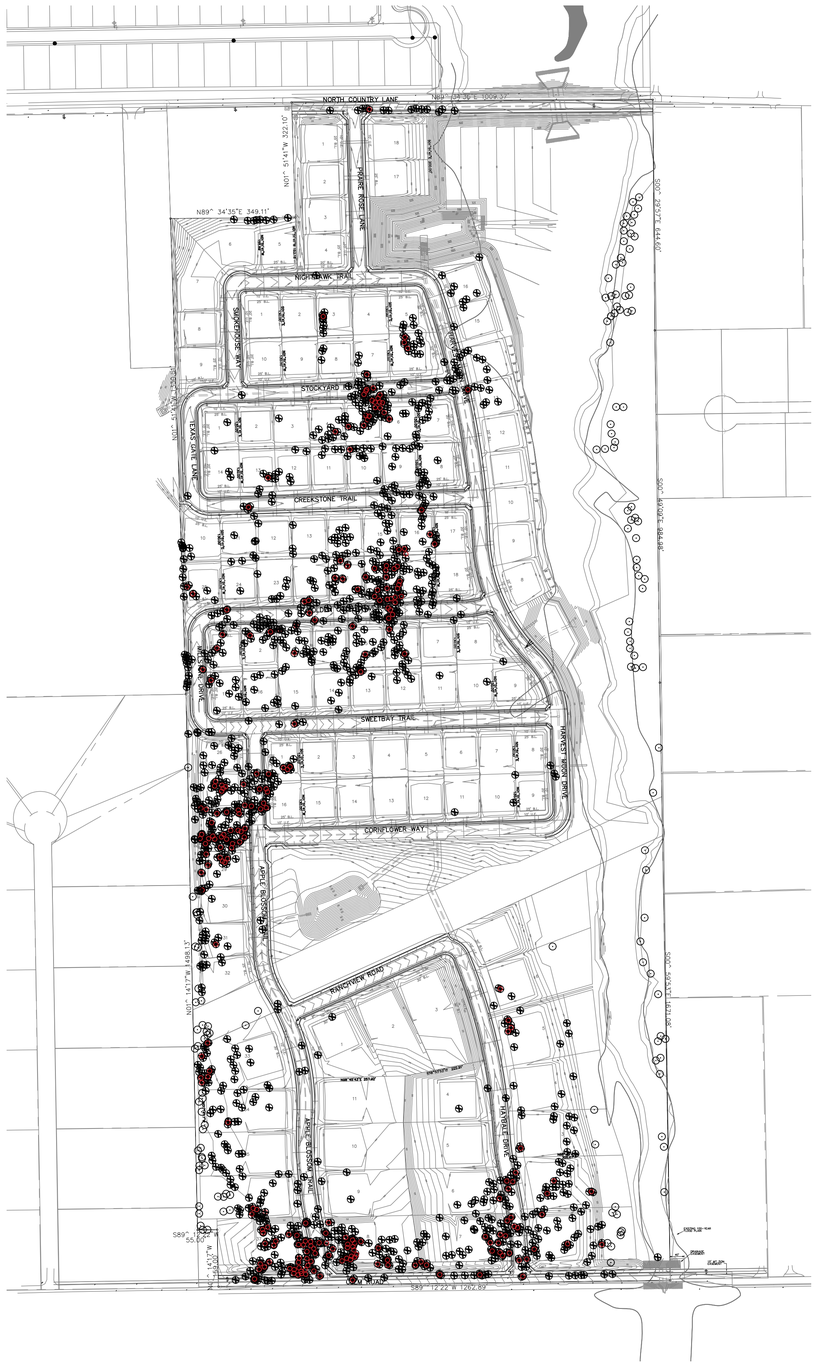
PROJECT NO.: 090-25-003

REGISTERED LANDSCAPE ARCHITECT DREW J. DUBOCQ 3141 STATE OF TEXAS
01/15/2026

SHEET NO.

L-2.5

PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	6' CEDAR RULE AREA



GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

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REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

OVERALL TREE PRESERVATION PLAN

No.	Date	Revision Description

PROJECT NO: 090-25-003

PRELIMINARY
FOR REVIEW ONLY
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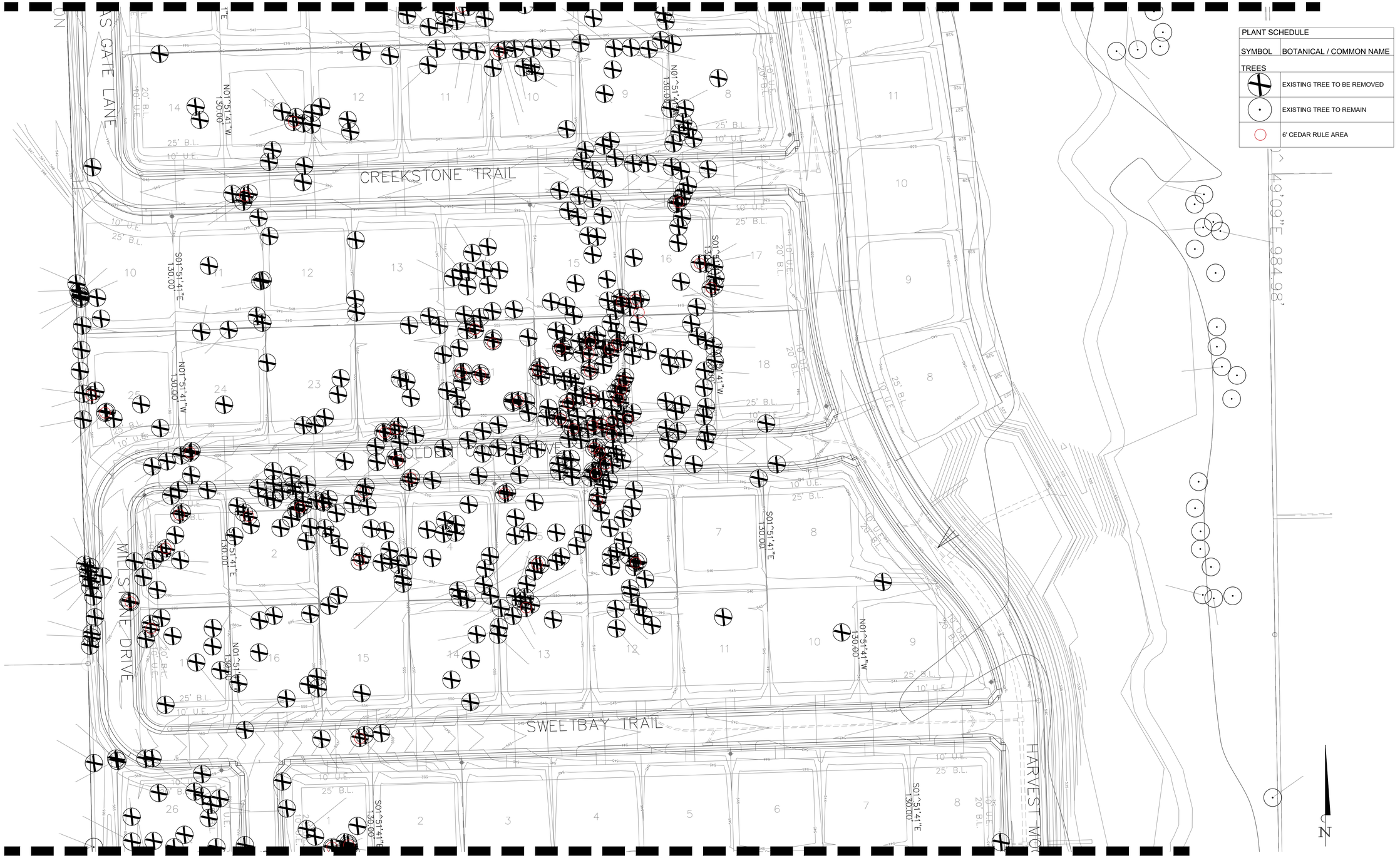
Drew J. Dubocq
L.A.#3141
03/05/2026

SHEET NO.

L-1.0

MATCH LINE 'A' - SHEET L-1.1



MATCH LINE 'B' - SHEET L-1.3

PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	6' CEDAR RULE AREA

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

811
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REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

No.	Date	Revision Description

PROJECT NO.: 090-25-003

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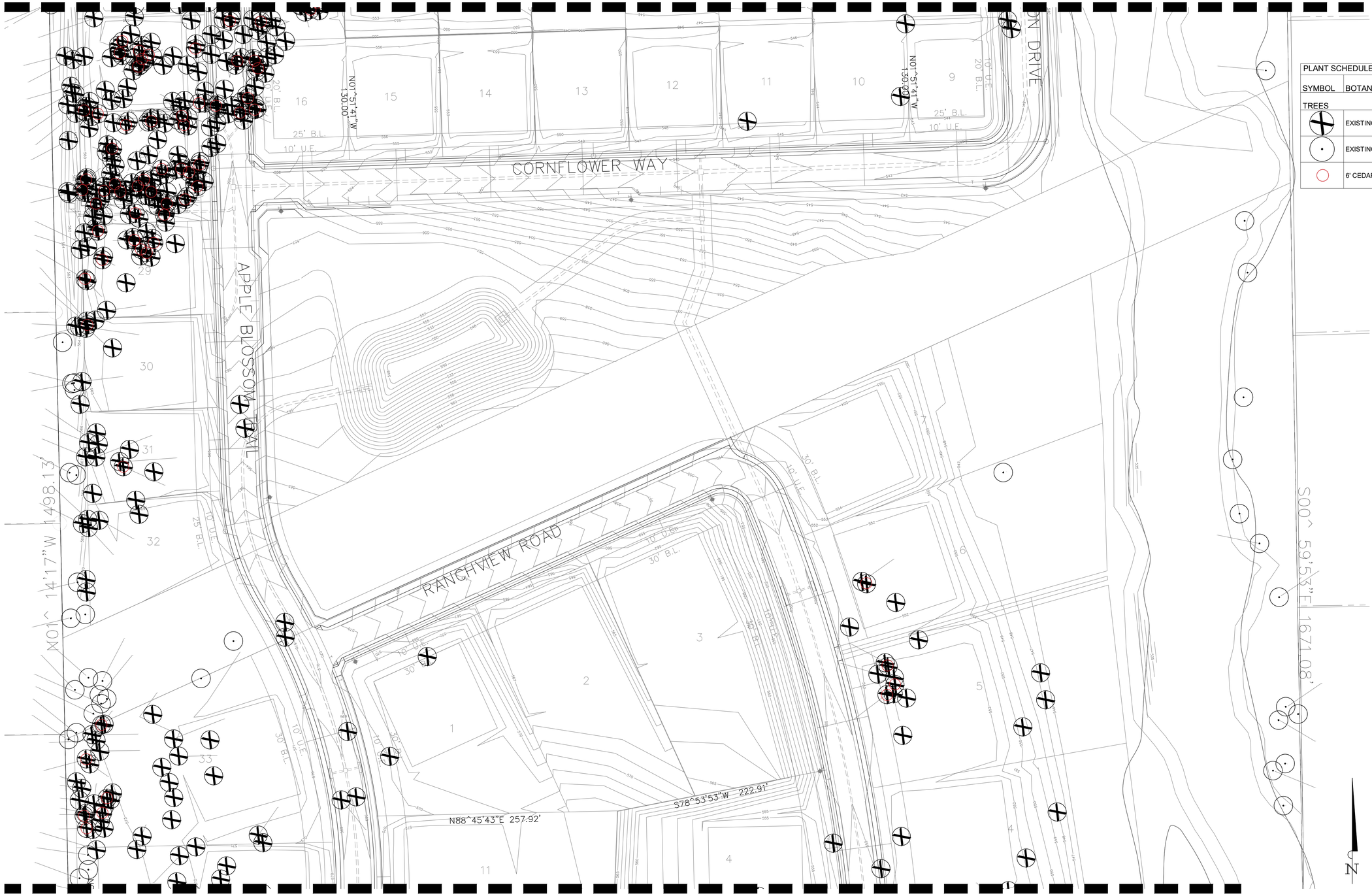
L.A.#3141
03/05/2026

SHEET NO.
L-1.2

MATCH LINE 'B' - SHEET L-1.3



MATCH LINE 'C' - SHEET L-1.4

PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	6' CEDAR RULE AREA

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

811
Know what's below.
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TREE PRESERVATION PLAN

No.	Date	Revision Description

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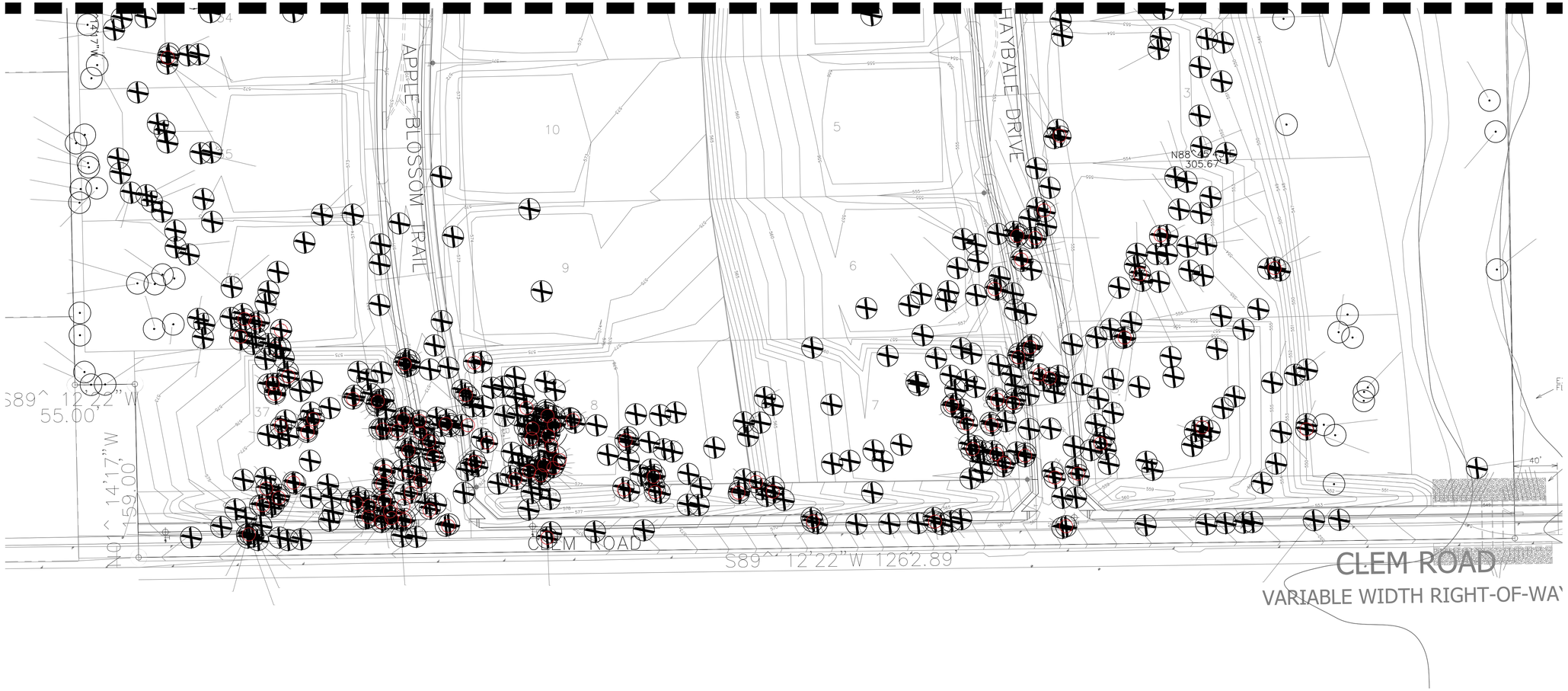
L.A.#3141
03/05/2026

SHEET NO.
L-1.3

MATCH LINE 'C' - SHEET L-1.3



PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	6" CEDAR RULE AREA

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

N

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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TREE PRESERVATION PLAN

No.	Date	Revision Description

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Drew J. Dubocq
L.A.#3141
03/05/2026

SHEET NO.
L-1.4

NO.	CALIPER	SPECIES	REMAIN	REMOVE	REMARKS
5001	12	CEDAR		X	SECONDARY
5002	12	CEDAR		X	SECONDARY
5003	10	CEDAR		X	SECONDARY
5004	10	CEDAR		X	SECONDARY
5005	10	CEDAR		X	SECONDARY
5006	12	CEDAR		X	SECONDARY
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5386	2	CEDAR		X	NON-PROTECTED
5387	2	CEDAR		X	NON-PROTECTED
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5592	7

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6127	6	PEAR		X	PRIMARY
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6135	4	CEDAR		X	SECONDARY
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6305	6	CEDAR		X	SECONDARY
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6307	6	CEDAR		X	SECONDARY
6308	6	CEDAR		X	SECONDARY
6309	6	CEDAR		X	SECONDARY
6310	6	CEDAR		X	SECONDARY
6311	8	CEDAR		X	SECONDARY
6312	6	CEDAR		X	SECONDARY
6313	6	CEDAR		X	SECONDARY
6314	6	CEDAR		X	SECONDARY
6315	4	CEDAR		X	SECONDARY
6316	4	CEDAR		X	SECONDARY
6317	4	CEDAR		X	SECONDARY
6318	4	CEDAR		X	NON-PROTECTED
6319	2	CEDAR		X	NON-PROTECTED
6320	6	CEDAR		X	SECONDARY
6321	6	CEDAR		X	SECONDARY
6322	8	CEDAR		X	SECONDARY
6323	10	CEDAR		X	SECONDARY
6324	6	CEDAR		X	SECONDARY
6325	6	CEDAR		X	SECONDARY
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6327	4	CEDAR		X	SECONDARY
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6340	6	CEDAR		X	SECONDARY
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6343	6	CED

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6468	6	CEDAR		X	SECONDARY
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6672	6	ELM	X		PRIMARY
6673	6	CEDAR		X	SECONDARY
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6681	6	ELM		X	PRIMARY
6682	6	ELM	X		PRIMARY
6683	6	ELM	X		PRIMARY
6685	6	ELM		X	PRIMARY
6686	12	ELM		X	PRIMARY
6687	8	CEDAR		X	SECONDARY
6688	8	CEDAR		X	SECONDARY
6689	12	ELM	X		PRIMARY
6691	8	CEDAR		X	SECONDARY
6692	4	CEDAR	X		SECONDARY
6693	8	CEDAR		X	SECONDARY
6694	6	ELM	X		PRIMARY
6695	6	ELM	X		PRIMARY
6696	6	ELM		X	PRIMARY
6698	6	ELM		X	PRIMARY
6699	6	ELM		X	PRIMARY
6700	6	ELM	X		PRIMARY
6701	8	CEDAR		X	SECONDARY
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6703	6	CEDAR		X	SECONDARY
6704	6	ELM		X	PRIMARY
6705	6	ELM		X	PRIMARY
6706	6	CEDAR		X	SECONDARY
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6708	6	CEDAR		X	SECONDARY
6709	6	CEDAR		X	SECONDARY
6710	6	ELM		X	PRIMARY
6711	8	CEDAR		X	SECONDARY
6712	8	CEDAR		X	SECONDARY
6713	8	CEDAR		X	SECONDARY
6714	12	ELM	X		PRIMARY
6715	6	ELM		X	PRIMARY
6716	12	ELM		X	PRIMARY
6717	8	ELM	X		PRIMARY
6718	6	ELM		X	PRIMARY
6719	8	CEDAR		X	SECONDARY
6720	6	ELM	X		PRIMARY
6721	10	CEDAR		X	SECONDARY
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6827	4	CEDAR		X	SECONDARY
6828	8	ELM	X		PRIMARY
6829	4	CEDAR	X		SECONDARY
6830	3	CEDAR	X		SECONDARY
6831	6	CEDAR	X		SECONDARY
6832	4	CEDAR	X		SECONDARY

TOTAL CALIPER INCHES	10904
TOTAL NON-PROTECTED CALIPER INCHES	460
TOTAL PROTECTED CALIPER INCHES TO REMAIN	891
TOTAL PROTECTED CALIPER INCHES TO BE REMOVED	9653
TOTAL HERITAGE CALIPER INCHES FOR CREDITS	0
TOTAL MITIGATION REQUIRED	5732
6' CEDAR RULE TREES (386 TREES)	-1,544
BUILDER TREES (278) 4" TREES	-1,112
DEVELOPER TREES (269) 4" TREES	-1,076
TOTAL MITIGATION AFTER DEDUCTIONS	2,000
TOTAL MITIGATION DOLLARS ($100/ IN)	$200,000
ADDITIONAL TREES TO BE REMOVED (41)	41 TREES ADDED

BANISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

TREE PRESERVATION NOTES

No.	Date	Revision Description

PROJECT NO.: 090-25-003

PRELIMINARY
FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Drew J. Dubocq
L.A.#3141
03/05/2026

SHEET NO.
L-1.7

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

CONSTRUCTION PLANS FOR SCREENING AND BUFFERING

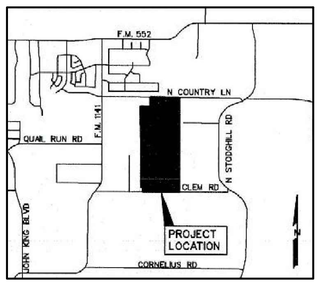
~ERWIN FARMS~

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SUBMITTAL DATE: July 10, 2026

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
3. TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF ROCKWALL ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
7. ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
10. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
11. THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED TO EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
14. CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
15. CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
16. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
17. UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
18. CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
19. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
20. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
OVERALL	OVERALL LAYOUT PLAN
HS1-HS10	HARDSCAPE PLANS
HS11-HS18	HARDSCAPE DETAILS
EX1-EX2	ENTRY LIGHTING EXHIBIT
SG1-SG4	GRADING AND DRAINAGE PLANS
A2.00	ARCHITECTURE PLANS FOR SHADE STRUCTURE

GENERAL LANDSCAPE NOTES:

INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

OWNER / DEVELOPER:

ERWIN FARMS SF LTD.
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
PH. 214-888-8850
CONTACT: JAMES MURPHEY

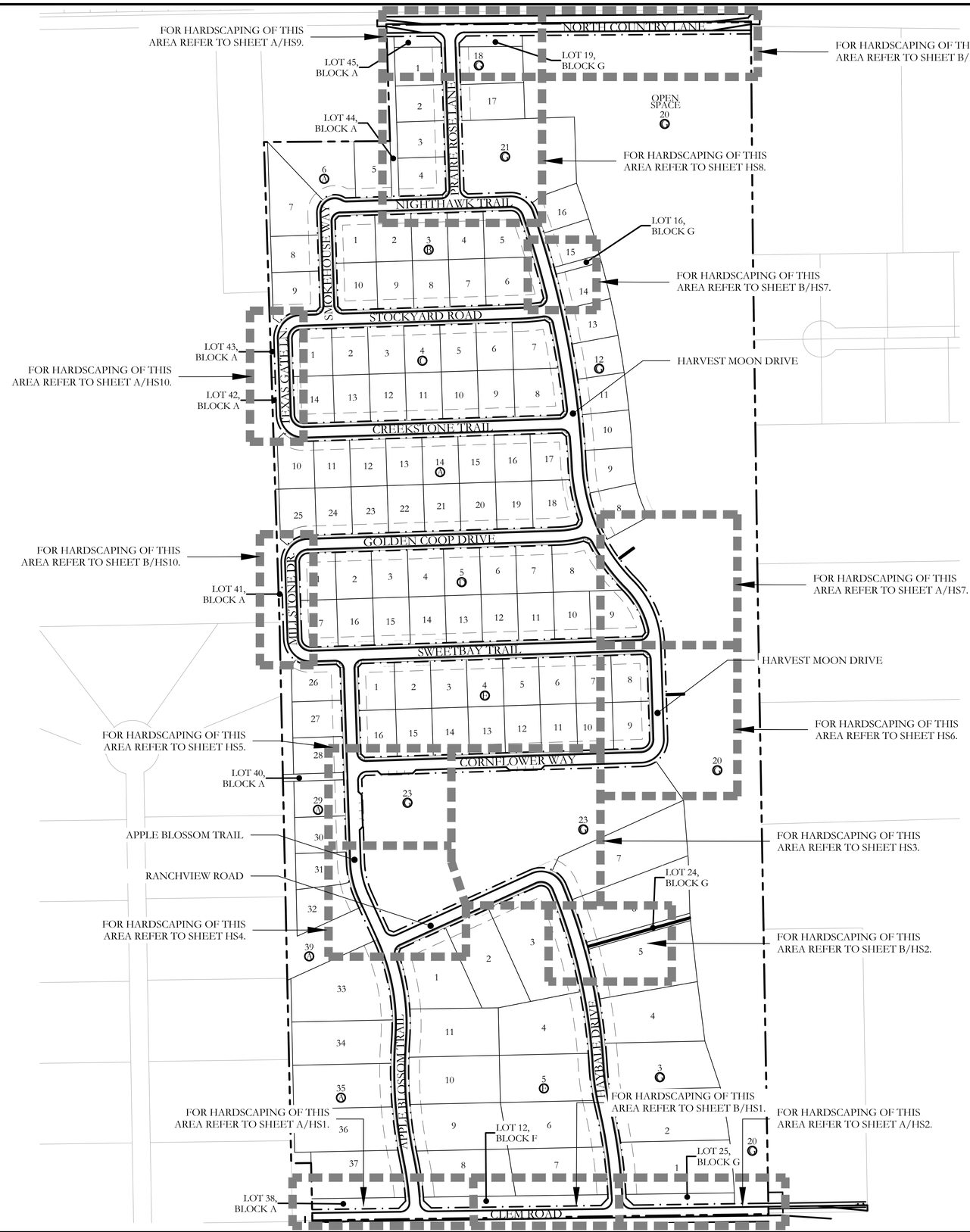
CIVIL ENGINEER:

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
PH. 972-396-1200
CONTACT: WARREN L. CORWIN

LANDSCAPE ARCHITECT:

JOHNSON VOLK CONSULTING, INC.
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. 972-201-3100
CONTACT: CODY JOHNSON, RLA, LI

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



150 75 0 150
SCALE 1" = 150'

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ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 10, 2026

SCALE:
1" = 150'
One Inch
JVC No SKO004

OVERALL

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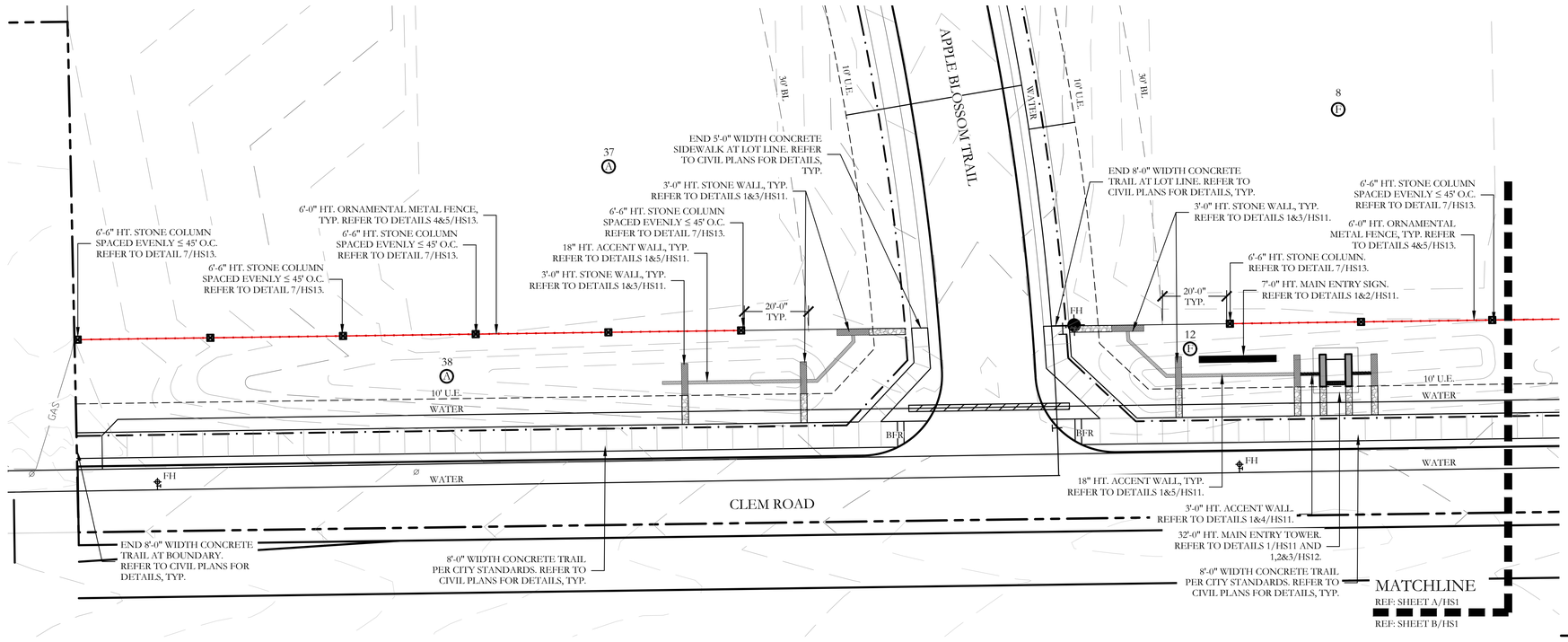
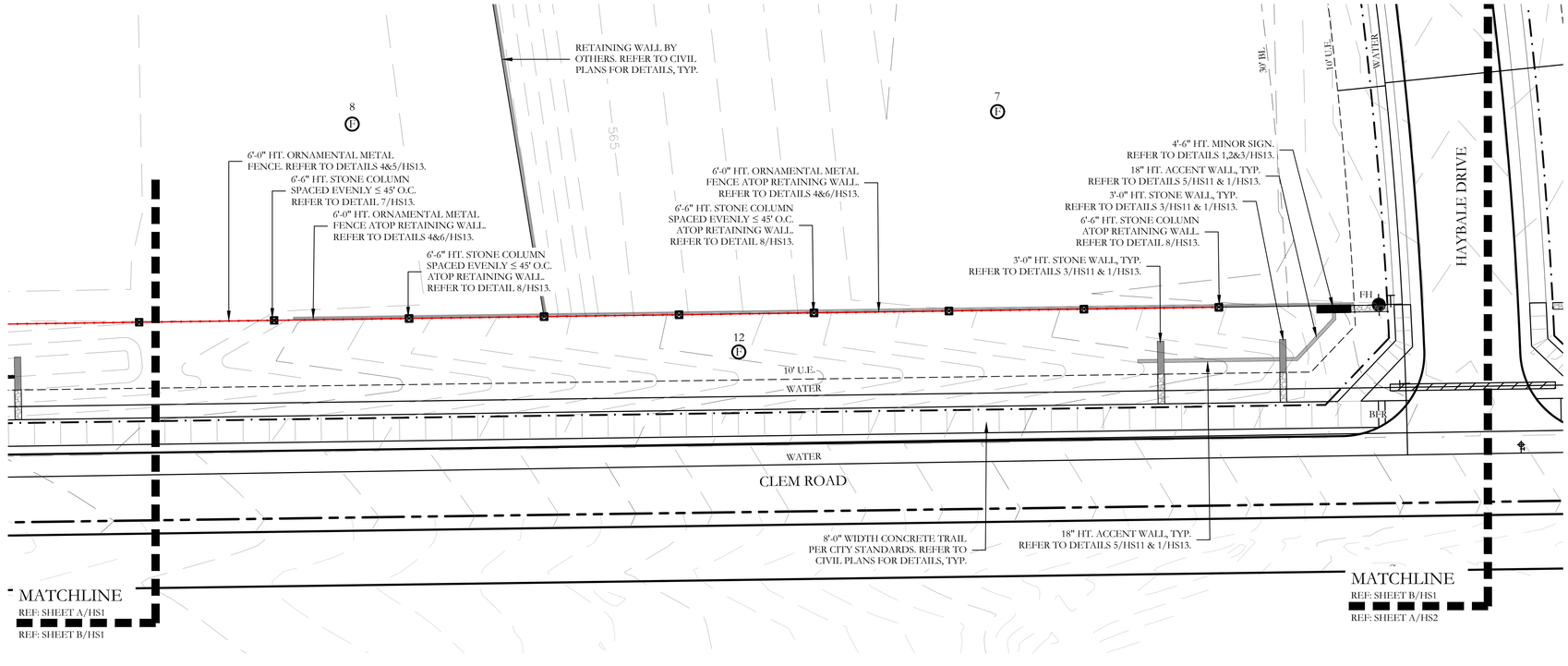


A MAIN ENTRY AT CLEM ROAD AND APPLE BLOSSOM TRAIL



B MAIN ENTRY AT CLEM ROAD AND APPLE BLOSSOM TRAIL

HARDSCAPE LEGEND

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- 6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 4&5/HS13.
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- B — 6'-0" MAGLIN BENCH. REFER TO DETAIL 1/HS14.
- T — TRASH RECEPTACLE. REFER TO DETAIL 2/HS14.
- MAGLIN TABLE. REFER TO DETAIL 3/HS14.
- BFR — BARRIER FREE RAMP PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

WALL LAYOUT NOTES

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND OTHER IMPROVEMENTS, WHETHER OR NOT SHOWN ON THE PLANS, PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY CONTRACTOR OPERATIONS.
2. CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION WHERE FIELD CONDITIONS DIFFER FROM THE PLANS OR WHERE OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY IMPACT THE WORK. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE FOR DIRECTION PRIOR TO PROCEEDING.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LOCATIONS, AND SITE CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED BEFORE COMMENCING WORK.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE LAYOUT OF ALL PROPOSED WALLS, FENCES, COLUMNS, GATES, AND APPURTENANCES SHOWN ON THE PLANS. OWNER'S ENGINEER SHALL PROVIDE PROPERTY LINES, RIGHT-OF-WAY LINES, AND EASEMENT INFORMATION AS REQUIRED.
5. CONTRACTOR SHALL STAKE ALL WALL, FENCE, COLUMN, AND GATE LOCATIONS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. MINOR FIELD ADJUSTMENTS MAY BE REQUIRED PRIOR TO INSTALLATION AT NO ADDITIONAL COST TO OWNER.
6. ALL WALL STEP CONDITIONS REQUIRED BY GRADE CHANGES OR EXISTING SLOPES SHALL OCCUR ONLY AT DESIGNATED COLUMNS UNLESS OTHERWISE APPROVED.
7. MINIMUM WALL STEP HEIGHT SHALL BE 3 INCHES. MAXIMUM WALL STEP HEIGHT SHALL BE 6 INCHES UNLESS OTHERWISE NOTED ON THE PLANS.
8. CONTRACTOR SHALL PERFORM ALL NECESSARY GRADING, EXCAVATION, FILLING, AND FINE GRADING REQUIRED FOR INSTALLATION OF WALLS, FENCES, COLUMNS, AND GATES.
9. DISTURBED AREAS SHALL BE RESTORED TO MATCH ADJACENT EXISTING CONDITIONS OR BETTER UPON COMPLETION OF WORK.
10. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND UTILITY REQUIREMENTS.
11. ELECTRICAL WORK SHALL INCLUDE ALL REQUIRED CONDUIT, WIRING, BOXES, FITTINGS, FIXTURES, TRENCHING, BACKFILL, AND INCIDENTAL ITEMS NECESSARY FOR A COMPLETE OPERABLE SYSTEM.
12. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INSPECTIONS, APPROVALS, AND ACCEPTANCE BY THE GOVERNING AUTHORITIES HAVING JURISDICTION.
13. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS, PROJECT SPECIFICATIONS, AND APPLICABLE MUNICIPAL STANDARDS.
14. CONTRACTOR SHALL MAINTAIN SAFE ACCESS, TRAFFIC CONTROL, AND SITE PROTECTION MEASURES DURING CONSTRUCTION IN ACCORDANCE WITH LOCAL REQUIREMENTS.

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SCALE 1" = 20'

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ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

July 10, 2026

SCALE:
1" = 20'
One Inch
JVC No SKO004

HS1 of 18

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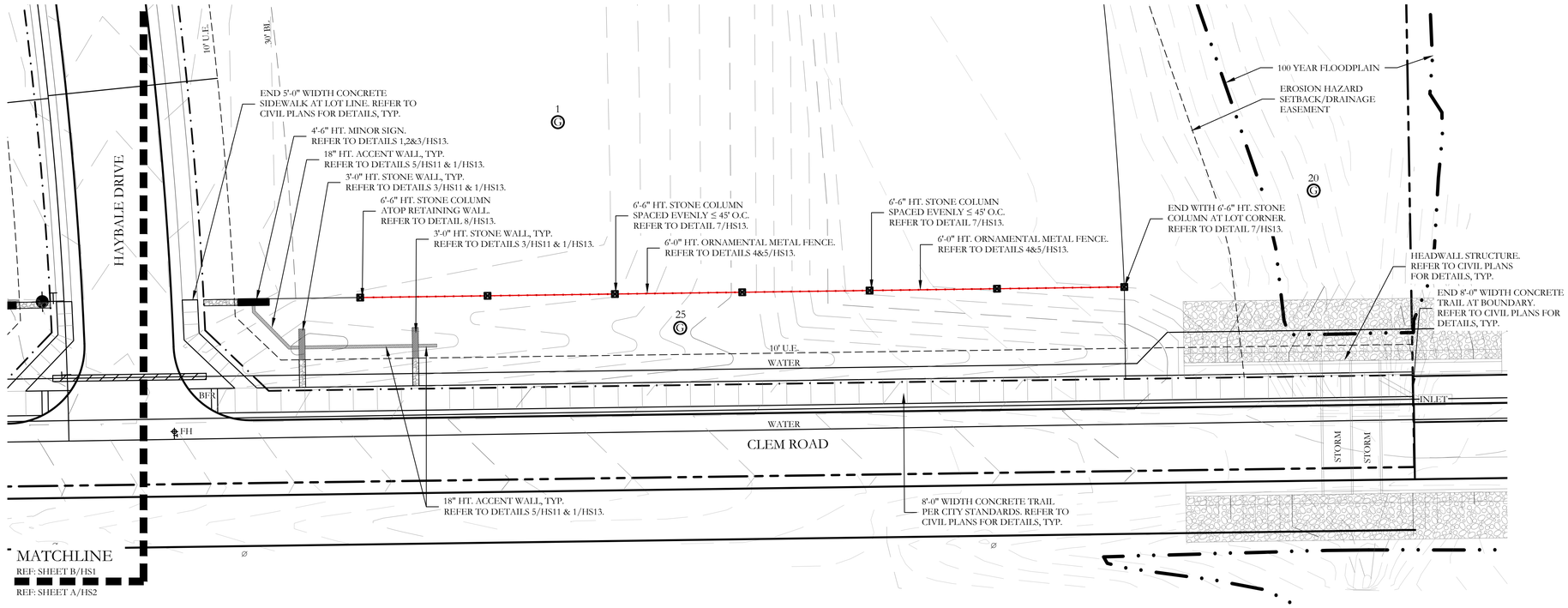
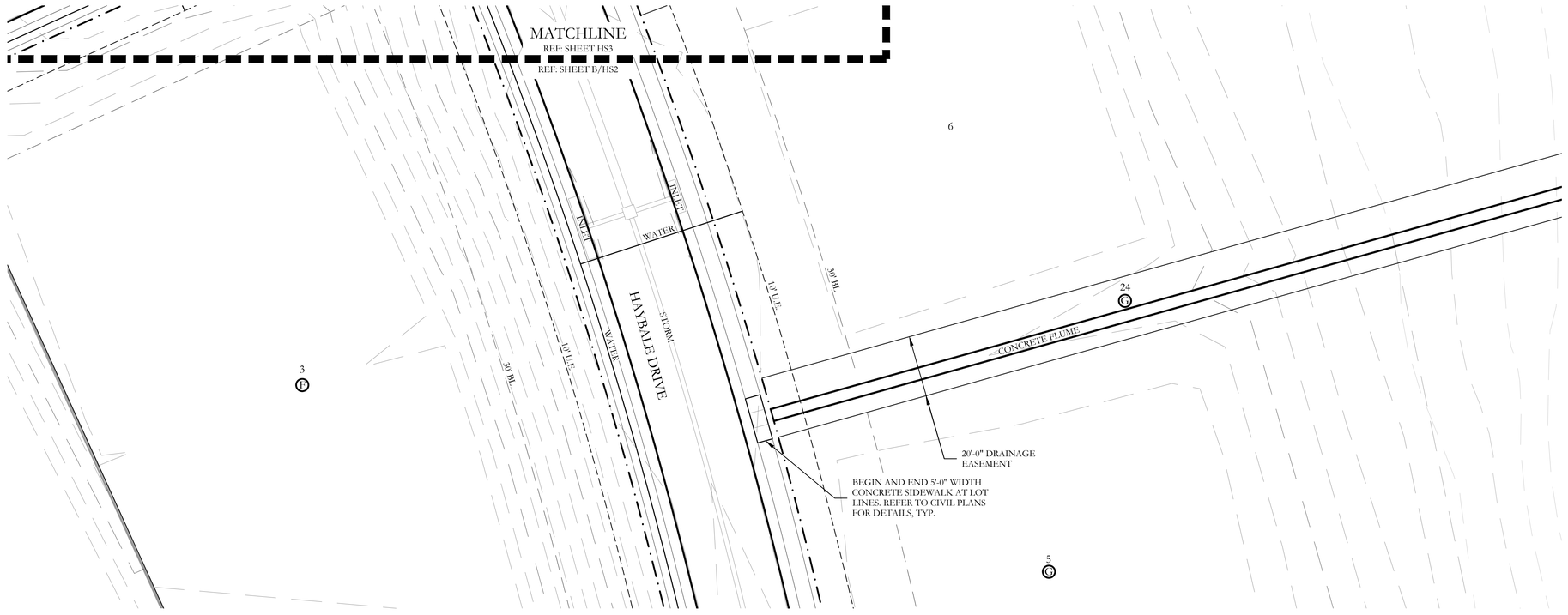


A MINOR ENTRY AT CLEM ROAD AND HAYBALE DRIVE



B OPEN SPACE LOT 19, BLOCK G 20' D.E. AT HAYBALE DRIVE

HARDSCAPE LEGEND

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NOTE:
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ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
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2833
STATE OF TEXAS
July 10, 2026

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HS2 of 18

Revision Description	Date

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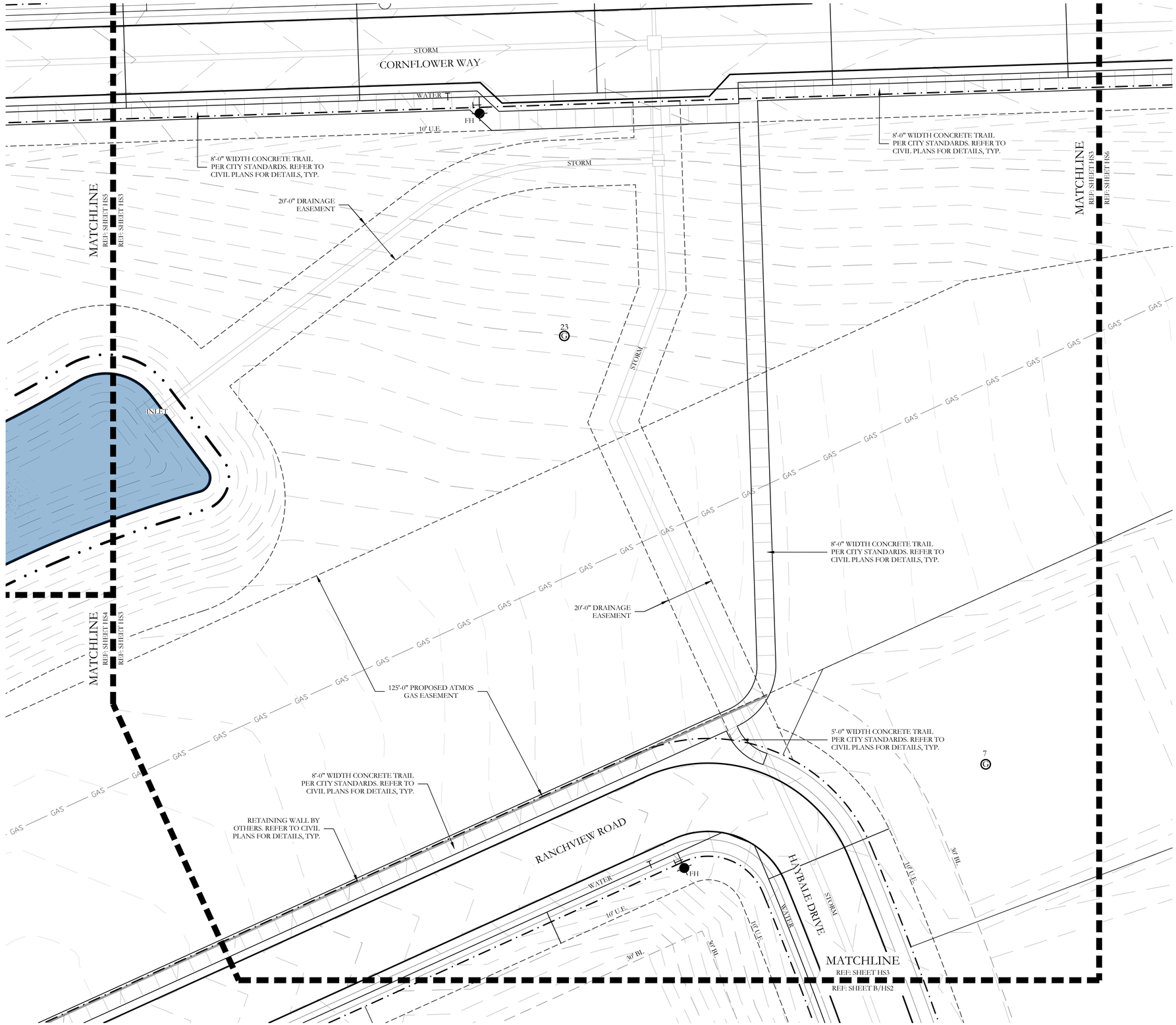

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HS3 of 18

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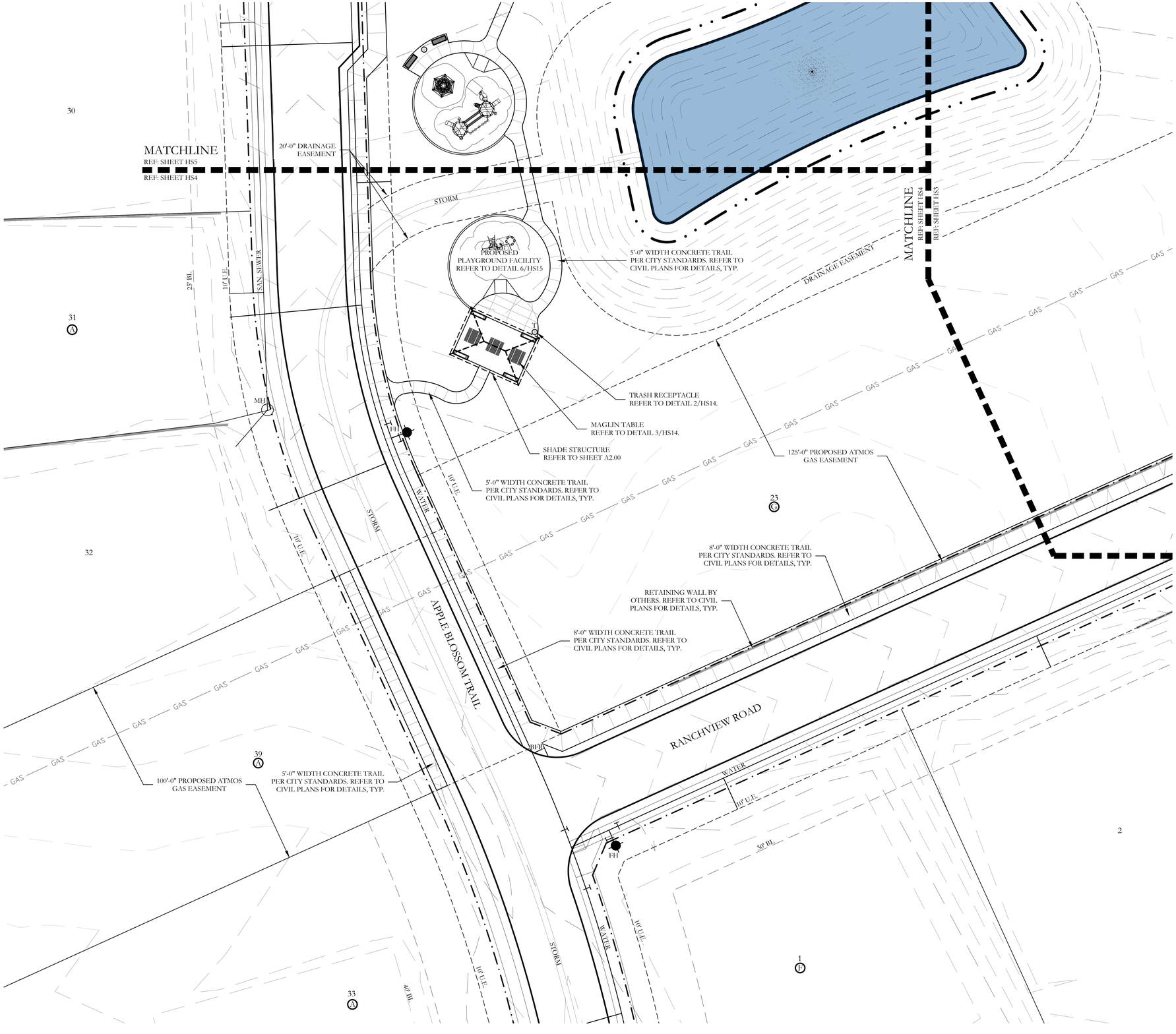

HARDSCAPE LEGEND

- 32'-0" HT. MAIN ENTRY TOWER. REFER TO DETAILS 1/HS11 AND 1,2&3/HS12.
- 7'-0" HT. MAIN ENTRY SIGN. REFER TO DETAILS 1&2/HS11.
- 4'-6" HT. MINOR SIGN. REFER TO DETAILS 1,2&3/HS13.
- 3'-0" HT. STONE WALL. REFER TO DETAILS 1&3/HS11.
- 3'-0" HT. ACCENT WALL. REFER TO DETAILS 1&4/HS11.
- 18" HT. ACCENT WALL. REFER TO DETAILS 1&5/HS11.
- 6'-6" HT. STONE COLUMN. REFER TO DETAIL 7/HS13.
- 6'-6" HT. STONE COLUMN ATOP RETAINING WALL. REFER TO DETAIL 8/HS13.
- 6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 4&5/HS13.
- 6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 4&6/HS13.
- B — 6'-0" MAGLIN BENCH. REFER TO DETAIL 1/HS14.
- T — TRASH RECEPTACLE. REFER TO DETAIL 2/HS14.
- MAGLIN TABLE. REFER TO DETAIL 3/HS14.
- BFR — BARRIER FREE RAMP PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

N

20 10 0 20
SCALE 1" = 20'

	Revision Description	Date
1		

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 31, 2020

SCALE:
1" = 20'
One Inch
JVC No SKO004

HS4 of 18

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HARDSCAPE LEGEND

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27 (A) · 28 · 29 · 30 · 31 · 40 (A) · 16 (E) · 15 · 14 · 23 (C)

25' BL. · 10' U.E. · SAN. SEWER · INLET · WATER · STORM · 20' BL.

CORNFLOWER WAY

APPLE BLOSSOM TRAIL

20'-0" DRAINAGE EASEMENT

8'-0" WIDTH CONCRETE TRAIL PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

MAGLIN TABLE REFER TO DETAIL 3/HS14.

TRASH RECEPTACLE REFER TO DETAIL 2/HS14.

WEST BASKETBALL/PICKLEBALL COURT REFER TO ENLARGEMENT DETAIL 1/HS16.

EAST PICKLEBALL COURT REFER TO ENLARGEMENT DETAIL 2/HS16.

DOUBLE CANTILVER UMBRELLAS REFER TO DETAIL 4/HS14.

TRASH RECEPTACLE REFER TO DETAIL 2/HS14.

MAGLIN BENCH REFER TO DETAIL 1/HS14.

8'-0" WIDTH CONCRETE TRAIL PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

PROPOSED PLAYGROUND FACILITY REFER TO DETAIL 6/HS15

5'-0" WIDTH CONCRETE TRAIL PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

DRAINAGE EASEMENT

100 YR. FLOODLINE

POND
NORMAL POOL ELEVATION = 553.00

AERATING FOUNTAIN. REFER TO DETAIL 1/HS18

MATCHLINE
REF: SHEET HS5
REF: SHEET HS4

MATCHLINE
REF: SHEET HS4
REF: SHEET HS3

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SCALE 1" = 20'

Revision Description — Date

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ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT · CODY L. JOHNSON · 2833 · STATE OF TEXAS
July 10, 2026

SCALE:
1" = 20'
One Inch
JVC No SKO004

HS5 of 18

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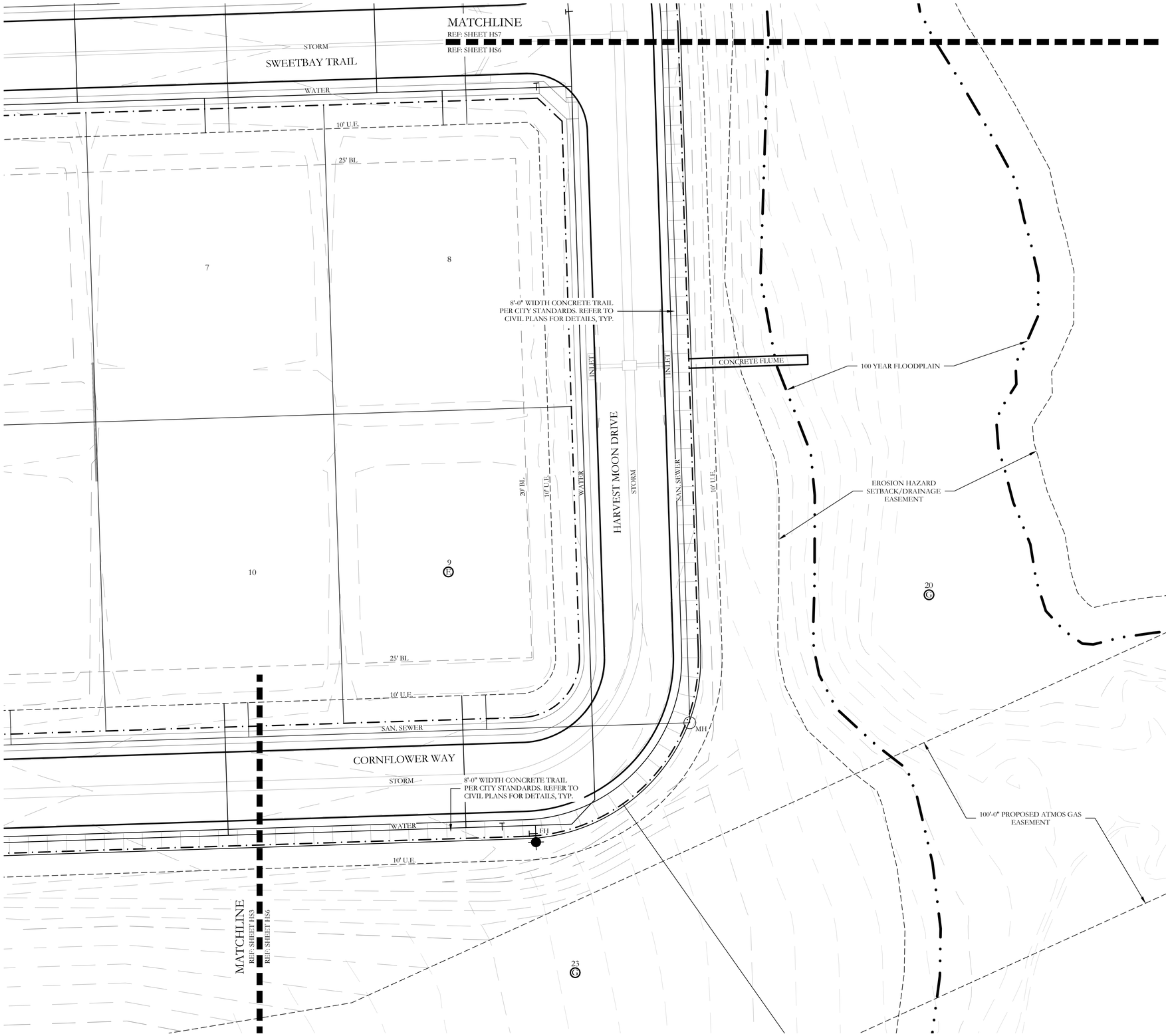

HARDSCAPE LEGEND

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- MAGLIN TABLE. REFER TO DETAIL 3/HS14.
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ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 10, 2026

SCALE:
1" = 20'
One Inch
JVC No SKO004

Revision Description	Date

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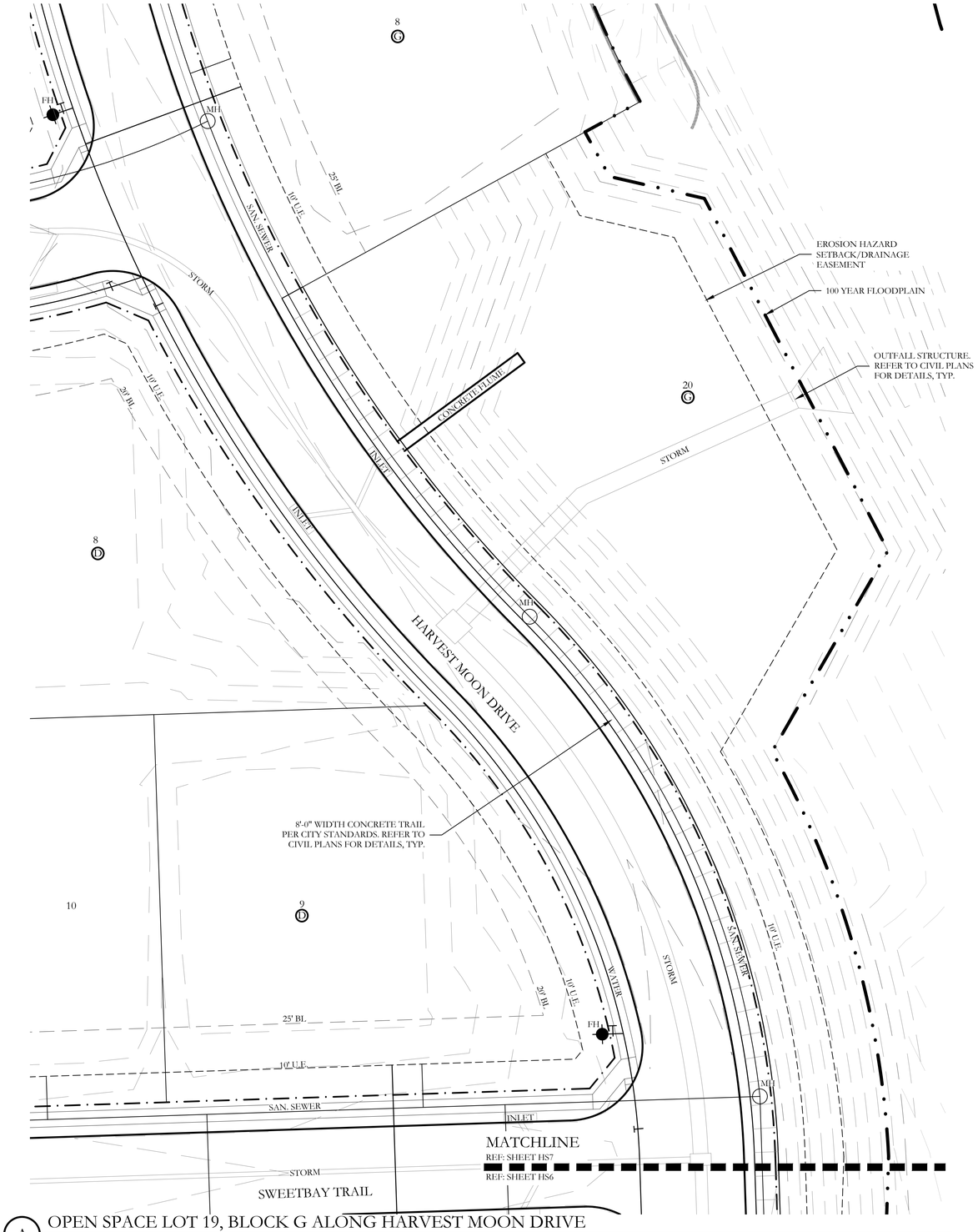
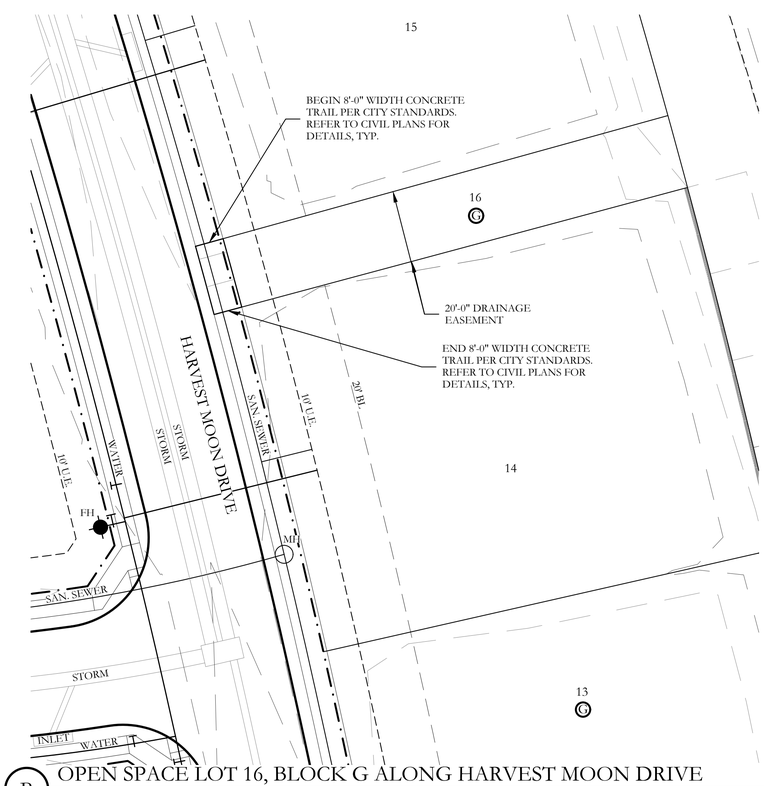


A OPEN SPACE LOT 19, BLOCK G ALONG HARVEST MOON DRIVE



B OPEN SPACE LOT 16, BLOCK G ALONG HARVEST MOON DRIVE

HARDSCAPE LEGEND

- 32'-0" HT. MAIN ENTRY TOWER. REFER TO DETAILS 1/HS11 AND 1,2&3/HS12.
- 7'-0" HT. MAIN ENTRY SIGN. REFER TO DETAILS 1&2/HS11.
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NOTE:
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20 10 0 20
SCALE 1" = 20'

Revision Description	Date

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 10, 2026

SCALE:
1" = 20'
One Inch
JVC No SKO004

HS7 of 18

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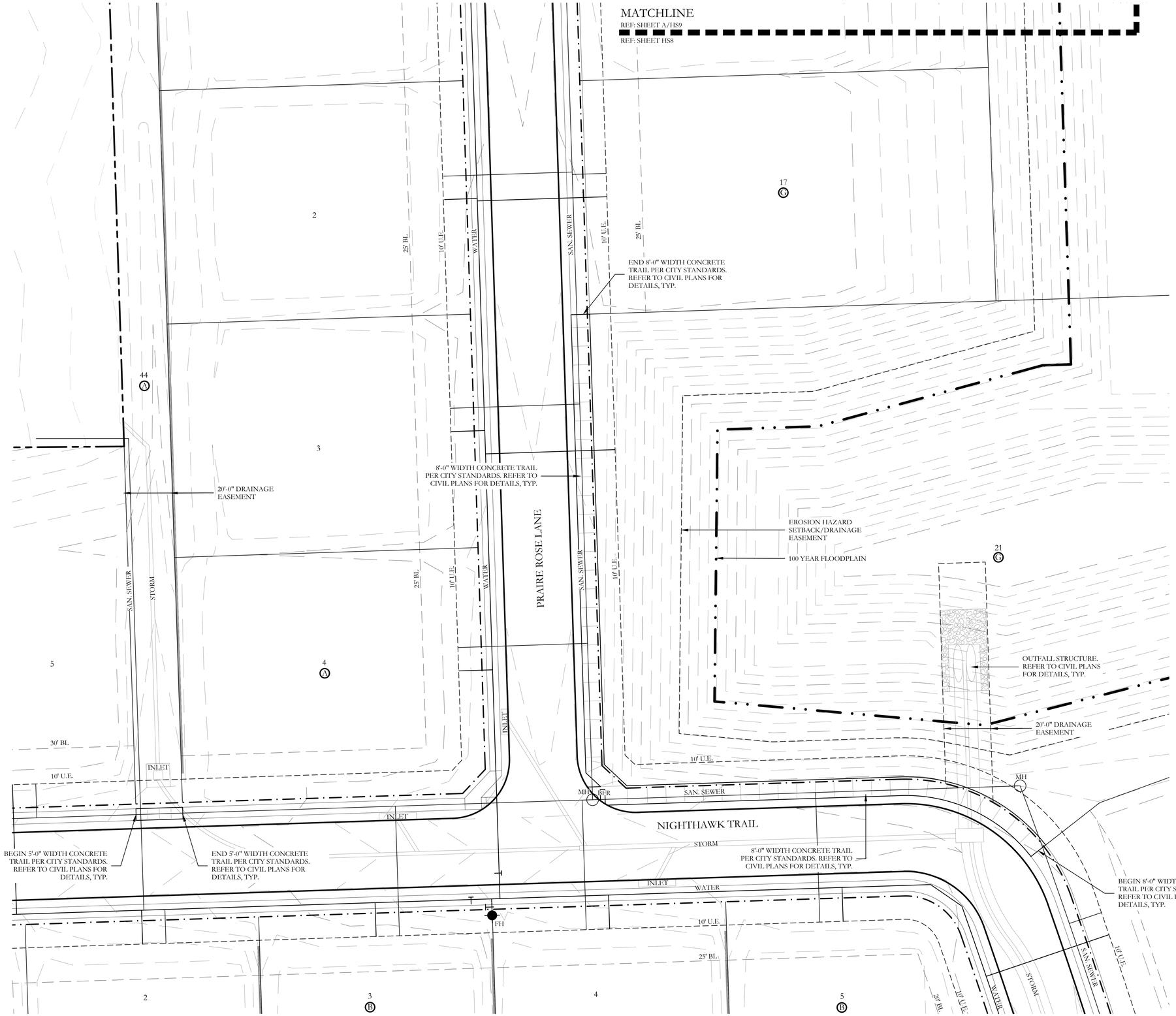

HARDSCAPE LEGEND

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CODY L. JOHNSON
2833
STATE OF TEXAS
July 10, 2026

SCALE:
1" = 20'
One Inch
JVC No SKO004

HS8 of 18

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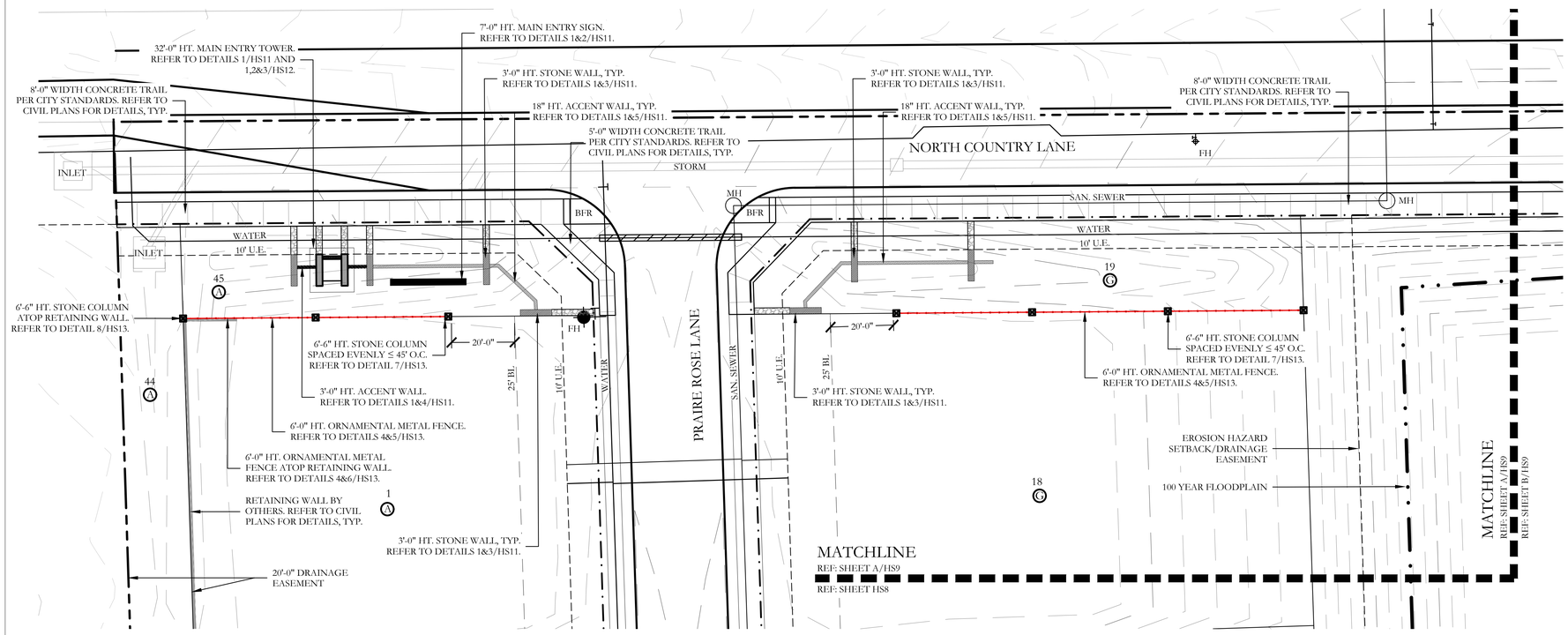
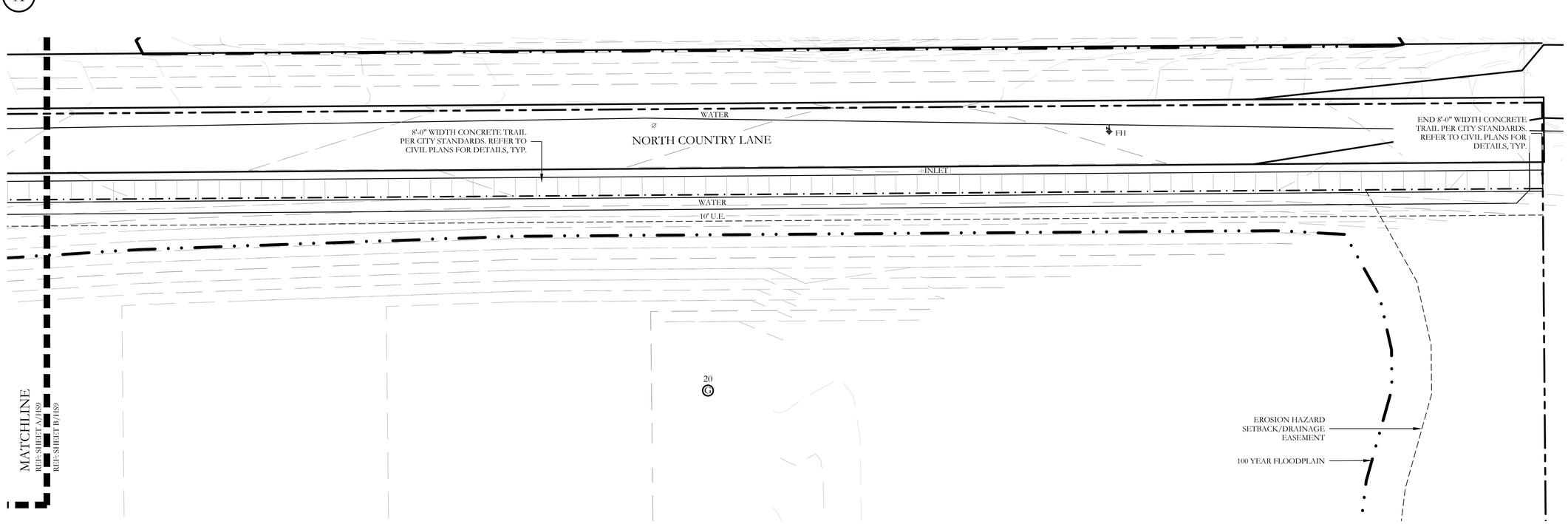


A MAIN ENTRY AT NORTH COUNTRY LANE AND PRAIRIE ROSE LANE



B OPEN SPACE LOT 20, BLOCK G ALONG NORTH COUNTRY LANE

HARDSCAPE LEGEND

- 32'-0" HT. MAIN ENTRY TOWER. REFER TO DETAILS 1/HS11 AND 1,2&3/HS12.
- 7'-0" HT. MAIN ENTRY SIGN. REFER TO DETAILS 1&2/HS11.
- 4'-6" HT. MINOR SIGN. REFER TO DETAILS 1,2&3/HS13.
- 3'-0" HT. STONE WALL. REFER TO DETAILS 1&3/HS11.
- 3'-0" HT. ACCENT WALL. REFER TO DETAILS 1&4/HS11.
- 18" HT. ACCENT WALL. REFER TO DETAILS 1&5/HS11.
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NOTE:
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20 10 0 20
SCALE 1" = 20'

Revision Description	Date

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 10, 2026

SCALE:
1" = 20'
One Inch
JVC No SKO004

HS9 of 18

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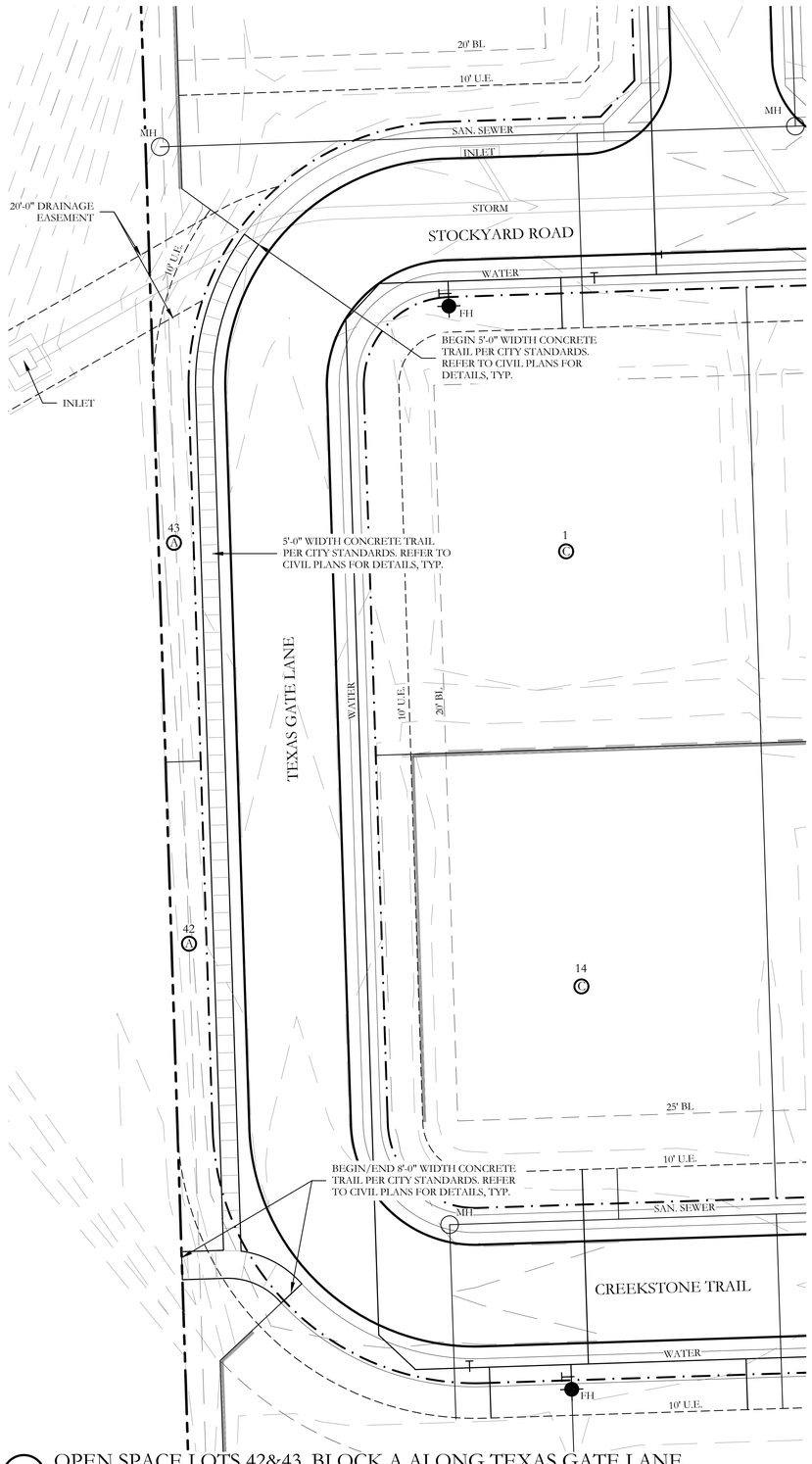
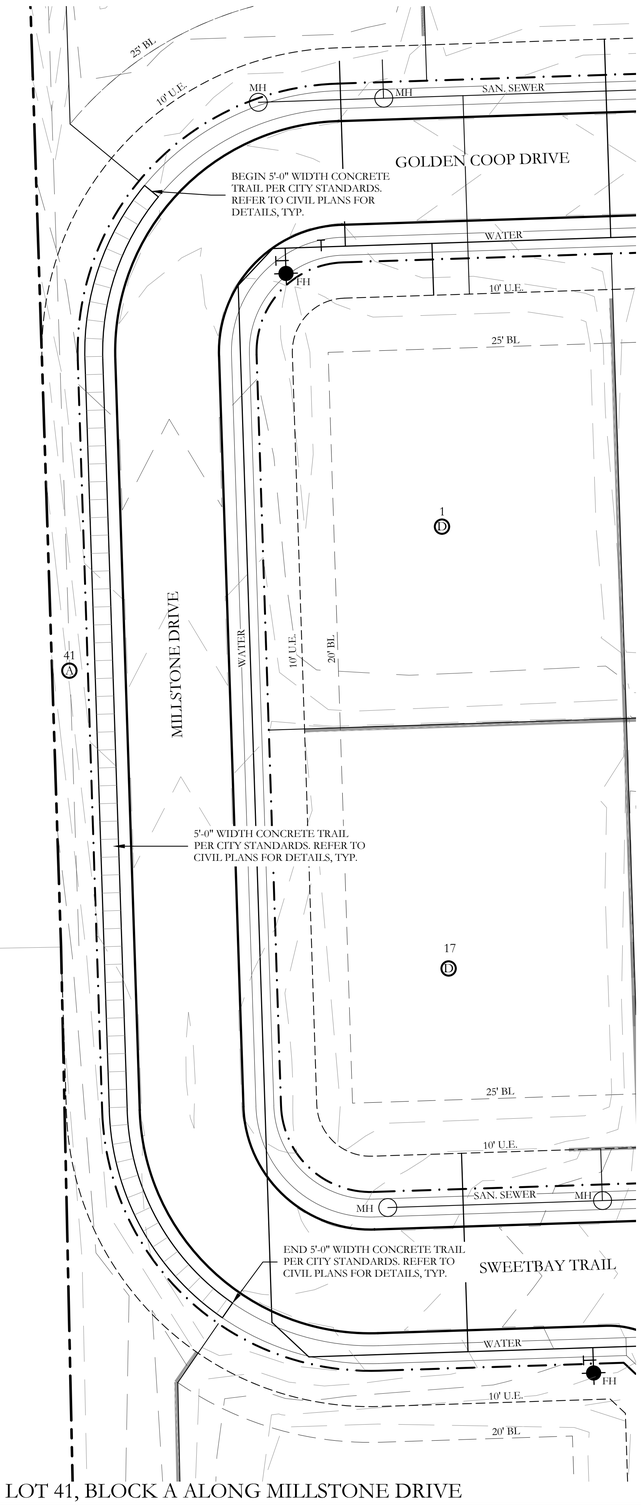


A OPEN SPACE LOTS 42&43, BLOCK A ALONG TEXAS GATE LANE



B OPEN SPACE LOT 41, BLOCK A ALONG MILLSTONE DRIVE

HARDSCAPE LEGEND

- 32'-0" HT. MAIN ENTRY TOWER. REFER TO DETAILS 1/HS11 AND 1,2&3/HS12.
- 7'-0" HT. MAIN ENTRY SIGN. REFER TO DETAILS 1&2/HS11.
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NOTE:
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20 10 0 20
SCALE 1" = 20'

N

Revision Description	Date

JOHNSON VOLK CONSULTING
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ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 10, 2026

SCALE:
1" = 20'
One Inch
JVC No SKO004

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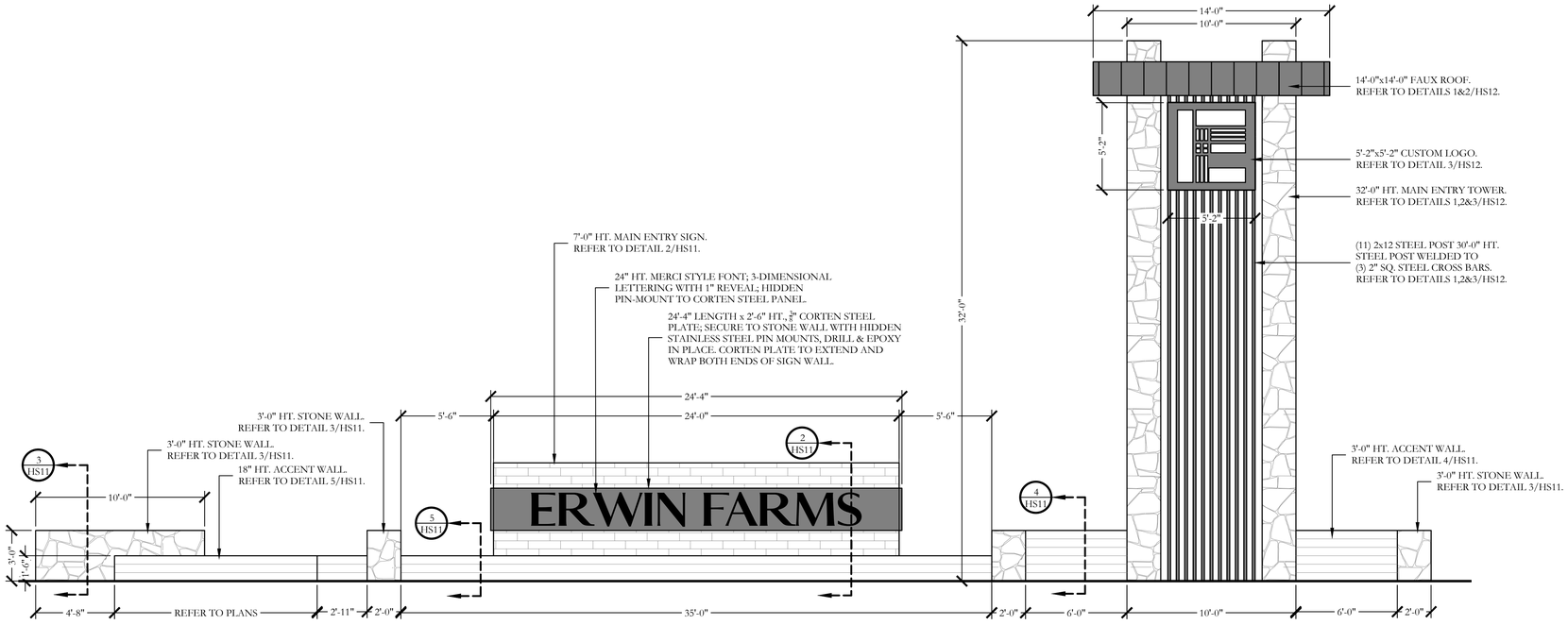
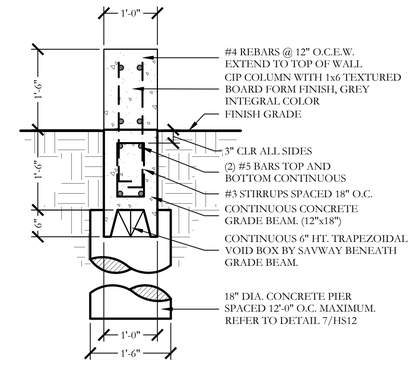


1 MAIN ENTRY FEATURE
ELEVATION

SCALE: 1/4"=1'-0"

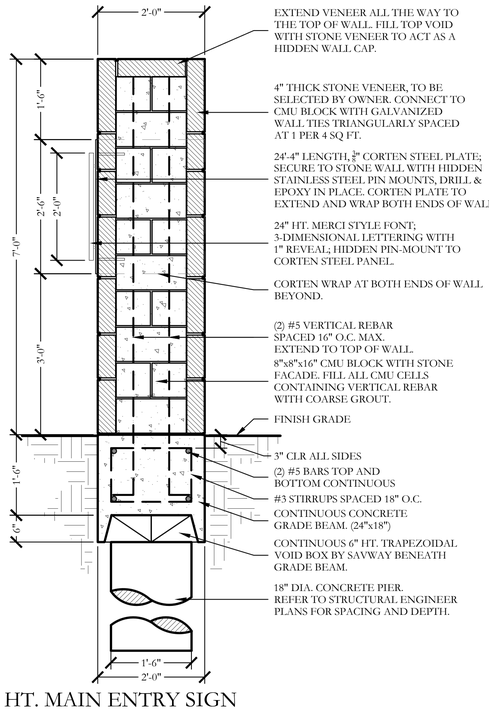


5 18" HT. ACCENT WALL
SECTION

SCALE: 3/4"=1'-0"

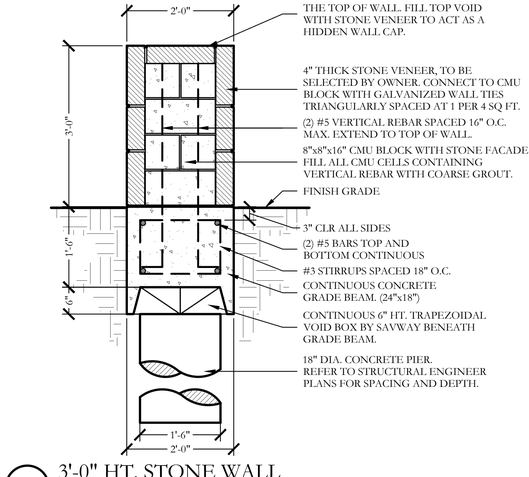
WALL NOTES

1. THESE DETAILS AND SPECIFICATIONS ARE APPLICABLE ONLY FOR THE SITE CONDITIONS AND HEIGHTS SHOWN HEREIN. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE STRUCTURAL DESIGN AND LAYOUT.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
3. ALL EARTHWORK SHALL BE PERFORMED AS INDICATED IN THE GEOTECHNICAL INVESTIGATION. PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB.
4. PRE-POUR OBSERVATION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.
5. ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS
6. ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A82, GRADE 60.
7. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.
8. REFER TO DETAILS FOR TYPE AND SIZE OF STONE WALL REINFORCING.
9. ALL MORTAR TO BE TYPE S; MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL NOT BE ALLOWED.
10. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
11. STONE AND BRICK VENEER MATERIAL SHALL BE SELECTED BY OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
13. LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
14. THE WALL STONE MATERIAL & PATTERN SHALL BE SELECTED BY OWNER AS NOTED ON LAY STONE COURSES LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
15. CLEAN STONEWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
16. THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNERS REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.
THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED.



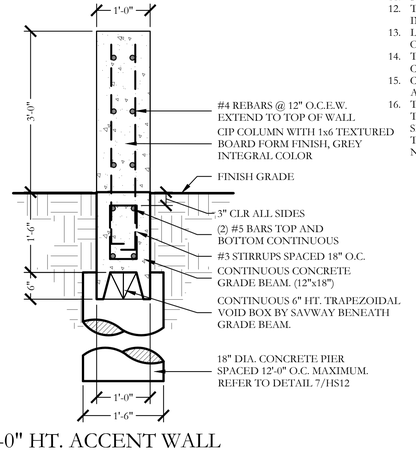
2 7'-0" HT. MAIN ENTRY SIGN
SECTION

SCALE: 3/4"=1'-0"



3 3'-0" HT. STONE WALL
SECTION

SCALE: 3/4"=1'-0"



4 3'-0" HT. ACCENT WALL
SECTION

SCALE: 3/4"=1'-0"

STRUCTURAL DESIGN BY CONTRACTOR'S STRUCTURAL ENGINEER. SIGNED AND SEALED STRUCTURAL DRAWINGS TO BE APPROVED BY OWNER.

Revision Description	Date

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.

July 10, 2026

SCALE:
REFER TO DETAILS
One Inch

JVC No SKO004

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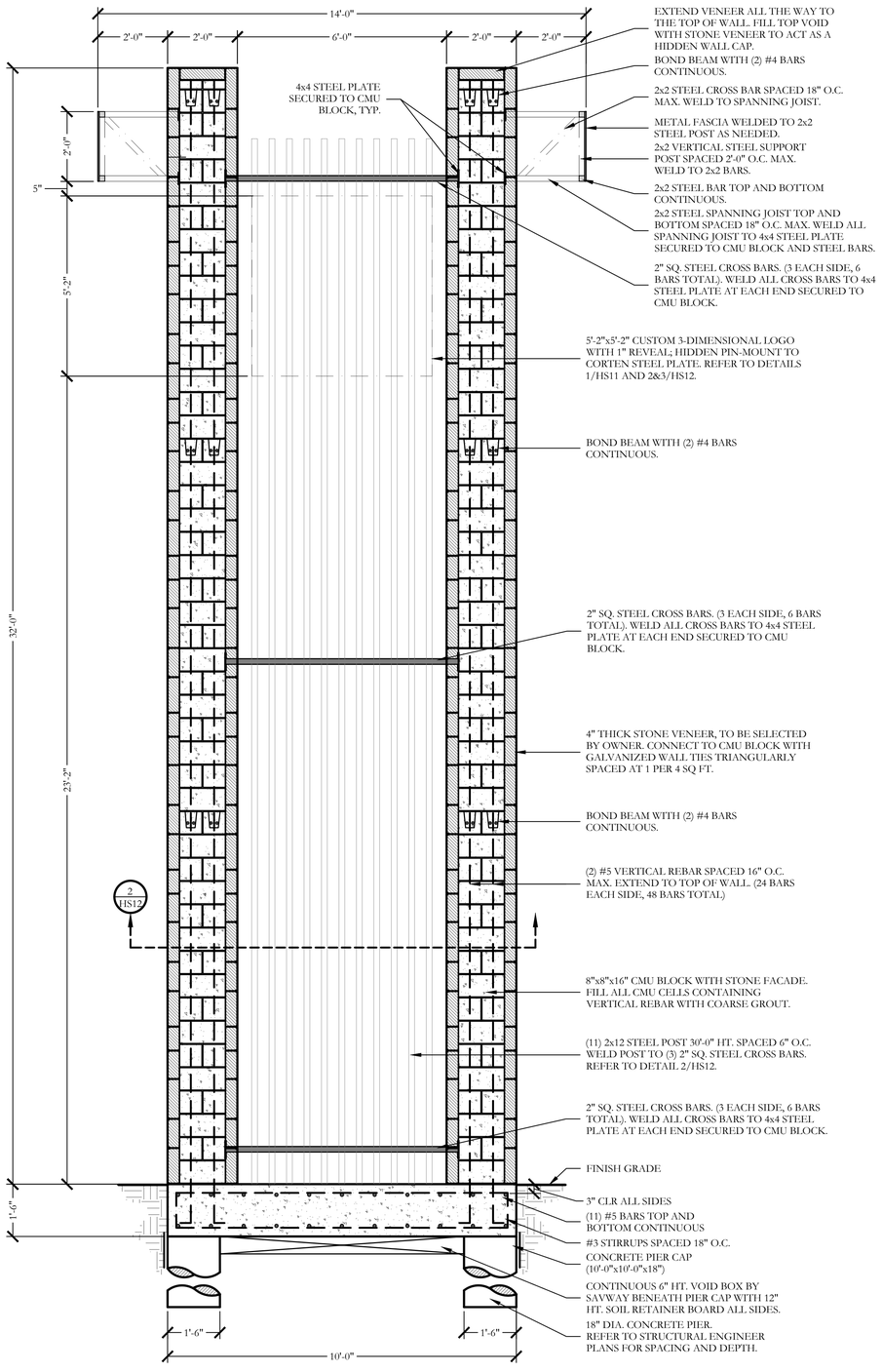
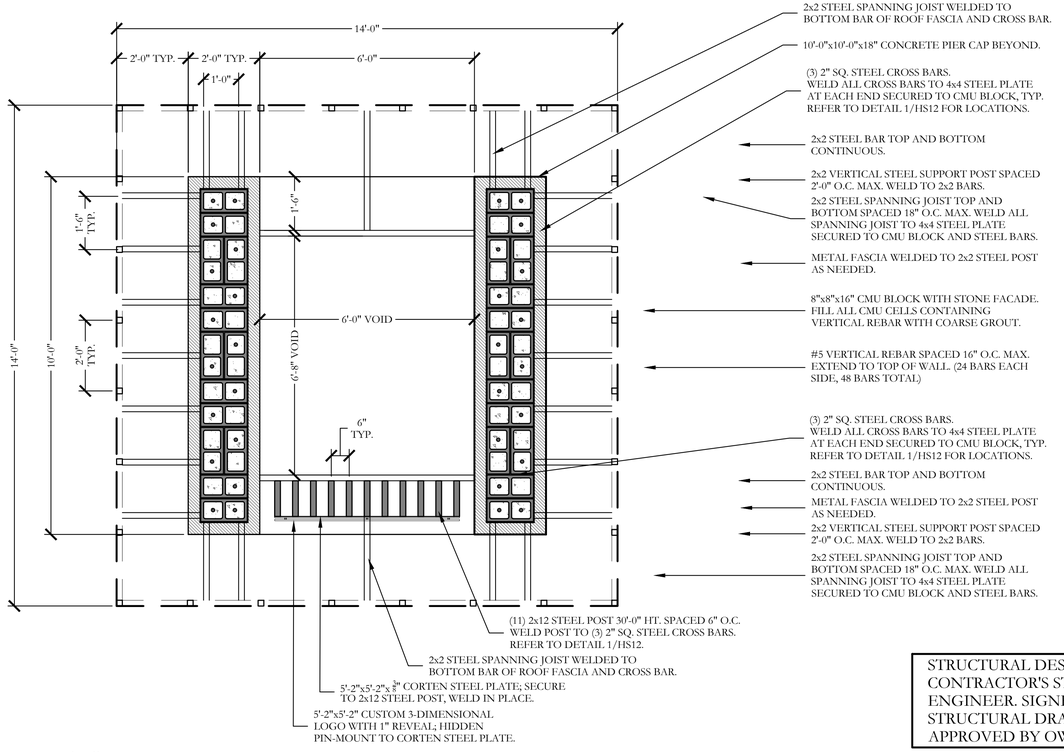
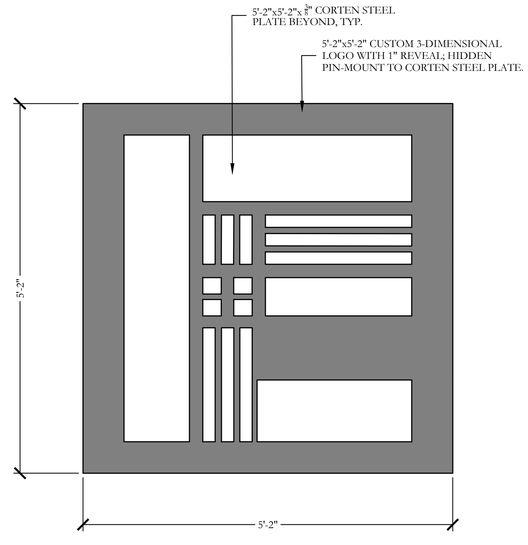


1 32'-0" HT. MAIN ENTRY TOWER
SECTION
SCALE: 1/2"=1'-0"



2 32'-0" HT. MAIN ENTRY TOWER
PLAN/SECTION
SCALE: 1/2"=1'-0"

STRUCTURAL DESIGN BY CONTRACTOR'S STRUCTURAL ENGINEER. SIGNED AND SEALED STRUCTURAL DRAWINGS TO BE APPROVED BY OWNER.



3 MAIN ENTRY TOWER LOGO PANEL
ELEVATION
SCALE: 1"=1'-0"

GENERAL NOTES - HARDSCAPE CONSTRUCTION

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE 1 AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
2. ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
3. CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
4. CHLORIDES SHALL NOT BE USED.
5. MAXIMUM AGGREGATE SIZE = 1".

CONCRETE REINFORCING STEEL

1. ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
2. PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
   - 2.1. CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
   - 2.2. CONCRETE EXPOSED TO EARTH OF WEATHER:
     - 2.2.1. (A) BARS LARGER THAN NO. 5: 2 INCHES
     - 2.2.2. (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES.
   - 2.3. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
     - 2.3.1. SLABS, WALLS AND JOISTS
       - 2.3.1.1. (A) BARS, LARGER THAN NO. 11: 1-1/2 INCHES
       - 2.3.1.2. (B) BARS NO. 11 AND SMALLER: 3/4 INCHES.
     - 2.3.2. BEAMS AND COLUMNS: 1-1/2 INCHES
     - 2.3.3. SHELLS AND FOLDED PLATES
       - 2.3.3.1. (A) BAR LARGER THAN NO. 5: 3/4 INCHES.
       - 2.3.3.2. (B) BARS NO. 5 AND SMALLER: 1/2 INCHES.
3. ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.

DRILLED PIERS

1. PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
2. PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
3. STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
4. PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED
5. PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.

STRUCTURAL CONCRETE MASONRY UNIT

1. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
2. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH of 1500 PSI AT 28 DAYS.
3. MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
4. COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF ⅜" IN ACCORDANCE WITH ASTM C476.REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
5. REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
6. HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
7. JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
8. LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
9. LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
10. PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.

Revision Description	Date

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ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

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One Inch

JVC No SKO004

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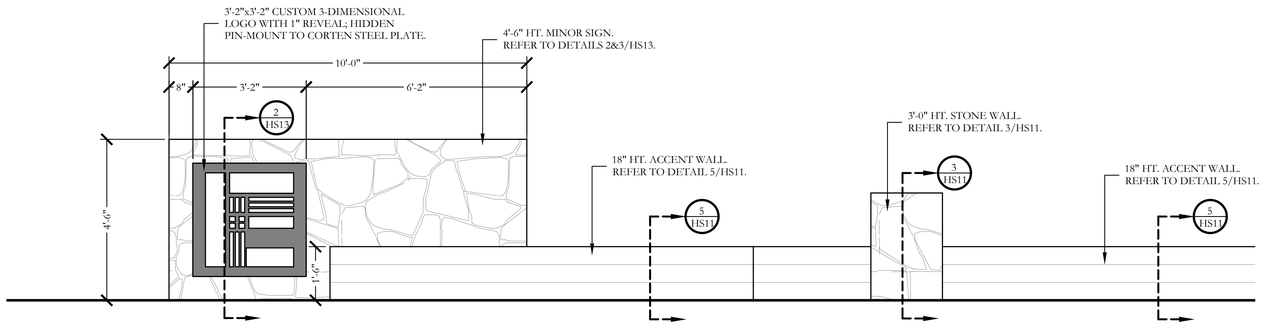


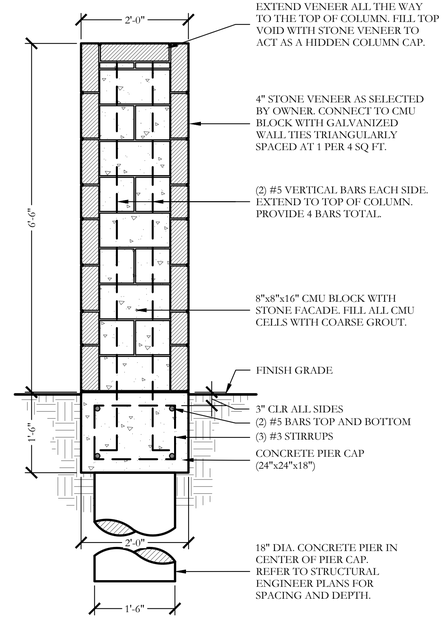
1 MINOR ENTRY FEATURE
ELEVATION

SCALE: 1/2"=1'-0"

STRUCTURAL DESIGN BY CONTRACTOR'S STRUCTURAL ENGINEER. SIGNED AND SEALED STRUCTURAL DRAWINGS TO BE APPROVED BY OWNER.

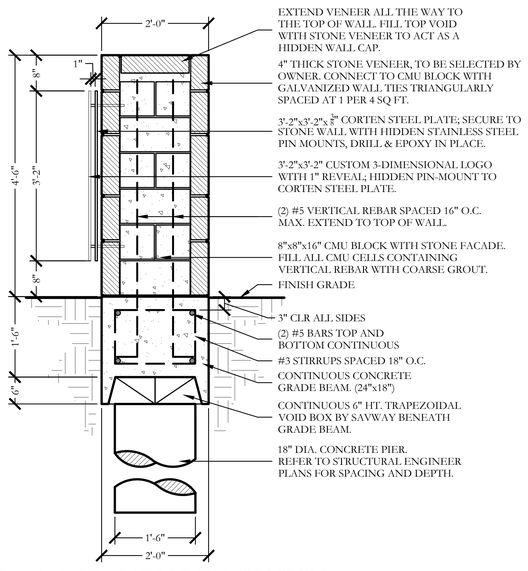
ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND TOWN INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS. GRIND SMOOTH ALL WELDS.
6. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
8. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
9. FENCE MEMBER SIZES TO BE AS FOLLOWS:
   - 9.1. PICKETS, 3/4" SQUARE 16 GA.
   - 9.2. RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.
   - 9.3. POSTS, 2" SQUARE 11 GA.
10. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
11. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH FOR.
12. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C. AND A MAXIMUM DISTANCE OF 8'-0" O.C.
13. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.
14. GATE IS TO BE SELF CLOSING. OWNER SHALL SELECT FINAL LOCKING MECHANISM. OUTSIDE LEVER IS LOCKED BY KEY IN OUTSIDE LEVER. INSIDE LEVER IS ALWAYS FREE.



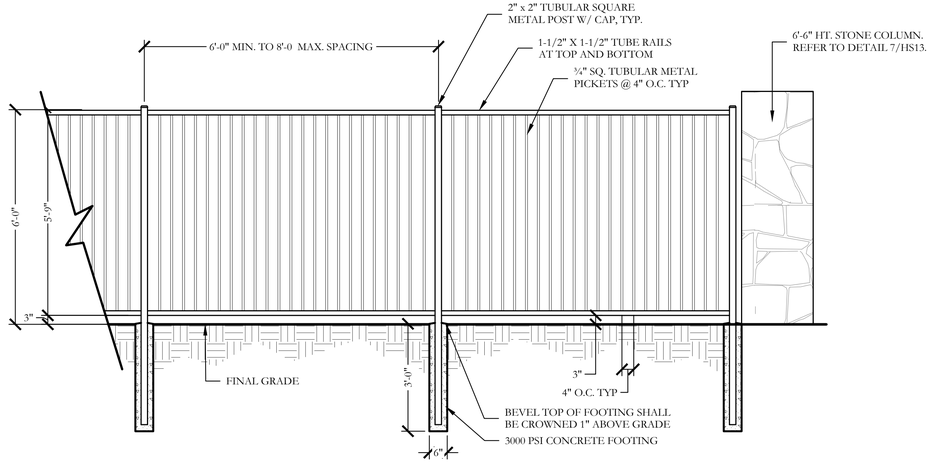
7 6'-6" HT. STONE COLUMN
SECTION

SCALE: 3/4"=1'-0"



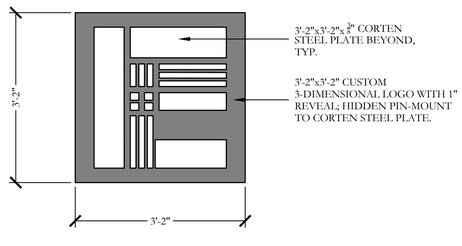
2 4'-6" HT. MINOR ENTRY SIGN
SECTION

SCALE: 3/4"=1'-0"



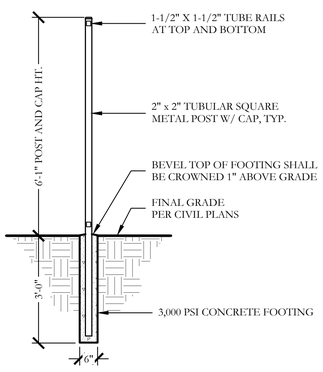
4 6'-0" HT. ORNAMENTAL METAL FENCE
ELEVATION/SECTION

SCALE: 1/2"=1'-0"



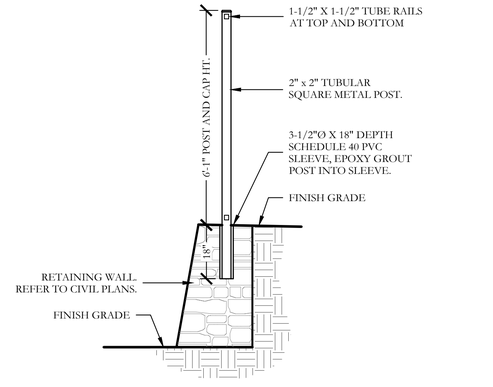
3 4'-6" HT. MINOR ENTRY SIGN LOGO
ELEVATION

SCALE: 3/4"=1'-0"



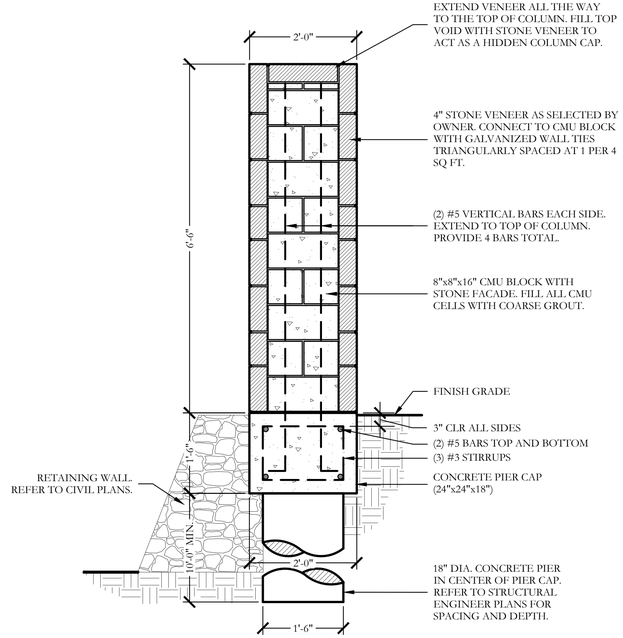
5 TYP. METAL POST FOOTING
SECTION

SCALE: 1/2"=1'-0"



6 6'-0" HT. ORN. METAL FENCE ATOP RET. WALL
SECTION

SCALE: 1/2"=1'-0"



8 6'-6" HT. STONE COLUMN ATOP RETAINING WALL
SECTION

SCALE: 3/4"=1'-0"

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ERWIN FARMS
CITY OF ROCKWALL
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SCALE:
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One Inch

JVC No SKO004

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500 SERIES

MBE-0510-00010
Legacy # MLB510-M



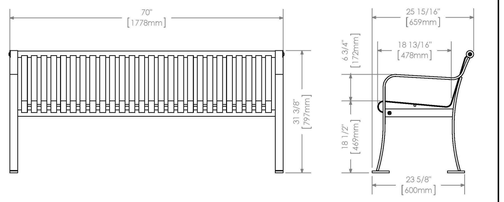
MATERIALS: Bench ends and seat are made from solid steel flat bar and H.S. steel tube.

FINISH: All steel components are protected with E-Coat rust proofing.
The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.

TO SPECIFY: Select MBE-0510-00010
Choose:
- Powdercoat Color

HEIGHT: 31.38" (79.7cm) LENGTH: 70" (177.8cm) DEPTH: 25.94" (65.9cm) WEIGHT: 152.81lbs (69.31kg)



MAGLIN Site Furniture

T 800 716 5506
F 877 260 9393
www.maglin.com
sales@maglin.com

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- Details and specifications may vary due to continuing improvements of our products.

1 MAGLIN 6'-0" BENCH
MANUFACTURER CUT SHEET
NOT TO SCALE

500 SERIES

MTB-0510-00001
Legacy #MLPT510-S



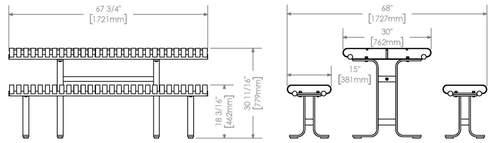
MATERIALS: Table top and seats are made from solid steel flat bar and H.S. steel tube. Table end is wheelchair accessible.

FINISH: All steel components are protected with E-Coat rust proofing.
The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The table is delivered pre-assembled.

TO SPECIFY: Select MTB-0510-00001
Choose:
- Powdercoat Color

TABLE HEIGHT: 30.69" (77.9cm) TABLE LENGTH: 67.75" (172.1) TOTAL WIDTH: 68" (172.7cm) WEIGHT: 372.23lbs (169kg)



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3 MAGLIN PICNIC TABLE
MANUFACTURER CUT SHEET
NOT TO SCALE

200 SERIES

MTR-0200-00011
Legacy # MLWR200-32-DL32



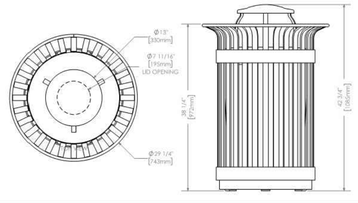
MATERIALS: The trash container frame is constructed using heavy duty steel flat bar.
A 32 gallon commercial grade plastic liner and standard metal lid are provided.

FINISH: All steel components are protected with E-Coat rust proofing.
The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The trash container is delivered pre-assembled. Holes (0.5") are provided in each mounting foot for securing to base.

TO SPECIFY: Select MTR-0200-00011
Choose:
- Powdercoat Color

HEIGHT: 42.75" (108.5cm) OUTER RADIUS: 29.25" (74.3cm) WEIGHT: 200.75lbs (91.1kg) LINER CAPACITY: 32gal (121 L)



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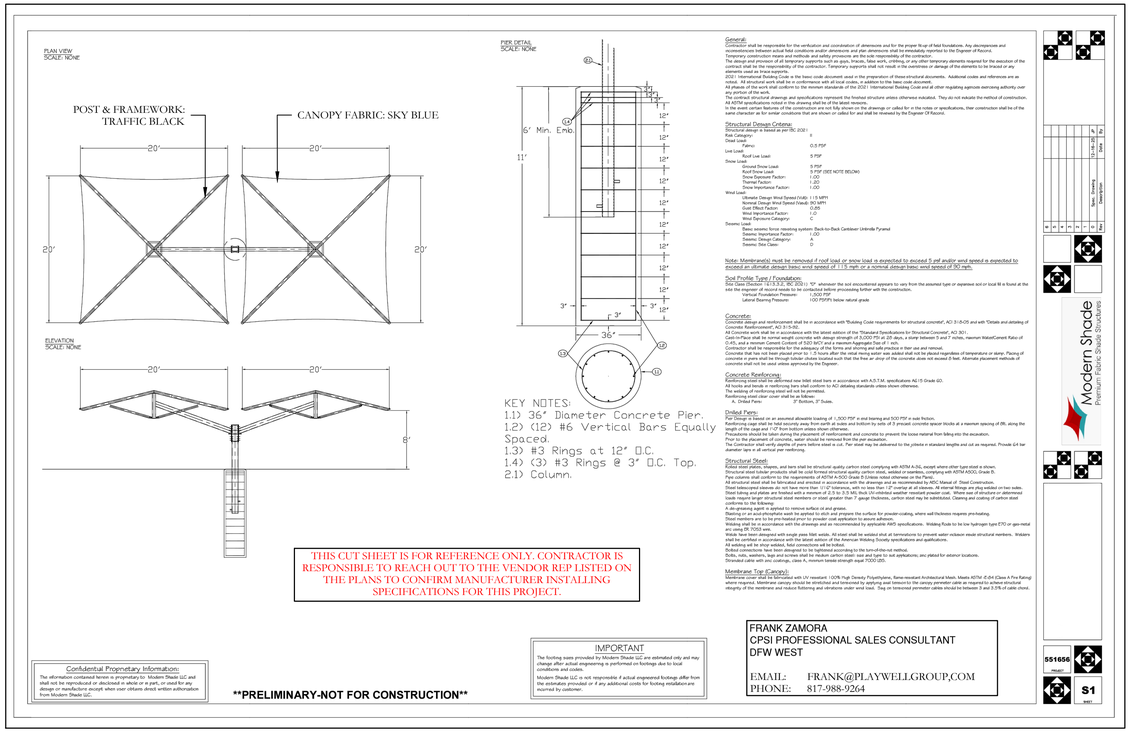
2 MAGLIN TRASH RECEPTACLE
MANUFACTURER CUT SHEET
NOT TO SCALE



4 DOUBLE CANTILEVER UMBRELLAS
MANUFACTURER CUT SHEET
NOT TO SCALE

	Revision Description	Date

JOHNSON VOLK CONSULTING
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ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

July 10, 2026

SCALE:
REFER TO DETAILS
One Inch

JVC No SKO004

HS14 of 18

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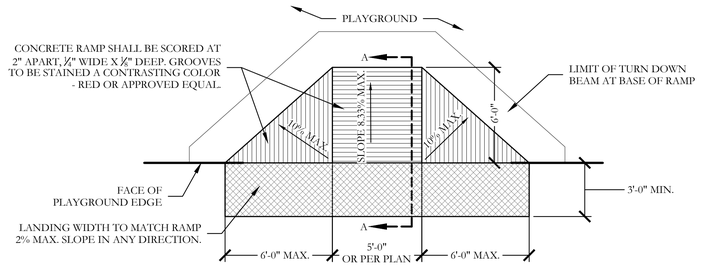
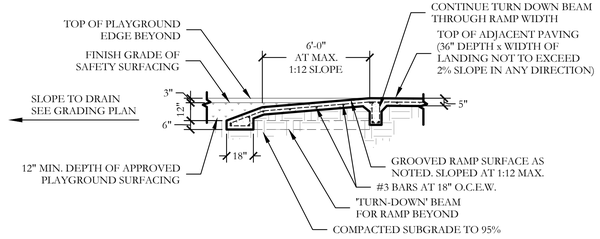
PLAYGROUND NOTES:
1. PLAYGROUND SURFACE TO BE APPROVED ENGINEERED HARDWOOD FIBER CHIPS.
2. 1/2" REDWOOD EXPANSION JOINTS SHALL BE PROVIDED WHERE SHOWN ON THE PLAN. EXPANSION JOINTS SHALL BE CONTINUOUS THROUGH THE WALK AND CONCRETE EDGE WHERE ADJACENT. INSTALL VERTICAL EXPANSION JOINTS IN PLAYGROUND EDGE ON MAXIMUM 30 FOOT CENTERS.
3. CONTRACTOR TO EXCAVATE FULL DEPTH OF PLAYGROUND BORDER WHERE SHOWN AS AREA TO BE EXCAVATED.
4. ALIGN RAMP WITH TRANSFER STATION OF PLAYGROUND EQUIPMENT



PLAN



SECTION

1 PLAYGROUND CURB RAMP DETAILS
PLAN/SECTION

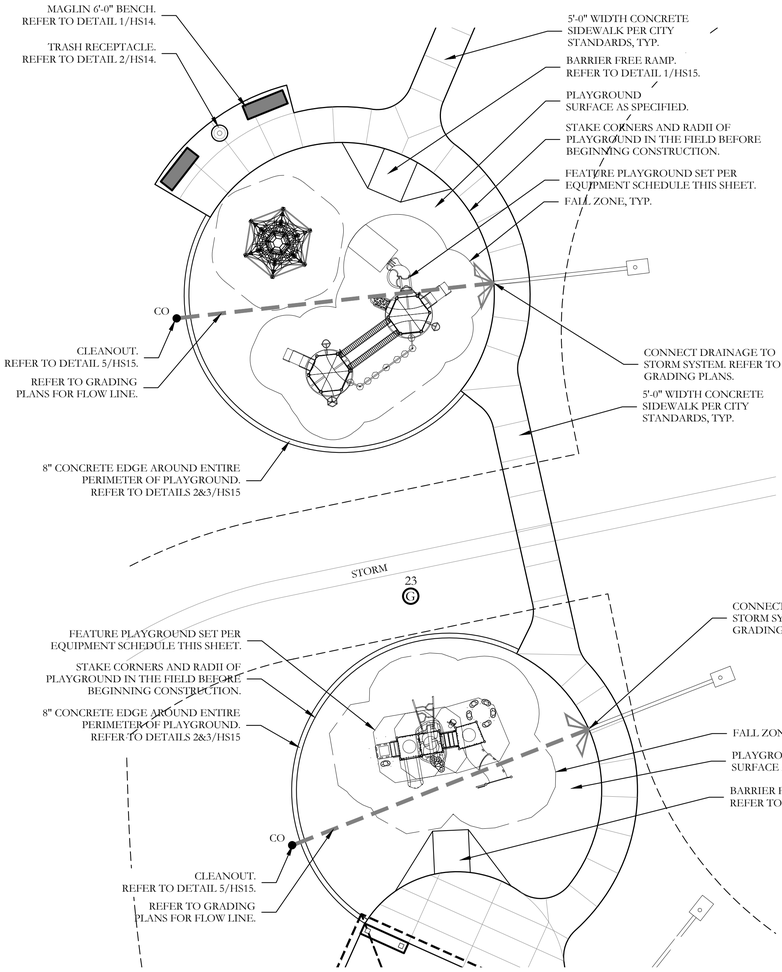
SCALE: 1/4" = 1'-0"

EQUIPMENT SCHEDULE

ITEM	QTY	MANUFACTURER	MODEL	COLOR
FEATURE PLAYGROUND SET	2	TBD	TBD	TBD
MAGLIN 6'-0" BENCH	2	MAGLIN	MBE-0510-00010	BLACK
MAGLIN PICNIC TABLE	5	MAGLIN	MTB-0510-00001	BLACK
MAGLIN TRASH RECEPTACLE	3	MAGLIN	MTR-0200-00011	BLACK

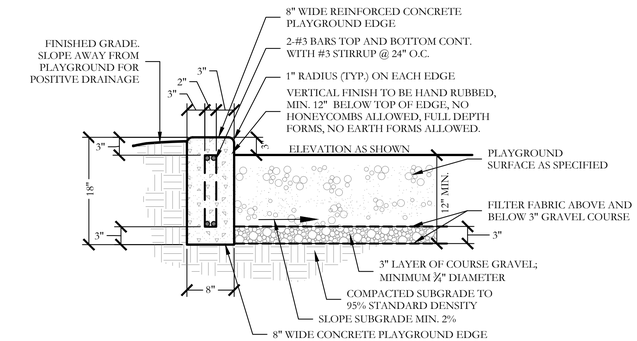
PRODUCT REPRESENTATIVE:
FOR ALL PRODUCTS SPECIFIED WITHIN THE EQUIPMENT SCHEDULE AND SHOWN ON PLANS, CONTACT TOM SAWYERS FOR PRICING AND INSTALLATION GUIDANCE.

TOM SAWYERS
EMAIL: TOM@CHILDSPLAYINC.NET
PHONE: 972-569-7258



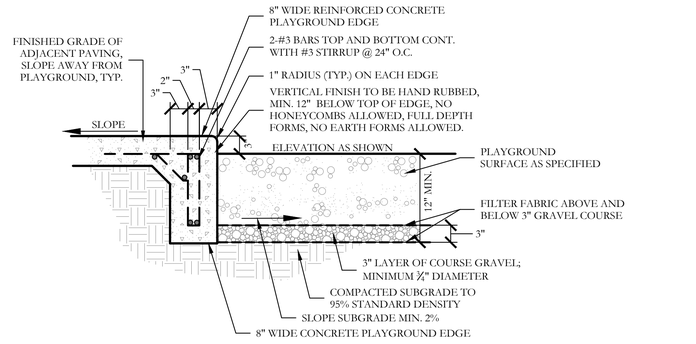
6 PLAYGROUND ENLARGEMENT
PLAN

SCALE: 1" = 10'-0"



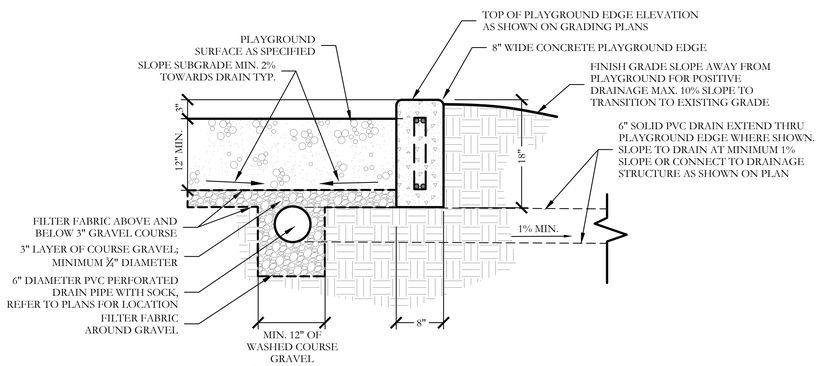
2 CONCRETE PLAYGROUND EDGE DETAIL
SECTION

SCALE: 1" = 1'-0"



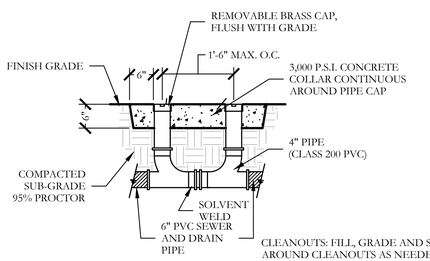
3 CONCRETE PLAYGROUND EDGE AT PAVING
SECTION

SCALE: 1" = 1'-0"



4 PLAYGROUND DRAIN DETAIL
SECTION

SCALE: 1" = 1'-0"



CLEANOUTS: FILL, GRADE AND SOD AROUND CLEANOUTS AS NEEDED TO PROVIDE A 3'-0" TURFGRASS SHOULDER WITH SLOPES NOT EXCEEDING 2%

5 TWO-WAY CLEANOUT
SECTION

NOT TO SCALE

1	Revision Description — Date

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 10, 2026

SCALE:
REFER TO DETAILS
One Inch
JVC No SKO004

HS15 of 18

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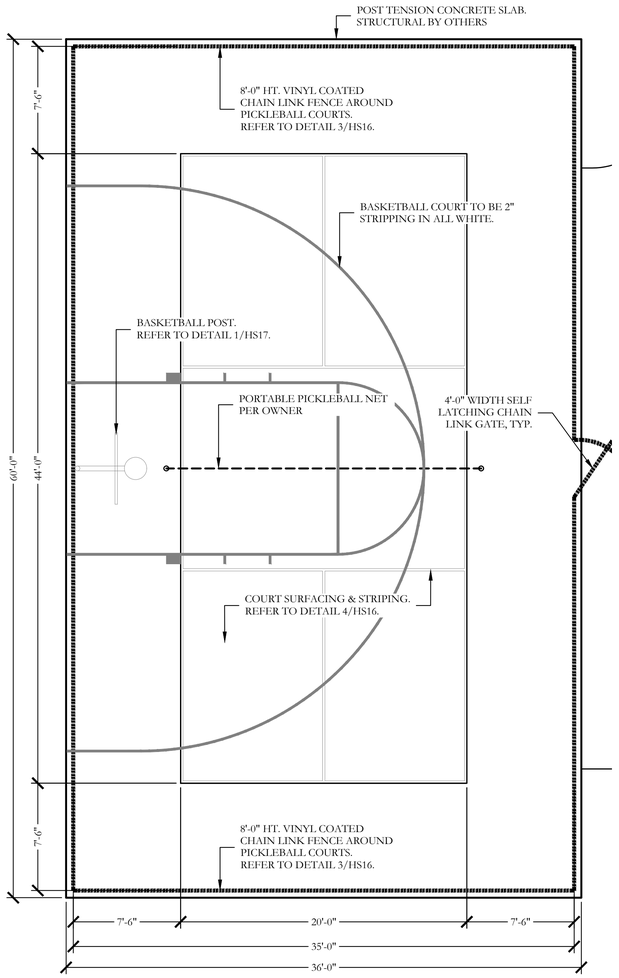
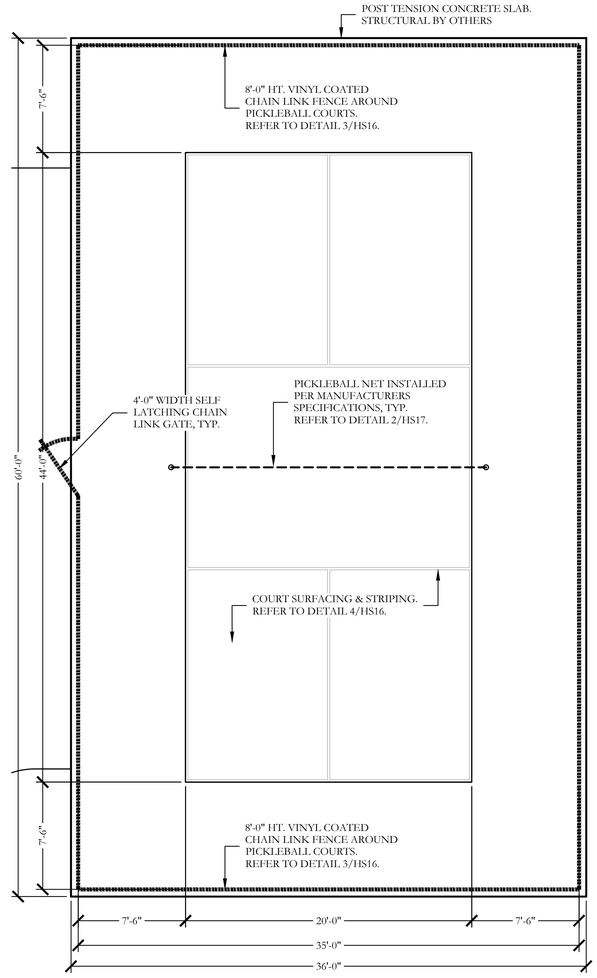


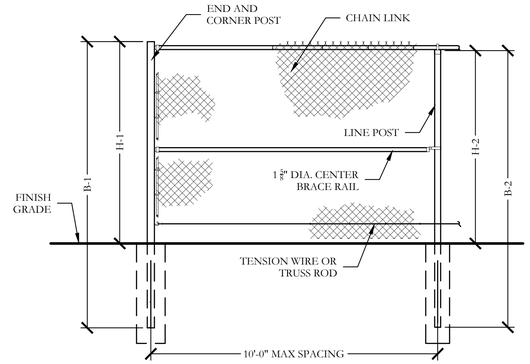
1 WEST BASKETBALL/PICKLEBALL COURT ENLARGEMENT
PLAN
SCALE: 1" = 5'-0"



2 EAST PICKLEBALL COURT ENLARGEMENT
PLAN
SCALE: 1" = 5'-0"

FENCE HEIGHT	END & CORNER POSTS		LINE POSTS	
NORMAL HEIGHT	B-1 BAR LENGTH	H-1 HEIGHT ABOVE GRADE	B-2 BAR LENGTH	H-2 HEIGHT ABOVE GRADE
4'-0"	7'-0"	4'-0 5/8"	6'-8"	3'-8 7/8"
5'-0"	8'-0"	5'-0 5/8"	7'-8"	4'-8 7/8"
6'-0"	9'-0"	6'-0 5/8"	8'-8"	5'-8 7/8"
8'-0"	11'-0"	8'-0 5/8"	10'-8"	7'-8 7/8"

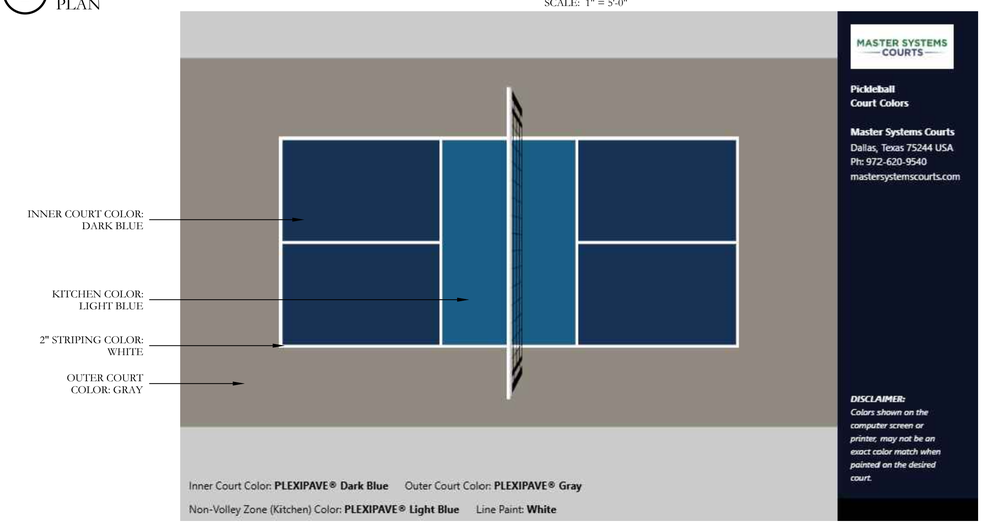
CHAIN LINK FENCE NOTES:
1. FENCE MEMBERS SHALL BE VINYL COATED; BLACK IN COLOR.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL PEDESTRIAN GATES AND/OR ANY DEVIATIONS TO THE FENCE DETAILS SHOWN HEREIN.
4. THE TRUSS RODS AND BRACE RAIL MAY BE REMOVED FROM THIS DETAIL IF REQUESTED BY THE OWNER.
5. GROUT FILL POST TO TOP AND PROVIDE A POST CAP.



3 8'-0" HT. CHAIN LINK FENCE (SPORT COURT)
SECTION
NOT TO SCALE

NOTE:
COURT SURFACING SHALL BE PLEXIPAVE SYSTEM COURT SURFACING BY MASTERS SYSTEM COURTS.

CONTACT: BLAIR DESCOUROUEZ
PH. 972.620.9540
EMAIL: BLAIR@MASTERSYSTEMCOURTS.COM
WEB: https://mastersystemscourts.com/



4 PICKLEBALL COURT SURFACING
SECTION
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HARDSCAPE DETAILS

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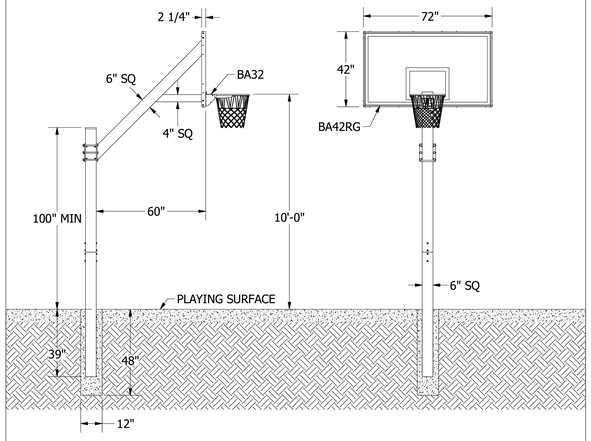

Pole assembly shall be constructed of 6" square, 3/16" wall structural steel tube suitable for a 39" in-ground installation. Pole shall be shipped in 2 pieces and attached in the middle by means of two 3/8" x 3" x 12" steel bar, and eight 1/2" x 3/4" button head cap screws forming a single, straight, rigid pole. Connecting points shall be covered by pole padding if padding is included in the system. 45° extension arm shall be 6" square, 3/16" wall structural tube with a 4" square, 1/8" wall steel tube horizontal support and 1/4" thick steel backboard support plate. Pole shall be designed so that rim mounts directly to pole to minimize stress on the backboard. Extension arm shall be mounted by means of 6 each 5/8" grade 8 bolts. Pole system shall provide a minimum setback from the front of pole to front of backboard of 60". Entire pole system shall have a textured black polyester powder coated finish and carry a lifetime functional warranty. Vertical pole shall be capped to keep out rain. Backboard shall be 42" x 72" official size 1/2" tempered glass with a 5-year limited warranty. Glass shall be framed with aluminum extensions and have a white border and shooters square. Rim shall be the flexible type with official-sized 5/8" diameter ring and one-piece net attachments. Rim shall have orange powder coated finish and a 1-year limited warranty. Installation to be completed in accordance to manufacturers instructions. Do not scale drawings. Entire weight shall be 550#.

Bison

PRODUCT SPECIFICATION

BA873-BK ULTIMATE™ GLASS PLAYGROUND BASKETBALL SYSTEM

REVISED 5/2/22 L.M.

603 L Street, Lincoln, NE 68508 - Phone: (800) 247-7668 - Fax: (800) 638-0698 - www.bisoninc.com - info@bisoninc.com

1 BASKETBALL POST

NOT TO SCALE

Instruction Manual

PK10XL

Competition Pickleball System

PARTS LIST					
Item	**Qty**	**Description**	**Item**	**Qty**	**Description**
A	1	Winch Post	E	1	TN10CS Center Court Hold Down Strap
B	1	Non-Winch Post	F	1	TNCSA Center Strap Anchor
C	1	Removable Winch Handle	G	2	Lacing Cord
D	1	PK10NXL Pickleball Net	H	2	PK23 or PK235 Socket (Optional)

- Inspect all contents prior to installation. Report any missing parts to dealer immediately.
- Read all instructions before proceeding.

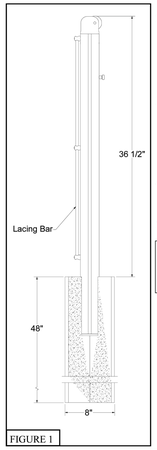

FIGURE 1

1. Use the attached court diagram to determine where to locate and dig two 8" round and 48" deep holes 22 feet apart. See Figure 1.
2. Insert *Winch* (A) and *Non-Winch* (B) posts into the holes with the lacing bars facing the pickleball court and fill holes with concrete. Each hole will require between 6 and 8 1/3 cubic foot bag of concrete. Make sure to brace posts while concrete is curing to maintain the 36 1/2" dimension and ensure the post remain perpendicular to the court surface. See Figure 1.
3. Dig one 8" round and a minimum 12" deep hole centered between the two pickleball posts (make sure to bell out the bottom of the hole). Insert *TNCSA Center Strap Anchor* (F) with the strap retaining bar running parallel with the *PK10NXL Net* (D) and fill hole with concrete. The hole will require 2 to 3 1/3 cubic bags of concrete. See Figure 2.
4. Concrete must cure 7-10 days before continuing with *PK10NXL Pickleball Net* (D) installation.
5. Stretch out *PK10NXL Pickleball Net* (D) across the court.

Note:
Use models *PK23 or PK235* (H) for removable post installation. Use instructions provided with these sockets for installation procedure.

6. Hook the loop on the *PK10NXL Pickleball Net* (D) top cable around the net retaining pin on *Non-Winch Post* (B) and over the top pulley. See Figure 3.
7. Cut off loop and remove 12" of nylon cable coating from the top net cable, insert cable into the winch cable hole on the *Winch Post* (A). Use the *Removable Winch Handle* (C) to crank cable until you achieve 34" at the center of *PK10NXL Pickleball Net* (D). See Figure 4.

Date: 11/7/2018 Rev: 1 B.A. N.J.C. File: \pub\pk10xl Ref#: 960921

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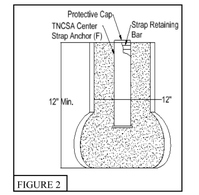


FIGURE 2

8. Insert dowels through the end side tapes of *PK10NXL Pickleball Net* (D).
9. Square up *PK10NXL Pickleball Net* (D) to each post, use *Lacing Cord* (G) to secure *PK10NXL Pickleball Net* (D) to each post. See Figure 3.
10. Attach *TN10CS Center Court Hold Down Strap* (E) to the strap retaining bar in the *TNCSA Center Strap Anchor* (F). Adjust *TN10CS Center Court Hold Down Strap* (E) so top of *PK10NXL Pickleball Net* (D) measures 34" at the center. See Figure 2.

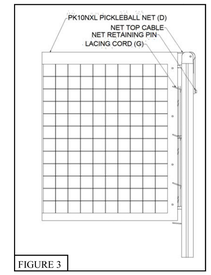


FIGURE 3

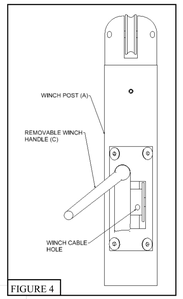
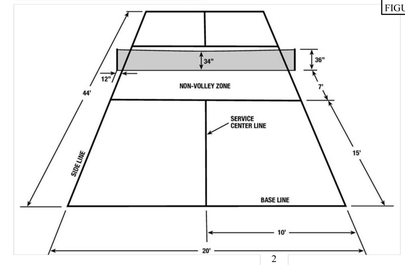


FIGURE 4



2

2 PICKLEBALL NETTING AND POST

NOT TO SCALE

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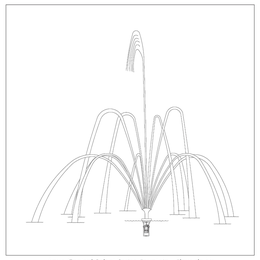
FOUNTAIN SYSTEM REQUIREMENTS - FLEUR DE LIS

The Fountain must be a Fleur de Lis Fountain that must be a 3 tier pattern with a vertical stream surrounded by 2 lower tiers of 8 arching streams. The Fleur de Lis nozzle must be interchangeable with all other Aqua Control Fountain spray patterns of the same horsepower.

SPRAY PATTERN SPECIFICATIONS

Dimensions for water display must be: For 2 HP, performance height must be 24 feet. Diameter must be 35 feet. The pumping rate must be 160 GPM.



Aqua Control Select Series Fountain - Fleur de Lis

60 Hz													
HP	PERFORMANCE			DEPTH			AMPS						
	HT. (Feet)	DIA. (Feet)	GPM	MIN. WATER DEPTH		SUCTION INTAKE DEPTH	SINGLE PHASE			THREE PHASE			
				VERT.	HORZ.		115V	208V	230V	208V	230V	460V	575V
1	20	30	140	52	28	32	16	11	10	6	5	3	-
2	24	35	160	56	28	36	-	15	13	9	8	4	-
3	27	40	180	56	28	36	-	19	17	13	11	6	5
5	35	48	210	56	28	42	-	30	28	21	18	9	7

SPRAY NOZZLE ASSEMBLY

The nozzle must attach to the head which attaches to the discharge tube. The head supports the Fountain assembly on the float. The discharge tube assembly shall be made from 6" engineered plastic tubing for toughness and corrosion resistance. The 6" size closely matches the pump discharge to reduce pressure losses from transitions.

FLOAT

The float must be one piece and molded of high strength, impact, UV and chemical resistant, polyethylene. The float color must be black for minimum visibility in water. Stainless steel inserts must be molded into the float for light attachment and for mooring eyebolts. The float must have molded hand holds for easy handling. The float must be designed for maximum stability and for easy height adjustability to achieve minimum visibility with as little as 1/2" of a 15" diameter portion of the float visible during operation. The float must be filled with closed cell urethane foam.

MOTOR SPECIFICATIONS

The Fountain must have a 2 HP 1 phase motor using 230 volts and drawing 13 amps.

The motor must be an industry standard submersible motor with mechanical seals and heavy duty bearings designed to operate under water. All external components must be stainless steel.

MOTOR WIRING

Single phase, 1HP motors shall be 2 wire plus ground with self contained capacitors and a built in overload except for 1 HP, 115V motors.

1 HP - 115V, and 2 HP thru 5 HP motors shall be 3 wire plus ground with external capacitors and manually resettable overloads in a motor control box. A motor lead connects to the motor via a waterproof plug. All motors must have a ground wire. Three phase motors all use 3 wires plus ground.

82 Aqua Control, Inc. 60 Hz. Specifications Manual © 2017

1 BASKETBALL POST

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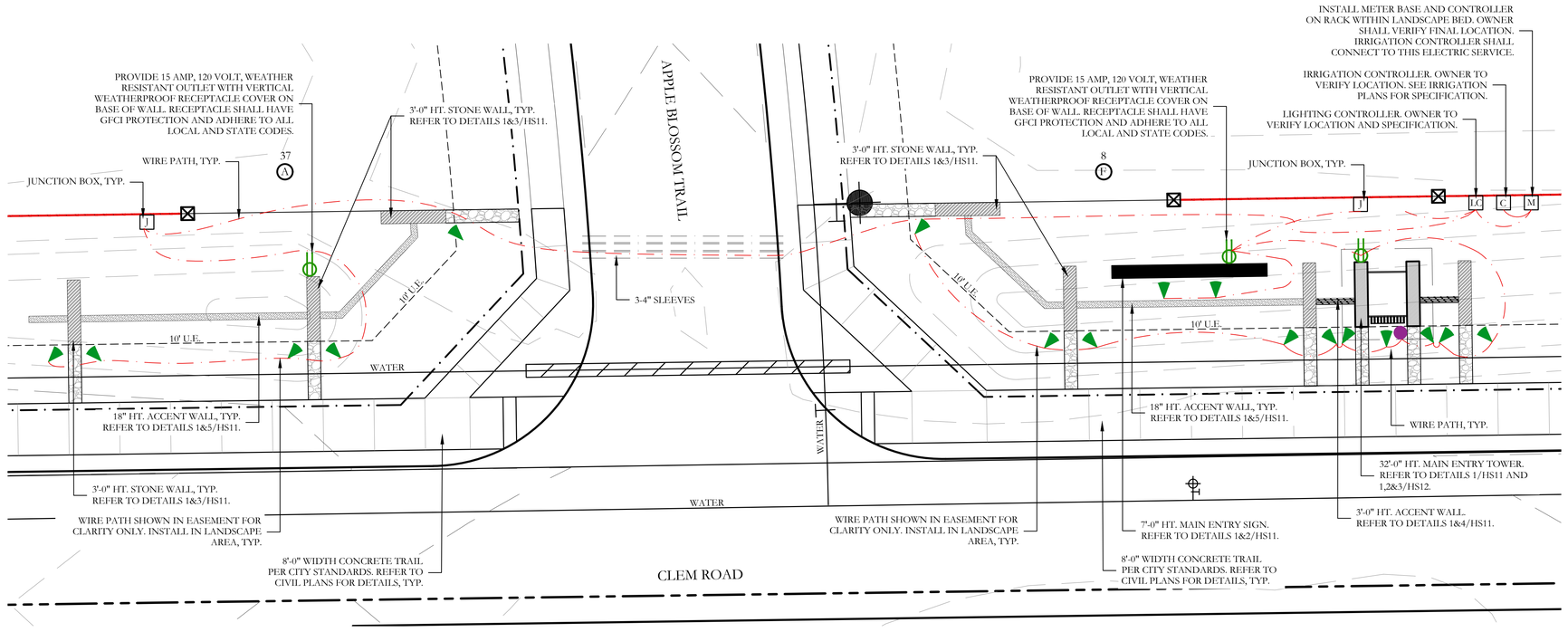


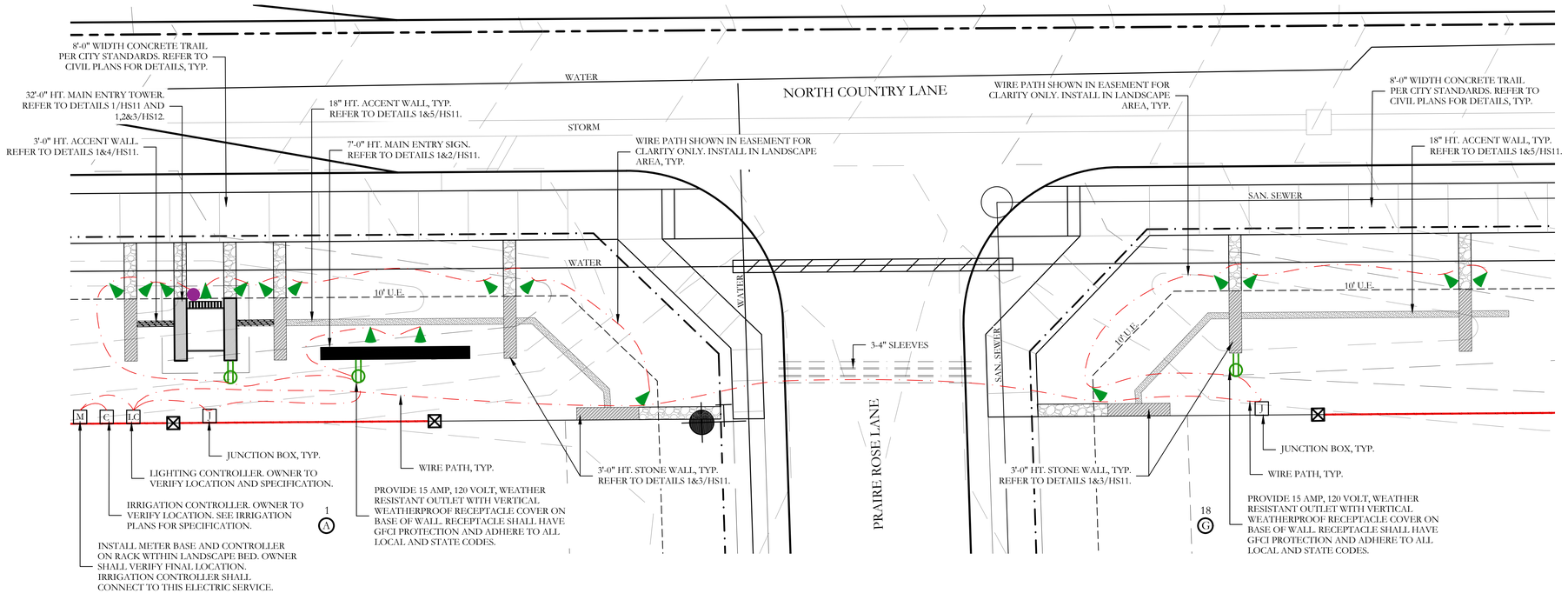
1 ENTRY LIGHTING AT CLEM ROAD AND APPLE BLOSSOM TRAIL

SCALE: 1"=10'-0"

LIGHTING LEGEND		
SYMBOL	ITEM	QTY
M	PROPOSED METER BASE	1
LC	LIGHTING CONTROLLER AS SELECTED BY OWNER	1
C	IRRIGATION CONTROLLER SEE IRRIGATION PLANS FOR DETAILS	1
J	JUNCTION BOX, AS NECESSARY	2
	LIGHTING FIXTURE	17
	GFCI DUPLEX OUTLET WITH WEATHERPROOF COVER	3
	LOGO LIGHT AT TOWER	1

LIGHTING NOTES

1. COORDINATE ALL ELECTRIC UTILITY REQUIREMENTS WITH THE SERVICE PROVIDER IN THE AREA. COORDINATE EXACT TRANSFORMER LOCATION TO MAINTAIN REQUIRED CLEARANCES FROM BUILDING, EQUIPMENT, ETC. PRIOR TO INSTALLATION. POUR TRANSFORMER PAD PER UTILITY COMPANY REQUIREMENTS.
2. COORDINATE ALL TELEPHONE SERVICE REQUIREMENTS WITH LOCAL TELEPHONE UTILITY COMPANY AND PROVIDE ACCORDINGLY.
3. LIGHTING TYPE AND SIZE SHALL BE SELECTED BY THE OWNER.
4. LIGHTING AND ELECTRICAL CONNECTIONS SHALL COMPLY WITH TEXAS DEPARTMENT STATE HEALTH SERVICES AND MANUFACTURER RECOMMENDATIONS.
5. COORDINATE ALL SLEEVE LOCATIONS WITH OTHER TRADES. INSTALL ADDITIONAL SLEEVES AS NECESSARY.
6. THE ELECTRICAL CONTRACTOR SHALL REFER AND ADHERE TO ALL MANUFACTURER'S SPECIFICATIONS, CUT SHEETS, SHOP DRAWINGS, NOTES, AND INSTALLATION PROCEDURES FOR ALL PRODUCTS SHOWN ON PLANS.
7. THE CONTRACTOR SHALL DETERMINE WIRE SIZES AND RUN PATTERNS IN THE FIELD.
8. REFER TO IRRIGATION PLANS AND COORDINATE WITH IRRIGATION CONTRACTOR FOR ALL SLEEVE LOCATIONS.
9. THE LIGHTING EXHIBIT SHOWN HEREIN IS FOR GRAPHIC REFERENCE ONLY TO BE USED FOR BIDDING PURPOSES. FINAL DESIGN AND INSTALLATION SHALL BE PROVIDED BY A LICENSED ELECTRICIAN.



2 ENTRY LIGHTING AT NORTH COUNTRY LANE AND PRAIRE ROSE LANE

SCALE: 1"=10'-0"

LIGHTING LEGEND		
SYMBOL	ITEM	QTY
M	PROPOSED METER BASE	1
LC	LIGHTING CONTROLLER AS SELECTED BY OWNER	1
C	IRRIGATION CONTROLLER SEE IRRIGATION PLANS FOR DETAILS	1
J	JUNCTION BOX, AS NECESSARY	2
	LIGHTING FIXTURE	17
	GFCI DUPLEX OUTLET WITH WEATHERPROOF COVER	3
	LOGO LIGHT AT TOWER	1

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SCALE 1" = 10'

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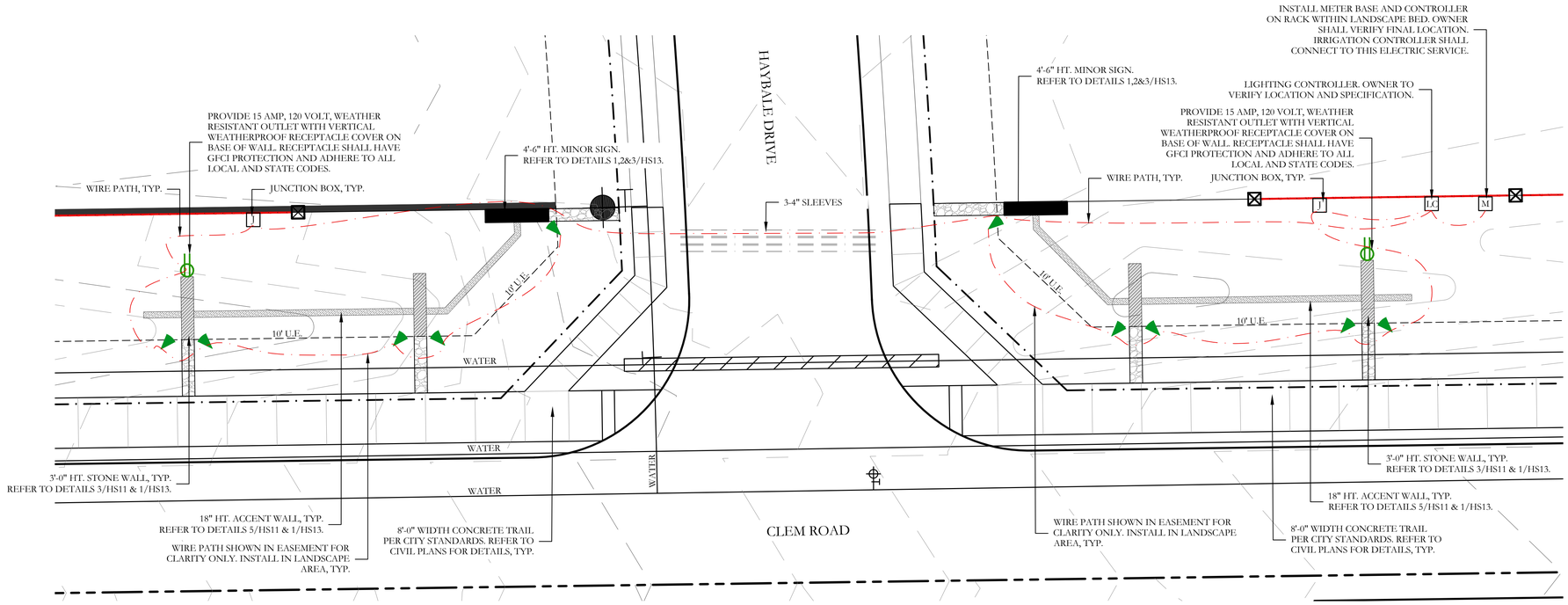

1 ENTRY LIGHTING AT CLEM ROAD AND HAYBALE DRIVE

SCALE: 1"=10'-0"

LIGHTING LEGEND

SYMBOL	ITEM	QTY
M	PROPOSED METER BASE	1
LC	LIGHTING CONTROLLER AS SELECTED BY OWNER	1
J	JUNCTION BOX, AS NECESSARY	2
	LIGHTING FIXTURE	10
	GFCI DUPLEX OUTLET WITH WEATHERPROOF COVER	2

LIGHTING NOTES

1. COORDINATE ALL ELECTRIC UTILITY REQUIREMENTS WITH THE SERVICE PROVIDER IN THE AREA. COORDINATE EXACT TRANSFORMER LOCATION TO MAINTAIN REQUIRED CLEARANCES FROM BUILDING, EQUIPMENT, ETC. PRIOR TO INSTALLATION. POUR TRANSFORMER PAD PER UTILITY COMPANY REQUIREMENTS.
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SCALE 1" = 10'

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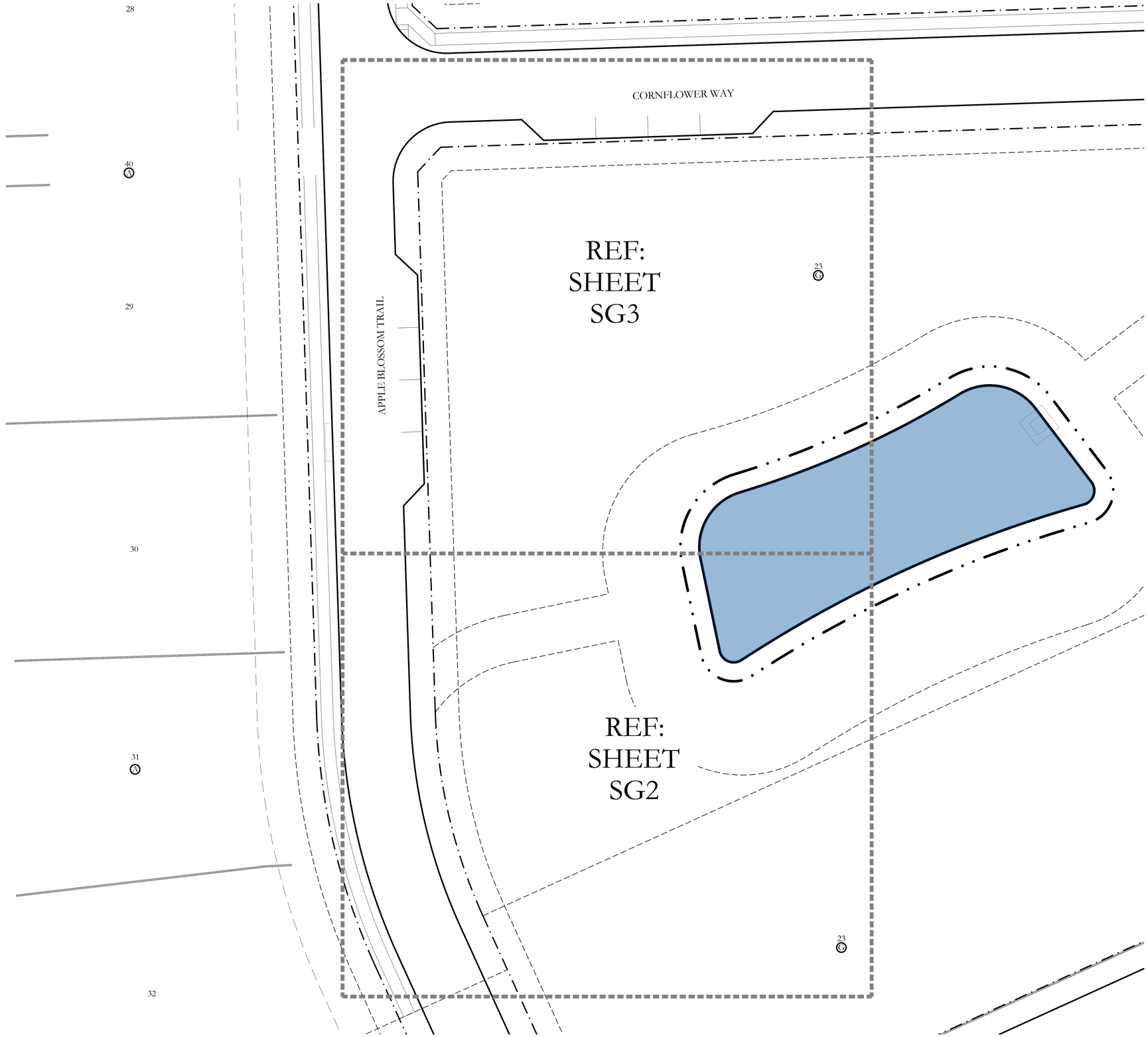

GRADING NOTES

1. TOP SOIL SHALL NOT BE REMOVED FROM RESIDENTIAL LOTS OR USED AS SPOIL, BUT SHALL BE STRIPPED AND REDISTRIBUTED SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF COVER ON THE LOTS, PARKWAYS AND MEDIANS. PERMANENT EROSION CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS.
2. TEMPORARY EROSION CONTROL SHALL BE USED TO MINIMIZE THE SPREAD OF SILT AND MUD FROM THE PROJECT ON TO EXISTING STREETS, ALLEYS, DRAINAGEWAYS AND PUBLIC AND PRIVATE PROPERTY. TEMPORARY EROSION CONTROLS MAY INCLUDE SILT FENCES, STRAW BALES, BERMS, DIKES, SWALES, STRIPS OF UNDISTURBED VEGETATION, CHECK DAMS AND OTHER METHODS AS REQUIRED BY THE CITY ADMINISTRATOR OR HIS REPRESENTATIVE AND AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.
3. ALL STREET RIGHTS-OF-WAY, REGARDLESS OF SLOPE; ALL FINISHED GRADE SLOPES THAT ARE STEEPER THAN 6:1; AND THE FLOW LINES OF ALL DRAINAGE DITCHES AND SWALES SHALL BE COMPLETELY COVERED WITH EROSION CONTROL MATTING AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.
4. GRASS SHALL BE ESTABLISHED ON THE SLOPES OF ALL DRAINAGE CHANNELS THAT ARE STEEPER THAN 6:1. GRASS SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE TEXAS DEPARTMENT OF TRANSPORTATION.
5. ALL PERMEABLE SURFACES WITHIN THE DEVELOPMENT SHALL BE GRADED TO A SMOOTH AND UNIFORM APPEARANCE THAT CAN BE EASILY MOWED WITH A SMALL RESIDENTIAL RIDING LAWN MOWER.
6. COMPACTING AREA TO BE FILLED: AFTER THE AREA TO BE FILLED IS CLEARED AND SCARIFIED, THE SUBGRADE SOILS SHALL BE COMPACTED MECHANICALLY TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) AND AT A MOISTURE CONTENT WITHIN 3 PERCENTAGE POINTS OF THE MATERIAL'S OPTIMUM MOISTURE.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TOPSOIL FOR CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AROUND AND DIRECTING DRAINAGE AWAY FROM THE BUILDING, POOL, AND PLAYGROUND AREA.
9. ALL SIDEWALK PAVING SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE WITH A MAX. 2% CROSS SLOPE IN ACCORDANCE WITH TEXAS ACCESSIBILITY STANDARDS (TAS). CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO REQUIREMENTS.

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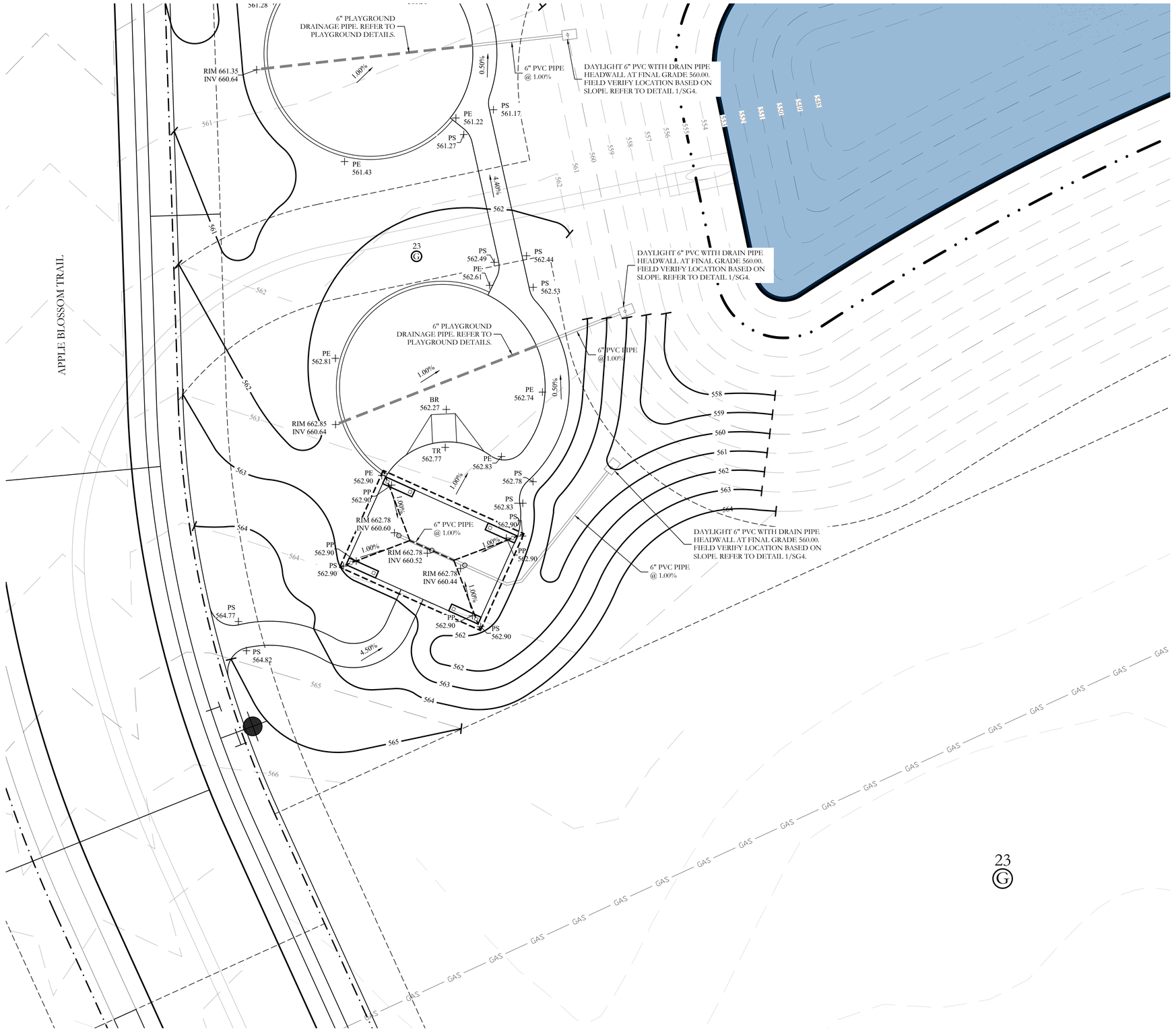
SCREENING AND BUFFERING
OVERALL GRADING PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 10, 2026

SCALE:
1" = 20'
One Inch
JVC No SKO004



23
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GRADING LEGEND

PS 102.90	PROPOSED SIDEWALK SPOT ELEVATION
RIM 102.90	PROPOSED RIM ELEVATION OF AREA DRAIN
INV 102.40	PROPOSED BOTTOM OF DRAIN PIPE SPOT ELEVATION
SP 102.90	PROPOSED SPOT GRADE SPOT ELEVATION
TR 102.90 BR 102.40	TOP AND BOTTOM OF PROPOSED RAMP SPOT ELEVATION
PE 102.90	PROPOSED TOP OF EDGING SPOT ELEVATION
PP 102.9	PROPOSED POST SPOT ELEVATION
	PROPOSED FLOW DIRECTION.
593	PROPOSED CONTOUR
592	EXISTING CONTOUR
	PROPOSED FLOW LINE
	PROPOSED DRAIN PIPE HEADWALL. REFER TO DETAIL 1/SG4.
	PROPOSED DRAINAGE PVC OR HDPE REFER TO PLAN FOR SIZING
	4" DIA. SURFACE DRAIN IN CONCRETE SYMBOL N.T.S FOR CLARITY REFER TO DETAIL 2/SG4.
	6" PLAYGROUND DRAINAGE PIPE. REFER TO PLAYGROUND DETAILS.

THE CONTRACTOR SHALL FIELD VERIFY THAT NO CROSS SLOPES FOR PEDESTRIAN PAVING EXCEED 2%.

GRADING NOTES

1. TOP SOIL SHALL NOT BE REMOVED FROM RESIDENTIAL LOTS OR USED AS SPOIL, BUT SHALL BE STRIPPED AND REDISTRIBUTED SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF COVER ON THE LOTS, PARKWAYS AND MEDIANS. PERMANENT EROSION CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS.
2. TEMPORARY EROSION CONTROL SHALL BE USED TO MINIMIZE THE SPREAD OF SILT AND MUD FROM THE PROJECT ON TO EXISTING STREETS, ALLEYS, DRAINAGEWAYS AND PUBLIC AND PRIVATE PROPERTY. TEMPORARY EROSION CONTROLS MAY INCLUDE SILT FENCES, STRAW BALES, BERMS, DIKES, SWALES, STRIPS OF UNDISTURBED VEGETATION, CHECK DAMS AND OTHER METHODS AS REQUIRED BY THE CITY ADMINISTRATOR OR HIS REPRESENTATIVE AND AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.
3. ALL STREET RIGHTS-OF-WAY, REGARDLESS OF SLOPE; ALL FINISHED GRADE SLOPES THAT ARE STEEPER THAN 6:1; AND THE FLOW LINES OF ALL DRAINAGE DITCHES AND SWALES SHALL BE COMPLETELY COVERED WITH EROSION CONTROL MATTING AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.
4. GRASS SHALL BE ESTABLISHED ON THE SLOPES OF ALL DRAINAGE CHANNELS THAT ARE STEEPER THAN 6:1. GRASS SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE TEXAS DEPARTMENT OF TRANSPORTATION.
5. ALL PERMEABLE SURFACES WITHIN THE DEVELOPMENT SHALL BE GRADED TO A SMOOTH AND UNIFORM APPEARANCE THAT CAN BE EASILY MOWED WITH A SMALL RESIDENTIAL RIDING LAWN MOWER.
6. COMPACTING AREA TO BE FILLED: AFTER THE AREA TO BE FILLED IS CLEARED AND SCARIFIED, THE SUBGRADE SOILS SHALL BE COMPACTED MECHANICALLY TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) AND AT A MOISTURE CONTENT WITHIN 3 PERCENTAGE POINTS OF THE MATERIAL'S OPTIMUM MOISTURE.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TOPSOIL FOR CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AROUND AND DIRECTING DRAINAGE AWAY FROM THE BUILDING, POOL, AND PLAYGROUND AREA.
9. ALL SIDEWALK PAVING SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE WITH A MAX. 2% CROSS SLOPE IN ACCORDANCE WITH TEXAS ACCESSIBILITY STANDARDS (TAS). CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO REQUIREMENTS.

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10 5 0 10
SCALE 1" = 10'

1	Revision Description	Date

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
GRADING AND DRAINAGE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 10, 2026

SCALE:
1" = 10'
One Inch
JVC No SKO004

SG2 of 4

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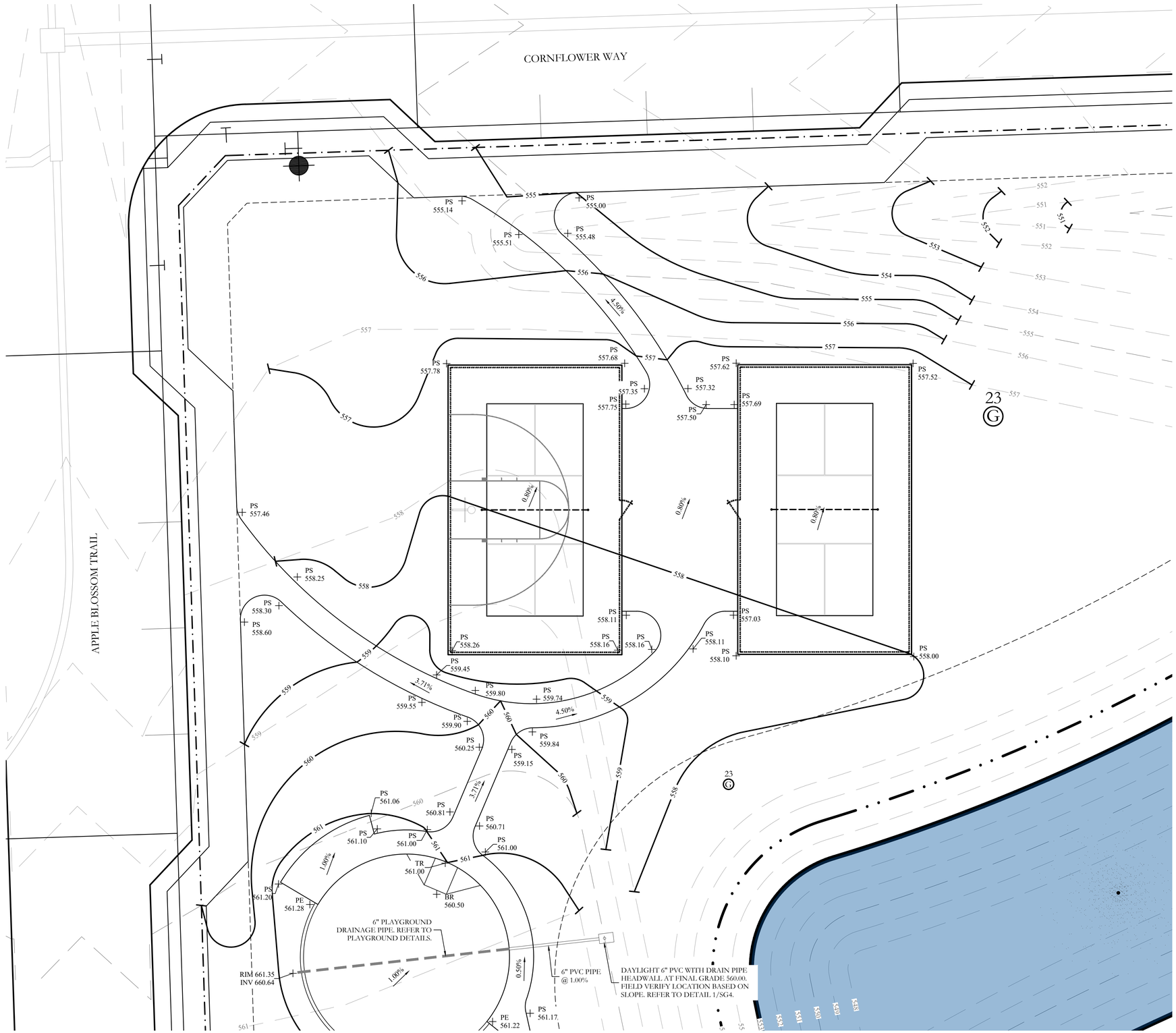

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10 5 0 10
SCALE 1" = 10'

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JOHNSON VOLK CONSULTING
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704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
GRADING AND DRAINAGE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 10, 2026

SCALE:
1" = 10'
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SG3 of 4

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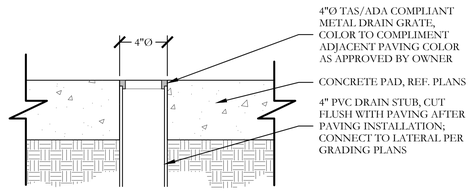
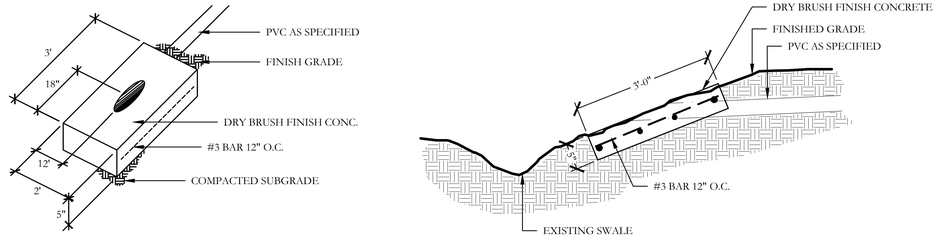


1 DECK DRAIN
SECTION
NOT TO SCALE



2 DRAIN PIPE HEADWALL
SECTION
NOT TO SCALE

Revision Description	Date

JOHNSON VOLK CONSULTING
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704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
GRADING AND DRAINAGE DETAILS



July 10, 2026

SCALE:
REFER TO DETAILS
One Inch
JVC No SKO004

SG4 of 4

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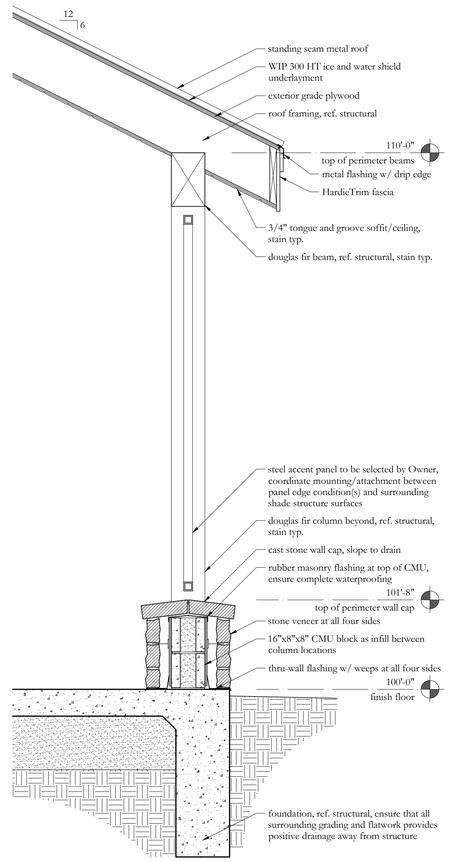
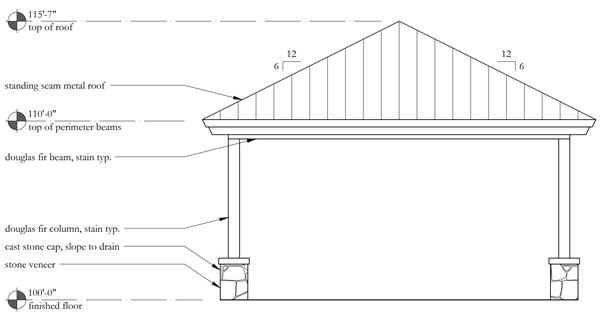


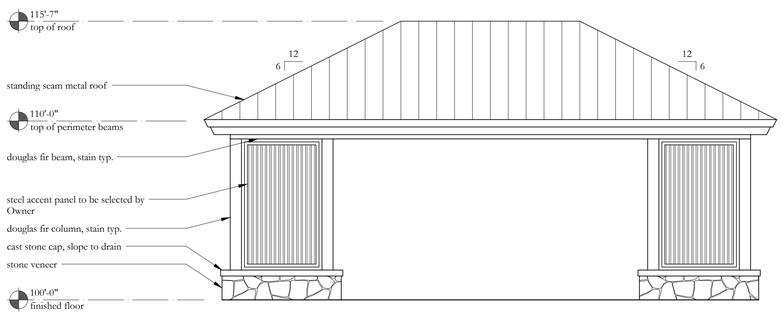
4 TYP. SECTION - SHADE STRUCTURE
ELEVATION
SCALE: 3/4"=1'-0"

SHADE STRUCTURE GENERAL NOTES

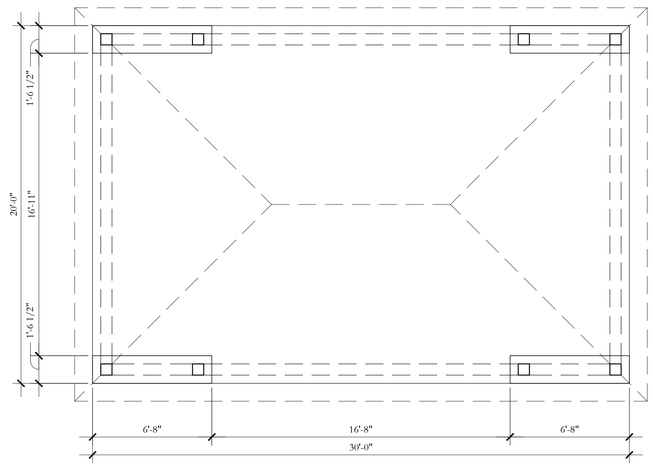
1. OWNER AND/OR GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL STRUCTURAL DESIGN, LOADING, AND OTHER CONDITIONS PRIOR TO FINAL PRICING AND CONSTRUCTION.
2. IF SEALED STRUCTURAL ENGINEERING DRAWINGS ARE REQUIRED FOR PERMITTING ON THIS STRUCTURE, OWNER AND/OR GENERAL CONTRACTOR ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED DRAWINGS.
3. ALL MATERIAL AND FINISH SELECTIONS SHALL BE APPROVED BY OWNER PRIOR TO FINAL PRICING AND CONSTRUCTION.



3 EAST AND WEST ELEVATIONS - SHADE STRUCTURE
ELEVATION
SCALE: 1/4"=1'-0"



2 NORTH AND SOUTH ELEVATIONS - SHADE STRUCTURE
ELEVATION
SCALE: 1/4"=1'-0"



1 PLAN - SHADE STRUCTURE
PLAN
SCALE: 1/4"=1'-0"
TRUE NORTH
PLAN NORTH

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
PLAN, ELEVATIONS, TYPICAL SECTION - SHADE STRUCTURE

SCALE:
REFER TO PLANS
One Inch
JVC No SKO004

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PROJECT COMMENTS

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

DATE: 7/24/2026

PROJECT NUMBER: SP2026-027
PROJECT NAME: Site Plan for Texas Social Driving Range & Parking PH 1
SITE ADDRESS/LOCATIONS: 1091 Rayburn Way, Rockwall, TX, 75032

CASE CAPTION: Discuss and consider a request by Frank Polma of R-Delta Engineers, LLC on behalf of Zach Schultz of Raybrun Electric Cooperative for the approval of a Site Plan for a Golf Driving Range and Commercial Amusement/Recreation Facility a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	07/22/2026	Needs Review

07/22/2026: 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 Golf Driving Range and Commercial Amusement/Recreation Facility a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205].

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 (SP2026-027) 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 new lot lines and easements.

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 remove the improvements and buildings associated with Phase 2. This area can be labeled as Phase 2, but we cannot have any improvements shown in this area. (Subsection 03.04. B, of Article 11, UDC)

(2) Please provide the dimensions for the primary building. (Subsection 03.04. B, of Article 11, UDC)
(3) Please delineate and label the building setbacks. The building setback along S. Goliad Street is 25-feet and the building setback along Sids Road is 15-feet. (Subsection 03.04. B, of Article 11, UDC)
(4) Please indicate the dimensions of a standard parking space. (Subsection 05.03, of Article 06, UDC)
(5) Please clarify if the parking for the maintenance/smoker building is included in the provided calculations. In addition, any outdoor seating requires one (1) parking space per four (4) seats. Please include this in the provided parking table. (Subsection 05.04, of Article 06, UDC)
(6) Please provide the floor plan for the second story of the main building. (Subsection 05.03, of Article 06, UDC)
(7) Please understand that all signage will be approved through a separate building permit. (Subsection 06.02. F, of Article 05, UDC)
(8) All fencing must be delineated and labeled. The label needs to include the height and material of the proposed fencing. (Subsection 08.02. F, of Article 08, UDC)
(9) Please provide a detail of the dumpster enclosure that meets the requirements of the UDC. (Subsection 01.05. B, of Article 05, UDC)
(10) In the Commercial (C) District Outside Storage is not permitted. In this case, the smokers would be considered Outside Storage. Based on this, the smokers will need to be incorporated into the building. (Subsection 02.03, of Article 04, UDC)
(11) Please clarify if there is a bay/roll up door for the loading area. If so, the appropriate screening will be required. (Subsection 01.05. A, of Article 05, UDC)
(12) Any new or existing overhead power lines will need to be underground. (Subsection 03.03, of Article 04, UDC)
(13) The subject property has residential adjacency with the Flagstone Subdivision to the west and the agriculturally zoned property to the south. This will require an exception from the Planning and Zoning Commission.
(14) Please specify what the “Other/Future Family & Kid Friendly Amenities” are. If these are to done at a later date, please remove the callouts from the plans at this time. (Subsection 03.03, of Article 04, UDC)

M.7 Landscape Plan.
(1) Please remove the improvements and buildings associated with Phase 2. This area can be labeled as Phase 2, but we cannot have any improvement shown in this area. (Subsection 03.04. B, of Article 11, UDC)
(2) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Subsection 03.04. B, of Article 11, UDC)
(3) Please provide the impervious vs. landscaped area. Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided. (Subsection 01.01. B, of Article 08, UDC)
(4) Please provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, container or caliper sizes at installation. Canopy trees must be four (4) inch caliper, accent trees must be four (4) feet in height, and all shrubs must be five (5) gallons. (Subsection 05.03. B, of Article 08, UDC)
(5) Please delineate and label the landscape buffer along S. Goliad Street and Sids Road. In this case, the landscape buffer along S. Goliad Street is 20-feet and the landscape buffer along Sids Road is 10-feet. Within the landscape buffer along S. Goliad Street, there must be 19 canopy trees, 37 accent trees, a row of shrubs, and a 30-inch berm. Within the landscape buffer along Sids Road, there must be 13 canopy trees, 13 accent trees, a row of shrubs, and a berm. (Subsection 05.01, of Article 08, UDC)
(6) Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, and accent and canopy trees. There shall be a minimum of one (1) canopy tree per 750 SF and one (1) accent tree per 1,500 SF of detention area. (Subsection 05.03. (D), of Article 08, UDC)
(7) Given that the parking and maneuvering area exceeds 20,000 SF there must be one (1) large canopy tree for every ten (10) parking spaces planted internal to the parking areas. (Subsection 05.03. (E)(2), of Article 08, UDC)
(8) Please provide note indicating irrigation will meet requirements of UDC. (Subsection 05.04, of Article 08, UDC)
(9) Artificial or synthetic plant materials (e.g. artificial grass, turf, trees, and/or shrubs) shall be prohibited on all non-residentially zoned or used property in the City of Rockwall; however, the Planning and Zoning Commission can grant an exception where it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the nonresidential land use. Please detail where any artificial turf will be utilized and its purpose. (Section 04. (B), 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) Please indicate the location of all existing or proposed structures or buildings. (Subsection 03.01. (A), of Article 08, UDC)

(3) Based on the provided treescape plan, you will be required to request an Alternative Tree Mitigation Settlement Agreement. This agreement will require the approval of both the Planning and Zoning Commission and the City Council. In this case, you are requesting to not require mitigation for Eastern Red Cedar trees and to utilize sample areas for the tree mitigation.

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) The light fixtures in the parking areas and on the building cannot exceed 20-feet in height. For the driving range, please indicate the mounting height of the light fixtures. In addition, the light levels cannot exceed 0.2 FC at any property line, and along S. Goliad Street staff would prefer the FC be 0.0 FC if possible. As noted in the variance letter the light levels over 20 FC for the driving range will be an exception. (Subsection 03.03, of Article 07, UDC)
(3) Please extend the light level measurements to the west until they reach 0.2 FC. In addition, please extend the light level heat map to the west until it reaches 0.0 FC. (Subsection 03.03, of Article 07, UDC)
(4) All lighting must be fully shielded and oriented downward. (Subsection 03.03, of Article 07, UDC)

M.10 Building Elevations.
(1) Please provide the building elevation for the maintenance building. (Subsection 03.04. B, of Article 11, UDC)
(2) Please provide supplementary elevations of the primary building that does not have the netting included. (Subsection 03.04. B, of Article 11, UDC)
(3) The main building incorporates greater than 10% secondary materials (i.e. metal). This will require a variance from the Planning and Zoning Commission. (Subsection 06.02. C, of Article 05, UDC)
(4) All sides of the proposed buildings are required a minimum of 20% natural or quarried stone. Currently the backside of the primary building has less than 20% stone. Also, please clarify if the proposed stone is natural or quarried. If the stone is cast, this will require a variance from the Planning and Zoning Commission. (Subsection 06.02. C, of Article 05, UDC)
(5) Please dash in the roof line on the building elevations. In addition, please crosshatch the RTUs. (Subsection 04.01, of Article 05, UDC)
(6) Please indicate the architectural elements on the buildings. All buildings located within an overlay district are required to provide a minimum of four (4) architectural elements. (Subsection 06.02. C, of Article 05, UDC)
(7) Currently the proposed building elevations do not meet the articulation requirements detailed in the General Overlay District Standards and in the General Commercial District Standards of the UDC. As indicated in the variance letter this will require a variance from the Planning and Zoning Commission. (Subsection 04.01. C, of Article 05, UDC)

I.11 Please note that failure to address all comments provided by staff by 3:00 PM on August 4, 2026 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.12 Please note the scheduled meetings for this case:

(1) Planning & Zoning meeting/work session meeting will be held on July 28, 2026.
(2) Planning & Zoning meeting/public hearing meeting will be held on August 11, 2026.

I.13 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.

I.14 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Kuhn	07/21/2026	Approved w/ Comments

07/21/2026: 1. What is this for?
2. No dead end parking. 15'x64' concrete area stripped "no parking" required.

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 TXDOT ROW.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- Additional comments may be provided at time of Engineering.

Roadway Paving Items:
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
- A TIA is required. Review fees apply.
- All driveways must meet City and TXDOT spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed with without a City approved turnaround area, 15'x64' striped and signed no parking area.
- All drive isles to be a minimum of 24' wide.
- All streets and parking 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.
- Culverts (if needed) for driveways will need to be engineered.
- Must meet driveway width maximum and minimum.
- All non-TXDOT roadways shall have a minimum 10' utility easement along the ROW. All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.

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
- There is an existing 18" sewer main along the back of the property available for use.
- There is an existing 8" water main along SH-205 available for use.
- 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.

Drainage Items:
- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
- Detention must be provided for the entire site.
- Detention is not allowed within the floodplain at all.

- Per the City's Engineering Standards of Design and Construction, see section 3.02, Detention calculations are based on zoning, not land use area. Only area of site that may use undeveloped values in post construction calculations is the floodplain area. All land out of the floodplain must be calculated at the zoning value.
- 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 in a drainage easement located at the freeboard elevation.
- Detention ponds must be irrigated.
- Must match the existing flow conditions for the detention outfall or an off-site easement is required.
- 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 or floodplain area. Minimum 2' above 100-year WSEL.
- 100-year WSEL must be called out for detention ponds and floodplain areas.
- Flood Study is required to define all fully developed 100-yr floodplain. Review fees apply. See the City Standards of Design for flood study requirements.
- Any fill within FEMA floodplain must require a LOMR.
- Floodplain and erosion hazard setback must be within a drainage easement.
- Finished floor elevation must be a minimum of 2' above the floodplain.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- All Dumpster areas shall drain to an oil/water separator and then into the storm system.
- Driveway culverts must be engineer designed.

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.

Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/23/2026	Approved w/ Comments

07/23/2026: The fire department connection (FDC) shall face and be clearly visible from the fire lane. The FDC shall be located within 100 feet of a fire hydrant and within 50 feet of the fire lane, measured along the route a fire hose would be laid rather than in a straight line. A clear and unobstructed all-weather access path, with a minimum width of 5 feet, shall be provided from the fire lane to the FDC.

All exterior portions of a non-sprinklered building shall be located within 150 feet of an approved fire lane, measured by an approved route around the exterior of the building.
Review structure near mini golf for coverage.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/20/2026	Approved w/ Comments

07/20/2026: Assigned address will be 1091 Rayburn Way, Rockwall, TX 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/20/2026	Approved w/ Comments

07/20/2026: Please provide a required versus proposed landscape legend
This should include plant varieties with common and latin names, size, etc

Tree mitigation mapping accepted

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 TXDOT ROW.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
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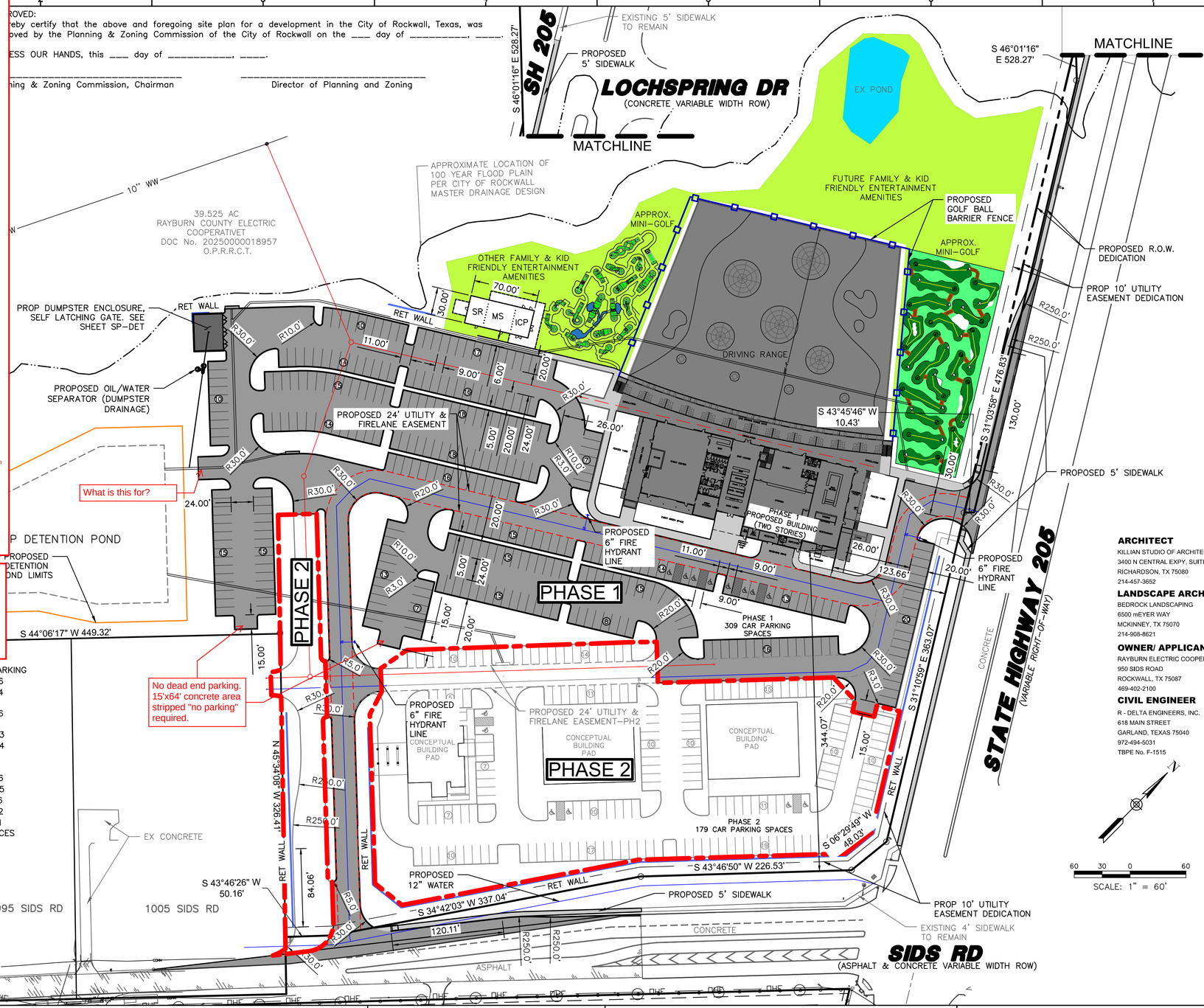
The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

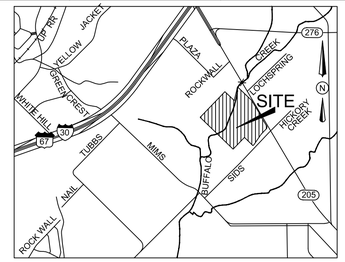
ROVED:
reby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was oved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, _____.

ESS OUR HANDS, this ___ day of _____, _____.

_____ hing & Zoning Commission, Chairman

_____ Director of Planning and Zoning



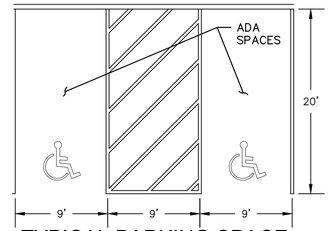


VICINITY MAP
N.T.S.

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



TYPICAL PARKING SPACE
N.T.S.

PARKING DATA:

	RATIO	SQ FOOTAGE	REQ'D PARKING
EVENT CENTER	1/100sf	4,606sf	46
RESTAURANT/BAR	1/100sf	7,387sf	74
KITCHEN		4,462sf	
DRIVING BAYS/RANGE	1/250sf	11,386sf	46
DRIVING BAY CIRCULATION		5,550sf	
LOBBY	1/250sf	612sf	3
OFFICE	1/300	1,088sf	4
OUTDOOR PATIOS		1,851sf	
RESTROOMS/CIRCULATION		2,335sf	
MINI-GOLF (36 HOLES)	1/HOLE		36
MAINTENANCE/SHOP	1/250sf	1,200sf	5
SOFT-SERVE/FOOD-PREP	1/100sf	1,600sf	16
ARCADE/BOWLING	1/250sf	5,413sf	22
PARTY ROOMS	1/100sf	1,127sf	11
	TOTAL		263 SPACES

NOTES:

1. ALL SIDEWALKS ARE 5' 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.

60 30 0 60
SCALE: 1" = 60'

LEGEND

SR	SMOKE ROOM
MS	MAINTENANCE SHOP
ICP	ICE CREAM PARLOR
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
	GOLF BALL BARRIER FENCE (MAX 175' TALL)
	PHASE 1/PHASE 2 BOUNDARY LINE
	BFR – CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS.
	EXISTING POND
	PROPOSED MINI GOLF AREA
	PROPOSED RETAINING WALLS
	ACCESSIBLE AISLE STRIPING
	PROPOSED BLDG & DRIVING RANGE FOUNDATION
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK

ARCHITECT
KILLIAN STUDIO OF ARCHITECTURE
3400 N CENTRAL EXPY, SUITE 110-307
RICHARDSON, TX 75080
214-457-3652

LANDSCAPE ARCHITECT
BEDROCK LANDSCAPING
6500 mEYER WAY
MCKINNEY, TX 75070
214-908-8621

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
972-494-5031
TBPE No. F-1515

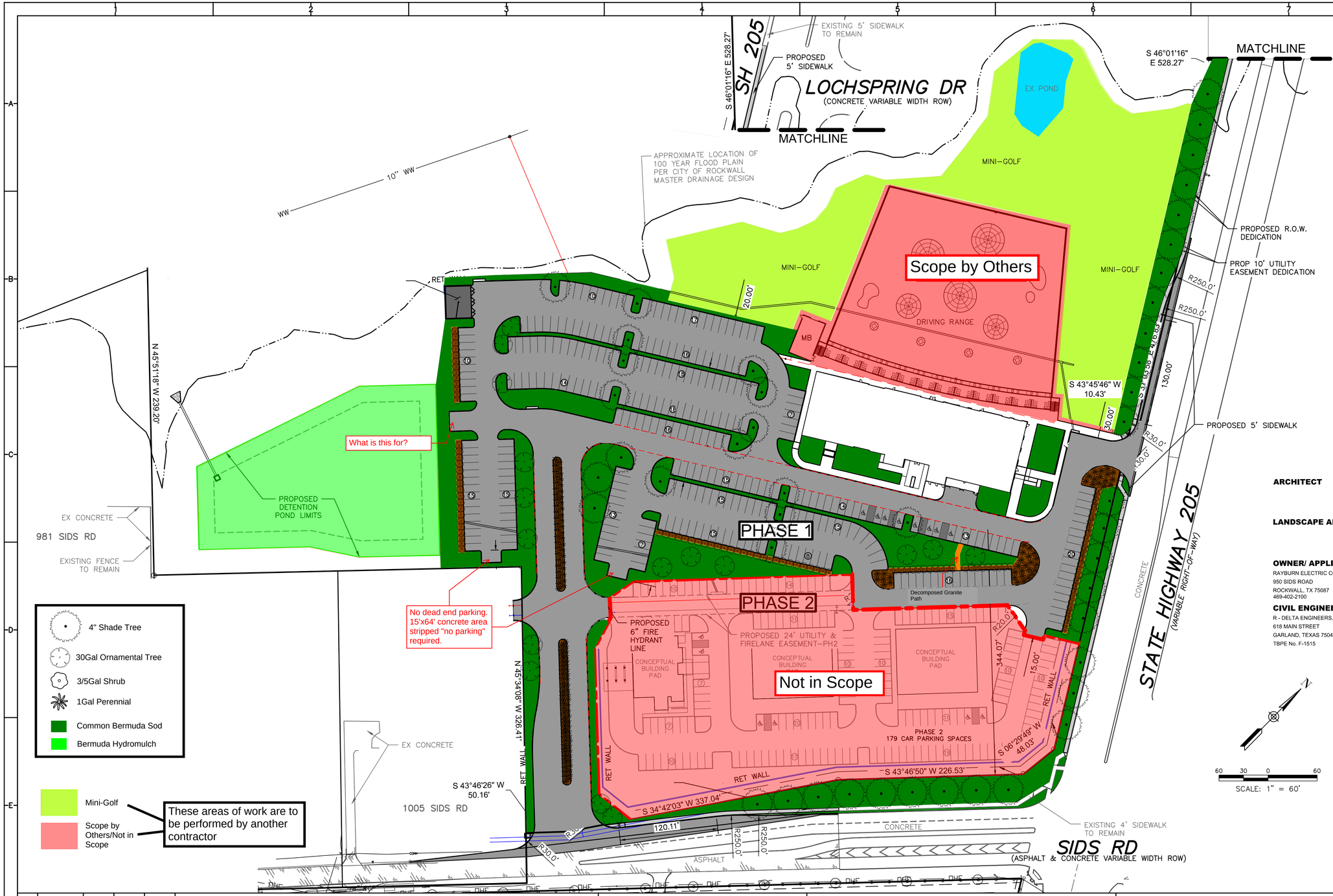
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	05/08/2026	RDE	FAP	RDE	ISSUED FOR OWNER REVIEW

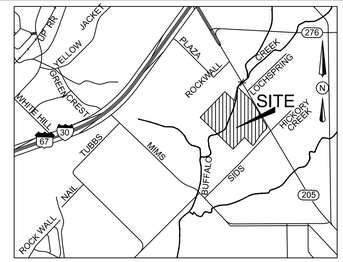
RayburnElectric COOPERATIVE
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: July 16, 2026
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3462-25	DESIGN BY JMJ		
CREATED	CODE		
PLOTTED	CHECKED BY RDE		
LAST UPDATE BY			
DRAWN: JMJ	SCALE: AS NOTED		
CHECKED:	DRAWING NO.:	ISSUE: 0	
APPROVED:			
FILENAME:			

TEXAS SOCIAL DRIVING RANGE & PARKING-PHASE-1
S.H. 205
ROCKWALL, TX 75032
SITE PLAN





VICINITY MAP
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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
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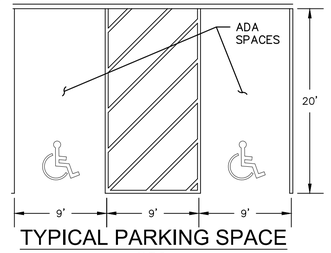
DUMPSTER PADS	7"	3,600	6.0	6.5
SIDEWALKS	4"	3,000	N/A	5.5
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5



TYPICAL PARKING SPACE
N.T.S.

SCALE: 1" = 60'

ARCHITECT

LANDSCAPE ARCHITECT

OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
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TBPE No. F-1515

LEGEND

MB	MAINTENANCE BUILDING
EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
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	EXISTING POND
	PROPOSED MINI GOLF AREA
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	ACCESSIBLE AISLE STRIPING
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	05/08/2026	RDE	FAP	RDE	ISSUED FOR OWNER REVIEW
	07/15/2026		FV	PA	Landscape Schematic Design by Bedrock Landscaping

BEDROCK LANDSCAPING

JOB NO. 3462-25 DESIGN BY JMJ
CREATED CODE
PLOTTED CHECKED BY RDE
LAST UPDATE BY
DRAWN: JMJ SCALE: AS NOTED
CHECKED: DRAWING NO.: ISSUE: 0
APPROVED:
FILENAME:

TEXAS SOCIAL DRIVING RANGE & PARKING-PHASE-1
S.H. 205
ROCKWALL, TX 75032
LANDSCAPE 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	S.H. 205				
SUBDIVISION	ROCKWALL HOSPITAL ADDITION	LOT	1	BLOCK	A
GENERAL LOCATION	NORTHWEST CORNER S.H. 205 & SIDS RD INTERSECTION				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C - COMMERCIAL	CURRENT USE	VACANT		
PROPOSED ZONING	C - COMMERCIAL	PROPOSED USE	COMMERCIAL		
ACREAGE	39.52	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	Rayburn Electric Cooperative	☐ APPLICANT	R-Delta Engineers, LLC
CONTACT PERSON	Zach Schultz	CONTACT PERSON	Frank Polma, P.E.
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 Zach Schultz [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 $ $1,040.40 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17th *DAY OF* July *20* 26*. 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."*

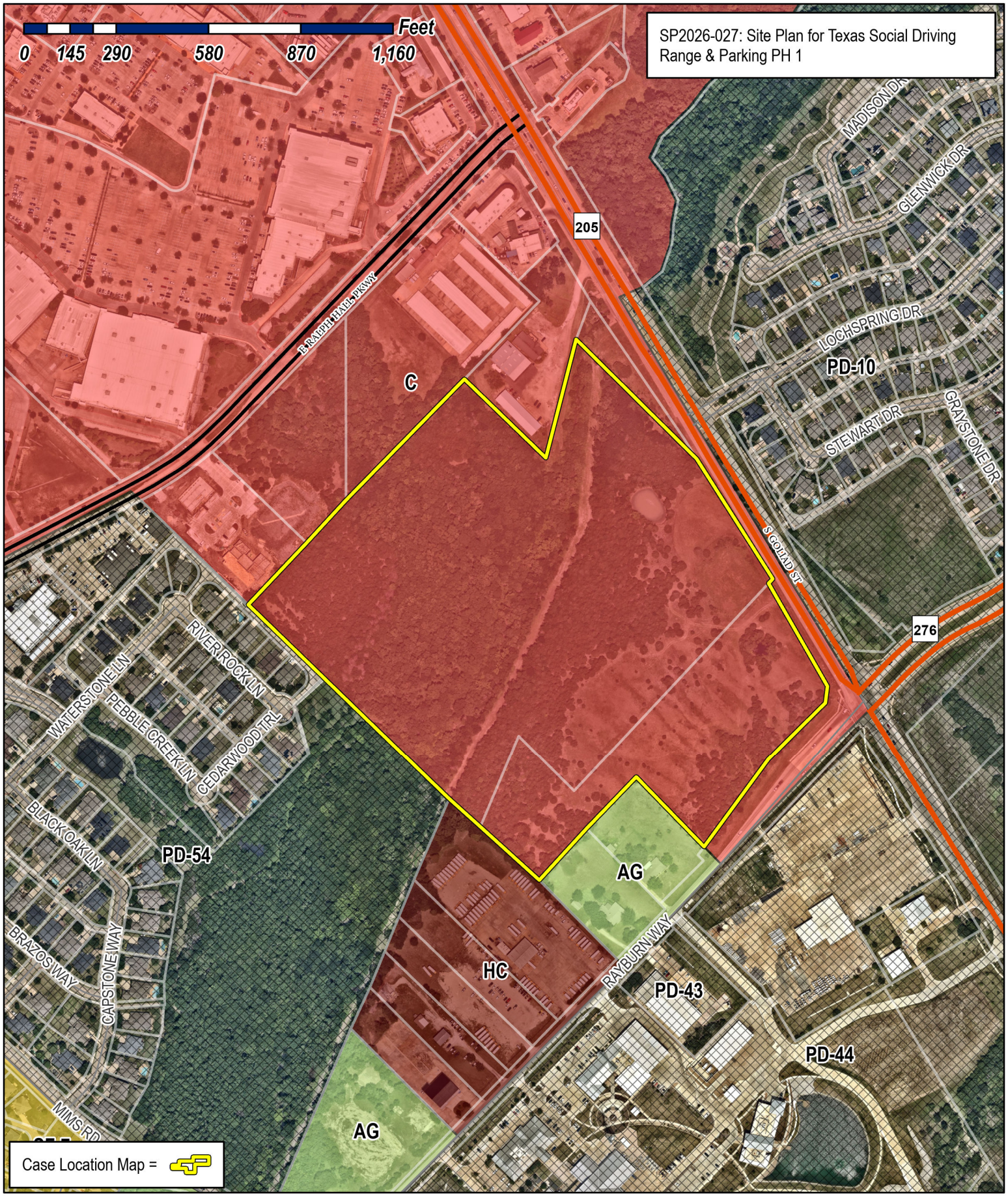
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th *DAY OF* July *20*26.

ELAINE WHITE
Notary ID #134726885
My Commission Expires
January 23, 2028

OWNER'S SIGNATURE Zach Schultz

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Elaine White

MY COMMISSION EXPIRES 01-23-2028



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.

July 17, 2026

City of Rockwall, Texas
385 S. Goliad Street
Rockwall, Texas 75087

ATTENTION: **Mr. Henry Lee, AICP**
Planner

SUBJECT: **Texas Social Development**
NW Corner Sids Road & SH205
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 respectfully request approval of the following variances and exceptions to address items not in compliance with the City of Rockwall Unified Development Code (UDC):

Variances

- Cedar Tree Mitigation Waiver (Alternative Tree Mitigation Settlement Agreement)
- Building nonconformance with four- sided architecture and articulation requirements (UDC Article 05 Section 04.01).
- Building nonconformance with exterior elevation material requirements (UDC Article 05, Section 04.01).

Exceptions

- Lighting levels at golf range greater than 20-FC (Subsection 03.03.G, of UDC Article 07)

REC requests an Alternative Tree Mitigation Settlement Agreement permitting bulk sampling of the existing dense onsite groves of Cedar tree groves and waiver of mitigation for the Cedar tree removals. The mitigation waiver for removal of Cedar trees greater than 8-feet in height is necessary due to the extremely large number (9,641 caliper inches) of Canopy Tree plantings required under 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. Excluding the Cedar tree mitigation, there are 112 caliper inches required for mitigation. This project cannot support the Cedar tree mitigation requirement or move forward without this waiver.

The golf range lighting levels are consistent with industry standards and are necessary for the proposed use.

The building exterior does not meet the articulation and building material requirements.

Compensatory measures for the variances described above (UDC Article 11 Subsection 09.01) will be discussed during the Site Plan review process.

We greatly appreciate your consideration of these variance and exception 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
Mr. Anthony S. Winkler – Calabrese and Winkler Holdings
Mr. Zach Schultz – Rayburn Electric Cooperative
Mr. Gentry Ewing – Rayburn Electric Cooperative
Mr. Phillip Craddock, AIA – Craddock Architecture

SITE INFORMATION:

EXISTING ZONING: C – COMMERCIAL
PROPOSED ZONING: NO CHANGE
PROPOSED USE: DRIVING RANGE, MINI GOLF, EVENT CENTER, RESTAURANT & PARKING
TOTAL AREA: 1,721,431 SQ FT 39.52 AC

"C–COMMERCIAL" 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: 35'–0"
PROPOSED LOT COVERAGE: 361,147/1,721,431 = 20.98%
PROPOSED FLOOR AREA RATIO: 33,147/ 1,721,431 = 1.93%
PROPOSED IMPERVIOUS PARKING: 173,073/1,721,431 = 10.05%

REQUIRED PARKING: (SEE PARKING DATA TABULATIONS BELOW)
PROPOSED BUILDINGS 33,147 SQ FT

REQUIRED PARKING = 263 SPACES – PH1
TOTAL PROVIDED PARKING (CAR)= 301 SPACES
TOTAL PROVIDED HANDICAP SPACES= 8 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)
TOTAL PARKING SPACES 309

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

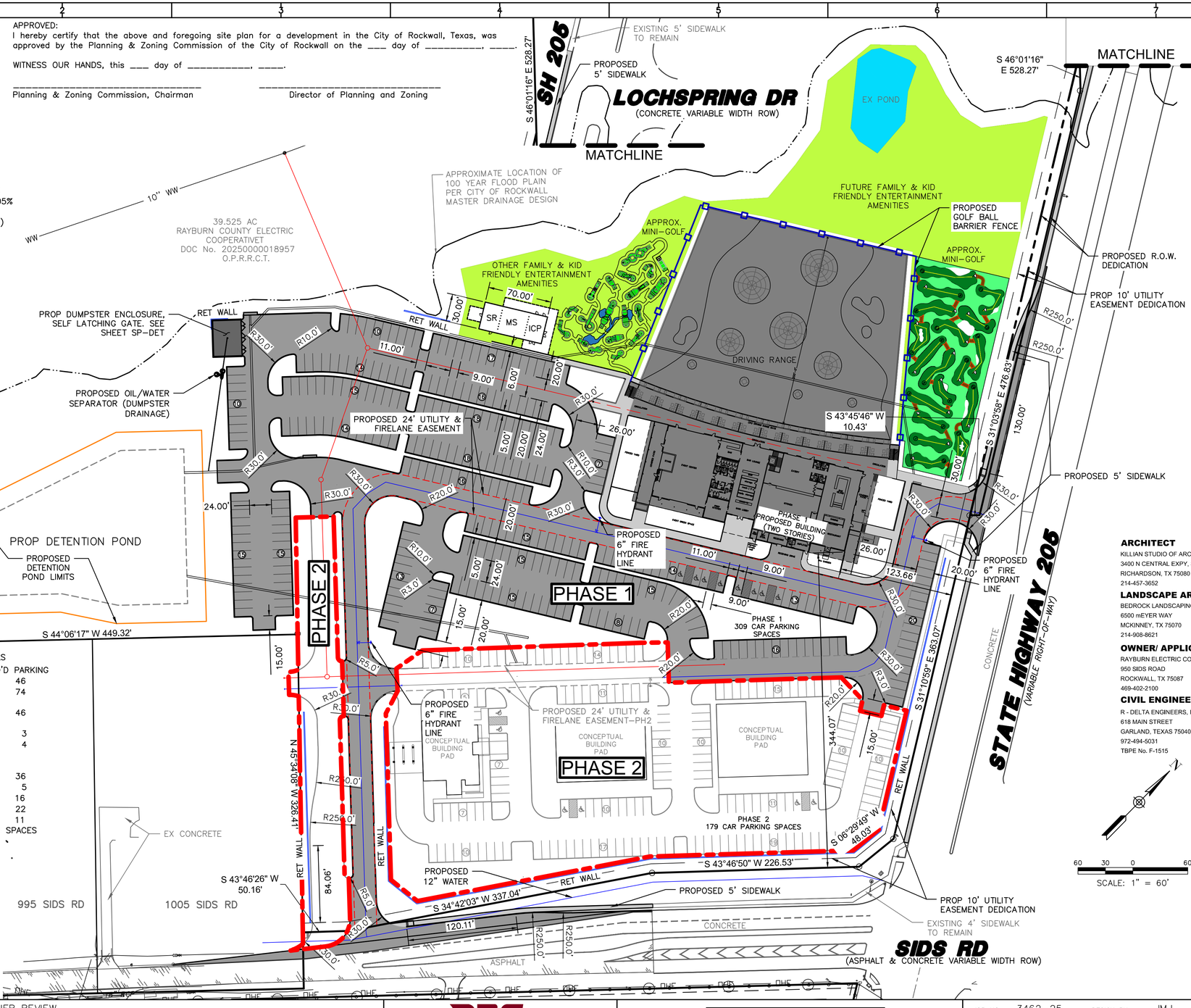
_____ Director of Planning and Zoning

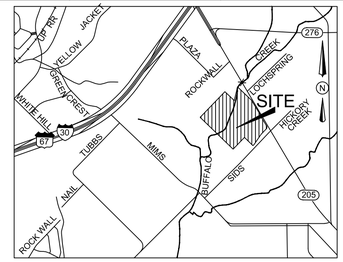
PARKING DATA: *INCLUDES 1ST & 2nd BUILDING LEVELS

	RATIO	SQ FOOTAGE	REQ'D PARKING
EVENT CENTER	1/100sf	4,606sf	46
RESTAURANT/BAR	1/100sf	7,387sf	74
KITCHEN		4,462sf	
DRIVING BAYS/RANGE	1/250sf	11,386sf	46
DRIVING BAY CIRCULATION		5,550sf	
LOBBY	1/250sf	612sf	3
OFFICE	1/300	1,088sf	4
OUTDOOR PATIOS		1,851sf	
RESTROOMS/CIRCULATION		2,335sf	
MINI–GOLF (36 HOLES)	1/HOLE		36
MAINTENANCE/SHOP	1/250sf	1,200sf	5
SOFT–SERVE/FOOD–PREP	1/100sf	1,600sf	16
ARCADE/BOWLING	1/250sf	5,413sf	22
PARTY ROOMS	1/100sf	1,127sf	11
	TOTAL		263 SPACES

NOTES:

1. ALL SIDEWALKS ARE 5' 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.



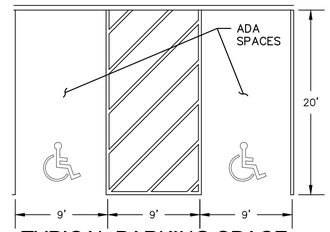


VICINITY MAP
N.T.S.

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



TYPICAL PARKING SPACE
N.T.S.

LEGEND

SR	SMOKE ROOM
MS	MAINTENANCE SHOP
ICP	ICE CREAM PARLOR
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
	GOLF BALL BARRIER FENCE (MAX 175' TALL)
	PHASE 1/PHASE 2 BOUNDARY LINE
	BFR – CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS.
	EXISTING POND
	PROPOSED MINI GOLF AREA
	PROPOSED RETAINING WALLS
	ACCESSIBLE AISLE STRIPING
	PROPOSED BLDG & DRIVING RANGE FOUNDATION
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK

60 30 0 60
SCALE: 1" = 60'

ARCHITECT
KILLIAN STUDIO OF ARCHITECTURE
3400 N CENTRAL EXPY, SUITE 110-307
RICHARDSON, TX 75080
214-457-3652

LANDSCAPE ARCHITECT
BEDROCK LANDSCAPING
6500 mEYER WAY
MCKINNEY, TX 75070
214-908-8621

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
972-494-5031
TBPE No. F-1515

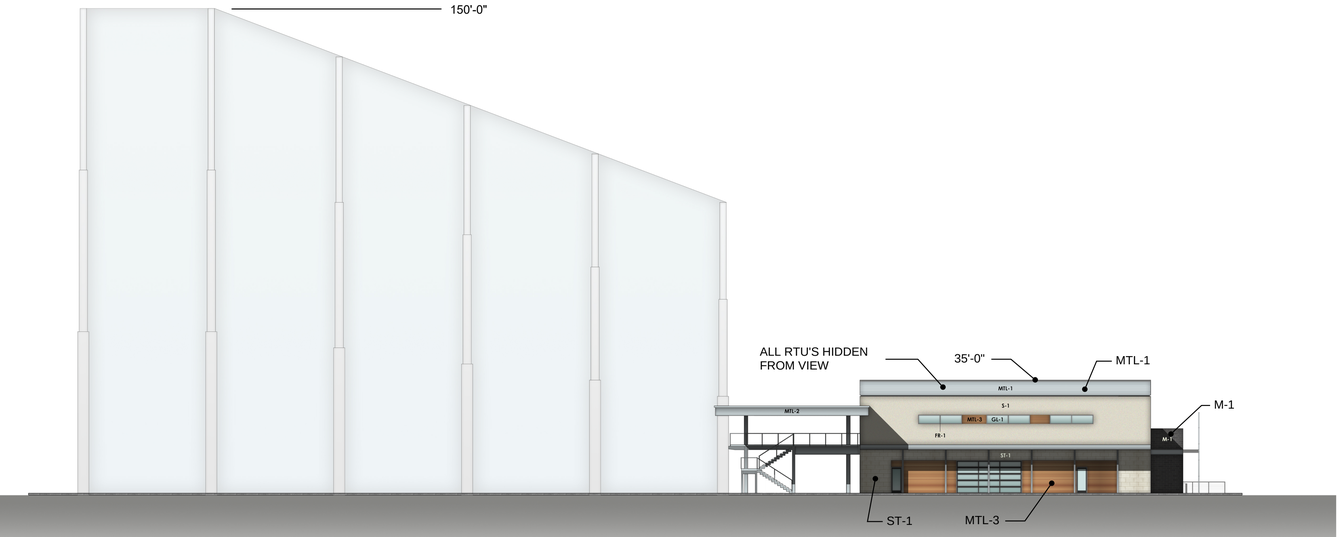
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	05/08/2026	RDE	FAP	RDE	ISSUED FOR OWNER REVIEW

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

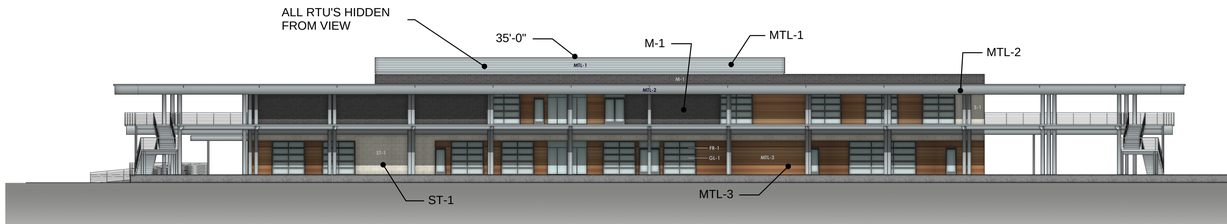
PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R–Delta Engineers, Inc.
Date: July 16, 2026
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3462–25 DESIGN BY JMJ
CREATED CODE
PLOTTED CHECKED BY RDE
LAST UPDATE BY
DRAWN: JMJ SCALE: AS NOTED
CHECKED: DRAWING NO.: ISSUE: 0
APPROVED:
FILENAME:

TEXAS SOCIAL DRIVING RANGE & PARKING-PHASE-1
S.H. 205
ROCKWALL, TX 75032
SITE PLAN



LEFT (WEST) **ELEVATION**



BACK (NORTH) **ELEVATION**

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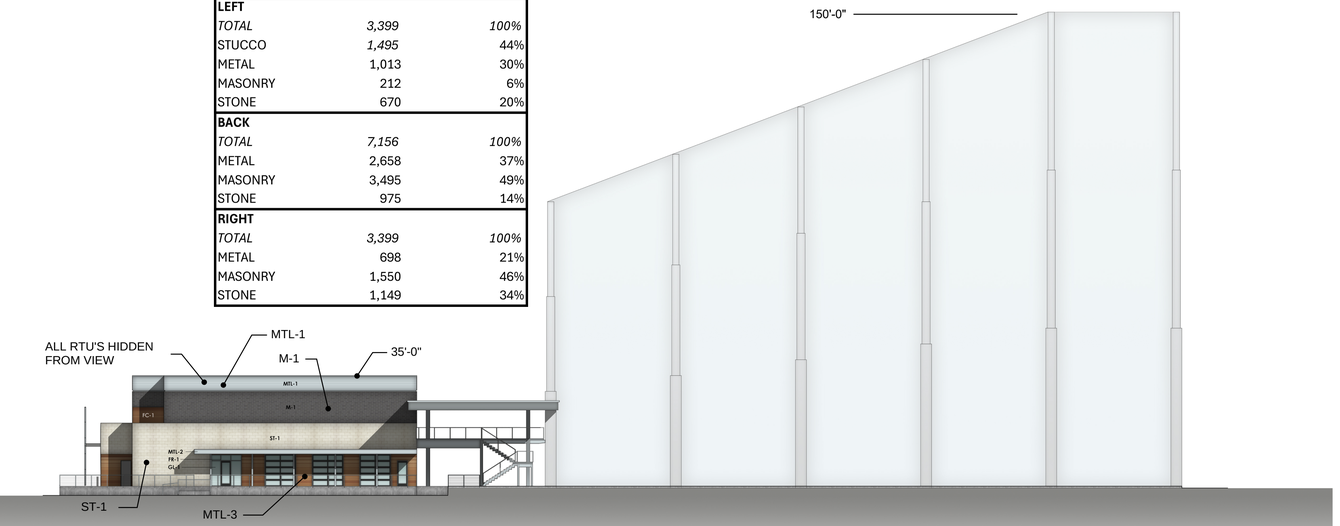
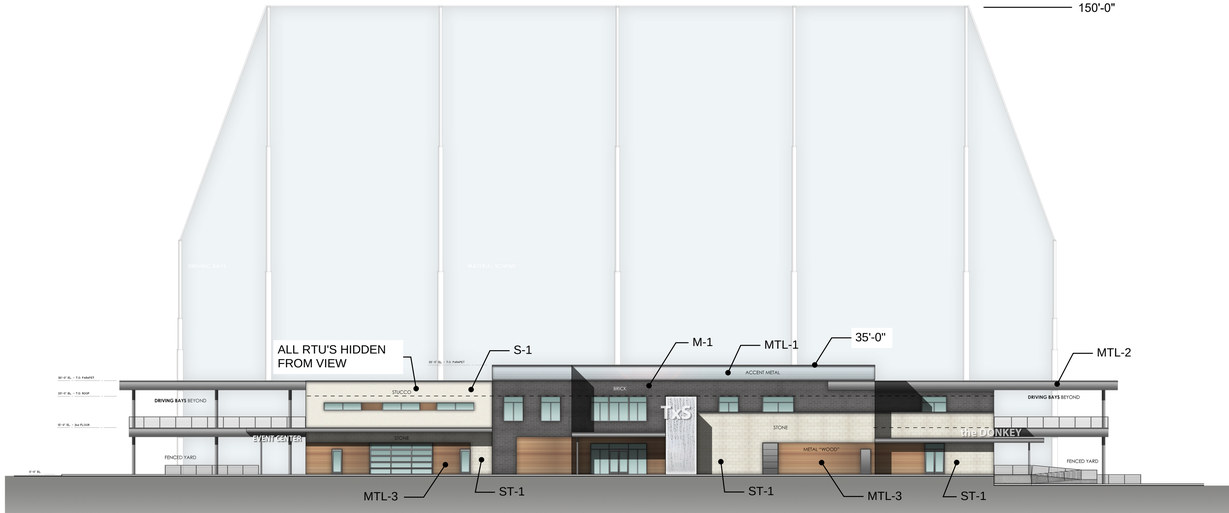
EXTERIOR MATERIAL CALCULATIONS		
	SF EA.	% AREA
FRONT		
TOTAL	*7,156*	*100%*
STUCCO	*890*	12%
METAL	1,780	25%
MASONRY	2,954	41%
STONE	1,513	21%
LEFT		
TOTAL	*3,399*	*100%*
STUCCO	*1,495*	44%
METAL	1,013	30%
MASONRY	212	6%
STONE	670	20%
BACK		
TOTAL	*7,156*	*100%*
METAL	2,658	37%
MASONRY	3,495	49%
STONE	975	14%
RIGHT		
TOTAL	*3,399*	*100%*
METAL	698	21%
MASONRY	1,550	46%
STONE	1,149	34%



RIGHT (EAST) **ELEVATION**



FRONT (SOUTH) **ELEVATION**

MTL-1	HORIZONTAL METAL PANEL - PAC-CLAD - ANODIC CLEAR
MTL-2	METAL FACIA - PAC-CLAD - ANODIC CLEAR
MTL-3	METAL PANEL - PAC-CLAD GOLDEN MAPLE
M-1	MASONRY BRICK VENEER (DARK GRAY) BLACKSON BRICK - MIDNIGHT IS (VELOUR)
ST-1	MASONRY STONE VENEER - BLAKCSON BRICK - COTTONWOOD HONED
S-1	(3) PART STUCCO - WHITE - SW 6105 SHERWIN WILLIAMS DIVINE WHITE
GL-1	GLAZING (GLASS) - LOW-E CLEAR
FR-1	STOREFRONT FRAMES - DARK BRONZE ALUMINUM

ALL RTU'S HIDDEN BEHIND PARAPET WALLS

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 ____,2026.

WITNESS OUR HANDS, this ___ day of _____, 2026.

Planning & Zoning Commission, Chairman

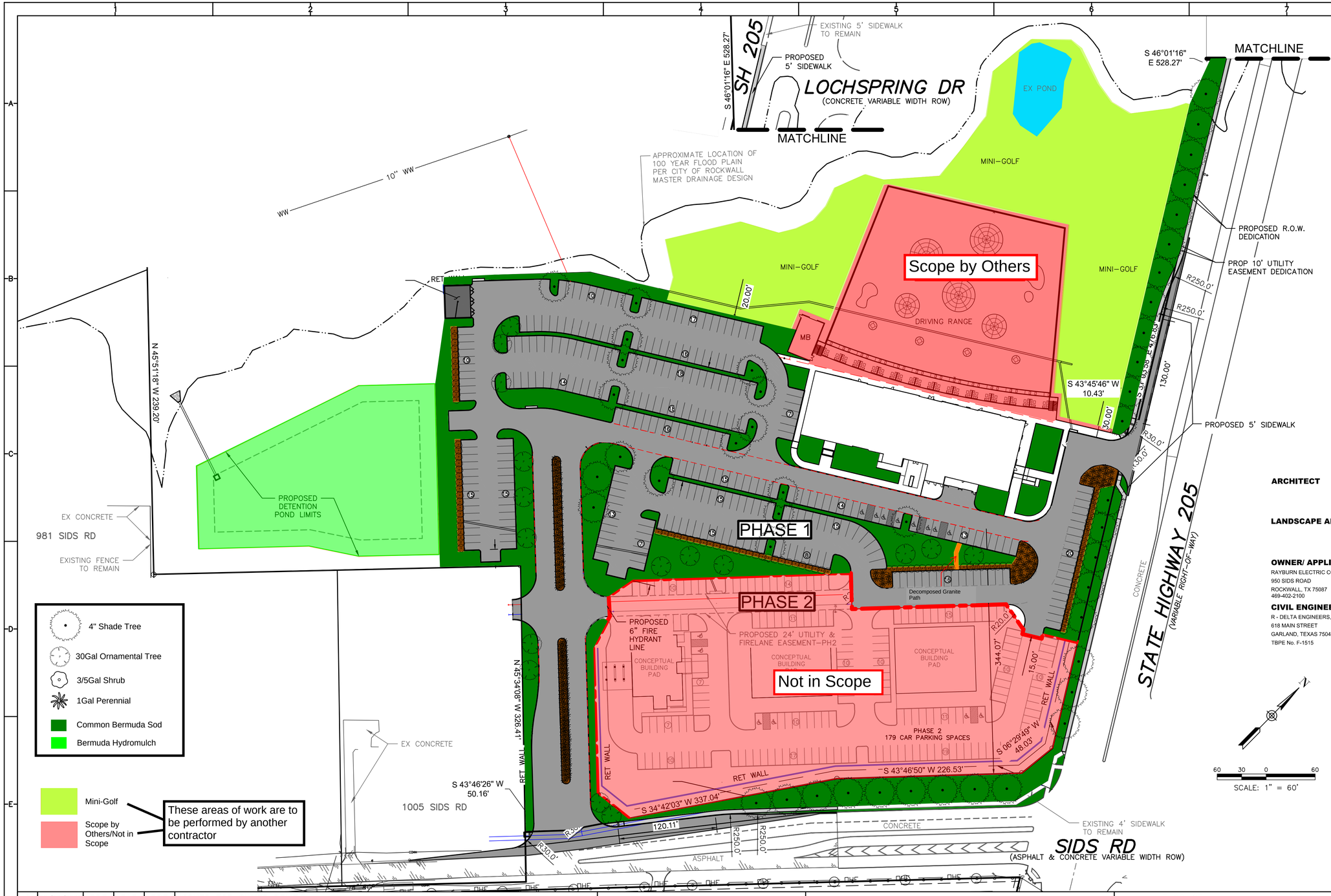
Director of Planning and Zoning

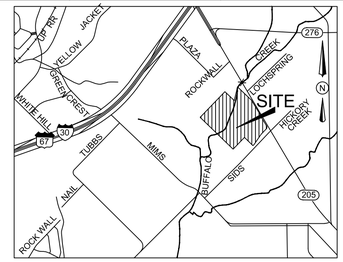
TEXAS **SOCIAL** _ HWY **205 & SIDS** ROAD _ ROCKWALL TX _ SCHEMATIC **DESIGN**

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY _ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

SCALE _ **3/32" = 1'-0"** @ 24"x36" FORMAT

KILLIAN
STUDIO OF ARCHITECTURE
WWW.KENKILLIAN.COM
TEL 214.457.3652 | EMAIL KRK@KENKILLIAN.COM
3400 N CENTRAL EXPY | STUDIO 110-307
RICHARDSON, TX 75080





VICINITY MAP
N.T.S.

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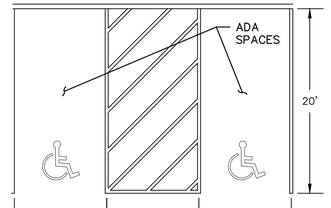

TYPICAL PARKING SPACE
N.T.S.

60 30 0 60
SCALE: 1" = 60'

ARCHITECT

LANDSCAPE ARCHITECT

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

LEGEND

MB	MAINTENANCE BUILDING
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
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	EXISTING GUY WIRE
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	PHASE 1/PHASE 2 BOUNDARY LINE
	BFR – CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS.
	EXISTING POND
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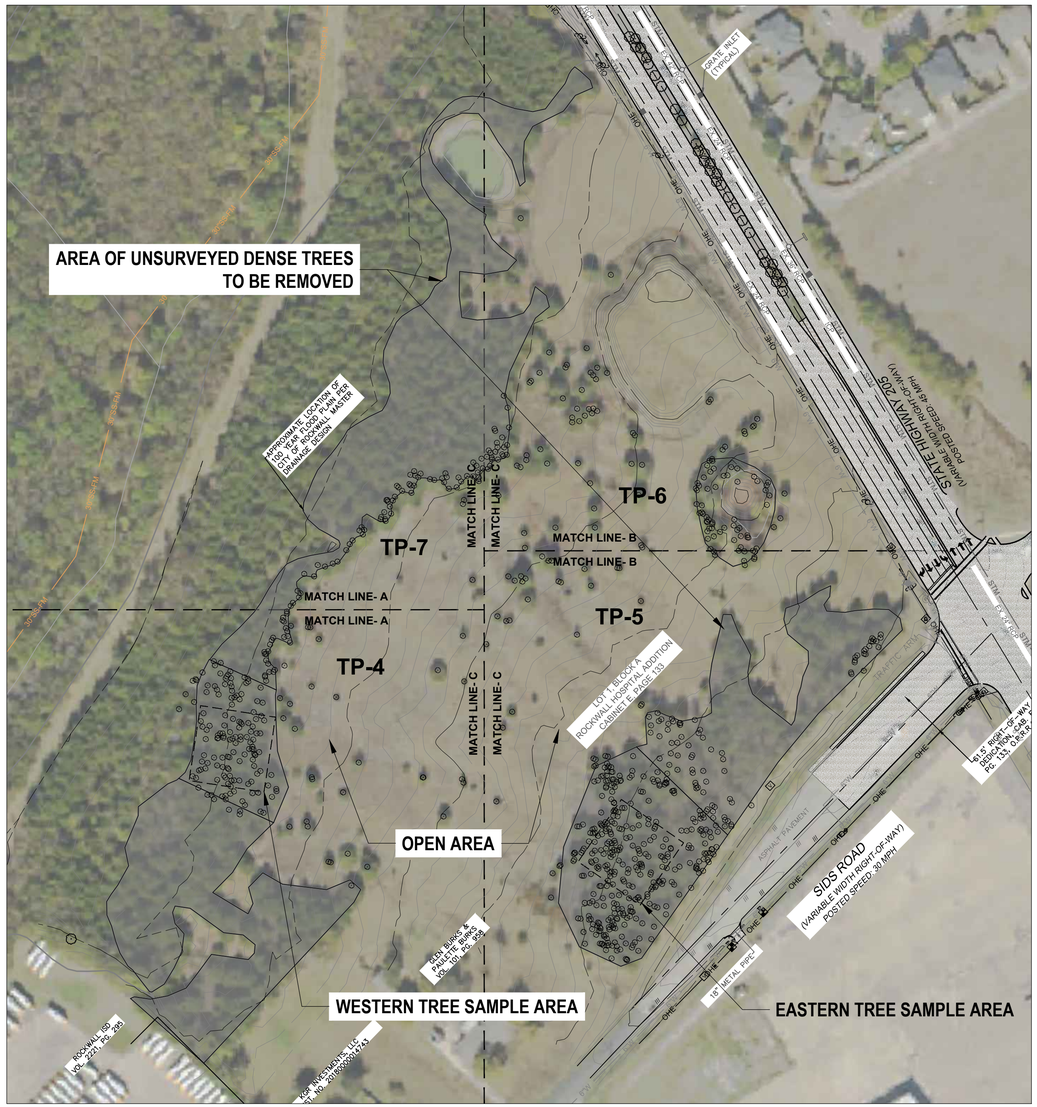
	PROPOSED RETAINING WALLS
	ACCESSIBLE AISLE STRIPING
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	05/08/2026	RDE	FAP	RDE	ISSUED FOR OWNER REVIEW
	07/15/2026		FV	PA	Landscape Schematic Design by Bedrock Landscaping

BEDROCK LANDSCAPING

JOB NO. 3462-25 DESIGN BY JMJ
CREATED CODE
PLOTTED CHECKED BY RDE
LAST UPDATE BY
DRAWN: JMJ SCALE: AS NOTED
CHECKED: DRAWING NO.: ISSUE: 0
APPROVED:
FILENAME:

TEXAS SOCIAL DRIVING RANGE & PARKING-PHASE-1
S.H. 205
ROCKWALL, TX 75032
LANDSCAPE PLAN



OVERALL SITE PLAN

SECTION 05 | TREE MITIGATION REQUIREMENTS

The tree mitigation requirements shall apply for all properties that do not fall under the exemptions listed in Section 01.03, *Exemptions*, of this *Article*. In addition, if a treescape plan or tree removal permit allows for the removal of a protected or feature tree(s), the applicant and/or property owner shall account for the number of inches of tree being removed using the following criteria:

(A) *Primary Protected Trees*. Primary protected trees measuring four inches through 25-inches DBH shall be replaced on an inch-for-inch basis (*i.e. the total number of caliper inches of tree being replaced shall equal the total number of caliper inches being removed*).

(B) *Secondary Protected Trees*. *Cedar Trees* measuring eight (8) feet or greater in height shall be replaced with a single, four (4) inch caliper tree

(C) *Featured Trees*. Featured trees (*i.e. all trees greater than 25-inches*) shall be replaced with twice the number of inches being removed (*i.e. the total number of caliper inches of tree being replaced shall be twice the number of caliper inches being removed*).

(D) *Non-Protected Tree*. No mitigation will be required for the removal of any tree that is less than four (4) inches DBH or a *Cedar Tree* less than eight (8) feet in height. In addition, no mitigation shall be required for the removal of Bois d'Arc, Willow, Cottonwood, Honey Locust, Chinaberry, and Hackberry trees.

TREE MITIGATION REQUIREMENTS

Site Trees Existing- See Tree Listings on included sheets.

Tree Designation-
- Non-Protected- 0 Caliper Inch required to replace
- Secondary- Cedars Trees measuring eight (8) feet or greater shall be replace with a single four (4) inch Caliper Tree
- Primary- 1 Caliper Inch per 1" Caliper removed required to replaced
- Feature- 2 Caliper Inches per 1" Caliper removed required to replaced

TREE MITIGATION FOR DENSE TREE AREAS

WESTERN SAMPLE AREA
Reference Sheet TP-2
Cleared Area 153,645 S.F./ 10,000 S.F. (Sample Area) = 15.36 Cleared Area Multiplier

10,000 S.F. Sample Area Existing Trees- 331 Caliper Inches

15.36 x 331 Caliper Inches per 10,000 S.F. Area = 5,084 Caliper Inches Mitigation

WESTERN SAMPLE AREA DENSE TREE MITIGATION= 5,084 Caliper Inches Mitigation

EASTERN SAMPLE AREA
Reference Sheet TP-3
Cleared Area 79,443 S.F./ 10,000 S.F. (Sample Area) = 7.94 Cleared Area Multiplier

10,000 S.F. Sample Area Existing Trees- 450 Caliper Inches

7.94 x 450 Caliper Inches per 10,000 S.F. Area = 3,573 Caliper Inches Mitigation

EASTERN SAMPLE AREA DENSE TREE MITIGATION= 3,573 Caliper Inches Mitigation

TOTAL CLEARED AREA TREE MITIGATION = 8,657 Caliper Inches Mitigation

TREE MITIGATION FOR OPEN AREA INDIVIDUAL TREES
Reference Noted Sheets for Calculations
- Total Tree Mitigation Sheet TP-4 112 Caliper Inches
- Total Tree Mitigation Sheet TP-5 265 Caliper Inches
- Total Tree Mitigation Sheet TP-6 595 Caliper Inches
- Total Tree Mitigation Sheet TP-7 12 Caliper Inches

TOTAL TREE MITIGATION OPEN AREA INDIVIDUAL TREES= 984 Caliper Inches

TOTAL TREE MITIGATION = 9,641 Caliper Inches

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	06/19/2026	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

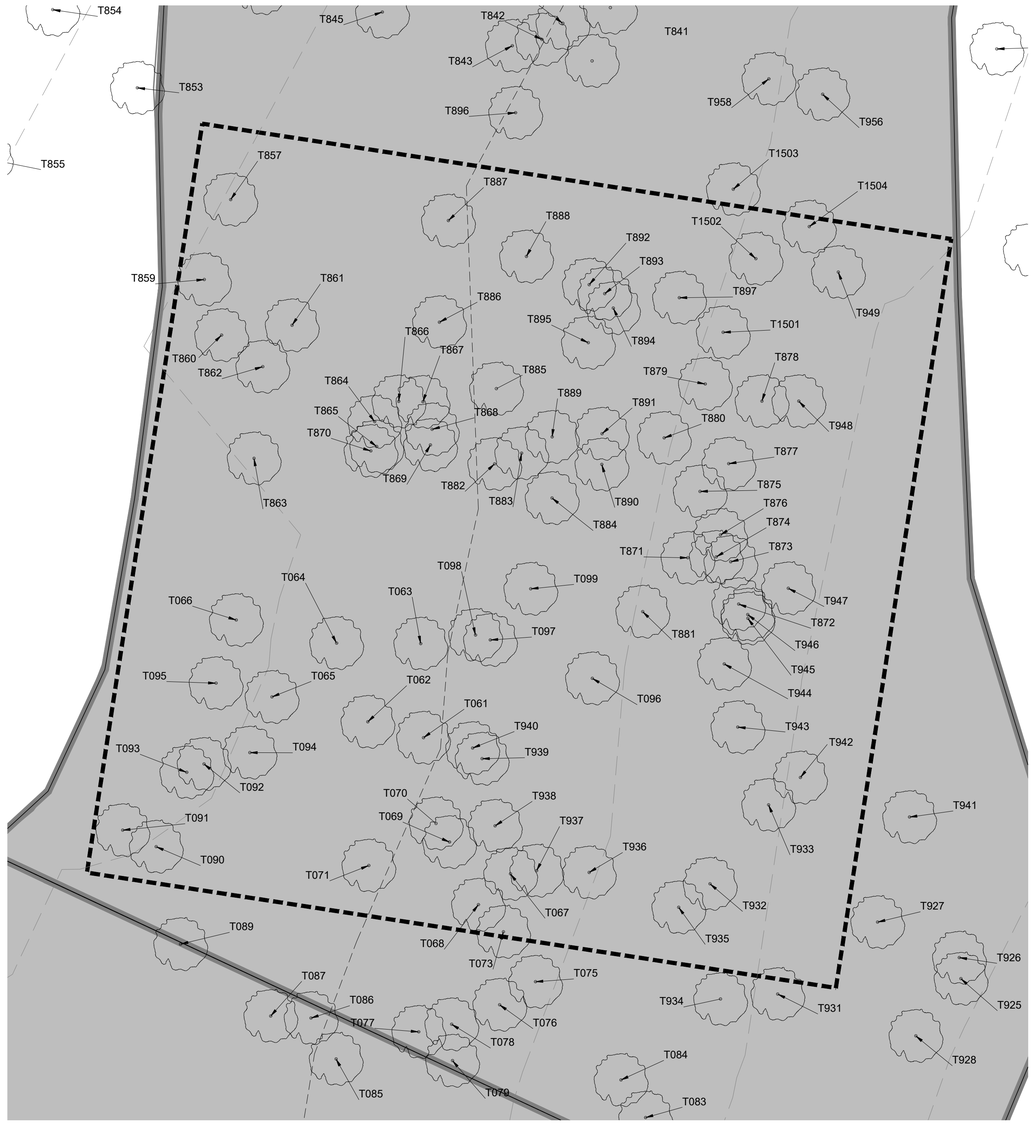
DUNKIN SIMS STOFFELS INC.

JOB NO. 3462-25 | DESIGN BY BS
CREATED | CODE
PLOTTED 6/19/2026 | CHECKED BY BS
LAST UPDATE BY

DRAWN: MW | SCALE: AS NOTED
CHECKED: | DRAWING NO.: TP-1 | ISSUE: 0
APPROVED:
FILENAME:

REC- TEXAS SOCIAL SITE DEVELOPMENT

TREESCAPE PLAN



ENLARGEMENT- WESTERN TREE SAMPLE AREA

N

10 5 0 10

GRAPHIC SCALE IN FEET
SCALE: 1" = 10'

WESTERN SAMPLE AREA TREE LIST
Rayburn Electric Cooperative- Texas Social Site Development
June 17, 2026

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		
T061	8	CEDAR				x		Remove	4
T062	10	CEDAR				x		Remove	4
T063	8	CEDAR				x		Remove	4
T064	9	CEDAR				x		Remove	4
T065	6	CEDAR				x		Remove	4
T066	12	CEDAR				x		Remove	4
T067	4	CEDAR				x		Remove	4
T068	8	CEDAR				x		Remove	4
T069	4	CEDAR				x		Remove	4
T070	6	CEDAR				x		Remove	4
T071	12	CEDAR				x		Remove	4
T072	6	CEDAR				x		Remove	4
T073	6	CEDAR				x		Remove	4
T090	11	CEDAR				x		Remove	4
T091	12	CEDAR				x		Remove	4
T092	5	CEDAR				x		Remove	4
T093	4	CEDAR				x		Remove	4
T094	6	CEDAR				x		Remove	4
T095	10	CEDAR				x		Remove	4
T096	7	CEDAR				x		Remove	4
T097	5	CEDAR				x		Remove	4
T098	4	CEDAR				x		Remove	4
T099	6	CEDAR				x		Remove	4
T857	16	CEDAR				x		Remove	4
T859	10	ELM			x			Remove	10
T860	9	ELM			x			Remove	9
T861	6	CEDAR				x		Remove	4
T862	8	CEDAR				x		Remove	4
T863	6	HACKBERRY					x	Remove	0
T864	8	CEDAR				x		Remove	4
T865	13	CEDAR				x		Remove	4
T866	5	CEDAR				x		Remove	4
T867	8	CEDAR				x		Remove	4
T868	6	CEDAR				x		Remove	4
T869	6	CEDAR				x		Remove	4
T870	6	CEDAR				x		Remove	4
T871	6	CEDAR				x		Remove	4
T872	7	CEDAR				x		Remove	4
T873	7	CEDAR				x		Remove	4
T874	4	CEDAR				x		Remove	4
T875	5	CEDAR				x		Remove	4
T876	5	CEDAR				x		Remove	4
T877	4	CEDAR				x		Remove	4
T878	4	CEDAR				x		Remove	4
T879	4	CEDAR				x		Remove	4
T880	6	CEDAR				x		Remove	4
T881	7	CEDAR				x		Remove	4
T882	9	CEDAR				x		Remove	4
T883	9	CEDAR				x		Remove	4
T884	10	CEDAR				x		Remove	4
T885	8	CEDAR				x		Remove	4
T886	9	CEDAR				x		Remove	4
T887	9	CEDAR				x		Remove	4
T888	4	CEDAR				x		Remove	4
T889	5	CEDAR				x		Remove	4
T890	7	CEDAR				x		Remove	4
T891	5	CEDAR				x		Remove	4
T892	10	CEDAR				x		Remove	4
T893	6	CEDAR				x		Remove	4
T894	4	CEDAR				x		Remove	4
T895	5	CEDAR				x		Remove	4
T897	5	CEDAR				x		Remove	4
T932	10	CEDAR				x		Remove	4
T933	10	CEDAR				x		Remove	4
T935	9	CEDAR				x		Remove	4
T936	6	CEDAR				x		Remove	4
T937	7	CEDAR				x		Remove	4
T938	6	CEDAR				x		Remove	4
T939	10	CEDAR				x		Remove	4
T940	7	CEDAR				x		Remove	4
T942	7	CEDAR				x		Remove	4
T943	7	CEDAR				x		Remove	4
T944	8	CEDAR				x		Remove	4

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		
T945	5	CEDAR				x		Remove	4
T946	7	CEDAR				x		Remove	4
T947	5	CEDAR				x		Remove	4
T948	10	CEDAR				x		Remove	4
T949	12	CEDAR				x		Remove	4
T1501	4	CEDAR				x		Remove	4
T1502	10	CEDAR				x		Remove	4
T1504	5	CEDAR				x		Remove	4
TOTAL	585								331.0

* ALL CEDAR TREES LISTED ARE A MINIMUM OF 8' HEIGHT.

REFERENCE SHEET TP-1 FOR TOTAL TREE MITIGATION FOR THE WESTERN DENSE TREE AREA

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	06/16/2026	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
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Ph. (972) 494-5031
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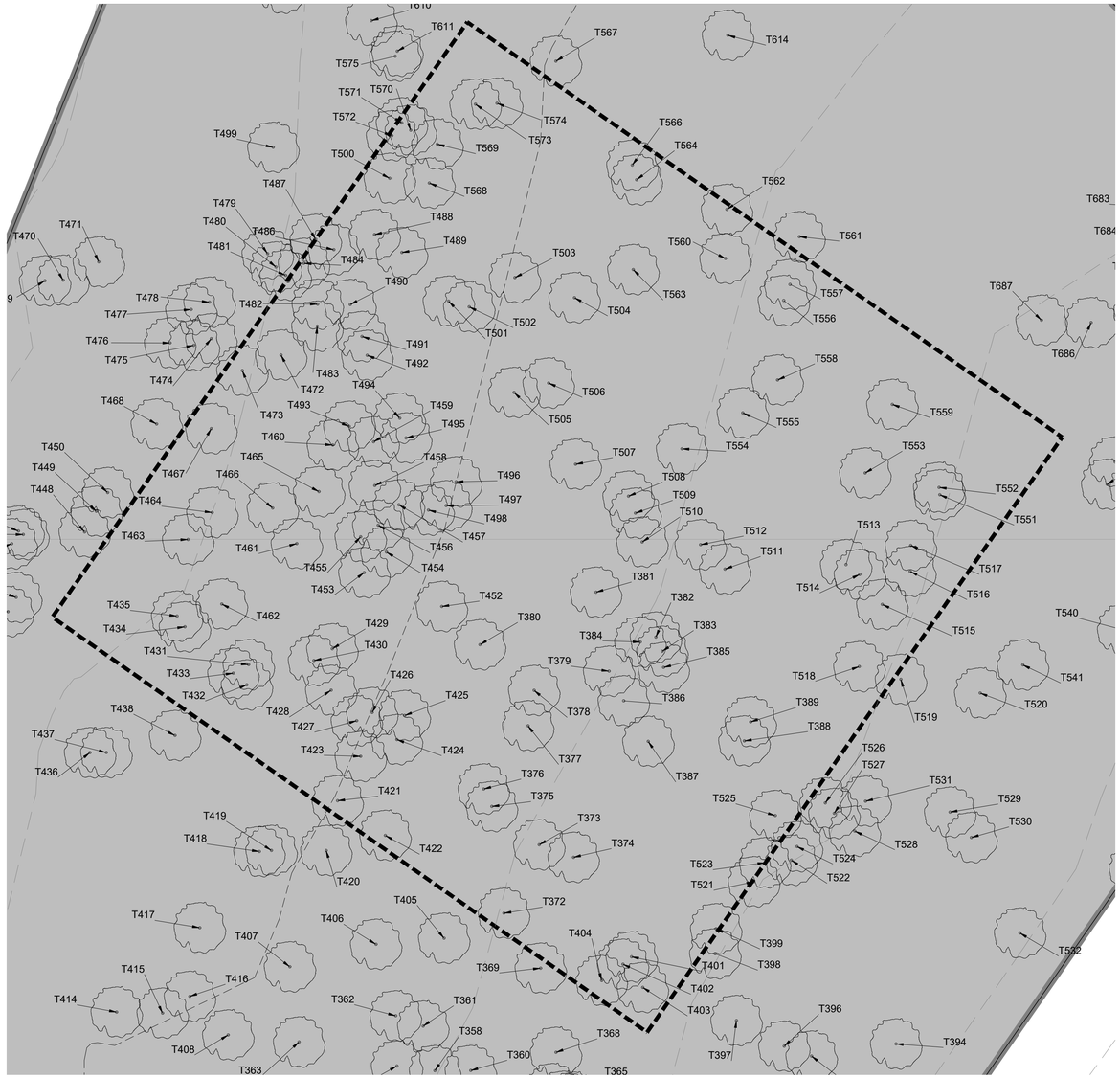
www.rdelta.com
TBPE No. F-1515

Dunkin Sims Stoffels Inc.

JOB NO. 3462-25 | DESIGN BY BS
CREATED | CODE
PLOTTED 6/16/2026 | CHECKED BY BS
LAST UPDATE BY
DRAWN: MW | SCALE: AS NOTED
CHECKED: | DRAWING NO.: TP-2 | ISSUE: 0
APPROVED:
FILENAME:

REC- TEXAS SOCIAL SITE DEVELOPMENT

TREESCAPE PLAN



ENLARGEMENT- EASTERN TREE SAMPLE AREA

N

10 5 0 10

GRAPHIC SCALE IN FEET
SCALE: 1" = 10'

EASTERN SAMPLE AREA TREE LIST
Rayburn Electric Cooperative- Texas Social Site Development
June 17, 2026

Location Key	Size DBH (Inches)	Description	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches
					Feature	Primary	Secondary	Non-Protected		
T372	6		CEDAR				x		Remove	4
T373	7		CEDAR				x		Remove	4
T374	5		CEDAR				x		Remove	4
T375	6		CEDAR				x		Remove	4
T376	5		CEDAR				x		Remove	4
T377	7		CEDAR				x		Remove	4
T378	6		CEDAR				x		Remove	4
T379	6		CEDAR				x		Remove	4
T380	14		CEDAR				x		Remove	4
T381	6		CEDAR				x		Remove	4
T382	6		CEDAR				x		Remove	4
T383	6		CEDAR				x		Remove	4
T384	4		CEDAR				x		Remove	4
T385	4		CEDAR				x		Remove	4
T386	7		CEDAR				x		Remove	4
T387	6		CEDAR				x		Remove	4
T388	7		CEDAR				x		Remove	4
T389	6		CEDAR				x		Remove	4
T399	4		CEDAR				x		Remove	4
T400	6		CEDAR				x		Remove	4
T401	4		CEDAR				x		Remove	4
T402	6		CEDAR				x		Remove	4
T403	5		CEDAR				x		Remove	4
T404	9		CEDAR				x		Remove	4
T421	10		CEDAR				x		Remove	4
T422	6		CEDAR				x		Remove	4
T423	5		CEDAR				x		Remove	4
T424	5		CEDAR				x		Remove	4
T425	5		CEDAR				x		Remove	4
T426	4		CEDAR				x		Remove	4
T427	4		CEDAR				x		Remove	4
T428	7		CEDAR				x		Remove	4
T429	4		CEDAR				x		Remove	4
T430	5		CEDAR				x		Remove	4
T431	4		CEDAR				x		Remove	4
T432	4		CEDAR				x		Remove	4
T433	7		CEDAR				x		Remove	4
T434	6		CEDAR				x		Remove	4
T435	4		CEDAR				x		Remove	4
T452	6		CEDAR				x		Remove	4
T453	7		CEDAR				x		Remove	4
T454	6		CEDAR				x		Remove	4
T455	4		CEDAR				x		Remove	4
T456	5		CEDAR				x		Remove	4
T457	4		CEDAR				x		Remove	4
T458	7		CEDAR				x		Remove	4
T459	4		CEDAR				x		Remove	4
T460	8		CEDAR				x		Remove	4
T461	4		CEDAR				x		Remove	4
T462	5		CEDAR				x		Remove	4
T463	6		CEDAR				x		Remove	4
T464	5		CEDAR				x		Remove	4
T465	4		CEDAR				x		Remove	4
T466	6		CEDAR				x		Remove	4
T467	6		CEDAR				x		Remove	4
T472	4		CEDAR				x		Remove	4
T473	4		CEDAR				x		Remove	4
T482	4		CEDAR				x		Remove	4
T483	4		CEDAR				x		Remove	4
T484	6		CEDAR				x		Remove	4
T486	5		CEDAR				x		Remove	4
T487	8		CEDAR				x		Remove	4
T488	6		CEDAR				x		Remove	4
T489	9		CEDAR				x		Remove	4
T490	9		CEDAR				x		Remove	4
T491	5		CEDAR				x		Remove	4
T492	4		CEDAR				x		Remove	4
T493	5		CEDAR				x		Remove	4
T494	6		CEDAR				x		Remove	4
T496	5		CEDAR				x		Remove	4
T497	10		CEDAR				x		Remove	4
T498	5		CEDAR				x		Remove	4

Location Key	Size DBH (Inches)	Description	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches
					Feature	Primary	Secondary	Non-Protected		
T500	6		CEDAR	Sparse			x		Remove	4
T501	5		CEDAR				x		Remove	4
T502	4		CEDAR				x		Remove	4
T503	6		CEDAR				x		Remove	4
T504	7		CEDAR				x		Remove	4
T505	5		CEDAR				x		Remove	4
T506	6		CEDAR				x		Remove	4
T507	6		CEDAR				x		Remove	4
T508	6		CEDAR				x		Remove	4
T509	5		CEDAR				x		Remove	4
T510	9		CEDAR				x		Remove	4
T511	6		CEDAR				x		Remove	4
T512	6		CEDAR				x		Remove	4
T513	8		CEDAR				x		Remove	4
T514	10		CEDAR				x		Remove	4
T515	5		BOIS D' ARC					x	Remove	0
T516	8		CEDAR				x		Remove	4
T517	12		CEDAR				x		Remove	4
T518	7		CEDAR				x		Remove	4
T521	7		CEDAR				x		Remove	4
T523	7		CEDAR				x		Remove	4
T525	9		CEDAR				x		Remove	4
T551	4		LOCUST					x	Remove	0
T552	4		LOCUST					x	Remove	0
T553	12		CEDAR				x		Remove	4
T554	7		CEDAR	Sparse			x		Remove	4
T555	7		CEDAR				x		Remove	4
T556	8		CEDAR				x		Remove	4
T557	12		CEDAR				x		Remove	4
T558	7		CEDAR				x		Remove	4
T559	6		CEDAR ELM			x			Remove	6
T560	6		CEDAR				x		Remove	4
T562	9		CEDAR				x		Remove	4
T563	8		CEDAR				x		Remove	4
T564	7		CEDAR				x		Remove	4
T566	8		CEDAR				x		Remove	4
T568	9		CEDAR				x		Remove	4
T569	8		CEDAR				x		Remove	4
T570	4		CEDAR				x		Remove	4
T571	5		CEDAR				x		Remove	4
T572	4		CEDAR				x		Remove	4
T573	6		CEDAR				x		Remove	4
T574	7		CEDAR				x		Remove	4
TOTAL	712									450.0

* ALL CEDAR TREES LISTED ARE A MINIMUM OF 8' HEIGHT.

REFERENCE SHEET TP-1 FOR TOTAL TREE MITIGATION FOR THE EASTERN DENSE TREE AREA

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	06/16/2026	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
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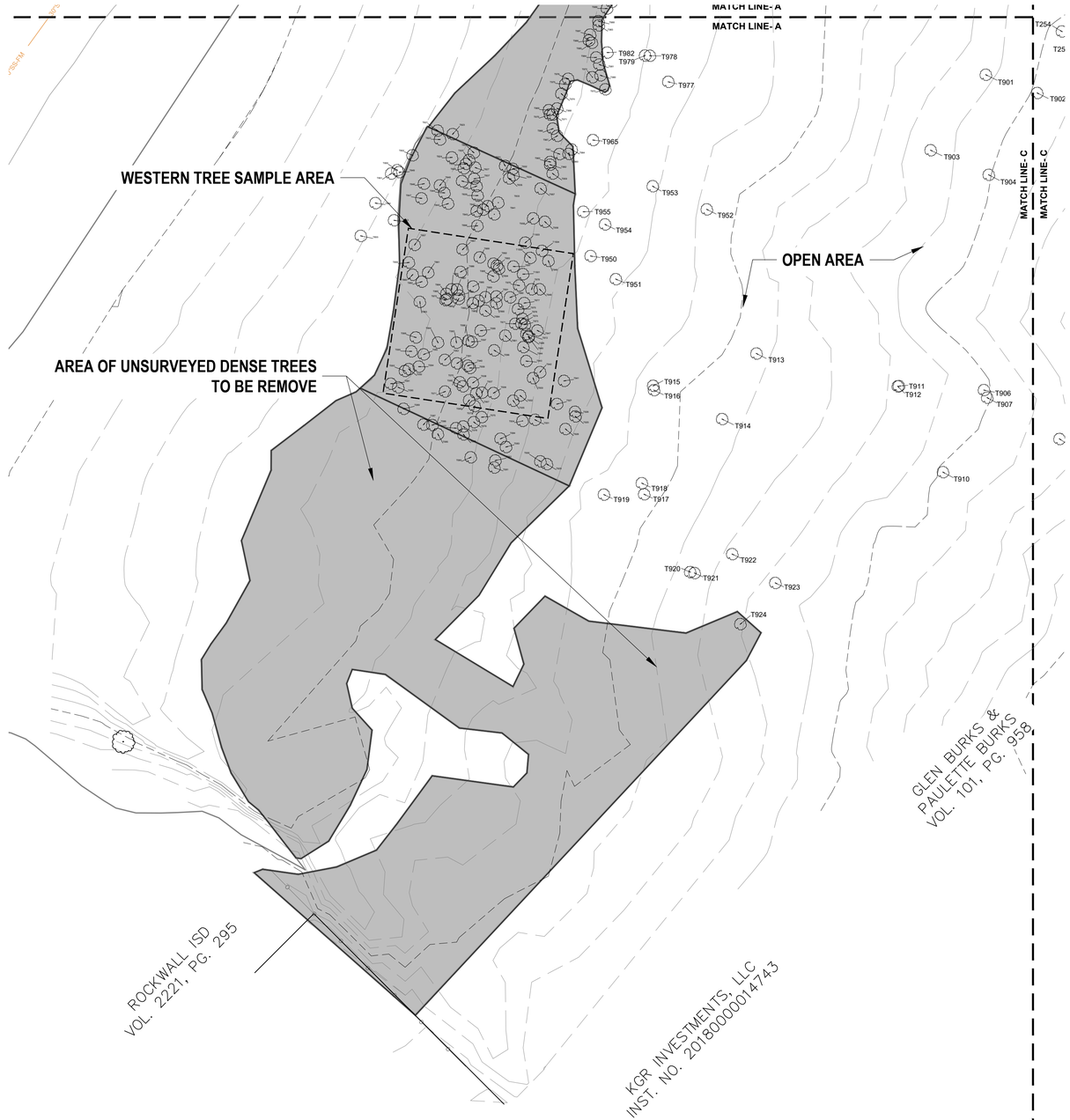
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

Dunkin Sims Stoffels Inc.

JOB NO. 3462-25 DESIGN BY BS
CREATED CODE
PLOTTED 6/16/2026 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: TP-3 ISSUE: 0
APPROVED:
FILENAME:

REC- TEXAS SOCIAL SITE DEVELOPMENT

TREESCAPE PLAN



ENLARGEMENT- OPEN AREA INDIVIDUAL TREES

OPEN AREA INDIVIDUAL TREES LIST FOR TP-4
Rayburn Electric Cooperative- Texas Social Site Development
June 17, 2026

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		
T901	4	CEDAR				x		Remove	4
T903	9	CEDAR				x		Remove	4
T904	4	CEDAR				x		Remove	4
T906	5	CEDAR				x		Remove	4
T907	4	CEDAR				x		Remove	4
T910	14	CEDAR				x		Remove	4
T911	6	CEDAR				x		Remove	4
T912	5	CEDAR				x		Remove	4
T913	7	CEDAR				x		Remove	4
T914	10	CEDAR				x		Remove	4
T915	9	CEDAR				x		Remove	4
T916	6	CEDAR				x		Remove	4
T917	10	CEDAR				x		Remove	4
T918	6	CEDAR				x		Remove	4
T919	7	CEDAR				x		Remove	4
T920	8	CEDAR				x		Remove	4
T921	8	CEDAR				x		Remove	4
T922	12	CEDAR				x		Remove	4
T923	16	CEDAR				x		Remove	4
T950	11	CEDAR				x		Remove	4
T951	13	CEDAR				x		Remove	4
T952	4	CEDAR				x		Remove	4
T953	6	CEDAR				x		Remove	4
T954	6	CEDAR				x		Remove	4
T955	7	CEDAR				x		Remove	4
T965	6	CEDAR	Mostly Dead			x		Remove	0
T977	4	CEDAR				x		Remove	4
T978	4	CEDAR				x		Remove	4
T979	6	CEDAR				x		Remove	4
T982	4	CEDAR	Mostly Dead			x		Remove	0
TOTAL	221								112.0
TOTAL TREE MITIGATION SHEET TP-4									112.0

* ALL CEDAR TREES LISTED ARE A MINIMUM OF 8' HEIGHT.

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	06/16/2026	BS	BS	BS	ISSUED FOR REVIEW

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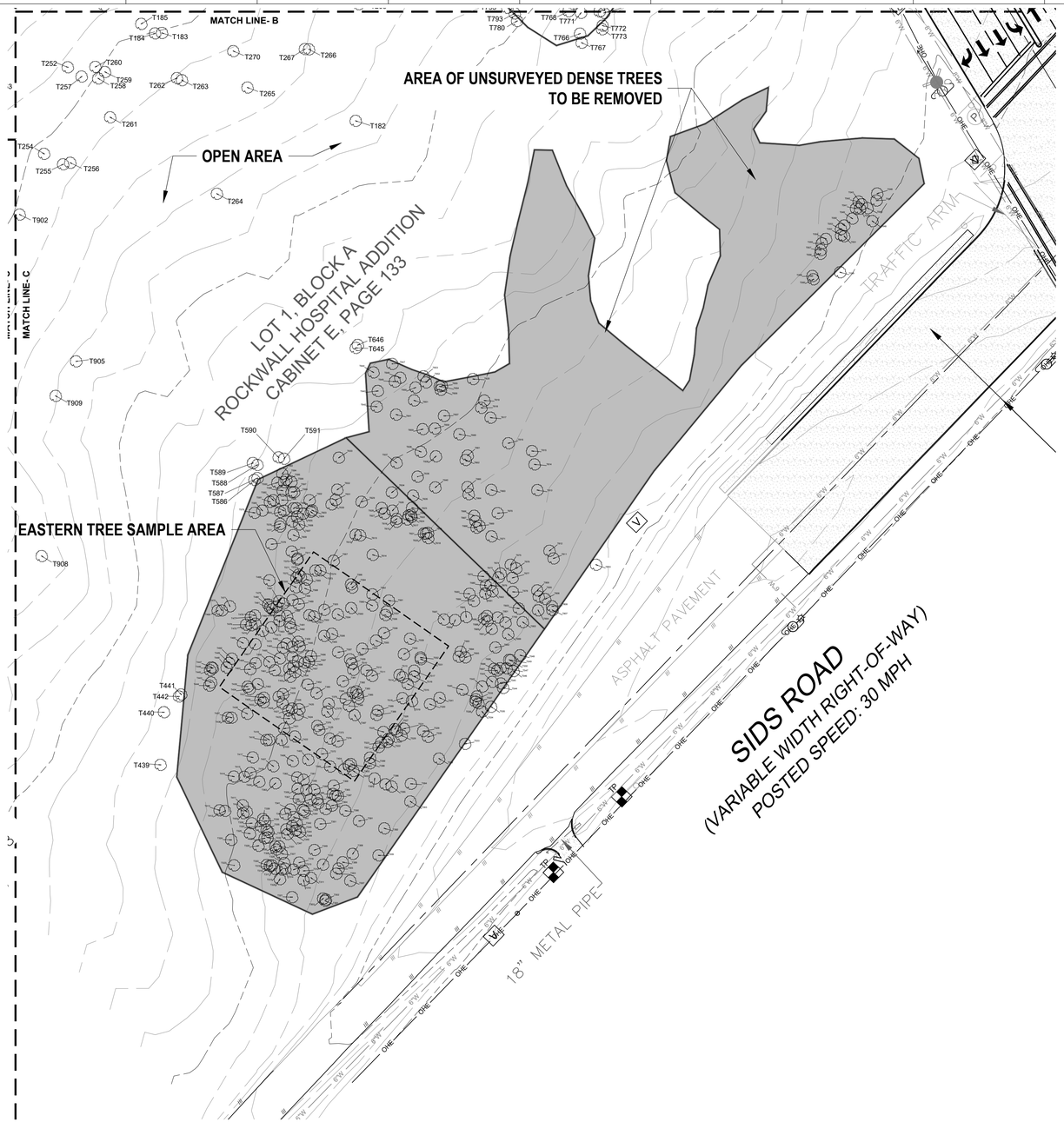
TBPE No. F-1515

Dunkin Sims Stoffels Inc.

JOB NO. 3462-25 DESIGN BY BS
CREATED CODE
PLOTTED 6/16/2026 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: TP-4 ISSUE: 0
APPROVED:
FILENAME:

REC- TEXAS SOCIAL SITE DEVELOPMENT

TREESCAPE PLAN



ENLARGEMENT- OPEN AREA INDIVIDUAL TREES

N

40 20 0 40

GRAPHIC SCALE IN FEET
SCALE: 1" = 40'

OPEN AREA INDIVIDUAL TREES LIST FOR TP-5
Rayburn Electric Cooperative- Texas Social Site Development
June 17, 2026

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		
T183	12	CEDAR				x		Remove	4
T184	8	CEDAR				x		Remove	4
T185	11	CEDAR				x		Remove	4
T252	4	CEDAR				x		Remove	4
T254	4	CEDAR				x		Remove	4
T255	4	CEDAR				x		Remove	4
T256	4	CEDAR				x		Remove	4
T257	12	CEDAR				x		Remove	4
T258	8	CEDAR				x		Remove	4
T259	9	CEDAR				x		Remove	4
T260	16	CEDAR				x		Remove	4
T261	12	CEDAR				x		Remove	4
T262	5	CEDAR				x		Remove	4
T263	4	CEDAR				x		Remove	4
T264	5	CEDAR ELM			x			Remove	5
T265	4	CEDAR				x		Remove	4
T266	4	CEDAR				x		Remove	4
T267	5	CEDAR				x		Remove	4
T270	8	CEDAR				x		Remove	4
T439	7	CEDAR				x		Remove	4
T440	7	CEDAR				x		Remove	4
T441	6	CEDAR				x		Remove	4
T442	5	CEDAR				x		Remove	4
T586	6	CEDAR				x		Remove	4
T587	6	CEDAR				x		Remove	4
T588	7	CEDAR				x		Remove	4
T589	5	CEDAR				x		Remove	4
T590	4	CEDAR				x		Remove	4
T591	6	CEDAR				x		Remove	4
T645	17	HACKBERRY					x	Remove	0
T646	5	HACKBERRY					x	Remove	0
T766	7	CEDAR				x		Remove	4
T767	5	CEDAR				x		Remove	4
T768	4	CEDAR				x		Remove	4
T771	11	CEDAR				x		Remove	4
T772	4	CEDAR				x		Remove	4
T773	4	CEDAR				x		Remove	4
T775	8	CEDAR				x		Remove	4
T780	7	CEDAR				x		Remove	4
T793	5	CEDAR				x		Remove	4
T902	4	CEDAR				x		Remove	4
T905	8	CEDAR				x		Remove	4
T908	4	CEDAR				x		Remove	4
T909	4	CEDAR				x		Remove	4
T910	14	CEDAR				x		Remove	4
T911	6	CEDAR				x		Remove	4
T912	5	CEDAR				x		Remove	4
T913	7	CEDAR				x		Remove	4
T914	10	CEDAR				x		Remove	4
T915	9	CEDAR				x		Remove	4
T916	6	CEDAR				x		Remove	4
T917	10	CEDAR				x		Remove	4
T918	6	CEDAR				x		Remove	4
T919	7	CEDAR				x		Remove	4
T920	8	CEDAR				x		Remove	4
T921	8	CEDAR				x		Remove	4
T922	12	CEDAR				x		Remove	4
T923	16	CEDAR				x		Remove	4
T924	10	CEDAR				x		Remove	4
T950	11	CEDAR				x		Remove	4
T951	13	CEDAR				x		Remove	4
T952	4	CEDAR				x		Remove	4
T953	6	CEDAR				x		Remove	4
T954	6	CEDAR				x		Remove	4
T955	7	CEDAR				x		Remove	4
T965	6	CEDAR	Mostly Dead			x		Remove	0
T977	4	CEDAR				x		Remove	4
T978	4	CEDAR				x		Remove	4
T979	6	CEDAR				x		Remove	4
T982	4	CEDAR	Mostly Dead			x		Remove	0
TOTAL	**500**								**265.0**
TOTAL TREE MITIGATION SHEET TP-5									**265.0**

* ALL CEDAR TREES LISTED ARE A MINIMUM OF 8' HEIGHT.

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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0	06/16/2026	BS	BS	BS	ISSUED FOR REVIEW

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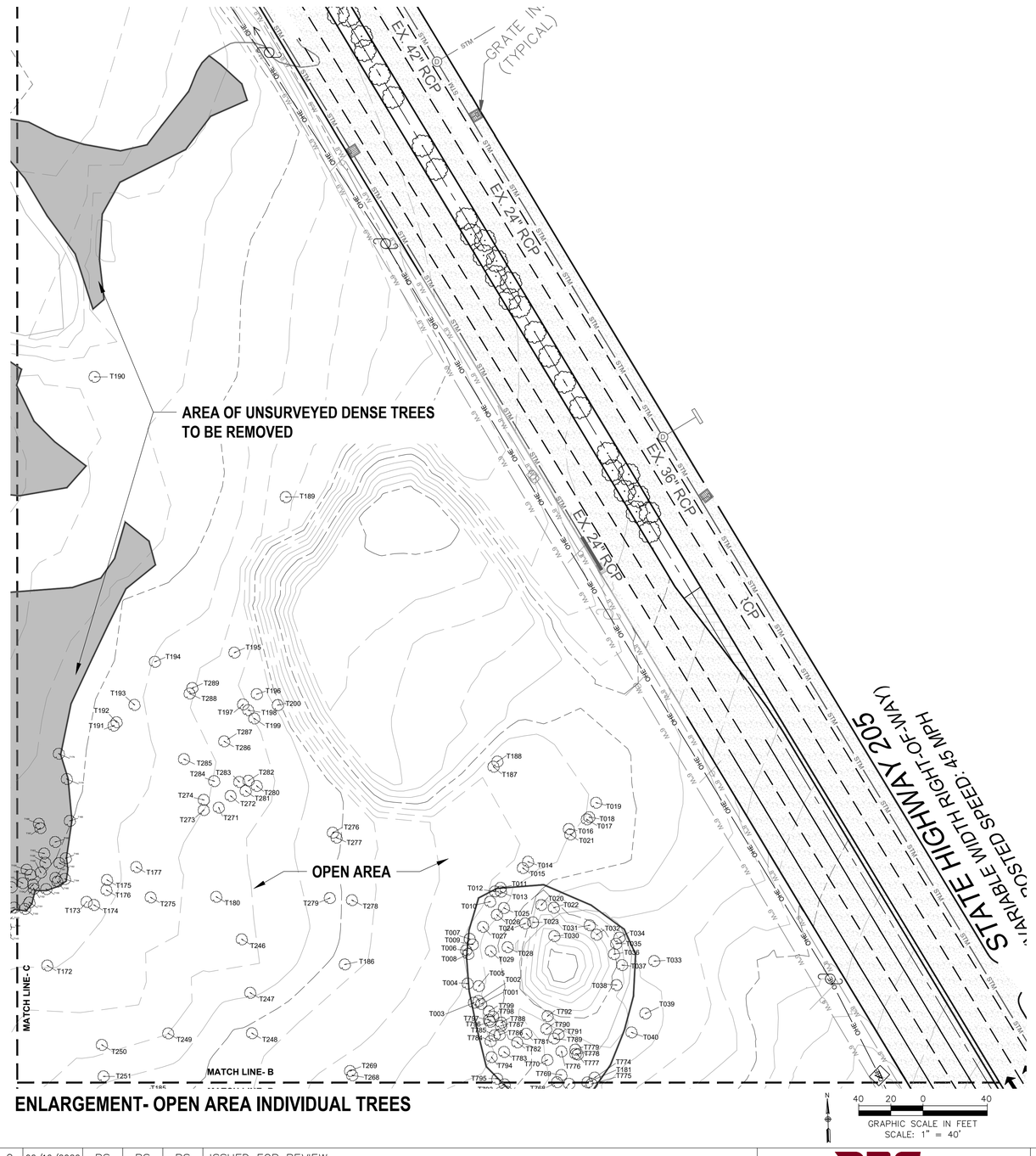
Dunkin Sims Stoffels Inc.

JOB NO. 3462-25 | DESIGN BY BS
CREATED | CODE
PLOTTED 6/16/2026 | CHECKED BY BS
LAST UPDATE BY

DRAWN: MW | SCALE: AS NOTED
CHECKED:
APPROVED:
FILENAME:
DRAWING NO.: TP-5 | ISSUE: 0

REC- TEXAS SOCIAL SITE DEVELOPMENT

TREESCAPE PLAN



ENLARGEMENT- OPEN AREA INDIVIDUAL TREES

OPEN AREA INDIVIDUAL TREES LIST FOR TP-6
Rayburn Electric Cooperative- Texas Social Site Development
June 17, 2026

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		
T001	4	CEDAR				x		Remove	4
T002	7	CEDAR				x		Remove	4
T003	5	CEDAR				x		Remove	4
T004	7	CEDAR				x		Remove	4
T005	5	HACKBERRY					x	Remove	0
T006	5	CEDAR				x		Remove	4
T007	5	CEDAR				x		Remove	4
T008	4	CEDAR				x		Remove	4
T009	8	CEDAR				x		Remove	4
T010	4	CEDAR				x		Remove	4
T011	4	CEDAR				x		Remove	4
T012	5	CEDAR				x		Remove	4
T013	4	CEDAR				x		Remove	4
T014	7	CEDAR				x		Remove	4
T015	7	CEDAR				x		Remove	4
T016	7	CEDAR				x		Remove	4
T017	9	CEDAR				x		Remove	4
T018	9	CEDAR				x		Remove	4
T019	4	CEDAR				x		Remove	4
T020	8	CEDAR				x		Remove	4
T021	5	PERSIMMON			x			Remove	5
T022	13	CEDAR				x		Remove	4
T023	10	HACKBERRY					x	Remove	0
T024	12	CEDAR				x		Remove	4
T025	5	CEDAR				x		Remove	4
T026	4	CEDAR				x		Remove	4
T027	11	CEDAR				x		Remove	4
T028	7	HACKBERRY					x	Remove	0
T029	10	CEDAR				x		Remove	4
T030	35	BLACK WILLOW					x	Remove	0
T031	7	PERSIMMON			x			Remove	7
T032	4	PERSIMMON			x			Remove	4
T033	12	CEDAR				x		Remove	4
T034	7	PERSIMMON			x			Remove	7
T035	7	AMERICAN ELM			x			Remove	7
T036	13	PERSIMMON			x			Remove	13
T037	4	HACKBERRY					x	Remove	0
T038	16	AMERICAN ELM			x			Remove	16
T039	8	CEDAR				x		Remove	4
T040	5	CEDAR				x		Remove	4
T172	16	CEDAR				x		Remove	4
T173	5	CEDAR				x		Remove	4
T174	8	CEDAR				x		Remove	4
T175	5	CEDAR				x		Remove	4
T176	6	CEDAR				x		Remove	4
T177	9	CEDAR				x		Remove	4
T180	4	CEDAR				x		Remove	4
T181	7	BOIS D ARC					x	Remove	0
T182	4	CEDAR				x		Remove	4
T183	12	CEDAR				x		Remove	4
T184	8	CEDAR				x		Remove	4
T185	11	CEDAR				x		Remove	4
T186	27	CEDAR		x				Remove	54
T187	6	CEDAR				x		Remove	4
T188	4	CEDAR				x		Remove	4
T189	20	CEDAR				x		Remove	4
T190	20	CEDAR				x		Remove	4
T191	5	CEDAR				x		Remove	4
T192	8	CEDAR				x		Remove	4
T193	30	CEDAR		x				Remove	60
T194	18	CEDAR				x		Remove	4
T195	6	CEDAR				x		Remove	4
T196	5	CEDAR				x		Remove	4
T197	5	CEDAR				x		Remove	4
T198	11	CEDAR				x		Remove	4
T199	9	CEDAR				x		Remove	4
T200	8	CEDAR				x		Remove	4
T246	11	CEDAR				x		Remove	4
T247	10	CEDAR				x		Remove	4
T248	7	CEDAR				x		Remove	4
T249	8	CEDAR				x		Remove	4
T250	5	CEDAR				x		Remove	4
T251	4	CEDAR				x		Remove	4

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		
T268	5	CEDAR				x		Remove	4
T269	8	CEDAR				x		Remove	4
T271	4	CEDAR				x		Remove	4
T272	9	CEDAR				x		Remove	4
T273	10	CEDAR				x		Remove	4
T274	8	CEDAR				x		Remove	4
T275	8	CEDAR				x		Remove	4
T276	6	CEDAR				x		Remove	4
T277	10	CEDAR				x		Remove	4
T278	17	CEDAR				x		Remove	4
T279	12	CEDAR				x		Remove	4
T280	6	CEDAR				x		Remove	4
T281	10	CEDAR				x		Remove	4
T282	5	PERSIMMON			x			Remove	5
T283	4	CEDAR				x		Remove	4
T284	8	CEDAR				x		Remove	4
T285	8	CEDAR				x		Remove	4
T286	4	CEDAR				x		Remove	4
T287	17	CEDAR				x		Remove	4
T288	6	CEDAR				x		Remove	4
T289	4	CEDAR				x		Remove	4
T769	5	CEDAR				x		Remove	4
T770	4	CEDAR				x		Remove	4
T774	10	CEDAR				x		Remove	4
T776	8	CEDAR				x		Remove	4
T777	8	PERSIMMON			x			Remove	8
T778	4	PERSIMMON			x			Remove	4
T779	4	PERSIMMON			x			Remove	4
T781	7	CEDAR				x		Remove	4
T782	4	CEDAR				x		Remove	4
T783	4	CEDAR				x		Remove	4
T784	10	CEDAR				x		Remove	4
T785	6	CEDAR				x		Remove	4
T786	6	CEDAR				x		Remove	4
T787	4	CEDAR				x		Remove	4
T788	8	CEDAR				x		Remove	4
T789	4	PERSIMMON			x			Remove	4
T790	4	PERSIMMON			x			Remove	4
T791	4	PERSIMMON			x			Remove	4
T792	5	PERSIMMON			x			Remove	5
T794	7	CEDAR				x		Remove	4
T795	5	CEDAR				x		Remove	4
T796	5	CEDAR				x		Remove	4
T797	6	CEDAR				x		Remove	4
T798	5	CEDAR				x		Remove	4
T799	5	CEDAR				x		Remove	4
TOTAL	946								595.0
TOTAL TREE MITIGATION SHEET TP-6									595.0

* ALL CEDAR TREES LISTED ARE A MINIMUM OF 8' HEIGHT.

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	06/16/2026	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative

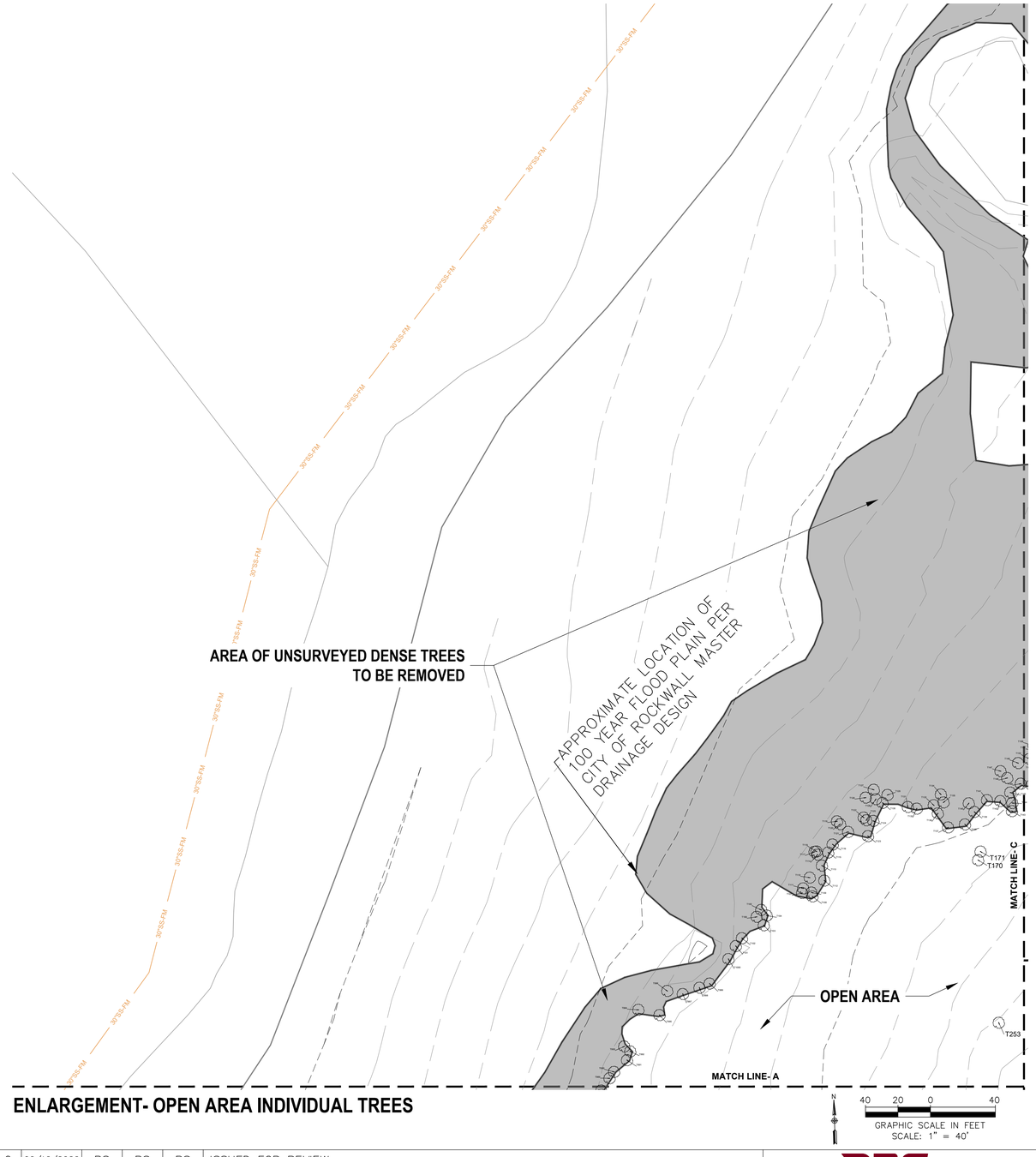
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

Dunkin Sims Stoffels Inc.

JOB NO. 3462-25 | DESIGN BY BS
CREATED | CODE
PLOTTED 6/16/2026 | CHECKED BY BS
LAST UPDATE BY
DRAWN: MW | SCALE: AS NOTED
CHECKED:
APPROVED:
FILENAME:
DRAWING NO.: TP-6 | ISSUE: 0

REC- TEXAS SOCIAL SITE DEVELOPMENT

TREESCAPE PLAN



ENLARGEMENT- OPEN AREA INDIVIDUAL TREES

N

40 20 0 40

GRAPHIC SCALE IN FEET
SCALE: 1" = 40'

OPEN AREA INDIVIDUAL TREES LIST FOR TP-7
Rayburn Electric Cooperative- Texas Social Site Development
June 17, 2026

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		
T170	8	CEDAR				x		Remove	4
T171	6	CEDAR				x		Remove	4
T253	4	CEDAR				x		Remove	4
TOTAL	18								12.0
TOTAL TREE MITIGATION SHEET TP-7									12.0

* ALL CEDAR TREES LISTED ARE A MINIMUM OF 8' HEIGHT.

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	06/16/2026	BS	BS	BS	ISSUED FOR REVIEW

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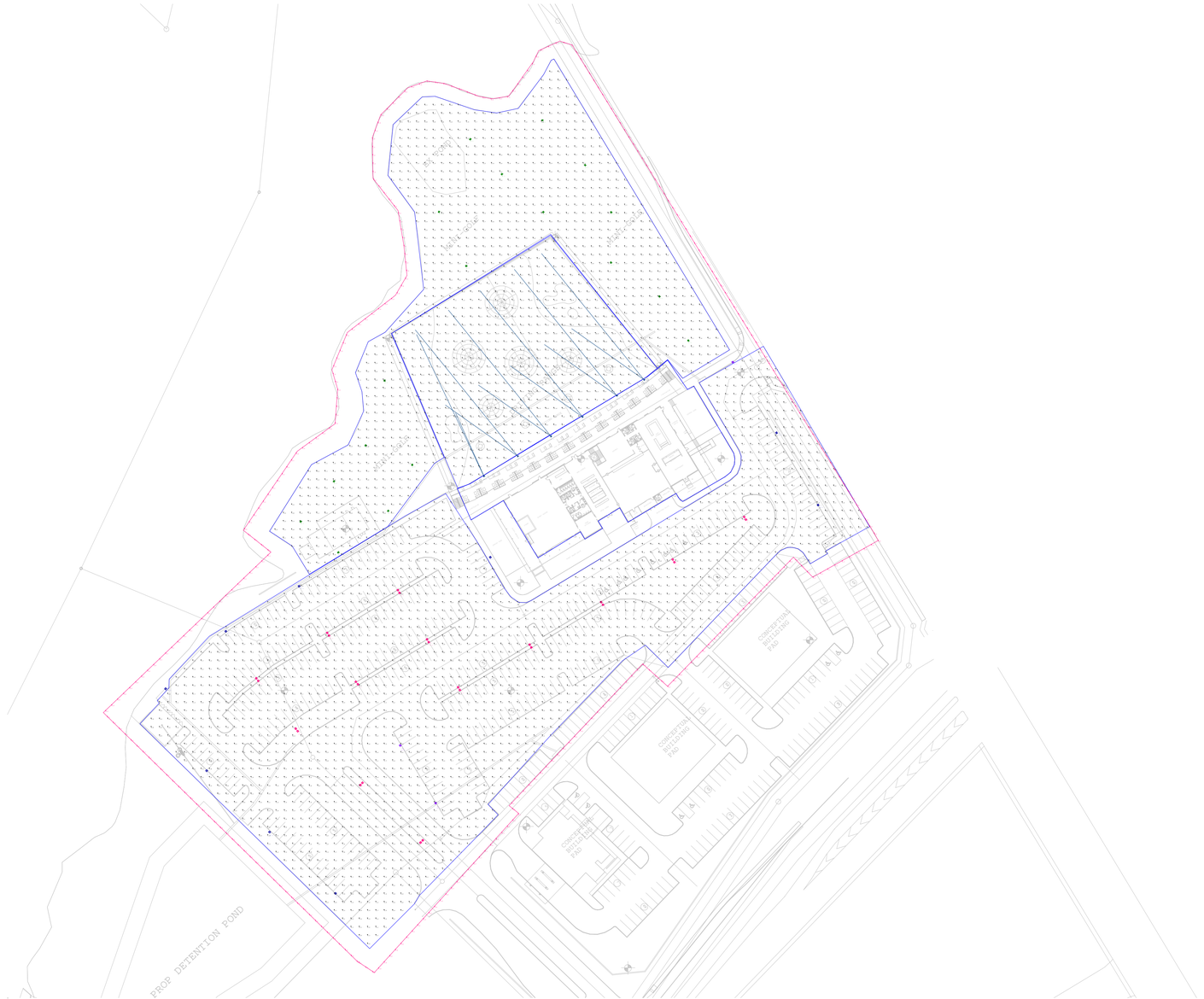
JOB NO. 3462-25	DESIGN BY BS		
CREATED	CODE		
PLOTTED 6/16/2026	CHECKED BY BS		
LAST UPDATE BY			
DRAWN: MW	SCALE: AS NOTED		
CHECKED:	DRAWING NO.: TP-7	ISSUE: 0	
APPROVED:			
FILENAME:			

REC- TEXAS SOCIAL SITE DEVELOPMENT

TREESCAPE PLAN



Not to Scale

Project Name: Texas Social - Site

Client:

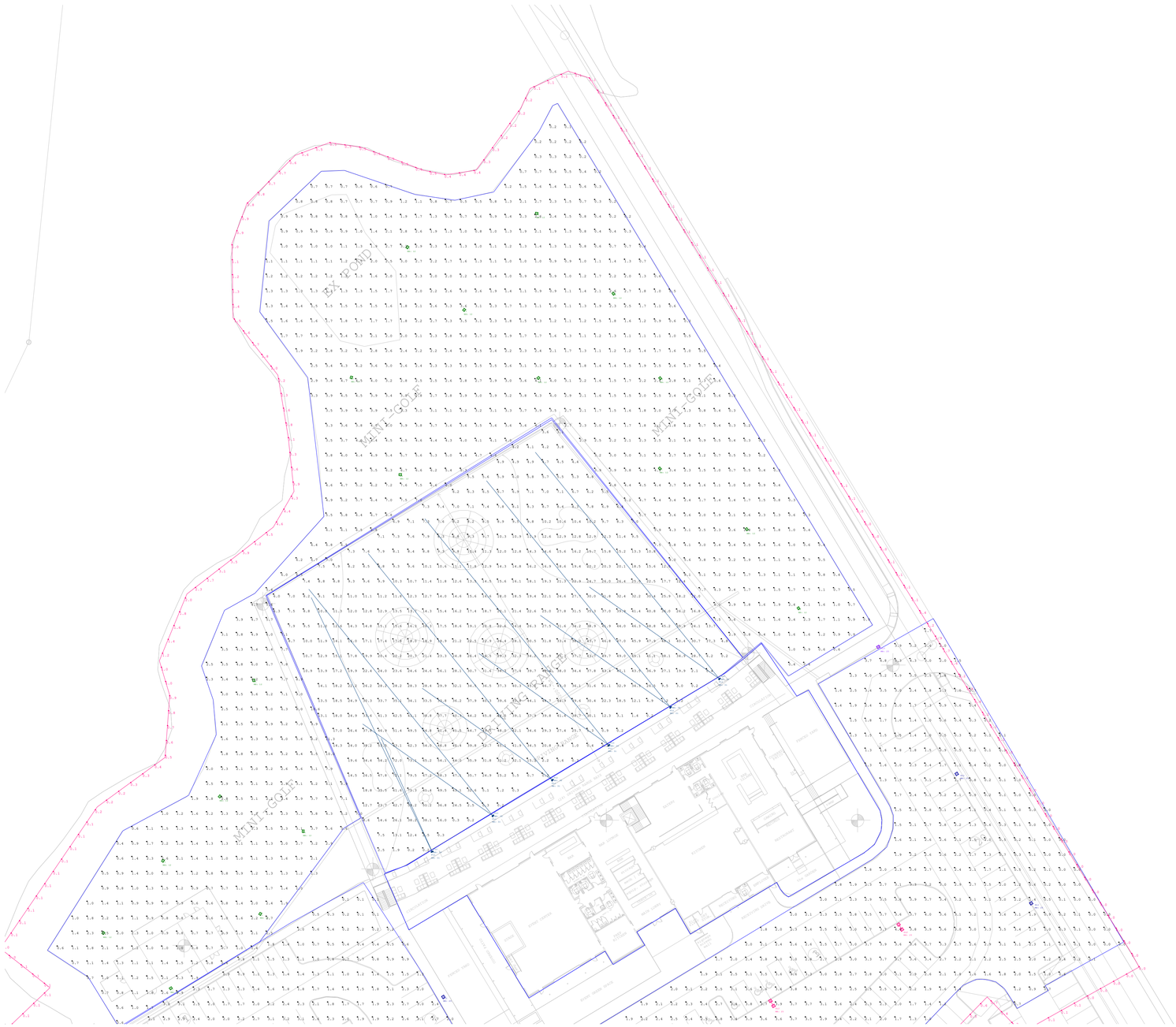
Date:7/16/2026

Drawn By: EPardoe

Version:

HOSSLEY
LIGHTING AND POWER SOLUTIONS

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.



Scale: 1 inch= 40 Ft.

Project Name: Texas Social - Site	
Client:	Date:7/16/2026
Drawn By: EPardoe	Version:

HLPS HOSSLEY
LIGHTING AND POWER SOLUTIONS

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Scale: 1 inch= 40 Ft.

Project Name: Texas Social - Site

Client:

Date:7/16/2026

Drawn By: EPardoe

Version:

HOSSLEY LIGHTING AND POWER SOLUTIONS

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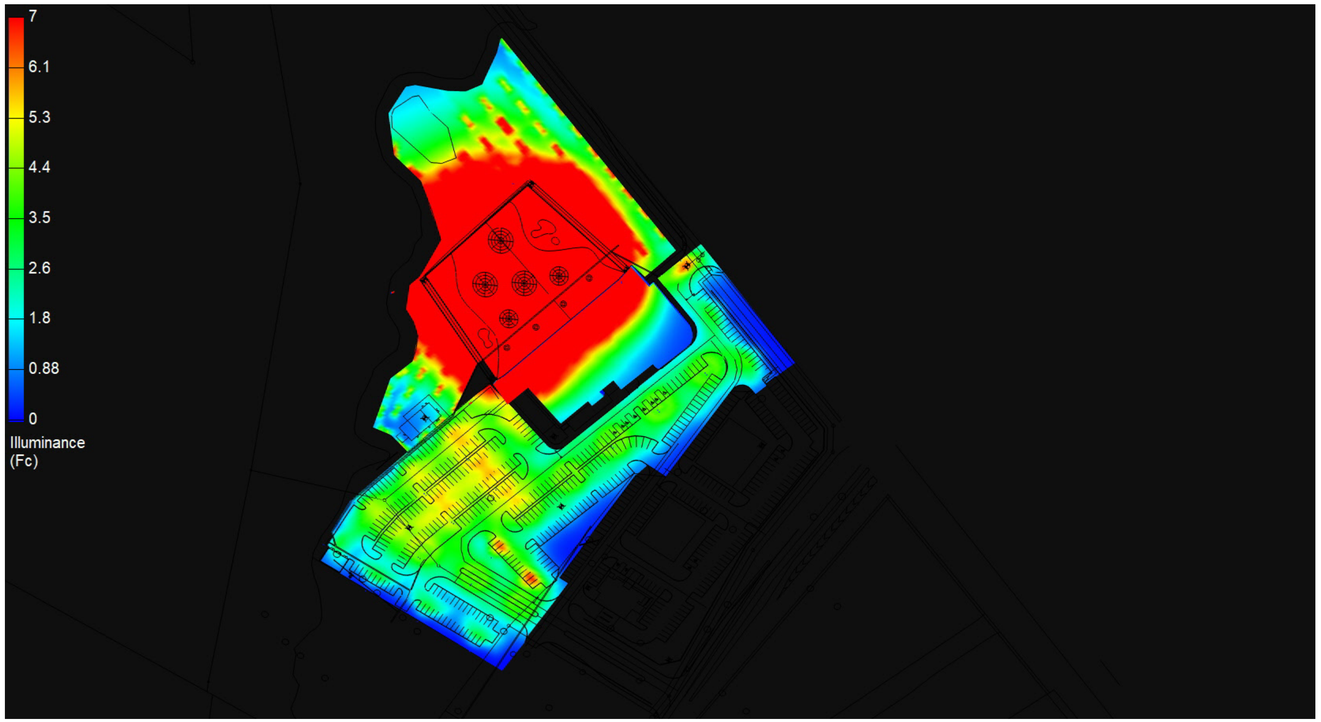
Luminaire Schedule							
Symbol	Label	Qty	Arrangement	Manufacturer & Part Number	LLF	Lum. Lumens	Lum. Watts
	FL1	12	Single	JADEMAR - JSLP-M05-1200W-H-40K-40	0.900	183547	1199.34
	P1	18	Single	SOLAIS - GL1-5H-5QM-740-STD	0.900	5127	32.6
	SL1	9	Single	SOLAIS - GL2-18H-4WS-740-STD-SS	0.900	10677	131.4
	SL2	13	Back-Back	SOLAIS - GL2-18H-5QM-740-STD	0.900	18606	131.4
	SL3	3	Single	SOLAIS - GL2-18H-4WS-740-STD	0.900	18572	131.4

Calculation Summary										
Label	CalcType	Units	PtSpcLr	PtSpcTb	Avg	Max	Min	Avg/Min	Max/Min	Description
DRIVING RANGE_Planar	Illuminance	Fc	10	10	22.02	79.5	0.2	110.10	397.50	CALCS TAKEN AT 0'-0" AFF
MINI GOLF_Planar	Illuminance	Fc	10	10	2.37	11.3	0.1	23.70	113.00	CALCS TAKEN AT 0'-0" AFF
PARKING LOT_Planar	Illuminance	Fc	10	10	2.52	6.3	0.0	N.A.	N.A.	CALCS TAKEN AT 0'-0" AFF
PROPERTY LINE	Illuminance	Fc	10	N.A.	0.43	4.6	0.0	N.A.	N.A.	CALCS TAKEN AT 0'-0" AFF



NOTES:
1) Fixture Mounting Heights (MH) are indicated next to each fixture.
2) All fixtures labeled with "_alt" indicates an alternative fixture different from what was listed in the fixture schedule received was used in this calculation
3) Interior reflectances 80/50/20; exterior reflectances 20% UON.
4) Quantity (QTY) indicated on HLPS Luminaire Schedule is for what is included in this calculation study only - Not final counts.
5) Contractor to verify exact fixture quantities and fixture run lengths before ordering.

Project Name: Texas Social - Site
Client:
Drawn By: EPardoe
Date:7/16/2026
Version:

HLPS HOSSLEY
LIGHTING AND POWER SOLUTIONS

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JSLP-M05 SERIES

PREMIUM SPORTS LIGHTING LUMINAIRE WITH UP TO 25 YEAR HARDWARE & PERFORMANCE WARRANTY

Large Size
850W & 1200W

Small Size
500W & 600W



PRODUCT DESCRIPTION

The Jademar Lighting's square court light **JSLP-M05 Series** is different from the round court light in appearance, MSL05 is more suitable for stadium lighting with higher lighting requirements. Precision designed optics with high output and high efficiency provide effective illumination covering the entire stadium in all directions, ensuring uniformity of illumination and providing excellent and comfortable illumination. At the same time, it supports two completely different installation methods of power random and remote control, which maximizes the practicality of luminaires with budget-friendly costs.

STANDARD FEATURES

Construction and Materials
- Strong and durable sealed die-casting profile for outdoor applications.
- Low profile, compact design minimizes wind load requirements.
- Housing is completely sealed against moisture and environmental contaminants (IP65).

Installation
- Designed for installation with included trunnion bracket.
- The Yoke/Trunnion Adaptor(option)is designed to slipfit a 2 3/8" to 3" O.D. tenon.

Optical System
- Available in NEMA 2x2, 3x3, 4x4, 5x5 and 6x6 distributions.
- Light engines are available in 4000K / 5000K Optional - 5700K Standard (70CRI Standard - 80CRI / 90CRI Optional) configurations.
- Scalable Lumen Packages from 72,000 to 180,000 Lumens.
- Optics is precisely designed to shape the distribution, maximizing efficiency and application spacing.

Electrical System
- Ultra-wide input voltage: CC 120-277VAC/200VAC/480VAC Internal driver
- Dimming: Standard with 0-10V dimming driver(s)
- Efficacy: 142 lm/W to 153 lm/W
- Power Factor: ≥90%
- Operating Temp: -40°F to 50°F (-40°C to 122°C)
- Total Harmonic Distortion: <15%
- Integral Surge Protection: Built in surge suppression with max 40KV

Dimming and Controls
- 0-10V Continuous Dimming Standard

Certifications and Compliance
- UL Listed
- cUL Wet Locations Listed Installation

APPLICATIONS

- Parking Lot
- Outdoor Sports
- Stadium
- Exhibition Center
- Port and Rail Centers
- Airport Apron

SPECIFICATIONS

Input Voltage:	CC 120-277VAC/200VAC/480VAC Internal driver
Efficacy:	142 lm/W to 153 lm/W
CCT:	4000K / 5000K Optional - 5700K Standard
CRI:	70CRI Standard - 80CRI / 90CRI Optional
Power	500W / 600W / 850W / 1200W
Dimming:	Standard with 0-10V dimming driver(s)
Controls:	Synapse DLC Listed Wireless Control System
Construction:	Strong and durable die-casting profile
Surge Protection:	Built in surge suppression with max 40KV.
Ingress Protection:	IP65 Wet Locations
Lifetime Based on TM21:	L70 206,000 Hrs / L80 189,000 Hrs / L90 134,000 Hrs
Warranty:	10 Year Limited

OPERATIONAL FEATURES



JADEMAR LIGHTING
Quotations: quotes@jademar.com
To place an order: orders@jademar.com
Tel: (305) 640.0465 | Fax: (305) 640.0468
WWW.JADEMAR.COM

Jademar Lighting has prepared the information contained in this document with due care.
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Revised 05/2026

SPECIFICATION SUBMITTAL DETAIL

PROJECT NAME:	
MODEL NUMBER:	
DATE:	

JSLP-M05 SERIES PREMIUM SPORTS LIGHTING LUMINAIRE WITH UP TO 25 YEAR HARDWARE & PERFORMANCE WARRANTY

ORDERING INFORMATION / EXAMPLE: JSLP-M05-500W-40K-80-SYNC-20D-BK-TR-LP

JSLP-M05 - [ ] - [ ] - [ ] - [ ] - [ ] - [ ] - [ ] - [ ]

Product Series

JSLP-M05	

Wattage

500	500W
600	600W
850	850W
1200	1200W

Input Voltage

Blank	120-277VAC
H	200-480VAC

CCT

57K	5700K (Standard)
40K	4000K* (MTO)
50K	5000K* (MTO)

CRI

Blank	70 CRI (Standard)
80	80 CRI* (MTO)
90	90 CRI* (MTO)

Dimming

Blank	0-10 Dimming
D4i	DALI 4 Driver
FDD	Fast Dimming Driver

Controls

SYNC	Synapse DLC Listed Wireless Control System
XXX	** Please specify the other control system*

Optic Options

20D	44 Beam angle 27.1
30D	XX
40D	XX
50D	XX
60D	XX

**MTO may have extended lead time, please check with sales team*

[ ] - [ ] - [ ]

Finish

BK	Black
CC	Custom Color*

** Replace CC with desired RAL code*

Mounting

TR	Trunnion/Yoke Mounting (Standard)
TR-B	TR-B Trunnion/Yoke to slip fitter adaptor
XXX	** Custom Bracket*

Other Options

LP	Laser Pointer
RD	Remote Driver

FIELD INSTALLED OPTIONS

JSLP-M05-PBMR	Remote driver mounting rail
JSLP-M05-LP	Laser pointer

LUMEN PERFORMANCE AND ELECTRICAL DATA

Size	Small Size					
Input Voltage	120-277VAC			200-480V		
Weight	43.4 lbs					
EPA	1.8202					
System Wattage	500W			600W		
Optic Options	20D (44 Beam angle 27.1) / 30D (XX) / 40D (XX) / 50D (XX) / 60D (XX)					
CRI	70 Standard - 80 / 90 Optional					
CCT	4000K	5000K	5700K (Standard)	4000K	5000K	5700K (Standard)
Initial Lumens (lm)	75000lm	75000lm	72000lm	92000lm	92000lm	90000lm
LPW	150 lm/W	150 lm/W	144 lm/W	153 lm/W	153 lm/W	150 lm/W
Size	**Large Size**					
Input Voltage	200-480VAC					
Weight	68.1 lbs					
EPA	3.3821					
System Wattage	850W			1200W		
Optic Options	20D (44 Beam angle 27.1) / 30D (XX) / 40D (XX) / 50D (XX) / 60D (XX)					
CRI	70 Standard - 80 / 90 Optional					
CCT	4000K	5000K	5700K (Standard)	4000K	5000K	5700K (Standard)
Initial Lumens (lm)	125000lm	125000lm	122000lm	180000lm	180000lm	170000lm
LPW	147 lm/W	147 lm/W	144 lm/W	150 lm/W	150 lm/W	142 lm/W

Number of Drivers	Driver Current (mA)	Nominal Power	Input Voltage (V)	Current (Amps)
1	1600	500	120	4.17
		500	208	2.4
		500	240	2.08
		500	277	1.81
		500	347	1.44
		500	480	1.04
1	1800	600	208	2.88
		600	240	2.5
		600	277	2.17
		600	347	1.73
		600	480	1.25

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Revised 05/2026

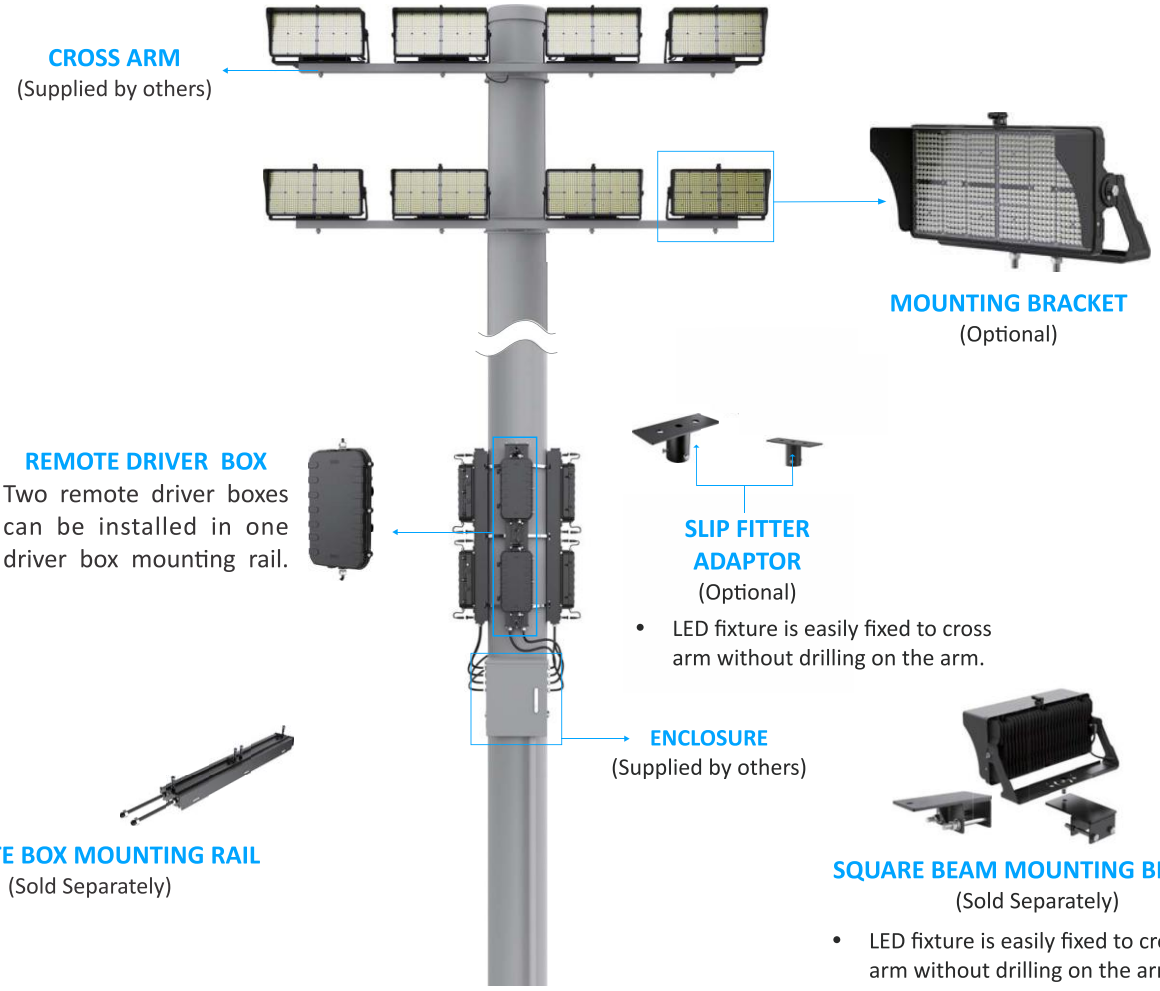
JSLP-M05 SERIES
PREMIUM SPORTS LIGHTING LUMINAIRE

LUMEN PERFORMANCE AND ELECTRICAL DATA

Number of Drivers	Driver Current (mA)	Nominal Power	Input Voltage (V)	Current (Amps)
1	1800	850	208	4.09
		850	240	3.54
		850	277	3.07
		850	347	2.45
		850	480	1.77
1	3600	1200	208	5.77
		1200	240	5
		1200	277	4.33
		1200	347	3.46
		1200	480	2.5

REMOTE DRIVER SOLUTION WITHOUT NEMA ENCLOSURE (OPTIONAL)

The JMSL05 supports remote installation of the drive power - simple installation, access and maintenance of the equipment can be met by placing the drive power of the fixture at the bottom of the pole by using a fixture and extension power cord (sold separately).



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JSLP-M05 SERIES
PREMIUM SPORTS LIGHTING LUMINAIRE

REMOTE DRIVER SOLUTION WITH NEMA ENCLOSURE (OPTIONAL)

The **JSLP-M05** Sports Lighting luminaire supports remove driver option with NEMA enclosure - simple installation , easy to access maintenance of the equipment can be met by placing the driver and lighting controls system inside the enclosure.



Quotations: quotes@jademar.com
To place an order: orders@jademar.com
Tel: (305) 640.0465 | Fax: (305) 640.0468
WWW.JADEMAR.COM

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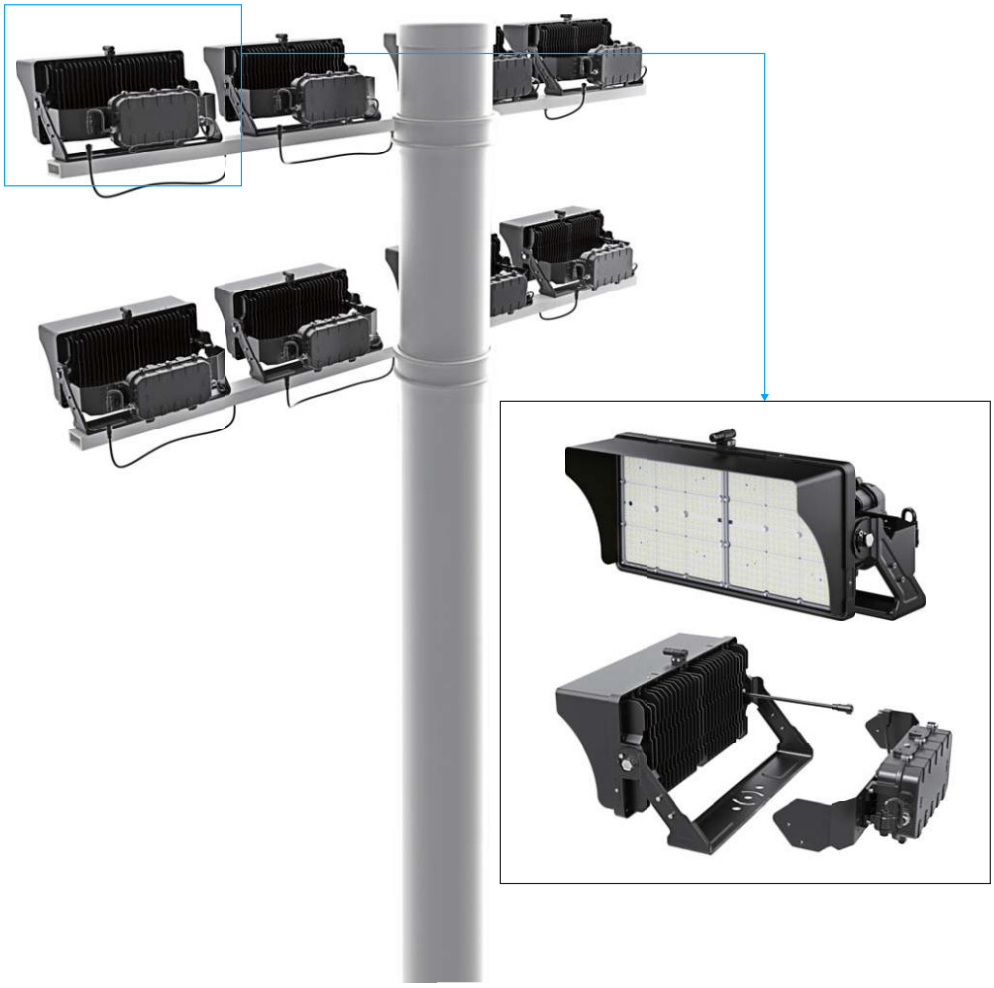
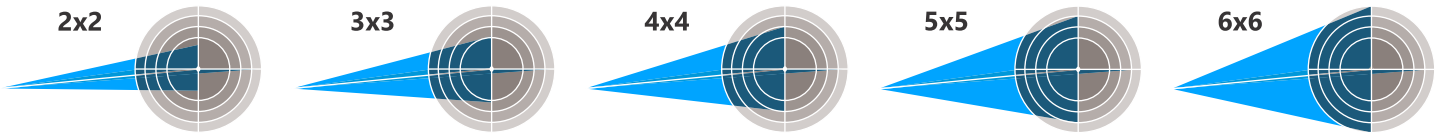
JSLP-M05 SERIES
PREMIUM SPORTS LIGHTING LUMINAIRE

DRIVER BOX ATTACHED (OPTIONAL)

The fixture with separate power can be installed on the top of the light pole as a whole unit, which is simple and fast way, without addional labor costs to install the driver. It is also beneficial to reduce the power consumpon of fixtures caused by remote wiring, save energy and improve efficiency.



PHOTOMETRY



20D (44 Beam angle 27.1) | 30D (XX) | 40D (XX) | 50D (XX) | 60D (XX)

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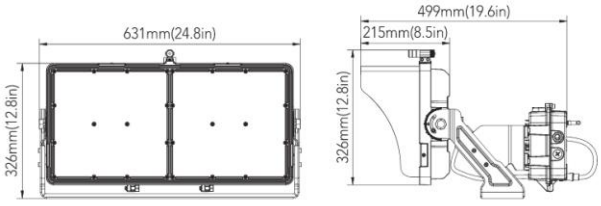
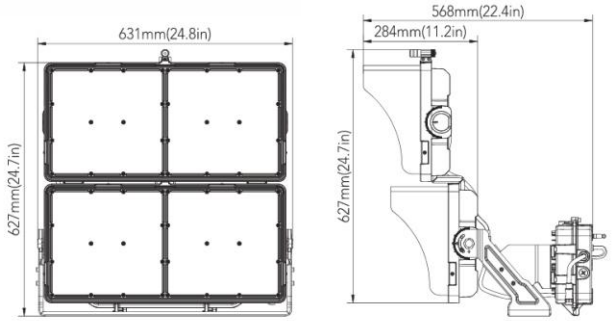
JSLP-M05 SERIES
PREMIUM SPORTS LIGHTING LUMINAIRE

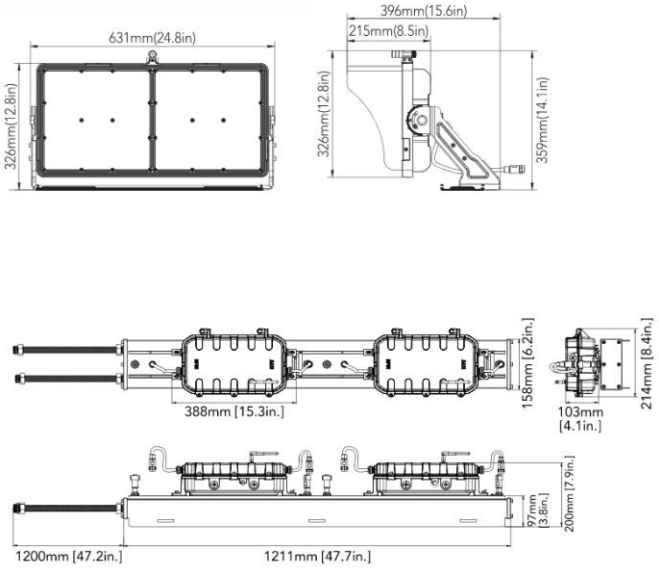
PRODUCT DIMENSIONS



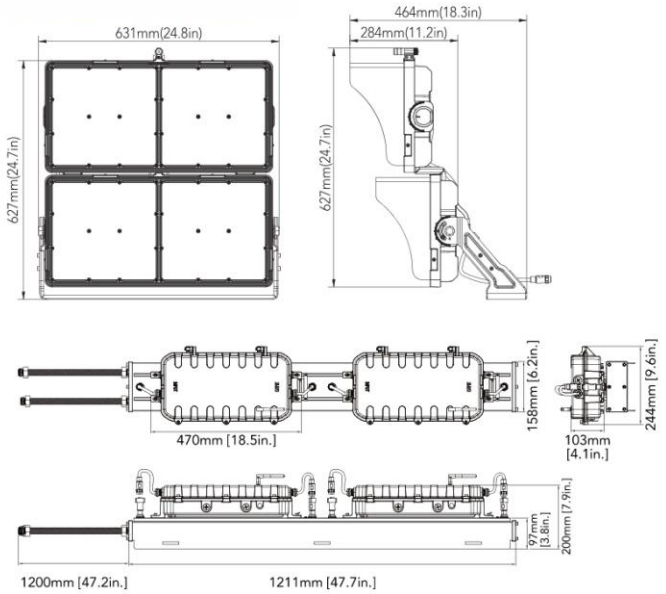
SMALL SIZE DIMENSIONS WITH THE DRIVER
(500W & 600W)



LARGE SIZE DIMENSIONS WITH THE DRIVER
(850W & 1200W)



SMALL SIZE DIMENSIONS WITHOUT THE DRIVER
(500W & 600W)



LARGE SIZE DIMENSIONS WITHOUT THE DRIVER
850W & 1200W

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ACCESSORIES



BLACK TOP VISOR
(DEFAULT)



AIMING SLIGHT
(DEFAULT)



SLIP FITTER ADAPTOR
(OPTION)



SQUARE BEAM MOUNTING BRACKET
(SOLD SEPARATELY)



EXTENSION CORD
(SOLD SEPARATELY)
Up to 164’ (50m)



DRIVER BOX MOUNTING RAIL
(SOLD SEPARATELY)



INTEGRATED CONTROL
(OPTION)

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SPORTS LIGHTING LUMINAIRE — FIELD TECHNICIAN & CUSTOMER GUIDE

Before requesting driver or fixture replacements, field technicians and customers must complete the following verification steps:

STEP 1 Identify Control System Configuration

Is the fixture equipped with Synapse Wireless Controls?

If yes, the luminaire communicates through a wireless mesh network. A full system diagnostic must be performed through Synapse prior to any hardware replacement requests.

Is the fixture equipped with D4i?

If yes, the luminaire supports two-way DALI communication. Verify driver-level data and fault reporting through the D4i interface before proceeding.

Was a Cloud Service included in the order?

If yes, remote diagnostics and system health monitoring are available through the cloud portal. Access the dashboard to review fault logs and performance data before dispatching a technician or submitting a replacement request.

STEP 2 Contact Jademar Technical Support Before Disconnecting Any Hardware (If the commissioning and cloud services purchased from Jademar)

Before disconnecting any drivers or Synapse controllers, contact Jademar Technical Support. Disconnecting components prematurely may interrupt diagnostics and void troubleshooting data.

If the fixture is equipped with Synapse Wireless Controls, contact **Jademar** Technical Support to perform a full system diagnostic before requesting driver or fixture replacements. This step is required to rule out communication or configuration issues.

Jademar Technical Support

Bruno Dos Santos
ts@jademar.com
Tel: 305-640-0465 → Ext. 115
Hours: Monday–Friday, 8:30 AM – 5:00 PM EST

STEP 3 Contact Synapse for Wireless Diagnostics (if applicable) (If the commissioning and cloud services purchased from Synapse directly)

If the fixture is equipped with Synapse Wireless Controls, contact **Synapse** Technical Support to perform a full system diagnostic before requesting driver or fixture replacements. This step is required to rule out communication or configuration issues.

Synapse Technical Support

support@synapsewireless.com
Toll-Free: 877-982-7888 → Press 6 for Technical Support
Emailing will automatically open a support ticket.

Completing this checklist helps avoid unnecessary hardware replacements and ensures faster resolution times.

Release date: 5.14.2026

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Revised 05/2026

When lights are not responding to commands from a SimplySnap system, there could be multiple reasons. This guide provides a quick list of the most common issues and the associated troubleshooting steps to resolve them.

Symptom #1 – One or more lights are stuck OFF and not responding

When a light is stuck off and unresponsive to commands from a SimplySnap system, that most commonly indicates the light is not receiving power. When multiple lights are stuck off and unresponsive, it's an even greater probability that power to the lights has been removed.

Step 1 – Confirm Power

Check any associated circuits, fuses and breaker panels to confirm there are no obvious power issues. If power appears to be flowing properly, but lights are stuck off, attempt to remove power from the lights, leave them off for at least 30 seconds and then power them back on. If power is making it to the lights, they should default to 100% brightness after a power cycle.

Step 2 – Try power-cycling

If lights remain stuck off after being power-cycled, power to the individual fixtures may need to be checked. Consult the manufacturer of the light or an electrician to determine whether or not it's acceptable to dismantle a light to verify any internal power issues. Some manufacturers may prefer to have fixtures sent in for repairs or replaced, as opposed to having repairs completed in the field.

Symptom #2 – One or more lights are stuck ON and not responding

A light stuck ON could indicate a commissioning issue, a wireless communication issue or a component failure.

Step 1 – Check for a Device Communication Alarm

Login to the site controller and verify whether or not the light in question has caused the site controller to generate an alarm. If a light is commissioned, but has stopped responding wirelessly, SimplySnap will generate a Device Communication Failure alarm, visible on the Alarms page in the SimplySnap user interface:



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The alarm will indicate the name of the light, the MAC address for the light and the specific time the light communication was lost. The SimplySnap site controller will re-check for wireless communication from each commissioned light every 15 minutes, and will automatically clear this alarm when the applicable light responds.

Step 2A - Device Communication Failure Alarm IS Present

If a light is stuck ON, and a Device Communication Failure alarm IS present in SimplySnap, that could indicate:

1) An antenna on the light has come loose. If the wireless lighting controller inside the fixture requires an external antenna, but the antenna somehow becomes disconnected, the light controller may not be able to respond to the site controller and would default to on when powered. The antenna connection on the fixture would need to be physically checked to confirm this symptom.
2) There could be a wiring issue inside the light. If the Synapse controller is no longer receiving power, the site controller will generate a Device Communication alarm. Contact the manufacturer of the lighting fixture or a local electrician in this case to determine if further field troubleshooting can be done or if the light will need to be returned to the manufacturer for repair or replacement.

Step 2B - Device Communication Failure Alarm is NOT Present

If a light is stuck ON, but a Device Communication Failure alarm is NOT present in SimplySnap, that could indicate:

1) The light in question has never been commissioned. Is this a new light that was added after the initial commissioning? If so, the light will need to be commissioned before it can be controlled. Contact the group that commissioned the original lights if additional commissioning assistance is required.
2) The light was accidentally deleted from the site controller. If this happens, the light will need to be re-commissioned in order to be controlled. Often, running a Census from the Devices>Census page in SimplySnap will locate the missing light and allow it to be added back to the site controller. Contact the group that commissioned the original lights if additional commissioning assistance is required.
3) There could be a wiring issue inside the light. If the Synapse controller is still properly powered and communicating wirelessly, the site controller will not generate a Device Communication alarm, but if the light is not responding to dimming, on or off commands, it's possible the wiring between the wireless controller and the LED driver inside the fixture has failed or come loose. Contact the manufacturer of the lighting fixture or a local electrician in this case to determine if further field troubleshooting can be done or if the light will need to be returned to the manufacturer for repair or replacement.

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ENERGYLITE

SPECIFICATION CODE

PROJECT

TYPE

MEMO

ORDERING CODE BREAKDOWN

GL1

LED GRIDLITE (GEN 2) SITE LIGHT FIXTURE

MAIN FEATURES

- Designed with a die-cast, aluminum alloy housing for optimal thermal performance and exceptional corrosion resistance
- Delivering up to 170 lumens per watt
- 3,000- to 20,000 lumen packages (20-160W)
- Extended site arm offers universal mounting, allowing for retrofit without drilling into existing poles
- All mounting options allow for multiple fixture installations at 90°
- TGIC polyester super durable powder coating with superior gloss, color retention, and weather resistance
- 0-10V dimming standard; DALI-2 dimming option available
- BAA Compliance available; *Consult factory to confirm specific fixture code is compliant if this is a requirement*
- **Designed and assembled in U.S.A.!**



Extended Site Arm
EPA: 0.56 sq. ft.
WEIGHT: 14.33 lbs.

BAA† IP66 ETL DLC FC RoHS COMPLIANT

/ / / / / / / / / / +

FIXTURE	LUMENS	BEAM SPREAD	CRI[6]	CCT	VOLTAGE	CONTROLS	SURGE	PHOTOCELL RECEPTACLE	FINISH	MOUNTING	FIXTURE OPTIONS	FIELD OPTIONS
GL1	3H[9] : 3,000 lm; 21W	2RM : Type II Roadway Medium	7 : 70 CRI	30 : 3000K	STD : 120-277V	10[5] : 0-10V	1PS : 10kV 5kA, 120-277V	00 : None	SBZ : Bronze (RAL8019)	FA[8] : Fixed Arm	ZT1[5] : 0-10V Z Ambient Light Control	PCL-01 : 120-277V Photocell
	4H[9] : 4,000 lm; 25W	3RM : Type III Roadway Medium	8 : 80 CRI	40 : 4000K	HVL : 277-480V	DA : DALI-2 D4i	2PS : *20kV 10kA, 120-277V	70[3] : 7-pin	SGY : Gray (RAL7038)	ES[7] : Extended Site Arm	ZT3[5] : 0-10V Z IR + Ambient Light Control	PCL-02 : 120-277V Photocell
	5H[9] : 5,000 lm; 32W	3AM : Type III Area Medium		50 : 5000K	SEM[3] : 120-277V w/ 10W EM (3H-16H only)		2PH : *20kV 10kA, 277-480V	0Z[35] : Z receptacle	SWH : White (RAL9003)	HT : Horizontal Tenon	ZT4[5] : 0-10V Z Occupancy + IR + Ambient Light Control	PCL-03 : 347-480V Photocell
	6H[9] : 6,000 lm; 42W	4WS[12] : Type IV Wide Short						S0 : Synapse compatible 7-pin	SBK : Black (RAL9017)	KM : 3" OD Knuckle Mount	ZT5[5] : 0-10V Z Casambi Bluetooth Mesh Node	PCL-04 : 347-480V Photocell (Midnight Dim)
	7H[9] : 7,000 lm; 52W	5QS : Type V Square Short						0B : Zhaga Book 10 compatible		WP[4] : Wall Pack	HSS[1] : House-side Shield	PCL-05 : 120-277V Photocell (Midnight Dim)
	8H[9] : 8,000 lm; 60W	5QM : Type V Square Medium									FSS : Front-side Shield	ENL-SC1 : Shorting Cap
	9H[9] : 9,000 lm; 65W										CSS : Cul-de-Sac Shield	SMCB[4] : Wall Pack Surface Mount Conduit Box
	11H[9] : 11,000 lm; 80W										SS[12] : Scoop Shield	ERP[7] : Extended Site Arm Round Pole Adapter
	12H[9] : 12,000 lm; 89W										CC* : Coastal Construction	FRP[8] : Fixed Arm Round Pole Adapter
	13H : 13,000 lm; 101W											
	14H : 14,000 lm; 112W											
	16H : 15,000 lm; 131W											
	18P : 18,000 lm; 143W											
	20P : 20,000 lm; 164W											

Notes: Consult factory to verify BAA compliant products
[1]HSS not compatible with 4WS optics, instead use SS.
[2]SS for use with 4WS optic only
[3]SEM not compatible with 7-pin (70) or Z receptacle (0Z); Available with lumen packages 3H-16H only
[4]SMCB for use with Wall Pack (WP)

*Consult factory for lead time and availability
[5]ZT1 - ZT5 options only available with 0-10V controls (10) and Z receptacle (0Z)
[6]80 or 90 CRI, + additional CCTs available upon request
[7]ERP round pole adapter for use with Extended Site Arm (ES)
[8]FRP round pole adapter for use with Fixed Arm (FA)
[9]WP unavailable 3H-12H lumen packages; see TrapLite.

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ENERGYLITE

SPECIFICATION CODE

PROJECT

TYPE

GL1

LED GRIDLITE (GEN 2) SITE LIGHT FIXTURE

FINISH
- TGIC polyester super-durable powder coating with superior gloss, color retention and weather resistance
- Standard finishes provided at 3 mil nominal thickness, salt-spray-tested to 3,000 hours as per ASTM B117

MOUNTING
- Extended site arm offers universal mounting, allowing for retrofit without drilling into existing poles
- Options allow for multiple fixture installations at 90°
- Wall-mount and round pole adapters are available for extended and fixed site arms

CONSTRUCTION
- Die-cast, aluminum alloy housing for optimal thermal performance and exceptional corrosion resistance
- 100% recycled aluminum

WARRANTY
- 5-year warranty

ELECTRICAL
- 120-277V Standard; 277-480V option available
- PF>0.9, THD<20%
- Parallel surge protection: enhanced 10kV standard, extreme 20kV optional (ANSI C136.2-2015)
- For series surge protection, consult factory
- Rated for operation -40°C to 40°C
- For 50°C option, consult factory

OPTICS + PERFORMANCE
- Up to 170 lumens per watt
- 3,000- to 20,000 lumen packages (20-160W)
- 5 customized distributions available
  - Type II Roadway Medium (Coefficient of Utilization: 0.793)
  - Type III Roadway Medium (Coefficient of Utilization: 0.852)
  - Type IV Wide Short (Coefficient of Utilization: 0.840)
  - Type V Square Short
  - Type V Square Medium
- Multiple shielding options available

CONTROLS
- 0-10V dimming standard; DALI-2 option available
- Receptacle options:
  - ANSI C136.41 3-pin
  - ANSI C136.41 7-pin (for DALI-2 or 0-10 V dimming)
  - Zhaga Book 18 (for next generation ambient light/motion sensing)
  - Zhaga Book 10 (for use with Autani smart controls)

LISTINGS
- IP66-rated optical and electrical chambers
- 3G Vibration-rated (ANSI C136.31)
- cETLus Listed for wet locations
- IDA Dark Sky listed with ≤3000K (Site Arm, Horizontal Tenon)
- Zhaga D4i listed
- ANSI C136.15 labeling available
- BAA Compliance available; *Consult factory to confirm specific fixture code is compliant if this is a requirement*
- **Designed and assembled in U.S.A.**

WEIGHTS + EPA INFORMATION

Mounting Type	Weight		
	Below 9H	11H to 16H	18P to 20P
Extended Site Arm (ES)	14.33 lbs.	16.02 lbs.	16.48 lbs.
Horizontal Tenon (HT)	12.76 lbs.	14.45 lbs.	14.91 lbs.
Knuckle Mount (KM)	12.77 lbs.	14.46 lbs.	14.92 lbs.
Wall Pack (WP)	n/a	14.88 lbs.	15.34 lbs.
Wall Pack (WP) with SMCB	n/a	17.09 lbs.	17.55 lbs.
Fixed Arm (FA)	14.92 lbs.	16.61 lbs.	16.48 lbs.

LUMEN AMBIENT TEMPERATURE (LAT) MULTIPLIERS

Ambient Temperature		Lumen Multiplier
Celsius	Fahrenheit	
0°C	32°F	1.02
10°C	50°F	1.01
25°C	77°F	1.00
40°C	104°F	0.99
50°C	122°F	0.97

TM-21 LUMEN MAINTENANCE PROJECTION

Calculated by utilizing the LED manufacturer's LM80 test data in conjunction with third party verified in-situ LED drive current and LED temperature data. Use data below to determine light loss factors.

50,000 hrs	60,000 hrs	100,000 hrs
99.67%	99.49%	98.77%

- Data below includes luminaire and integrated mounting option. Additional tenons, arms and brackets are not included.

Mounting Type	Tilt	Single	2 at 90°	2 at 180°	2 at 120°	3 at 90°	3 at 120°	4 at 90°	2 Side-by-Side
Extended Site Arm (ES)	n/a	0.67 sq. ft.	1.17 sq. ft.	1.34 sq. ft.	1.49 sq. ft.	1.84 sq. ft.	1.99 sq. ft.	1.84 sq. ft.	1.00 sq. ft.
Extended Site Arm (ES) with Round Pole Adapter (ERP)	n/a	0.72 sq. ft.	1.22 sq. ft.	1.43 sq. ft.	1.54 sq. ft.	1.93 sq. ft.	2.04 sq. ft.	1.93 sq. ft.	1.00 sq. ft.
Horizontal Tenon (HT)	n/a	0.48 sq. ft.	0.78 sq. ft.	0.96 sq. ft.	0.98 sq. ft.	1.26 sq. ft.	1.28 sq. ft.	1.26 sq. ft.	0.60 sq. ft.
Knuckle Mount (KM) *(7.5° increments)*	90° (horizontal)	0.56 sq. ft.	0.97 sq. ft.	1.12 sq. ft.	1.13 sq. ft.	1.54 sq. ft.	1.54 sq. ft.	1.54 sq. ft.	0.83 sq. ft.
	60°	0.56 sq. ft.	1.34 sq. ft.	1.12 sq. ft.	1.70 sq. ft.	1.91 sq. ft.	2.49 sq. ft.	1.91 sq. ft.	1.56 sq. ft.
	45°	0.56 sq. ft.	1.56 sq. ft.	1.12 sq. ft.	2.04 sq. ft.	2.12 sq. ft.	3.04 sq. ft.	2.12 sq. ft.	2.00 sq. ft.
	30°	0.56 sq. ft.	1.72 sq. ft.	1.12 sq. ft.	2.33 sq. ft.	2.28 sq. ft.	3.48 sq. ft.	2.28 sq. ft.	2.31 sq. ft.
	0° (vertical)	0.56 sq. ft.	1.83 sq. ft.	1.12 sq. ft.	2.50 sq. ft.	2.39 sq. ft.	3.77 sq. ft.	2.39 sq. ft.	2.54 sq. ft.
Fixed Arm (FA)	n/a	0.59 sq. ft.	0.97 sq. ft.	1.18 sq. ft.	1.25 sq. ft.	1.56 sq. ft.	1.63 sq. ft.	1.56 sq. ft.	0.77 sq. ft.

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ENERGYLITE

SPECIFICATION CODE

PROJECT

TYPE

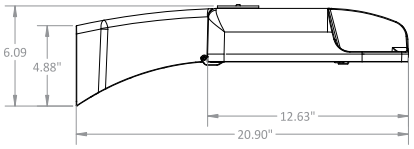
GL1

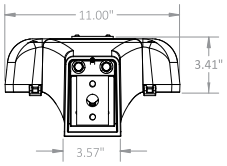
LED GRIDLITE (GEN 2) SITE LIGHT FIXTURE

Fixed Arm (FA)

- Simple and easy installation



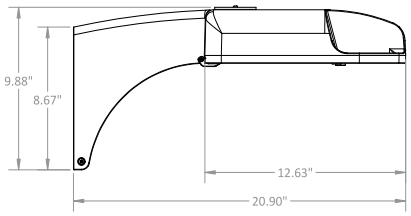


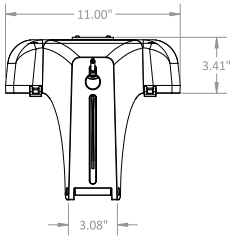


Extended Site Arm (ES)

- Universal mount adapter
- Allows for retrofit without drilling into existing poles



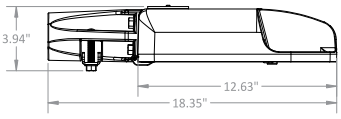


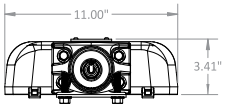


Horizontal Tenon (HT)

- Mounts to maximum 2⅜" O.D. tenon



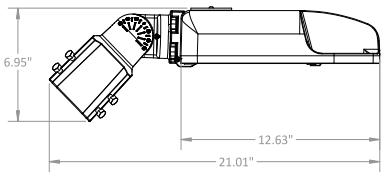


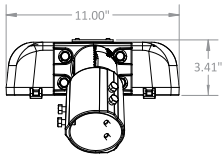


Knuckle (KM)

- Mounts to maximum 3" O.D. tenon
- Adjustable at 7.5° increments
- Not recommended to angle luminaire past 0° (vertical); maintain downward angle

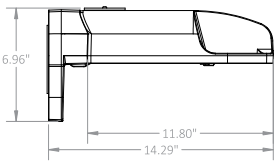


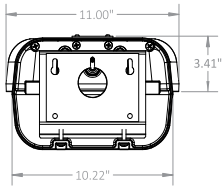




Wall Pack (WP)



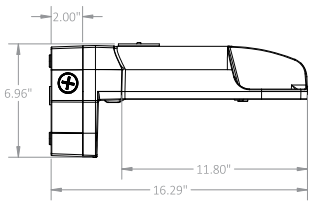


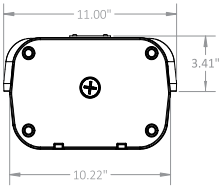


Wall Pack (WP) - SMCB

(field-installed option)







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ENERGYLITE

SPECIFICATION CODE

PROJECT

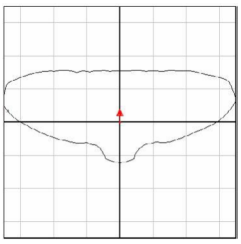
TYPE

GL1

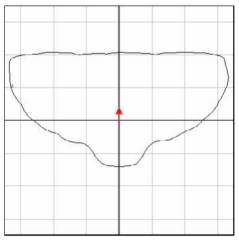
LED GRIDLITE (GEN 2) SITE LIGHT FIXTURE

PHOTOMETRIC DISTRIBUTION

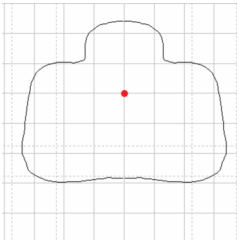
TYPE II ROADWAY MEDIUM (2RM)



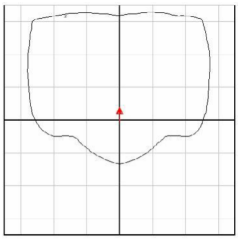
TYPE III ROADWAY MEDIUM (3RM)



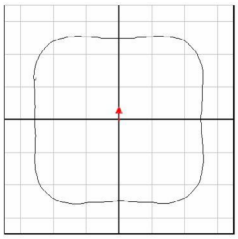
TYPE III AREA MEDIUM (3AM)



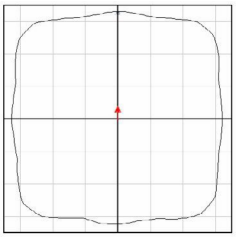
TYPE IV WIDE SHORT (4WS)



TYPE V SQUARE SHORT (5QS)



TYPE V SQUARE MEDIUM (5QM)



SHIELD ACCESSORY DETAILS

HOUSE SIDE SHIELD (HSS)
- Flat-black, injection molded plastic resin
- Tool-less, clip-on discrete shield
- Blocks light behind the fixture



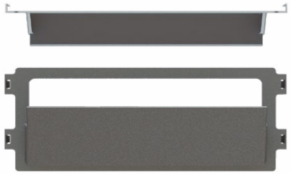
CUL-DE-SAC SHIELD (CSS)
- Flat-black, injection molded plastic resin
- Tool-less, clip-on discrete shield
- Blocks light to left and right of the fixture



FRONT SIDE SHIELD (FSS)
- Flat-black, injection molded plastic resin
- Tool-less, clip-on discrete shield
- Blocks light in front of the fixture.



SCOOP SHIELD (SS)
- Flat-black, injection-molded plastic resin
- Tool-less, clip-on discrete shield
- Blocks light behind the fixture (4WS only)



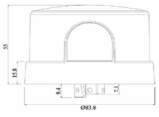
CONTROLS

0-10 V ZHAGA OPTIONS
- ZT1: Ambient Light Control
- ZT3: IR + Ambient Light Control
- ZT4: Occupancy + IR + Ambient Light Control
- ZT5: 0-10V Zhaga Casambi BLE + ALC





PHOTOCELL OPTIONS
- PCL01: 120-277V Photocell (640J, IP65); Blue
- PCL02: 120-277V Photocell (1280J, IP66); Blue
- PCL03: 347-480V Photocell (1280J, IP66); Yellow
- PCL04: 50% Midnight Dimming, 347-480V Photocell (1280J, IP65); Brown
- PCL05: 50% Midnight Dimming, 120-277V Photocell (1280J, IP65); Brown







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ENERGYLITE

SPECIFICATION CODE

PROJECT

TYPE

GL1

LED GRIDLITE (GEN 2)
SITE LIGHT FIXTURE

Performance Package	Wattage Label	Drive Current	Color Temp. (CCT)	Input Power (Watts)	TYPE II ROADWAY MED (2RM) AT 70 CRI					TYPE III ROADWAY MED (3RM) AT 70 CRI					TYPE III AREA MED (3AM) AT 70 CRI					TYPE IV WIDE SHORT (4WS) AT 70 CRI					TYPE V SQUARE SHORT (5QS) AT 70 CRI					TYPE V SQUARE MED (5QM) AT 70 CRI				
					Lumens	Efficacy (lm/W)	BUG Rating			Lumens	Efficacy (lm/W)	BUG Rating			Lumens	Efficacy (lm/W)	BUG Rating			Lumens	Efficacy (lm/W)	BUG Rating			Lumens	Efficacy (lm/W)	BUG Rating			Lumens	Efficacy (lm/W)	BUG Rating		
3H	20	250mA	5000K	21.0	3,590	171	1	0	1	3,601	171	1	0	1	3,493	166	1	0	2	3,418	162	1	0	1	3,605	171	2	0	1	3,470	165	2	0	1
			4000K		3,555	169	1	0	1	3,565	170	1	0	1	3,458	164	1	0	2	3,384	161	1	0	1	3,569	170	2	0	1	3,436	163	2	0	1
			3000K		3,412	162	1	0	1	3,423	163	1	0	1	3,320	158	1	0	2	3,248	154	1	0	1	3,426	163	2	0	1	3,298	157	2	0	1
4H	30	300mA	5000K	25.4	4,291	169	1	0	1	4,305	169	1	0	1	4,175	164	1	0	2	4,085	161	1	0	1	4,309	169	2	0	1	4,148	163	2	0	1
			4000K		4,249	167	1	0	1	4,262	168	1	0	1	4,134	162	1	0	2	4,045	159	1	0	1	4,266	168	2	0	1	4,107	161	2	0	1
			3000K		4,079	160	1	0	1	4,091	161	1	0	1	3,969	156	1	0	2	3,883	153	1	0	1	4,096	161	2	0	1	3,943	155	2	0	1
5H	30	375mA	5000K	32.6	5,357	164	1	0	1	5,373	165	1	0	1	5,212	160	1	0	2	5,099	156	1	0	2	5,379	165	2	0	1	5,178	159	3	0	1
			4000K		5,304	163	1	0	1	5,320	163	1	0	1	5,160	158	1	0	2	5,049	155	1	0	1	5,325	163	2	0	1	5,127	157	3	0	1
			3000K		5,092	156	1	0	1	5,107	157	1	0	1	4,954	152	1	0	2	4,847	149	1	0	1	5,112	157	2	0	1	4,922	151	3	0	1
6H	40	483mA	5000K	42.7	6,775	159	1	0	1	6,796	159	1	0	2	6,592	154	1	0	2	6,450	151	1	0	2	6,803	159	3	0	1	6,549	153	3	0	1
			4000K		6,708	157	1	0	1	6,729	158	1	0	1	6,527	153	1	0	2	6,386	149	1	0	2	6,736	158	3	0	1	6,484	152	3	0	1
			3000K		6,440	151	1	0	1	6,459	151	1	0	1	6,266	147	1	0	2	6,131	144	1	0	2	6,466	151	3	0	1	6,225	146	3	0	1
7H	50	585mA	5000K	52.5	8,009	152	1	0	2	8,033	153	1	0	2	7,792	148	1	0	2	7,624	145	1	0	2	8,042	153	3	0	2	7,742	147	3	0	2
			4000K		7,930	151	1	0	2	7,954	151	1	0	2	7,715	147	1	0	2	7,549	144	1	0	2	7,962	152	3	0	2	7,665	146	3	0	2
			3000K		7,612	145	1	0	2	7,635	145	1	0	2	7,406	141	1	0	2	7,247	138	1	0	2	7,643	146	3	0	1	7,358	140	3	0	2
8H	60	672mA	5000K	61.2	9,024	147	1	0	2	9,051	148	1	0	2	8,779	143	1	0	2	8,590	140	1	0	2	9,061	148	3	0	2	8,722	143	3	0	2
			4000K		8,934	146	1	0	2	8,961	146	1	0	2	8,693	142	1	0	2	8,505	139	1	0	2	8,971	147	3	0	2	8,636	141	3	0	2
			3000K		8,577	140	1	0	2	8,603	141	1	0	2	8,345	136	1	0	2	8,165	133	1	0	2	8,612	141	3	0	2	8,291	136	3	0	2
9H	70	725mA	5000K	66.2	9,565	145	2	0	2	9,594	145	1	0	2	9,306	141	1	0	2	9,106	138	1	0	2	9,604	145	3	0	2	9,246	140	3	0	2
			4000K		9,470	143	2	0	2	9,499	144	1	0	2	9,214	139	1	0	2	9,016	136	1	0	2	9,509	144	3	0	2	9,154	138	3	0	2
			3000K		9,092	137	1	0	2	9,119	138	1	0	2	8,846	134	1	0	2	8,655	131	1	0	2	9,129	138	3	0	2	8,788	133	3	0	2
11H	80	924mA	5000K	81.5	11,692	143	2	0	2	11,728	144	1	0	2	11,376	140	1	0	2	11,131	137	2	0	2	11,740	144	3	0	2	11,302	139	4	0	2
			4000K		11,577	142	2	0	2	11,612	142	1	0	2	11,264	138	1	0	2	11,021	135	2	0	2	11,624	143	3	0	2	11,190	137	4	0	2
			3000K		11,114	136	2	0	2	11,147	137	1	0	2	10,813	133	1	0	2	10,580	130	1	0	2	11,159	137	3	0	2	10,743	132	4	0	2
12H	90	1029mA	5000K	90.8	12,641	139	2	0	2	12,679	140	1	0	2	12,299	136	1	0	2	12,034	133	2	0	2	12,693	140	3	0	2	12,219	135	4	0	2
			4000K		12,516	138	2	0	2	12,554	138	1	0	2	12,177	134	1	0	2	11,915	131	2	0	2	12,567	138	3	0	2	12,098	133	4	0	2
			3000K		12,015	132	2	0	2	12,052	133	1	0	2	11,690	129	1	0	2	11,438	126	2	0	2	12,064	133	3	0	2	11,614	128	4	0	2
13H	100	1134mA	5000K	100.6	13,601	135	2	0	2	13,642	136	2	0	2	13,233	132	1	0	2	12,948	129	2	0	2	13,657	136	3	0	2	13,147	131	4	0	2
			4000K		13,466	134	2	0	2	13,507	134	2	0	2	13,102	130	1	0	2	12,820	127	2	0	2	13,522	134	3	0	2	13,017	129	4	0	2
			3000K		12,928	129	2	0	2	12,967	129	1	0	2	12,578	125	1	0	2	12,307	122	2	0	2	12,981	129	3	0	2	12,496	124	4	0	2
14H	110	1281mA	5000K	114.6	14,840	129	2	0	2	14,885	130	2	0	2	14,438	126	1	0	2	14,127	123	2	0	3	14,901	130	4	0	2	14,345	125	4	0	2
			4000K		14,693	128	2	0	2	14,738	129	2	0	2	14,295	125	1	0	2	13,987	122	2	0	2	14,753	129	4	0	2	14,203	124	4	0	2
			3000K		14,105	123	2	0	2	14,148	123	2	0	2	13,724	120	1	0	2	13,428	117	2	0	2	14,163	124	3	0	2	13,634	119	4	0	2
16H	130	1449mA	5000K	130.8	16,101	123	2	0	2	16,150	124	2	0	2	15,665	120	1	0	2	15,328	117	2	0	3	16,167	124	4	0	2	15,563	119	4	0	2
			4000K		15,941	122	2	0	2	15,990	122	2	0	2	15,510	119	1	0	2	15,176	116	2	0	3	16,007	122	4	0	2	15,409	118	4	0	2
			3000K		15,304	117	2	0	2	15,350	117	2	0	2	14,890	114	1	0	2	14,569	111	2	0	3	15,366	118	4	0	2	14,793	113	4	0	2
18P	140	1608mA	5000K	143.2	18,151	127	3	0	3	18,203	127	2	0	2	17,452	122	3	0	3	16,838	118	3	0	3	18,030	126	3	0	3	17,046	119	4	0	2
			4000K		17,972	125	3	0	3	18,023	126	2	0	2	17,280	121	3	0	3	16,672	116	3	0	3	17,852	125	3	0	3	16,877	118	4	0	2
			3000K		17,253	120	3	0	3	17,302	121	2	0	2	16,588	116	2	0	3	16,005	112	2	0	3	17,138	120	2	0	2	16,202	113	4	0	2
20P	160	1709mA	5000K	164.4	19,771	120	3	0	3	19,827	121	2	0	3	19,010	116	3	0	3	18,341	112	3	0	3	19,639	119	3	0	3	18,567	113	4	0	2
			4000K		19,575	119	3	0	3	19,631	119	2	0	2	18,822	114	3	0	3	18,159	110	3	0	3	19,445	118	3	0	3	18,383	112	4	0	2
			3000K		18,792	114	3	0	3	18,846	115	2	0	2	18,069	110	3	0	3	17,433	106	3	0	3	18,667	114	3	0	3	17,648	107	4	0	2

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8655 Corporate Drive
Frisco, TX 75033

469.294.1516
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ENERGYLITE

SPECIFICATION CODE

PROJECT

TYPE

MEMO

ORDERING CODE BREAKDOWN

GL2

LED GRIDLITE (GEN 2) SITE LIGHT FIXTURE

MAIN FEATURES

- Designed with a die-cast, 100% recycled aluminum alloy housing for optimal thermal performance and exceptional corrosion resistance
- Delivering up to 151 lumens per watt
- 18,000- to 30,000 lumen packages (131-238W)
- Extended site arm offers universal mounting, allowing for retrofit without drilling into existing poles
- All mounting allows for multiple installations at 90°
- TGIC polyester super durable powder coating with superior gloss, color retention, and weather resistance
- 0-10V dimming standard; DALI-2 dimming option available
- BAA/BABA Compliance available; *Consult factory to confirm specific fixture code is compliant if this is a requirement*
- **Designed and assembled in U.S.A.!**



Extended Site Arm
EPA: 0.69 sq. ft.
WEIGHT: 21.45 - 23.87 lbs.

/ / / / / / /

FIXTURE	LUMENS	BEAM SPREAD	CRI	CCT[6]	VOLTAGE	CONTROLS	SURGE	PHOTOCELL RECEPTACLE	FINISH	MOUNTING	FIXTURE OPTIONS	FIELD OPTIONS
GL2	18H : 18,000 lm; 131W	2RM : Type II Roadway Medium	7 : 70 CRI	30 : 3000K	STD : 120-277V	10[5] : 0-10V	1PS : 10kV 5kA, 120-277V	00 : None	SBZ : Bronze (RAL8019)	FA[3] : Fixed Arm	ZT1[5] : 0-10V Z Ambient Light Control	PCL-01 : 120-277V Photocell
	20H : 20,000 lm; 150W	3RM : Type III Roadway Medium	8 : 80 CRI	40 : 4000K	HVL : 277-480V	DA : DALI-2 D4i	2PS : *20kV 10kA, 120-277V	70 : 7-pin	SGY : Gray (RAL7038)	ES[7] : Extended Site Arm	ZT3[5] : 0-10V Z IR + Ambient Light Control	PCL-02 : 120-277V Photocell
	23H : 23,000 lm; 180W	3AM : Type III Area Medium		50 : 5000K	SEM[3] : 120-277V w/ 10W EM		2PH : *20kV 10kA, 277-480V	0Z[5] : Z receptacle	SWH : White (RAL9003)	HT : Horizontal Tenon	ZT4[5] : 0-10V Z Occupancy + IR + Ambient Light Control	PCL-03 : 347-480V Photocell
	26H : 26.000 lm; 212W	4WS[12] : Type IV Wide Short						S0 : Synapse compatible 7-pin	SBK : Black (RAL9017)	KM : 3" OD Knuckle Mount	ZT5[5] : 0-10V Z Casambi Bluetooth Mesh Node	PCL-04 : 347-480V Photocell (Midnight Dim)
	28H : 29,000 lm; 238W	5QS : Type V Square Short						0B : Zhaga Book 10 compatible		WP[4] : Wall Pack	HSS[1] : House-side Shield	PCL-05 : 120-277V Photocell (Midnight Dim)
		5QM : Type V Square Medium									FSS : Front-side Shield	ENL-SC1 : Shorting Cap
											CSS : Cul-de-Sac Shield	SMCB[4] : Wall Pack Surface Mount Conduit Box
											SS[12] : Scoop Shield	ERP[7] : Extended Site Arm Round Pole Adapter
											CC* : Coastal Construction	FRP[3] : Fixed Arm Round Pole Adapter

Notes: Consult factory to verify BAA compliant products
[1]HSS not compatible with 4WS optics, instead use SS.
[2]SS for use with 4WS optic only
[3]FRP round pole adapter for use with Fixed Arm (FA)
[4]SMCB for use with Wall Pack (WP)

*Consult factory for lead time and availability
[5]ZT1 - ZT5 options only available with 0-10V controls (10) and Z receptacle (0Z)
[6]80 or 90 CRI, + additional CCTs available upon request
[7]ERP round pole adapter for use with Extended Site Arm (ES)

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ENERGYLITE

SPECIFICATION CODE

PROJECT

TYPE

GL2

LED GRIDLITE (GEN 2) SITE LIGHT FIXTURE

FINISH
- TGIC polyester super-durable powder coating with superior gloss, color retention and weather resistance
- Standard finishes provided at 3 mil nominal thickness, salt-spray-tested to 3,000 hours as per ASTM B117

MOUNTING
- Extended site arm offers universal mounting, allowing for retrofit without drilling into existing poles
- Options allow for multiple fixture installations at 90°
- Wall-mount and round pole adapters are available for extended and fixed site arms

CONSTRUCTION
- Die-cast, aluminum alloy housing for optimal thermal performance and exceptional corrosion resistance
- 100% recycled aluminum

WARRANTY
- 5-year warranty

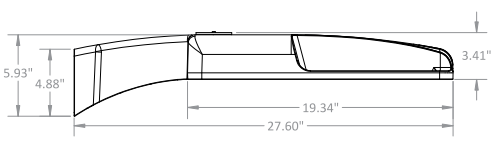
ELECTRICAL
- 120-277 V Standard; 277-480 V option available
- PF>0.9, THD<20%
- Parallel surge protection: enhanced 10kV standard, extreme 20kV optional (ANSI C136.2-2015)
- For series surge protection, consult factory
- Rated for operation -40°C to 40°C
- For 50°C option, consult factory

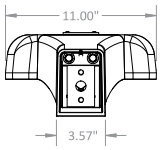
OPTICS + PERFORMANCE
- Up to 151 lumens per watt
- 18,000- to 30,000 lumen packages (131-238W)
- 5 customized distributions available
  - Type II Roadway Medium (Coefficient of Utilization: 0.793)
  - Type III Roadway Medium (Coefficient of Utilization: 0.852)
  - Type IV Wide Short (Coefficient of Utilization: 0.840)
  - Type V Square Short
  - Type V Square Medium
- Multiple shielding options available

CONTROLS
- 0-10 V dimming standard; DALI-2 option available
- Receptacle options:
  - ANSI C136.41 3-pin
  - ANSI C136.41 7-pin (for DALI-2 or 0-10 V dimming)
  - Zhaga Book 18 (for next generation ambient light/motion sensing)
  - Zhaga Book 10 (for use with Autani smart controls)

LISTINGS
- IP66-rated optical and electrical chambers
- 3G Vibration-rated (ANSI C136.31)
- cETLus Listed for wet locations
- IDA Dark Sky listed with ≤3000K (Site Arm, Horizontal Tenon)
- Zhaga D4i listed
- ANSI C136.15 labeling available
- BAA/BABA Compliance available; *Consult factory to confirm specific fixture code is compliant if this is a requirement*
- **Designed and assembled in U.S.A.**

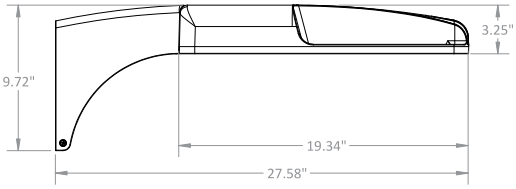
FIXED ARM (FA)

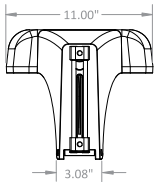






EXTENDED SITE ARM (ES)
- Universal mount adapter
- Allows for retrofit without drilling into existing poles

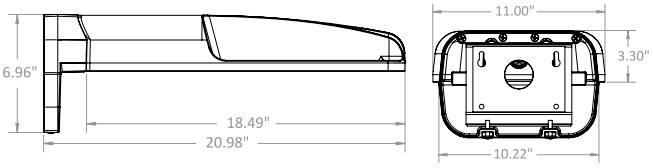






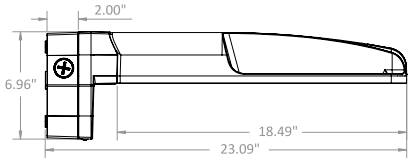
WALL PACK (WP)

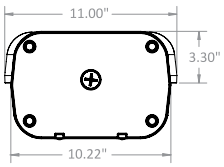




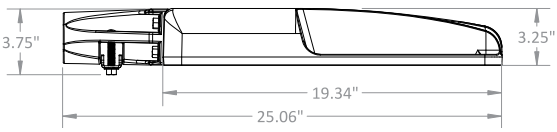
WALL PACK WITH SURFACE MOUNT CONDUIT BOX (WP-SMCB)
- Field installed option

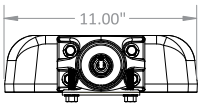






HORIZONTAL TENON (HT)
- Mounts to maximum 2⅜" O.D. tenon

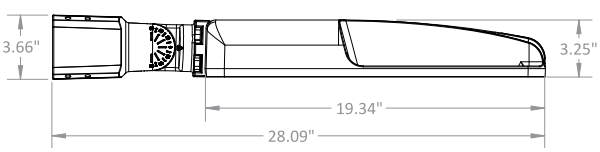


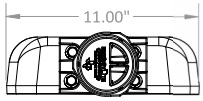


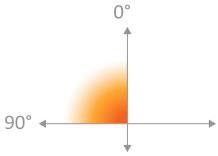




- Mounts to maximum 3" O.D. tenon
- Adjustable at 7.5° increments
- Not recommended to angle luminaire past 0° (vertical); maintain downward angle







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ENERGYLITE

SPECIFICATION CODE

PROJECT

TYPE

GL2

LED GRIDLITE (GEN 2) SITE LIGHT FIXTURE

LUMEN AMBIENT TEMPERATURE (LAT) MULTIPLIERS

Ambient Temperature		Lumen Multiplier
Celsius	Fahrenheit	
0°C	32°F	1.02
10°C	50°F	1.01
25°C	77°F	1.00
40°C	104°F	0.99
50°C	122°F	0.97

TM-21 LUMEN MAINTENANCE PROJECTION

- Calculated by utilizing the LED manufacturer's LM80 test data in conjunction with third-party-verified in situ LED drive current and LED temperature data. Use data below to determine light-loss factors.

Performance Package	50,000 Hrs	60,000 Hrs	100,000 Hrs
18H to 23H	99.67%	99.49%	98.77%
26H	98.95%	98.62%	97.30%
28H	95.73%	94.83%	91.34%

ELECTRICAL LOAD

18H	131.4 W	1.10	0.63	0.55	0.47	0.38	0.27
20H	149.6 W	1.25	0.72	0.62	0.54	0.43	0.31
23H	180.3 W	1.50	0.87	0.75	0.65	0.52	0.38
26H	212.4 W	1.77	0.83	0.72	0.63	0.50	0.36
28H	238.1 W	1.98	1.14	0.99	0.86	0.69	0.50

Mounting Type	Weight	
	18H to 20H	23H to 28H
Fixed Arm (FA)	22.77 lbs.	23.34 lbs.
Extended Site Arm (ES)	22.19 lbs.	22.76 lbs.
Extended Site Arm with Round Pole Adapter (ES-RP)	22.75 lbs.	23.32 lbs.
Horizontal Tenon (HT)	20.50 lbs.	21.07 lbs.
Knuckle Mount (KM)	21.55 lbs.	22.12 lbs.
Wall Pack (WP)	21.02 lbs.	21.59 lbs.
Wall Pack with Surface Mount Conduit Box (WP-SMCB)	23.23 lbs.	23.80 lbs.

- Data below includes luminaire and integrated mounting option. Additional tenons, arms and brackets are not included.

Mounting Type	Tilt	Single	2 at 90°	2 at 180°	2 at 120°	3 at 90°	3 at 120°	4 at 90°	2 Side-by-Side
Fixed Arm (FA)	n/a	0.74 sq. ft.	1.13 sq. ft.	1.49 sq. ft.	1.51 sq. ft.	1.87 sq. ft.	1.90 sq. ft.	1.87 sq. ft.	0.77 sq. ft.
Extended Site Arm (ES)	n/a	0.83 sq. ft.	1.32 sq. ft.	1.66 sq. ft.	1.75 sq. ft.	2.15 sq. ft.	2.24 sq. ft.	2.15 sq. ft.	0.98 sq. ft.
Extended Site Arm (ES) with Round Pole Adapter (ERP)	n/a	0.88 sq. ft.	1.37 sq. ft.	1.75 sq. ft.	1.80 sq. ft.	2.24 sq. ft.	2.29 sq. ft.	2.24 sq. ft.	0.98 sq. ft.
Horizontal Tenon (HT)	n/a	0.65 sq. ft.	0.94 sq. ft.	1.30 sq. ft.	1.22 sq. ft.	1.58 sq. ft.	1.51 sq. ft.	1.58 sq. ft.	0.65 sq. ft.
Knuckle Mount (KM) *(7.5° increments)*	90° (horizontal)	0.73 sq. ft.	1.14 sq. ft.	1.46 sq. ft.	1.37 sq. ft.	1.87 sq. ft.	1.78 sq. ft.	1.87 sq. ft.	0.82 sq. ft.
	60°	0.73 sq. ft.	1.75 sq. ft.	1.46 sq. ft.	2.02 sq. ft.	2.48 sq. ft.	3.04 sq. ft.	2.48 sq. ft.	2.04 sq. ft.
	45°	0.73 sq. ft.	2.06 sq. ft.	1.46 sq. ft.	2.33 sq. ft.	2.80 sq. ft.	3.66 sq. ft.	2.80 sq. ft.	2.66 sq. ft.
	30°	0.73 sq. ft.	2.29 sq. ft.	1.46 sq. ft.	2.57 sq. ft.	3.02 sq. ft.	4.13 sq. ft.	3.02 sq. ft.	3.12 sq. ft.
	0° (vertical)	0.73 sq. ft.	2.53 sq. ft.	1.46 sq. ft.	3.19 sq. ft.	3.26 sq. ft.	4.99 sq. ft.	3.26 sq. ft.	3.60 sq. ft.

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ENERGYLITE

SPECIFICATION CODE

PROJECT

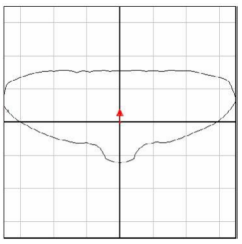
TYPE

GL2

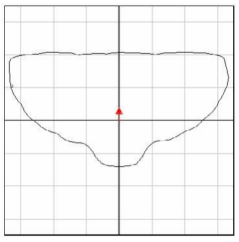
LED GRIDLITE (GEN 2) SITE LIGHT FIXTURE

PHOTOMETRIC DISTRIBUTION

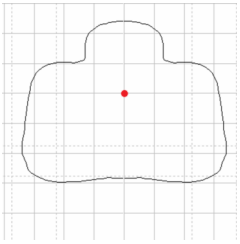
TYPE II ROADWAY MEDIUM (2RM)



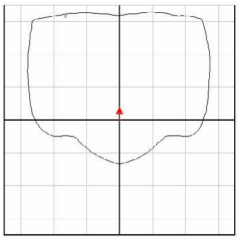
TYPE III ROADWAY MEDIUM (3RM)



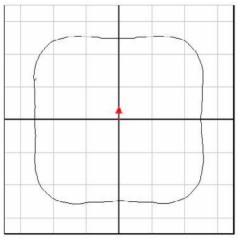
TYPE III AREA MEDIUM (3AM)



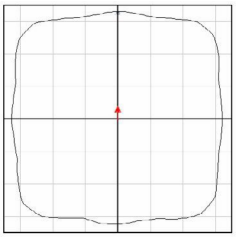
TYPE IV WIDE SHORT (4WS)



TYPE V SQUARE SHORT (5QS)



TYPE V SQUARE MEDIUM (5QM)



SHIELD ACCESSORY DETAILS

HOUSE SIDE SHIELD (HSS)
- Flat-black, injection molded plastic resin
- Tool-less, clip-on discrete shield
- Blocks light behind the fixture



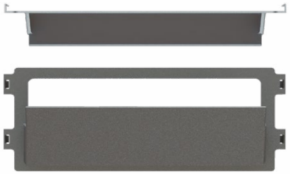
CUL-DE-SAC SHIELD (CSS)
- Flat-black, injection molded plastic resin
- Tool-less, clip-on discrete shield
- Blocks light to left and right of the fixture



FRONT SIDE SHIELD (FSS)
- Flat-black, injection molded plastic resin
- Tool-less, clip-on discrete shield
- Blocks light in front of the fixture.



SCOOP SHIELD (SS)
- Flat-black, injection-molded plastic resin
- Tool-less, clip-on discrete shield
- Blocks light behind the fixture (4WS only)



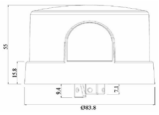
CONTROLS

0-10 V ZHAGA OPTIONS
- ZT1: Ambient Light Control
- ZT3: IR + Ambient Light Control
- ZT4: Occupancy + IR + Ambient Light Control
- ZT5: 0-10V Zhaga Casambi BLE + ALC





PHOTOCELL OPTIONS
- PCL01: 120-277V Photocell (640J, IP65); Blue
- PCL02: 120-277V Photocell (1280J, IP66); Blue
- PCL03: 347-480V Photocell (1280J, IP66); Yellow
- PCL04: 50% Midnight Dimming, 347-480V Photocell (1280J, IP65); Brown
- PCL05: 50% Midnight Dimming, 120-277V Photocell (1280J, IP65); Brown







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ENERGYLITE

SPECIFICATION CODE

PROJECT

TYPE

GL2

LED GRIDLITE (GEN 2) SITE LIGHT FIXTURE

Performance Package	Wattage Label	Drive Current	Color Temp. (CCT)	Input Power (Watts)	TYPE II ROADWAY MED (2RM) AT 70 CRI			TYPE III ROADWAY MED (3RM) AT 70 CRI			TYPE III AREA MED (3AM) AT 70 CRI			TYPE IV WIDE SHORT (4WS) AT 70 CRI			TYPE V SQUARE SHORT (5QS) AT 70 CRI			TYPE V SQUARE MED (5QM) AT 70 CRI		
					Lumens	Efficacy (lm/W)	BUG Rating	Lumens	Efficacy (lm/W)	BUG Rating	Lumens	Efficacy (lm/W)	BUG Rating	Lumens	Efficacy (lm/W)	BUG Rating	Lumens	Efficacy (lm/W)	BUG Rating	Lumens	Efficacy (lm/W)	BUG Rating
18H	130	776mA	5000K	131.4	19,657	150	3 0 3	19,838	151	2 0 2	19,019	145	2 0 3	18,826	143	2 0 3	19,851	151	4 0 2	18,860	144	4 0 2
			4000K		19,392	148	3 0 3	19,570	149	2 0 2	18,763	143	2 0 3	18,572	141	2 0 3	19,584	149	4 0 2	18,606	142	4 0 2
			3000K		17,855	136	3 0 3	18,019	137	2 0 2	17,275	131	2 0 2	17,100	130	2 0 3	18,031	137	4 0 2	17,131	130	4 0 2
20H	150	854mA	5000K	149.6	21,761	145	3 0 3	21,962	147	2 0 3	21,055	141	3 0 3	20,841	139	3 0 3	21,976	147	4 0 2	20,879	140	5 0 3
			4000K		21,468	144	3 0 3	21,666	145	2 0 3	20,772	139	3 0 3	20,561	137	2 0 3	21,680	145	4 0 2	20,598	138	4 0 3
			3000K		19,767	132	3 0 3	19,948	133	2 0 2	19,125	128	2 0 3	18,931	127	2 0 3	19,962	133	4 0 2	18,965	127	4 0 2
23H	180	1022mA	5000K	180.3	25,007	139	3 0 3	25,237	140	3 0 3	24,196	134	3 0 3	23,950	133	3 0 4	25,254	140	4 0 2	23,994	133	5 0 3
			4000K		24,671	137	3 0 3	24,898	138	3 0 3	23,870	132	3 0 3	23,628	131	3 0 3	24,914	138	4 0 2	23,670	131	5 0 3
			3000K		22,715	126	3 0 3	22,924	127	3 0 3	21,978	122	3 0 3	21,755	121	3 0 3	22,939	127	4 0 2	21,794	121	5 0 3
26H	210	1189mA	5000K	212.4	27,957	132	3 0 3	28,214	133	3 0 3	27,049	127	3 0 4	26,775	126	3 0 4	28,233	133	4 0 2	26,823	126	5 0 3
			4000K		27,580	130	3 0 3	27,834	131	3 0 3	26,685	126	3 0 4	26,414	124	3 0 4	27,853	131	4 0 2	26,462	125	5 0 3
			3000K		25,394	120	3 0 3	25,628	121	3 0 3	24,570	116	3 0 3	24,320	115	3 0 4	25,645	121	4 0 2	24,364	115	5 0 3
28H	240	1323mA	5000K	238.1	29,930	126	3 0 3	30,205	127	3 0 3	28,958	122	3 0 4	28,664	120	3 0 4	30,225	127	5 0 3	28,716	121	5 0 3
			4000K		29,527	124	3 0 3	29,798	125	3 0 3	28,568	120	3 0 4	28,278	119	3 0 4	29,818	125	5 0 3	28,329	119	5 0 3
			3000K		27,186	114	3 0 3	27,436	115	3 0 3	26,304	110	3 0 4	26,037	109	3 0 4	27,455	115	4 0 2	26,084	110	5 0 3

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Square Pole

ALUMINUM | TAPERED

ENERGYLITE

PROJECT _____ TYPE _____

SPECIFICATION _____



QUICK FACTS

POLE SHAFT
The pole shaft is a seamless 6063-T6 aluminum alloy extrusion having a uniform wall thickness of 0.250", 0.188", 0.156" or 0.125". The sides of the shaft may be drilled for mounting luminaire fixtures. All aluminum alloys shall comply with metallurgical and mechanical properties set forth in the Aluminum Association Standards.

BASE PLATE
An oval reinforced gasketed handhole, having a nominal 3" x 5" inside opening, located 1' - 6" above base, is standard on all poles. A grounding provision is located inside the handhole ring.

HANDHOLE
An oval reinforced gasketed handhole, having a nominal 3" x 5" inside opening, located 1' - 6" above base, is standard on all poles. A grounding provision is located inside the handhole ring.

ANCHOR BOLTS
Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified.

FINISHES
The Standard Finish is a polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils for all color finishes.

ORDERING EXAMPLE

SERIES / HEIGHT	BASE DIAMETER	GAUGE	FINISH	MOUNTING DESIGNATION	OPTIONS
SAP 10	4.0	11	BRZ	DM10	BC

BRZ - Bronze
BLK - Black
NA- Natural Aluminum

Tenon Mount
2 - 2 ⅜'' x 4'' tenon
3 - 2 ⅞'' x 4'' tenon

Drill Mount
DM10 - 1 luminaire
DM2090 - 2 luminaires @90°
DM2180 - 2 luminaires @180°
DM3090 - 3 luminaires @90°
DM3120 - 3 luminaires @120°
DM4090 - 4 luminaires @90°

BC - Base Cover
NC - Nut Covers
CPL - Threaded Coupling*
NPL - Threaded Nipple*
LAB - Less Anchor Bolt
OTC - Open Top with Cover
VD - Vibration Damping Pad**
XHH - Extra Handhole*
58HH - 5'' x 8'' Handhole*
410HH - 4'' x 10'' Handhole*

Embedment Pole Options
E - Embedded Pole
GS - Ground Sleeve

* Please advise size, location, and orientation. (Handholes are restricted by size of pole shaft diameter)
** Located 24" above baseplate and same side as handhole. (No electrical included)

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Square Pole

ALUMINUM | TAPERED

ENERGYLITE

PROJECT _____ TYPE _____

SPECIFICATION _____

Catalog Number	Nominal Height	Pole Shaft	Gauge	Handhole Size	Anchor Bolt	Bolt Circle	80 mph	90 mph	100 mph	110 mph	Ship Weight
SAP08-4.0-11	8	4.0 x 8.0	11	3 x 5	0.75 x 17 x 3	9	13.5	10.5	8	7	30
SAP10-4.0-11	10	4.0 x 10.0	11	3 x 5	0.75 x 17 x 3	9	10.5	8	6	4.5	34
SAP12-4.0-11	12	4.0 x 12.0	11	3 x 5	0.75 x 17 x 3	9	8	6.5	4.5	2.5	38
SAP14-4.0-11	14	4.0 x 14.0	11	3 x 5	0.75 x 17 x 3	9	6.5	5	3.5	1.5	43
SAP15-4.0-11	15	4.0 x 15.0	11	3 x 5	0.75 x 17 x 3	9	6	4.5	3	0.5	45
SAP16-4.0-11	16	4.0 x 16.0	11	3 x 5	0.75 x 17 x 3	9	5.5	4	2.5	0	47
SAP16-4.0-7	16	4.0 x 16.0	7	3 x 5	0.75 x 17 x 3	9	8.5	6.5	5	2	65
SAP18-4.0-11	18	4.0 x 18.0	11	3 x 5	0.75 x 17 x 3	9	4	3	2	0	52
SAP18-4.0-7	18	4.0 x 18.0	7	3 x 5	0.75 x 17 x 3	9	7.5	5.5	4	1	72
SAP18-5.0-7	18	5.0 x 18.0	7	3 x 5	1 x 36 x 4	11	12.5	9.5	7	2.5	89
SAP20-4.0-7	20	4.0 x 20.0	7	3 x 5	0.75 x 17 x 3	9	6	4.5	3	1	77
SAP20-5.0-7	20	5.0 x 20.0	7	3 x 5	1 x 36 x 4	11	10.5	8	5.5	1.5	97
SAP20-6.0-7	20	6.0 x 20.0	7	3 x 5	1 x 36 x 4	13.5	16	12	9	3.5	121
SAP20-6.0-3	20	6.0 x 20.0	3	3 x 5	1 x 36 x 4	13.5	22.5	17	13	6.5	151
SAP25-5.0-7	25	5.0 x 25.0	7	3 x 5	1 x 36 x 4	11	7	5	3	1	118
SAP25-6.0-7	25	6.0 x 25.0	7	3 x 5	1 x 36 x 4	13.5	11.5	8	5.5	2	147
SAP25-6.0-3	25	6.0 x 25.0	3	3 x 5	1 x 36 x 4	13.5	16.5	12	8.5	2	185
SAP30-6.0-7	30	6.0 x 30.0	7	3 x 5	1 x 36 x 4	13.5	8	5	3	0	173
SAP30-6.0-3	30	6.0 x 30.0	3	3 x 5	1 x 36 x 4	13.5	12	8.5	5.5	2	219

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MINI-GOLF
18 - HOLES

200'-0"

DRIVING RANGE

MINI-GOLF
18 - HOLES

(24) DRIVING RANGE BAYS

CIRCULATION

CIRCULATION

CIRCULATION

FENCED YARD

COVERED PATIO

STAGE

EVENT CENTER

temp ramp

BAR

WOMEN's RR

JAN

MEN's RR

PREP KITCHEN

BAR LOUNGE

BAR

storage

mech | IT

equip. storage

check-in

MAIN LOBBY

EATERY

cooler

KITCHEN

BAR ISLAND

GAMING

RECORDS

RESTAURANT

COVERED PATIO

35"

0"

FENCED YARD

ramp

fire riser

DRY STOR.

RECEIVING

EMPLOYEE

the GARDEN

EVENT GREEN SPACE

signage screen wall

RECEIVING DRIVE

7

01 **TEXAS SOCIAL _ ROCKWALL, TX**
SCHEMATIC FLOOR PLAN _ LEVEL 01 _ 19,570 SF + 1,500 SF MAINTENANCE
SCALE: 3/32" = 1'-0" @ 24"x36" PRINT

NORTH

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STUDIO OF ARCHITECTURE
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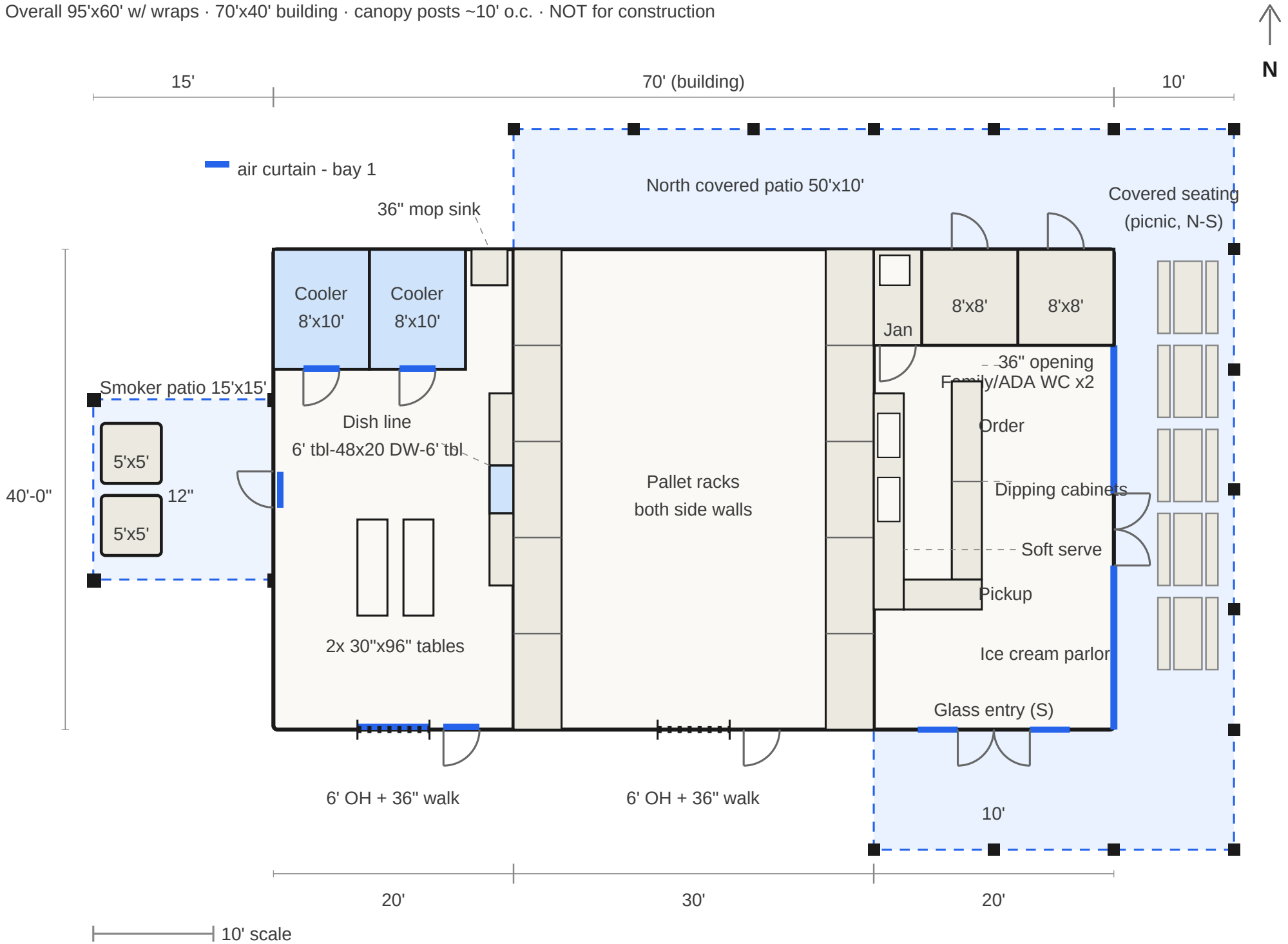
TEL 214.457.3652 | EMAIL KRK@KENKILLIAN.COM
3400 N CENTRAL EXPY | STUDIO 110-307
RICHARDSON, TX 75080

Texas Social — Maintenance Building (schematic plan)

Overall 95'x60' w/ wraps · 70'x40' building · canopy posts ~10' o.c. · NOT for construction



PROJECT COMMENTS

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

DATE: 7/24/2026

PROJECT NUMBER: SP2026-028
PROJECT NAME: Amended Site Plan for 950 Sids Road
SITE ADDRESS/LOCATIONS: 2750 South Goliad Street, Rockwall, TX, 75032

CASE CAPTION: Discuss and consider a request by Frank Polma of R-Delta Engineers, LLC on behalf of Zach Schultz of Raybrun Electric Cooperative for the approval of an Amended 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 Lots 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	07/22/2026	Needs Review

07/22/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended 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 Lots 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 (SP2026-028) 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 Site Plan.
(1) Signage is done through separate permits with the Building Inspections Department. (Subsection 06.02. F, of Article 05, UDC)

M.6 Photometric Plan
(1) Please verify with the changes in field configuration that the photometric plan has not changed. This would include changes in pole location or orientation. (Subsection 03.03, of Article 07, UDC)

I.7 Please note that failure to address all comments provided by staff by 3:00 PM on August 4, 2026 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.8 Please note the scheduled meetings for this case:

(1) Planning & Zoning meeting/work session meeting will be held on July 28, 2026.

(2) Planning & Zoning meeting/public hearing meeting will be held on August 11, 2026.

I.9 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.

I.10 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Kuhn	07/21/2026	Approved w/ Comments

07/21/2026: 1. Parallel parking to be a minimum of 9'x22'
2. 64'x15' Striped and signed "No Parking"
3. No walls within 10' of water line. No structures in easements
4. This water line is not needed.
5. TIA required. A left turn lane and deceleration lane will be required on SH 205/S. Goliad
6. Hatch color doesn't match plan
7. Verify and show all trees to be 10' from the sewer line
8. Remove prop. water line

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 without a variance.

Drainage Items:
- Detention is required.
- 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.

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.

Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

GIS	Lance Singleton	07/20/2026	Approved w/ Comments

07/20/2026: Complex address will be 2750 South Goliad Street, Rockwall, TX, 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/20/2026	Approved w/ Comments

07/20/2026: What is your infill material specification on artificial turf?

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 873,109 SQ FT 20.044 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: 178,137/873,109 = 20.40%
PROPOSED FLOOR AREA RATIO: 3,508/873,109 = 0.40%
PROPOSED IMPERVIOUS PARKING: 174,629/873,109 = 20.00%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(FUTURE MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(FUTURE MAINTENANCE/RESTROOM) 1 PER 200 SQ FT = 13
(CONCESSION/STORAGE) 1 PER 100 SQ FT = 10
(10 ATHLETIC FIELDS) 20 PER FIELD = 200 TOTAL
REQUIRED PARKING = 223 SPACES
TOTAL PROVIDED PARKING (CAR)= 361 SPACES
TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 10 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 5 SPACES)
TOTAL PARKING SPACES 382

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.

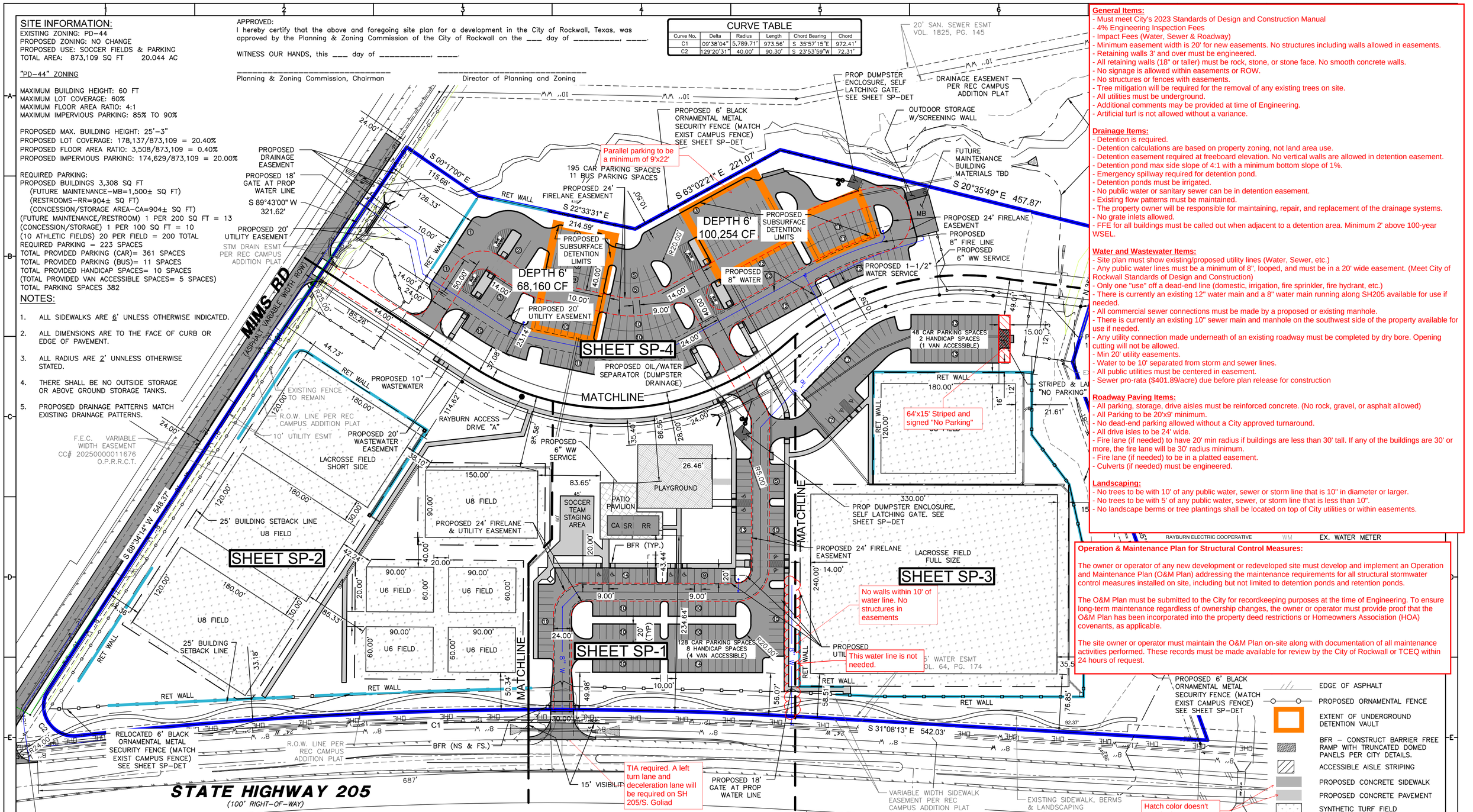
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, _____.

WITNESS OUR HANDS, this ___ day of _____, _____.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

CURVE TABLE					
Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	09°38'04"	5,789.71'	973.56'	S 35°57'15"E	972.41'
C2	129°20'31"	40.00'	90.30'	S 23°53'59"W	72.31'



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- 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.
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REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/12/2025	RDE	FAP	RDE	ISSUED FOR REVIEW
1	07/01/2025	RDE	FAP	RDE	REVISE PER CITY COMMENTS
2	06/29/2026	RDE	FAP	RDE	REVISE FOR FIELD ARRANGEMENT AND SUBSURFACE DETENTION

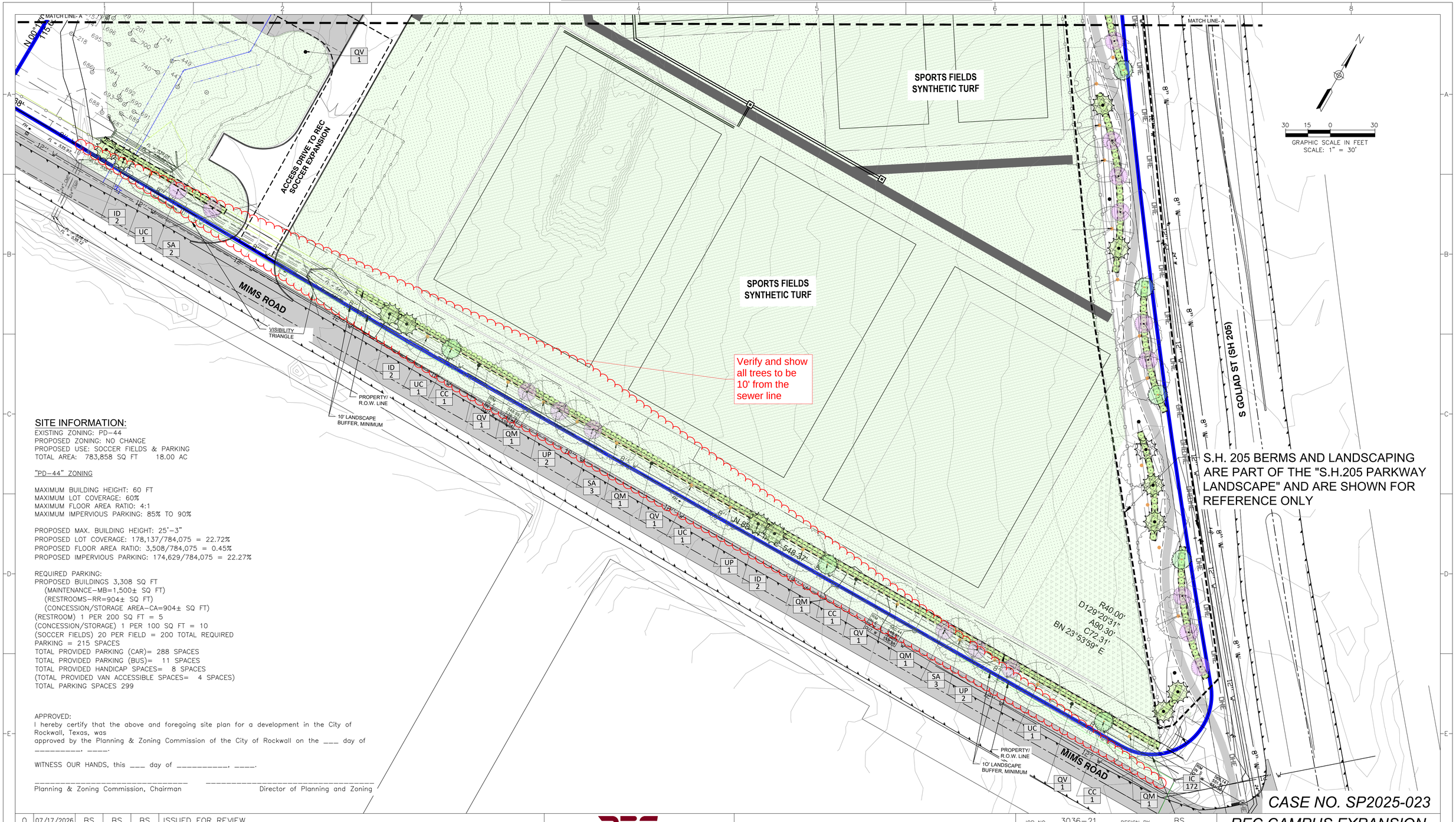
Rayburn Electric Cooperative
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
r.delta ENGINEERS

STATE OF TEXAS
FRANK A. POLMA
80274
REGISTERED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRANK A. POLMA, P.E. 80274 ON 7/25/2025. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

JOB NO. 3036-21 DESIGN BY JMJ
CREATED CODE
PLOTTED CHECKED BY RDE
LAST UPDATE BY
DRAWN: JMJ SCALE: AS NOTED
CHECKED: DRAWING NO.: SP ISSUE: 1
APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE # SP2025-023
CITY SITE PLAN SUBMITTAL



S.H. 205 BERMS AND LANDSCAPING ARE PART OF THE "S.H.205 PARKWAY LANDSCAPE" AND ARE SHOWN FOR REFERENCE ONLY

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 100 SQ FT = 10
(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED
PARKING = 215 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)
TOTAL PARKING SPACES 299

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	07/17/2026	BS	BS	BS	ISSUED FOR REVIEW
1	07/13/2026	BS	BS	BS	ISSUED FOR REVISION TO TURF AREAS

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

REGISTERED LANDSCAPE ARCHITECT ROBERT P. STOFFELS 1025 STATE OF TEXAS 6/29/25

THE CADDEAL APPEARING ON THIS DOCUMENT IS VALID IF, AND ONLY IF, ACCOMPANIED BY AN ORIGINAL SIGNATURE OF THE REGISTRANT AND DATE OF EXECUTION. DOCUMENTS NOT BEARING EACH OF THE 3 AFOREMENTIONED ITEMS SHALL BE CONSIDERED INCOMPLETE AND SHALL NOT BE USED FOR CONSTRUCTION, PERMIT, OR BIDDING PURPOSES.

THIS DRAWING IS RELEASED FOR BIDDING, CONSTRUCTION AND PERMITTING UNDER THE AUTHORITY OF ROBERT P. STOFFELS, LA #1025 ON JUNE 29, 2025.

JOB NO.	3036-21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	7/17/2026	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	LP-2
APPROVED:		ISSUE:	0
FILENAME:			

CASE NO. SP2025-023

REC CAMPUS EXPANSION SOCCER FIELDS & PARKING SH 205 ROCKWALL, TX 75032

LANDSCAPE PLAN

MATCH LINE- B

MATCH LINE- A

Remove prop. water line

PROPOSED SUB-SURFACE DETENTION LIMITS

PLAYGROUND

RR

SR

CA

PATIO/ PAVILION

SOCCER TEAM STAGING AREA

ACCESS DRIVE TO REC SOCCER EXPANSION

FUTURE SOCCER COMPLEX ACCESS

SPORTS FIELDS SYNTHETIC TURF

SPORTS FIELDS SYNTHETIC TURF

S GOLIAD ST (SH 205)

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

S.H. 205 BERMS AND LANDSCAPING ARE PART OF THE "S.H.205 PARKWAY LANDSCAPE" AND ARE SHOWN FOR REFERENCE ONLY

NOTE:
REFERENCE SHEET LP-2 FOR SITE DATA LISTING

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

CASE NO. SP2025-023

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	07/17/2026	BS	BS	BS	ISSUED FOR REVIEW
1	07/13/2026	BS	BS	BS	ISSUED FOR REVISION TO TURF AREAS

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TBPE No. F-1515

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JOB NO.	3036-21
DESIGN BY	BS
CREATED	
CODE	
PLOTTED	7/17/2026
CHECKED BY	BS
LAST UPDATE BY	
DRAWN:	MW
SCALE:	AS NOTED
CHECKED:	
DRAWING NO.:	LP-3
ISSUE:	0
APPROVED:	
FILENAME:	

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE 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: 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	Zach Schultz	CONTACT PERSON	Frank A. Ploma, P.E.
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	
PHONE	[redacted]	PHONE	
E-MAIL	[redacted]	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Zach Schultz [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 $100.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17th *DAY OF* July *2026. 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."*

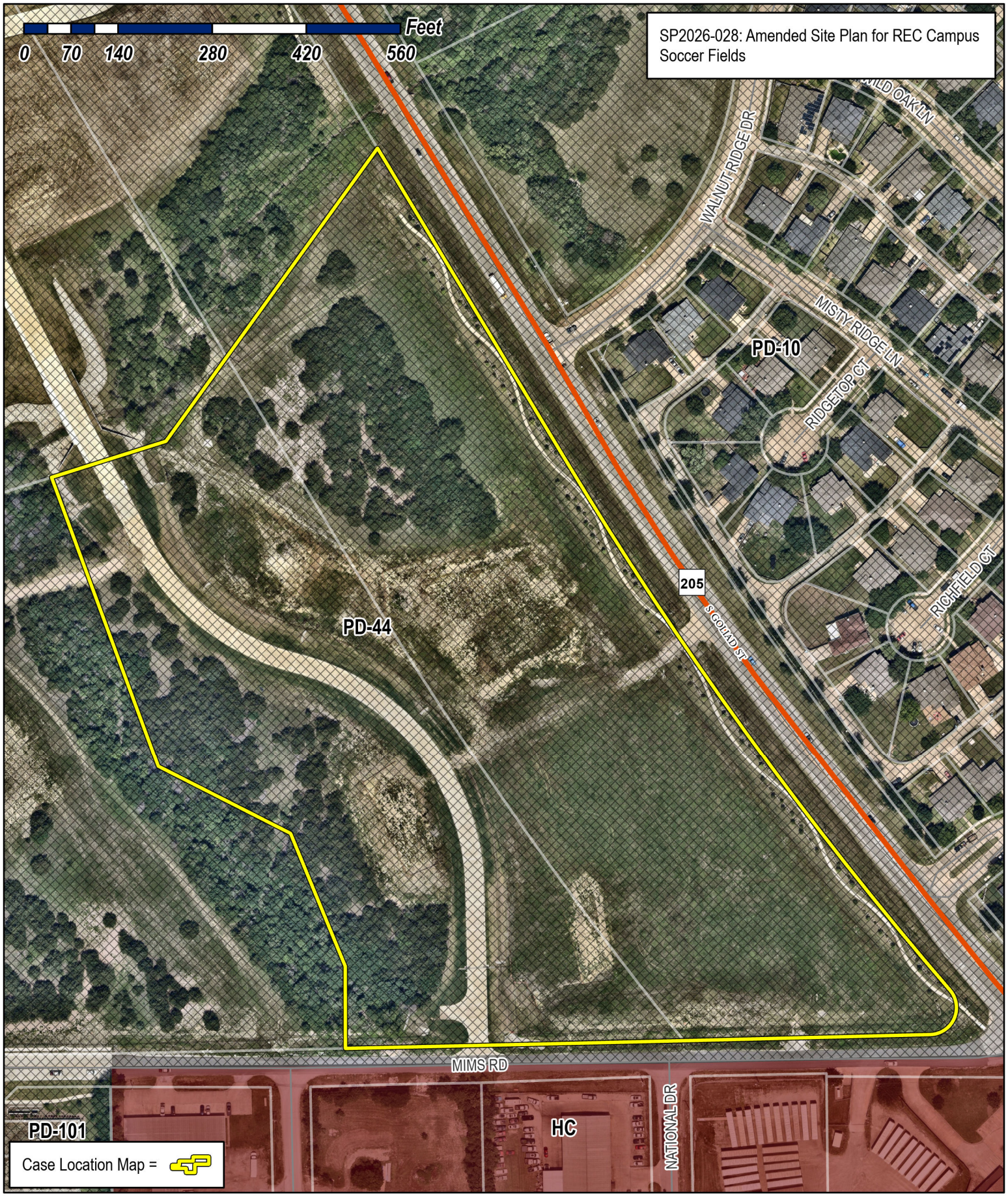
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th *DAY OF* July, 2026.

OWNER'S SIGNATURE Zach Schultz

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Elaine White

ELAINE WHITE
Notary ID #134726885
My Commission Expires
January 23, 2030

MY COMMISSION EXPIRES 01-23-2030



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.

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 873,109 SQ FT 20.044 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"
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PROPOSED FLOOR AREA RATIO: 3,508/873,109 = 0.40%
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(FUTURE MAINTENANCE-MB=1,500± SQ FT)
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TOTAL PARKING SPACES 382

NOTES:

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4. THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
5. PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

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

CURVE TABLE

Curve No.	Delta	Radius	Length	Chord Bearing	Chord
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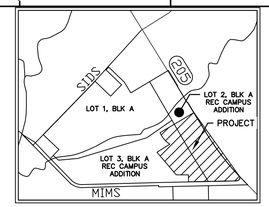
C2	129°20'31"	40.00'	90.30'	S 23°53'59"W	72.31'



VICINITY MAP
NOT TO SCALE

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SCALE: 1" = 60'

PAVEMENT INFORMATION:

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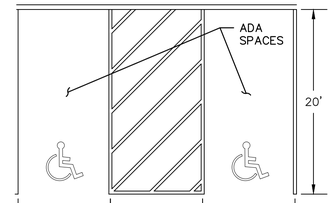

TYPICAL PARKING SPACE
N.T.S.

LEGEND

MB	MAINTENANCE BUILDING
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RR	RESTROOMS
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1000 N, FIRST ST,
GARLAND, TX 75040

LANDSCAPE ARCHITECT
DUNKIN SIMS STOFFELS, INC.
4305 PECAN GROVE LANE
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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
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1	07/01/2025	RDE	FAP	RDE	REVISE PER CITY COMMENTS
2	06/29/2026	RDE	FAP	RDE	REVISE FOR FIELD ARRANGEMENT AND SUBSURFACE DETENTION

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

STATE OF TEXAS
FRANK A. POLMA
80274
REGISTERED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRANK A. POLMA, P.E. 80274 ON 7/25/2025. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

JOB NO. 3036-21	DESIGN BY JMJ		
CREATED	CODE		
PLOTTED	CHECKED BY RDE		
LAST UPDATE BY			
DRAWN: JMJ	SCALE: AS NOTED		
CHECKED:	DRAWING NO.: SP	ISSUE: 1	
APPROVED:			
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE # SP2025-023
CITY SITE PLAN SUBMITTAL

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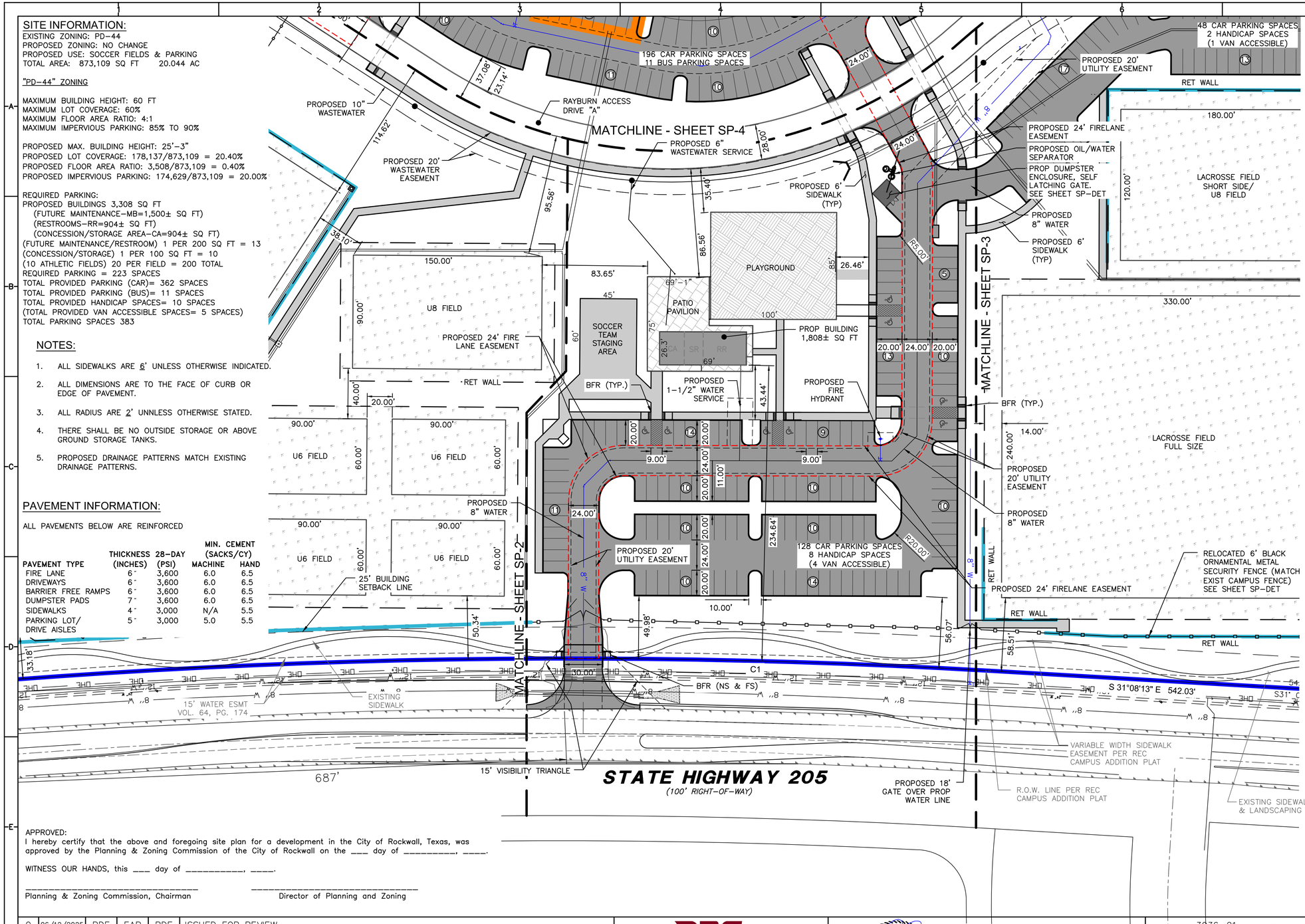

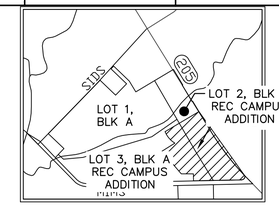

VICINITY MAP
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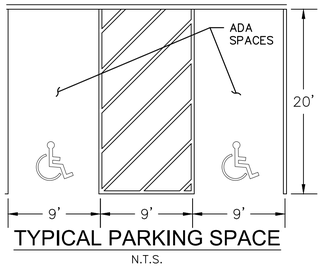

TYPICAL PARKING SPACE
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Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

STATE OF TEXAS — FRANK A. POLMA — 80274 — LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRANK A. POLMA, P.E. 80274 ON 7/25/2025. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

LEGEND

MB	MAINTENANCE BUILDING
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	SYNTHETIC TURF FIELD

JOB NO.	3036-21	DESIGN BY	JMJ	
CREATED		CODE		
PLOTTED		CHECKED BY	RDE	
LAST UPDATE BY				
DRAWN:	JMJ	SCALE:	AS NOTED	
CHECKED:		DRAWING NO.:	ISSUE:	
APPROVED:		SP-1	1	
FILENAME:				

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE # SP2025-023
CITY SITE PLAN SUBMITTAL

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PROPOSED SITE PARKING DATA

	CAR PARKING SPACES	BUS PARKING SPACES	ACCESSIBLE SPACES	TOTAL
PHASE I	200	4	8	204
PHASE II	88	7	-	95
TOTAL	288	11	8	299

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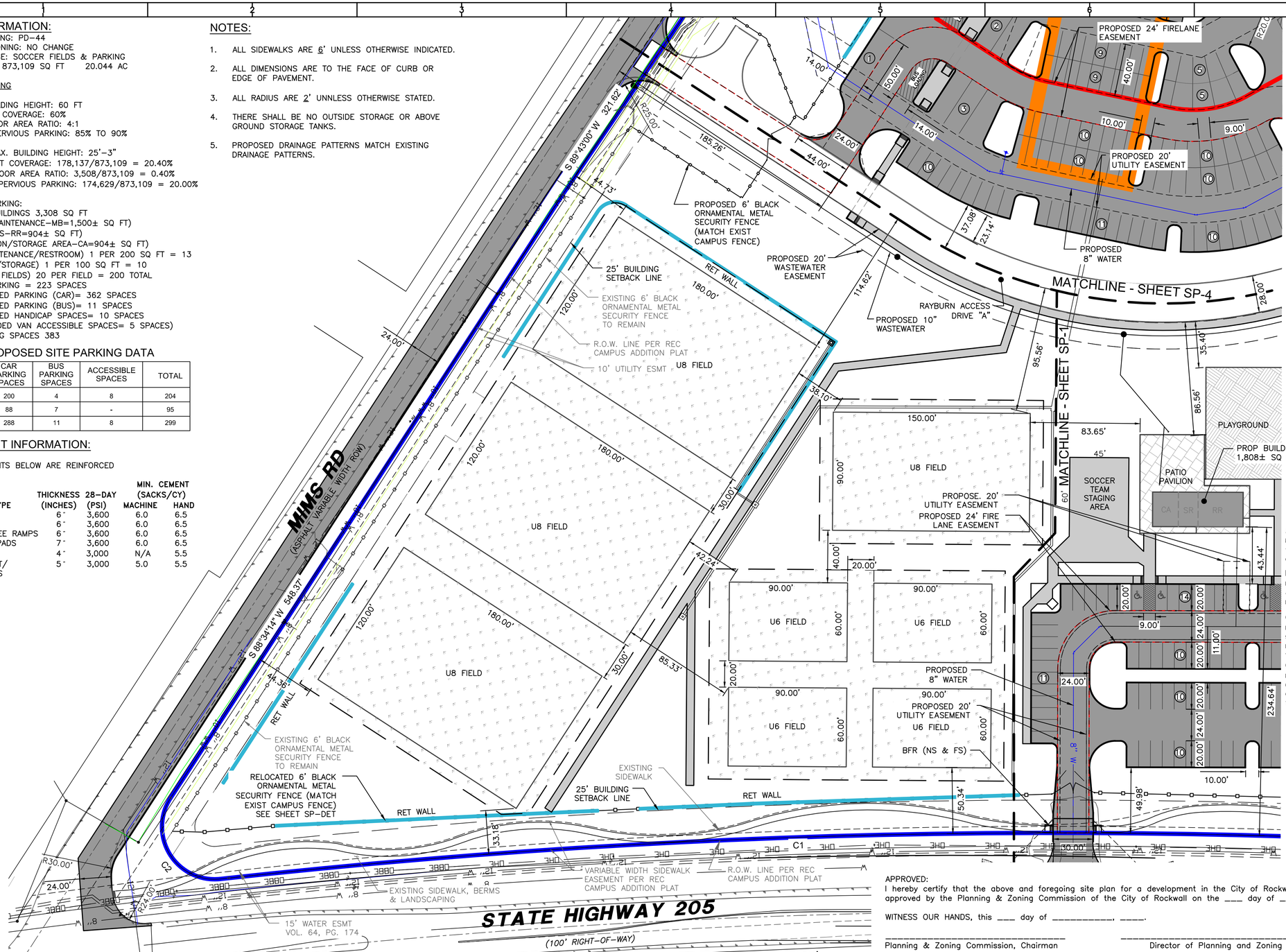

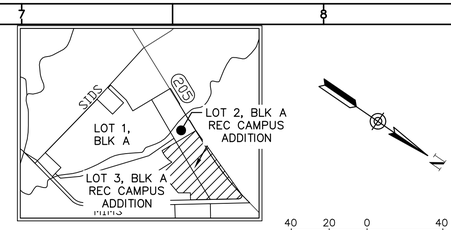

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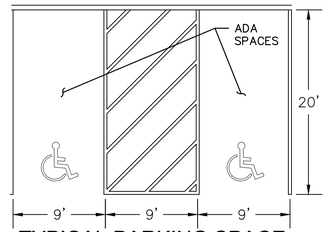

TYPICAL PARKING SPACE
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DRAWN:	JMJ	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	SP-2
APPROVED:		ISSUE:	1
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MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/873,109 = 20.40%
PROPOSED FLOOR AREA RATIO: 3,508/873,109 = 0.40%
PROPOSED IMPERVIOUS PARKING: 174,629/873,109 = 20.00%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(FUTURE MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(FUTURE MAINTENANCE/RESTROOM) 1 PER 200 SQ FT = 13
(CONCESSION/STORAGE) 1 PER 100 SQ FT = 10
(10 ATHLETIC FIELDS) 20 PER FIELD = 200 TOTAL
REQUIRED PARKING = 223 SPACES
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(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 5 SPACES)
TOTAL PARKING SPACES 383

NOTES:

1. ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
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4. THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
5. PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

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

APPROVED:
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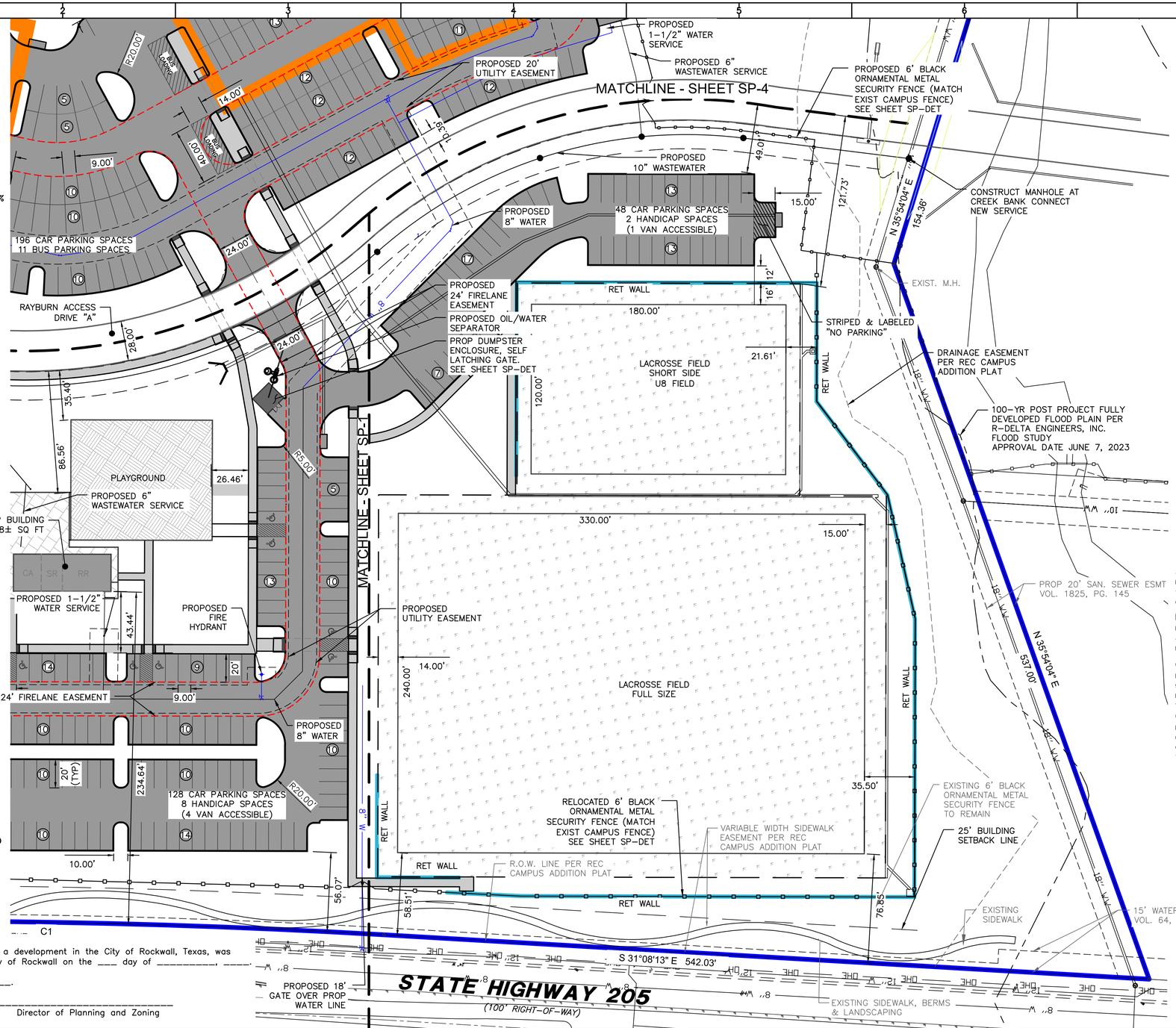
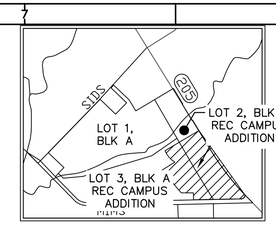
WITNESS OUR HANDS, this ____ day of _____, _____.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

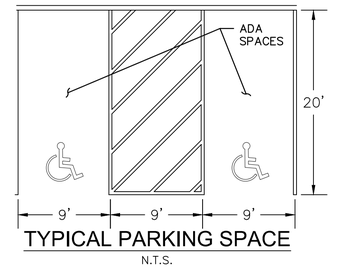




VICINITY MAP
NOT TO SCALE

40 20 0 40
GRAPHIC SCALE IN FEET
SCALE: 1" = 40'

CURVE TABLE					
Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	09°38'04"	5,789.71'	973.56'	S 35°57'15"E	972.41'



TYPICAL PARKING SPACE
N.T.S.

LEGEND

MB	MAINTENANCE BUILDING
CA	CONCESSION AREA
SR	STORAGE ROOM
RR	RESTROOMS
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
	EXTENT OF UNDERGROUND DETENTION VAULT
	BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS.
	ACCESSIBLE AISLE STRIPING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT
	SYNTHETIC TURF FIELD

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MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX 75040

LANDSCAPE ARCHITECT
DUNKIN SIMS STOFFELS, INC.
4305 PECAN GROVE LANE
ROWLETT, TX 75088

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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

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www.rdelta.com
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STATE OF TEXAS
FRANK A. POLMA
REGISTERED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRANK A. POLMA, P.E. 80274 ON 7/25/2025. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

JOB NO. 3036-21	DESIGN BY JMJ		
CREATED	CODE		
PLOTTED	CHECKED BY RDE		
LAST UPDATE BY			
DRAWN: JMJ	SCALE: AS NOTED		
CHECKED:	DRAWING NO.: SP-3	ISSUE: 1	
APPROVED:			
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE # SP2025-023
CITY SITE PLAN SUBMITTAL

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 873,109 SQ FT 20.044 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"
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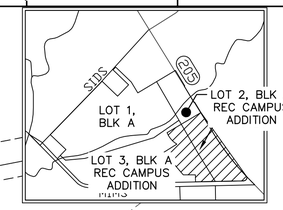

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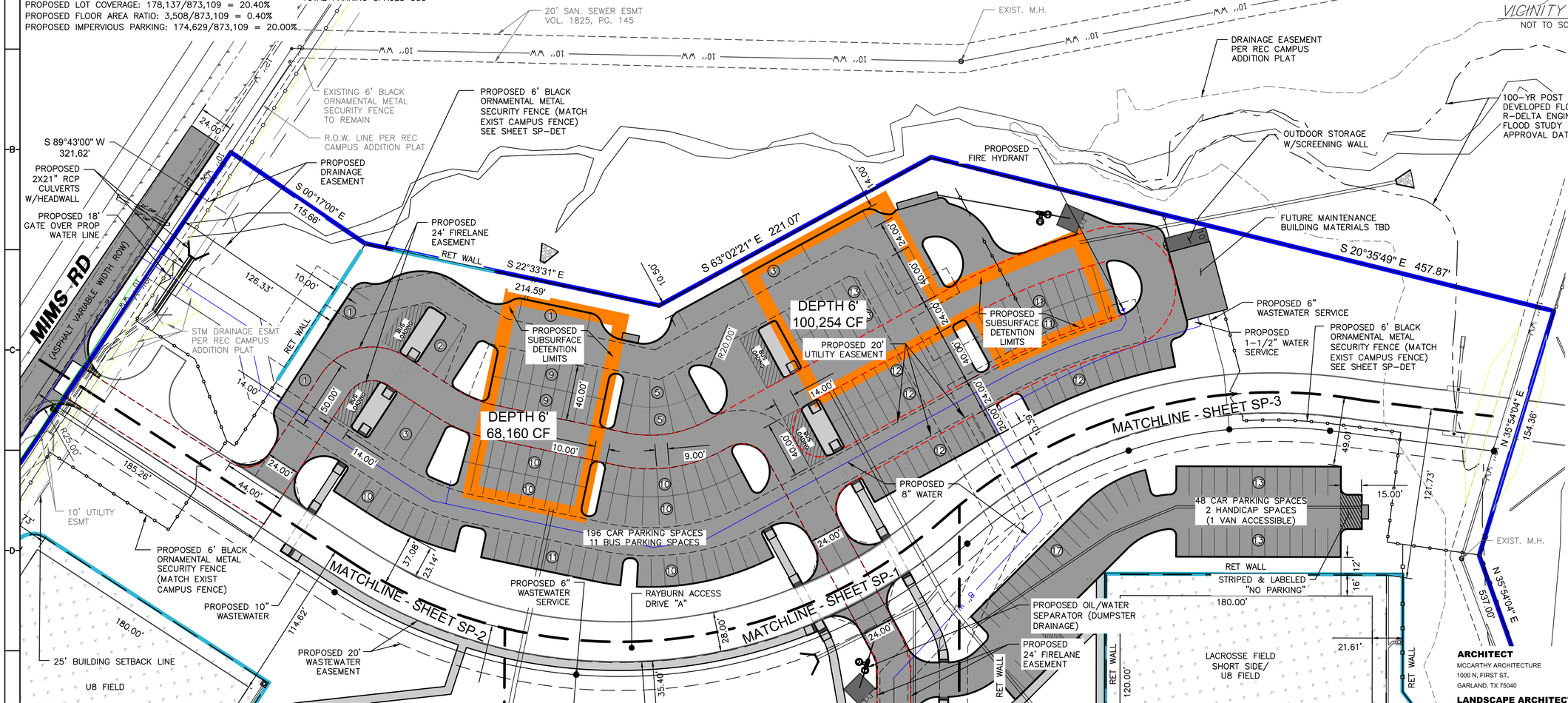

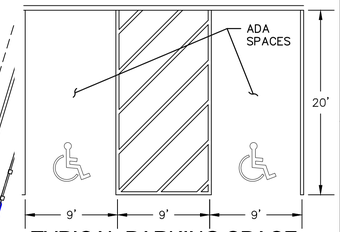

TYPICAL PARKING SPACE
N.T.S.

LEGEND

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_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

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STATE OF TEXAS
FRANK A. POLMA
REGISTERED
PROFESSIONAL ENGINEER
7/25/2025

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LAST UPDATE BY			
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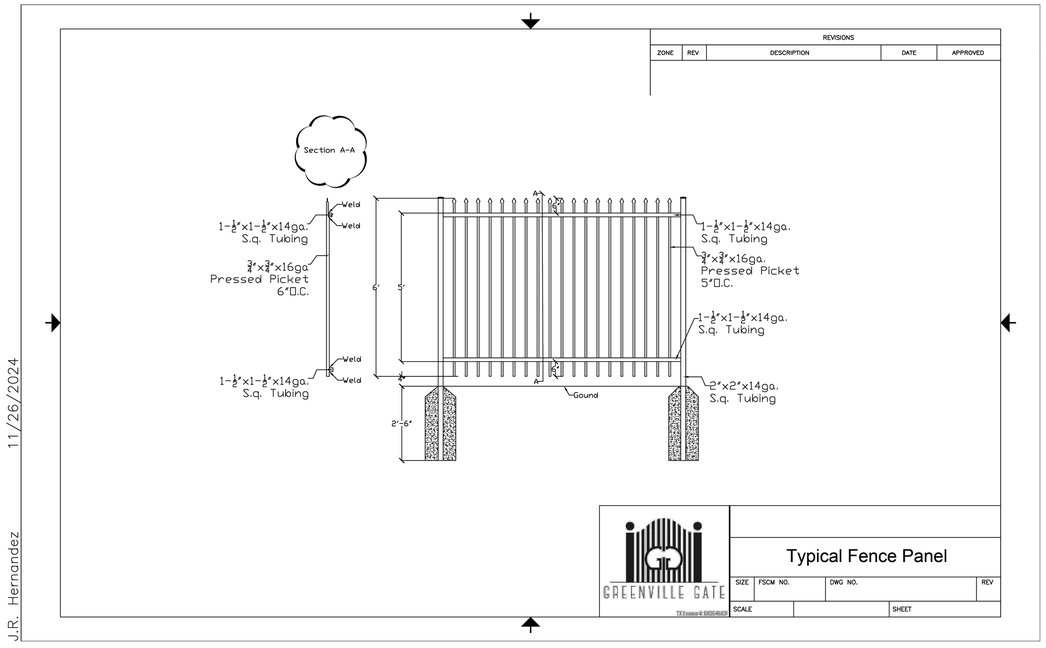
CHECKED:	DRAWING NO.: SP-4	ISSUE: 1	
APPROVED:			
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE # SP2025-023
CITY SITE PLAN SUBMITTAL



REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

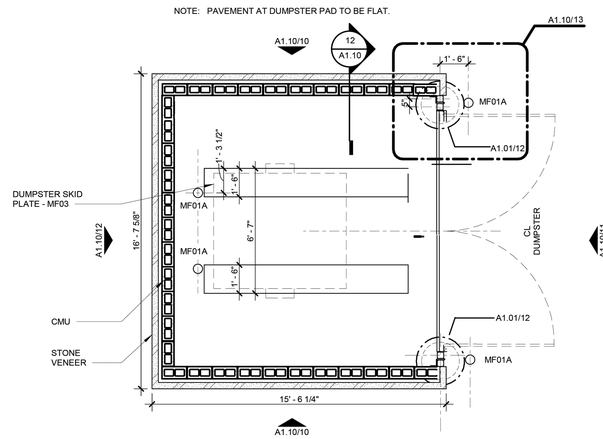
Typical Fence Panel

GREENVILLE GATE

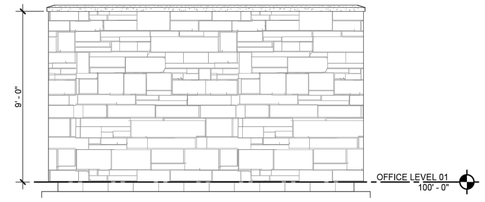
SIZE	FSCM NO.	DWG NO.	REV
SCALE			SHEET

11/26/2024

J.R. Hernandez

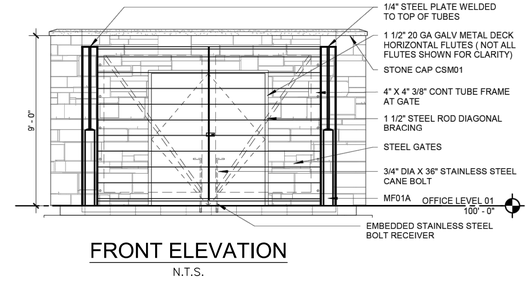


DUMPSTER ENCLOSURE
N.T.S.

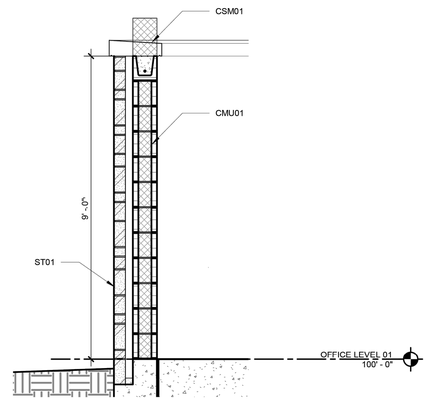


REAR ELEVATION
N.T.S.

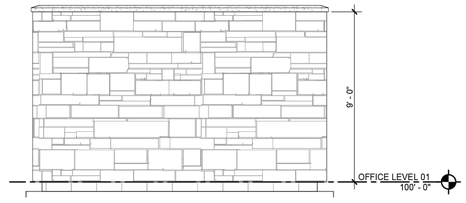
ENCLOSURE GATE HARDWARE	
CASTERS:	CASTER CITY MODEL 50
CANE BOLT:	3/4" DIA X 36" STAINLESS STEEL CANE BOLT HARDWARE SOURCE
HINGES:	4" X 72 STAILESS STEEL HINGE, HEAVY DUTY MONROE HINGE AND STAMPING # CS 1254 0072



FRONT ELEVATION
N.T.S.



DUMPSTER ENCLOSURE SECTION
N.T.S.



SIDE ELEVATION
N.T.S.

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DETAILS

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REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE # SP2025-023
CITY SITE PLAN SUBMITTAL

Plant Schedule

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	UC	26	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
		243,343 s.f.	Tif Turf Bermuda	Tif Turf Bermuda Grass	Solid Sod
		269,373 s.f.		Synthetic Turf	Synthetic Turf
		7,746 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.

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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.)

43 CANOPY TREES REQUIRED

43 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”

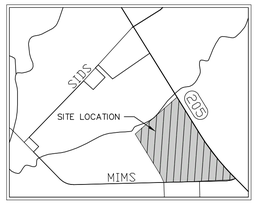
10. “All streetscape furniture (benches, lampposts, trash receptacles, patio furniture, bike racks, etc.) shall be a chip and flake resistant metal, decorative, and generally black "storm cloud" or comparable in color”

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’ tall at time of planting.”

13. No Tree Planting within 5 feet of water, sewer and storm sewer lines.

N



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TBPE No. F-1515

REGISTERED LANDSCAPE ARCHITECT ROBERT P. STOFFELS 1025 STATE OF TEXAS 6/29/25

THE CADDEAL APPEARING ON THIS DOCUMENT IS VALID IF, AND ONLY IF, ACCOMPANIED BY AN ORIGINAL SIGNATURE OF THE REGISTRANT AND DATE OF EXECUTION. DOCUMENTS NOT BEARING EACH OF THE 3 AFOREMENTIONED ITEMS SHALL BE CONSIDERED INCOMPLETE AND SHALL NOT BE USED FOR CONSTRUCTION, PERMIT, OR BIDDING PURPOSES.

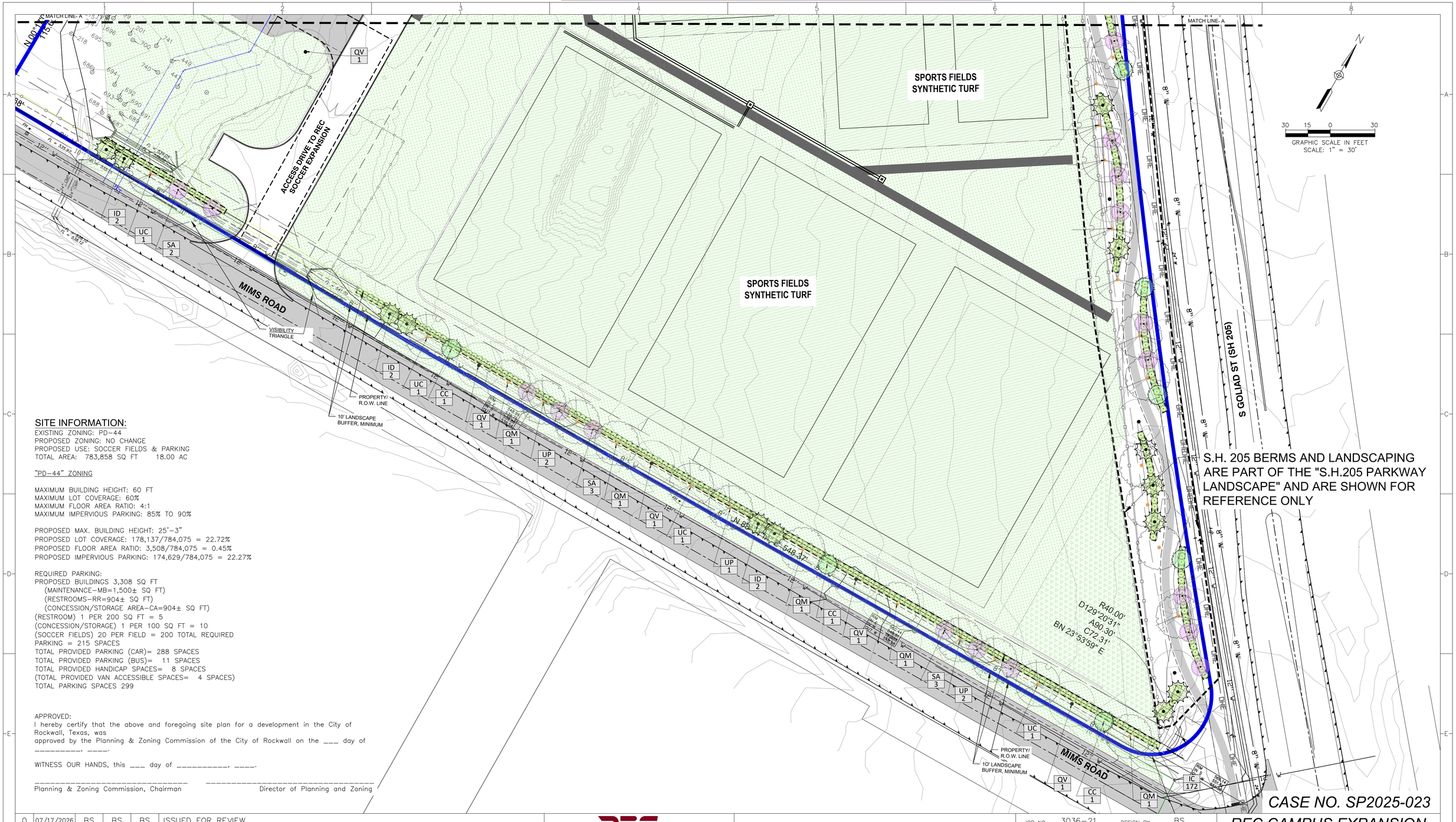
THIS DRAWING IS RELEASED FOR BIDDING, CONSTRUCTION AND PERMITTING UNDER THE AUTHORITY OF ROBERT P. STOFFELS, LA #1025 ON JUNE 29, 2025.

JOB NO. 3036-21	DESIGN BY BS		
CREATED	CODE		
PLOTTED 7/17/2026	CHECKED BY BS		
LAST UPDATE BY			
DRAWN: MW	SCALE: AS NOTED		
CHECKED:	DRAWING NO.: LP-1	ISSUE: 0	
APPROVED:			
FILENAME:			

CASE NO. SP2025-023

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN



S.H. 205 BERMS AND LANDSCAPING ARE PART OF THE "S.H.205 PARKWAY LANDSCAPE" AND ARE SHOWN FOR REFERENCE ONLY

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 100 SQ FT = 10
(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED
PARKING = 215 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)
TOTAL PARKING SPACES 299

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	07/17/2026	BS	BS	BS	ISSUED FOR REVIEW
1	07/13/2026	BS	BS	BS	ISSUED FOR REVISION TO TURF AREAS

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

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6/29/25

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PLOTTED	7/17/2026
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DRAWN:	MW
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APPROVED:	
FILENAME:	
DRAWING NO.:	LP-2
ISSUE:	0

CASE NO. SP2025-023

REC CAMPUS EXPANSION SOCCER FIELDS & PARKING SH 205 ROCKWALL, TX 75032

LANDSCAPE PLAN

MATCH LINE- B

MATCH LINE- A

PROPOSED SUB-SURFACE DETENTION LIMITS

PLAYGROUND

RR

SR

CA

PATIO/ PAVILION

SOCCER TEAM STAGING AREA

ACCESS DRIVE TO REC SOCCER EXPANSION

FUTURE SOCCER COMPLEX ACCESS

SPORTS FIELDS SYNTHETIC TURF

SPORTS FIELDS SYNTHETIC TURF

S GOLIAD ST (SH 205)

S GOLIAD ST (SH 205)

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

S.H. 205 BERMS AND LANDSCAPING ARE PART OF THE "S.H.205 PARKWAY LANDSCAPE" AND ARE SHOWN FOR REFERENCE ONLY

NOTE:
REFERENCE SHEET LP-2 FOR SITE DATA LISTING

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WITNESS OUR HANDS, this ___ day of _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE NO. SP2025-023

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CREATED	
CODE	
PLOTTED	7/17/2026
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LAST UPDATE BY	
DRAWN:	MW
SCALE:	AS NOTED
CHECKED:	
DRAWING NO.:	LP-3
ISSUE:	0
APPROVED:	
FILENAME:	

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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PROPOSED 6' BLACK ORNAMENTAL FENCE ON RETAINING WALL

NOTE:
REFERENCE SHEET LP-2
FOR SITE DATA LISTING

RETAINING WALL

LACROSSE FIELD
SHORT SIDE/
U8 FIELD
SYNTHETIC TURF

LACROSSE FIELD
FULL SIZE
SYNTHETIC TURF

N 72°30'
N 35°
N 20°38'49" W
447.80'
50'
50'
MATCH LINE- B
MATCH LINE- B
UC 1
QV 1
FH
8" W
12" W
24" W
OHE
S GOLIAD ST (SH 205)
GOLIAD ST (SH 205)
STATE HIGHWAY

30 15 0 30
GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

CASE NO. SP2025-023

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6/29/25

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LAST UPDATE BY			
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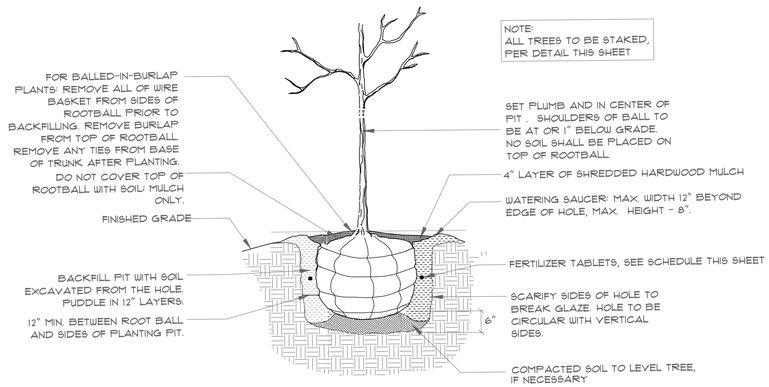
CHECKED:	DRAWING NO.: LP-4	ISSUE: 0	
APPROVED:			
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN



A SECTION: TREE PLANTING - B&B, BOX, CONT.
NTS

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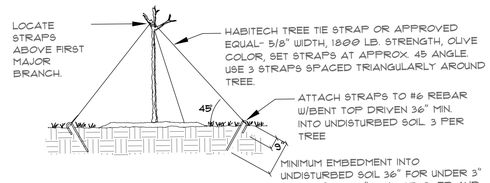
WITNESS OUR HANDS, this ___ day of _____, _____.

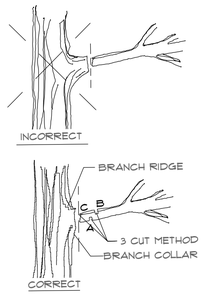
_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning



RE: GENERAL NOTES AND SPECIFICATION DATA FOR PLANTING NOTES.

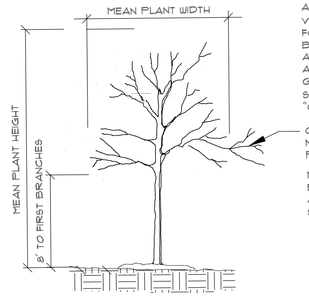
B SECTION: TREE GUYING
NTS



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



ALL TREES SHALL BE VIGOROUS, HEALTHY, & WELL FORMED. FOLIAGE MASS SHALL BE FULL HEIGHT AND SPREAD AS PER THE GENERAL NOTES AND SPECIFICATION DATA. SEE GENERAL NOTES, SPECIFICATION DATA & DETAIL "C" FOR PRUNING NOTES.

OUTSTANDING BRANCHES NOT INCLUDED IN THE PLANT MEASUREMENTS.

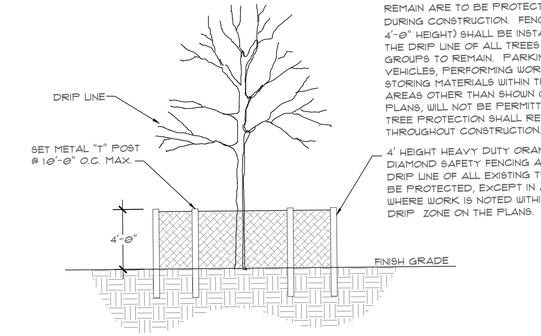
MEAN PLANT WIDTH SHALL BE CENTERED ON TRUNK, AND SHALL BE SYMMETRICAL

D SECTION: TREE INFORMATION
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

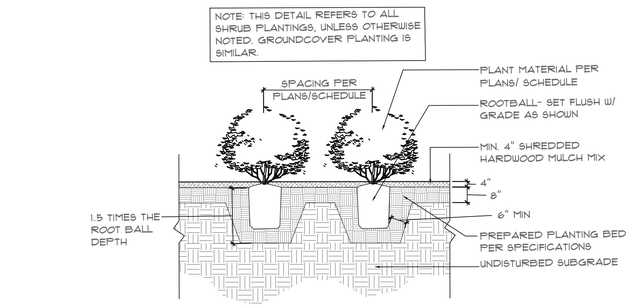
E CHART: FERTILIZER SCHEDULE



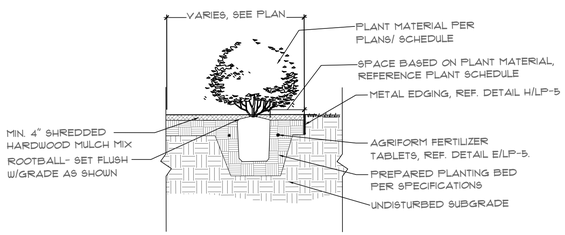
NOTE: EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES, PERFORMING WORK OR STORING MATERIALS WITHIN THE DRIP AREAS OTHER THAN SHOWN ON THE PLANS, WILL NOT BE PERMITTED. THE TREE PROTECTION SHALL REMAIN THROUGHOUT CONSTRUCTION.

4' HEIGHT HEAVY DUTY ORANGE DIAMOND SAFETY FENCING AT THE DRIP LINE OF ALL EXISTING TREES TO BE PROTECTED, EXCEPT IN AREAS WHERE WORK IS NOTED WITHIN THE DRIP ZONE ON THE PLANS.

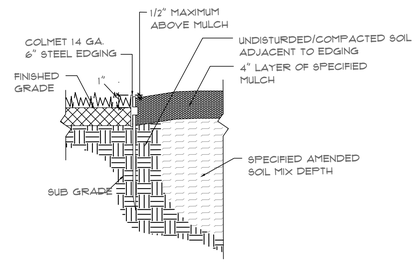
C SECTION: TREE PROTECTION
NTS



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

CASE NO. SP2025-023

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0	07/17/2026	BS	BS	BS	ISSUED FOR REVIEW
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APPROVED:			
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE DETAILS

PROJECT COMMENTS

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

DATE: 7/24/2026

PROJECT NUMBER: SP2026-029
PROJECT NAME: Site Plan for 1480 T L Townsend
SITE ADDRESS/LOCATIONS: 1480 South T L Townsend Drive, Rockwall, TX, 75032

CASE CAPTION: Discuss and consider a request by Tanner Henson of Kimley-Horn and Associates, Inc. on behalf of Brian Creed of the City of Heath for the approval of a Site Plan for a Building in conjunction with a Water Well on a 1.09-acre portion of a larger 3.0047-acre tract of land identified as Tract 2-2 of the N. M. Ballard Survey, Abstract No. 48, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1480 T. L. Townsend Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	07/22/2026	Approved w/ Comments

07/22/2026: SP2026-029; Site Plan for a Building in Conjunction with a Water Well
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Tanner Henson of Kimley-Horn and Associates, Inc. on behalf of Brian Creed of the City of Heath for the approval of a Site Plan for a Building in conjunction with a Water Well on a 1.09-acre portion of a larger 3.0047-acre tract of land identified as Tract 2-2 of the N. M. Ballard Survey, Abstract No. 48, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, and addressed as 1480 T. L. Townsend Drive.

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.

I.3 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

M.4 For reference, include the case number (SP2026-029) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.5 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.6 Provide the following signature block on each page of all plans and please place them in a blank area of the plans. (Subsection 03.04.A, of Article 11, UDC)

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) Provide a full site plan of the entire site. If the proposed water tank is included in this site plan, please provide building elevations of the water tank. (Subsection 03.04.B, of Article 11, UDC)
2) Provide a vicinity map on the site plan. (Subsection 03.04A, of Article 11, UDC)
3) Indicate perimeter dimensions of the site. (Subsection 03.04.B, of Article 11, UDC)
4) Indicate perimeter dimensions of the building. (Subsection 03.04.B, of Article 11, UDC)
5) Indicate the distance between the buildings and property lines. (Subsection 03.04.B, of Article 11, UDC)
6) Indicate all property lines. (Subsection 03.04.B, of Article 11, UDC)
7) Indicate all building setbacks. (Subsection 03.04.B, of Article 11, UDC)
8) Indicate all drive widths. (Subsection 03.04.B, of Article 11, UDC)
9) Indicate the adjacent right-of-way and label all T.L Townsend. (Subsection 03.04.B, of Article 11, UDC)

M.8 Landscape Plan

1) Provide a landscape plan. (Subsection 03.04.B, of Article 11, UDC)
2) Provide type of fencing used. Permitted fencing in the Commercial (C) District is wrought-iron. Any new fencing shall be wrought iron. (Subsection 08.04, Article 08, UDC)
3) Provide screening for the proposed equipment around the buildings. Any pad-mounted utility equipment will need to be screened by 5-gallon evergreen shrubs. (Subsection 01.05(C), of Article 05, UDC)
4) A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way (i.e. TL Townsend).All landscape buffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. In this case, 3 canopy and 3 accent trees are required along T. L. Townsend drive. Place evergreen shrubs around the proposed fence to screen equipment from view of T.L. Townsend drive.

M.9 Building Elevations

1) Indicate the elevations that are adjacent to T. L. Townsend Drive.
2) Building does not meet the Commercial Building articulation standards. This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C.5, of Article 05, UDC)
3) Provide the percentage of stone on each façade. A minimum of 20% natural stone is required on all building façades. (Subsection 06.02, Article 05, UDC) This will require a variance from the Planning and Zoning Commission.
4) The minimum roof pitch for a Commercial Building is 6/12. (Subsection 04.01.A(1), Article 05, UDC) This will require a variance from the Planning and Zoning Commission.
5) Provide Elevations for the mechanical equipment shown on the site plan.

M.10 Photometric Plan

1) Provide lighting cut-sheets for the proposed wall packs. (Subsection 03.03.A, of Article 07, UDC)

M.11 Staff has identified the following exception associated with the proposed request: [1] Articulation, [2] 20% Stone, [3] Roof Design Standards. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

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.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on August 4, 2026 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 Work Session meeting will be held on July 28, 2026.
(2) Planning & Zoning meeting/public hearing meeting will be held on August 11, 2026.

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 Kuhn	07/21/2026	Approved w/ Comments

07/21/2026: 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.
- Property will need to be platted.
- Additional comments may be provided at time of Engineering.

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%.
- Detention is not allowed in flood plain
- 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.

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.)
- All commercial sewer connections must be made by a proposed or existing manhole.
- 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.

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.

Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/20/2026	Approved

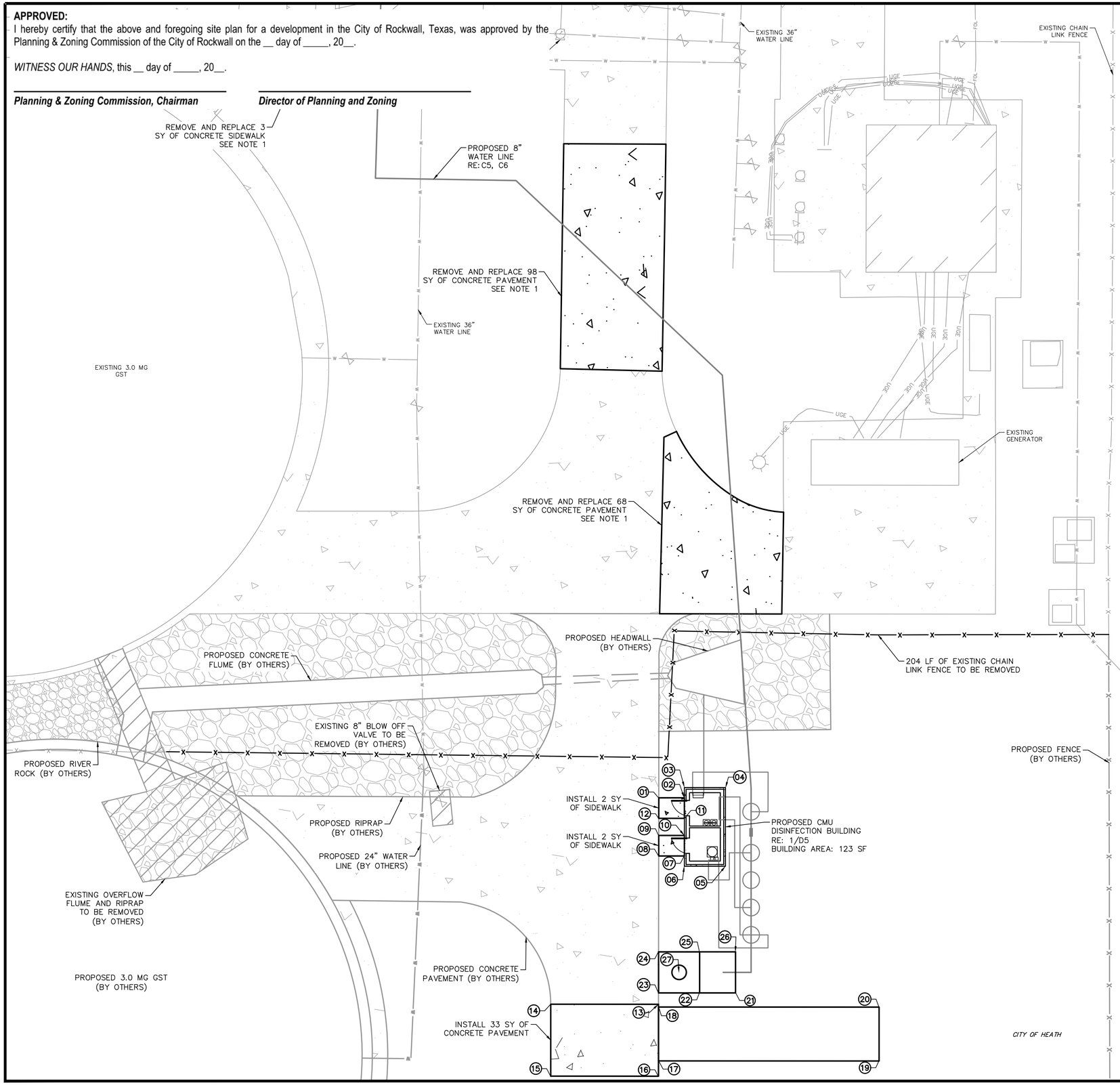
No Comments

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 _____, 20__.

WITNESS OUR HANDS, this __ day of _____, 20__.

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



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PROJECT NUMBER: SP2026-XXX

SITE PLAN
FOR
WATER WELL 4

1.09 ACRES (47,346 SF) WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: C (COMMERICAL) IH30 OVERLAY
PROPOSED LAND USE: POTABLE WATER WELL

JUNE 2026

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS: 13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER SUITE 700
DALLAS, TX 75240
PHONE: 682-348-5245
CONTACT: TANNER HENSON, P.E.

OWNER
CITY OF HEATH
ADDRESS: 200 LAURENCE DRIVE
HEATH, TX 75032
PHONE: 972-771-6228
CONTACT: BRYAN CREED

APPLICANT
KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS: 13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER SUITE 700
DALLAS, TX 75240
PHONE: 682-348-5245
CONTACT: TANNER HENSON, P.E.

ARCHITECT
QUORUM ARCHITECTS
ADDRESS: 825 WEST VICKERY BOULEVARD
SUITE 100
FORT WORTH, TX 76104
PHONE: 817-546-6313
CONTACT: ASHLEIGH HOOD

WATER WE
SITE PLA

DATE: JUNE 2026
DESIGN: TDH
DRAWN: ENS
CHECKED: KAF
KHA NO.: 064467609

SHEET
C4

K:\DAL_Municipal\064467609 - Heath Water Wells 2-4\To Others\Rockwall\20260626_Site plan permit application\Well 4 Site Plan With Roads.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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1 & 3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($1,000.00 + $20.00 ACRE) [1 & 2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1 & 3]
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1, 2 & 3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1, 2 & 3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1 & 3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1 & 3]

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 ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1480 T L Townsend Drive				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial - IH30 Overlay	CURRENT USE	Ground Storage Tank		
PROPOSED ZONING	Commercial - IH30 Overlay	PROPOSED USE	Potable Water Well		
ACREAGE	1.09	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	City of Heath	☑ APPLICANT	Kimley-Horn And Associates, Inc.
CONTACT PERSON	[redacted]	CONTACT PERSON	Tanner Henson
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tiffanie Ramirez [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 $ 102.60 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17 *DAY OF* July *20*26*. 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."*

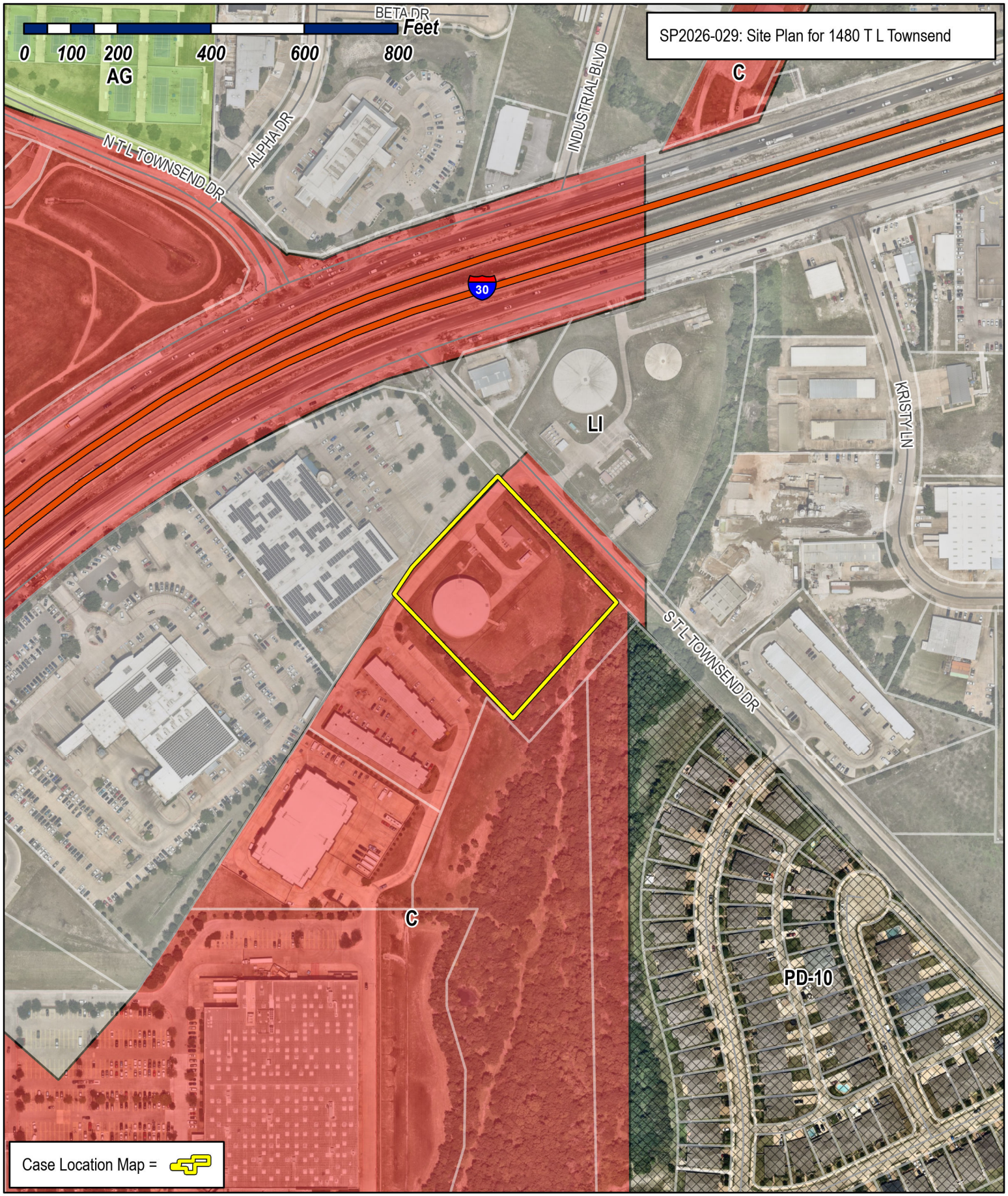
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 *DAY OF* July *20*26

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kristi Smith

MY COMMISSION EXPIRES 02/18/2030

KRISTI SMITH
NOTARY PUBLIC
STATE OF TEXAS
ID: 128180458
EXP: 02-18-2030



City of Rockwall

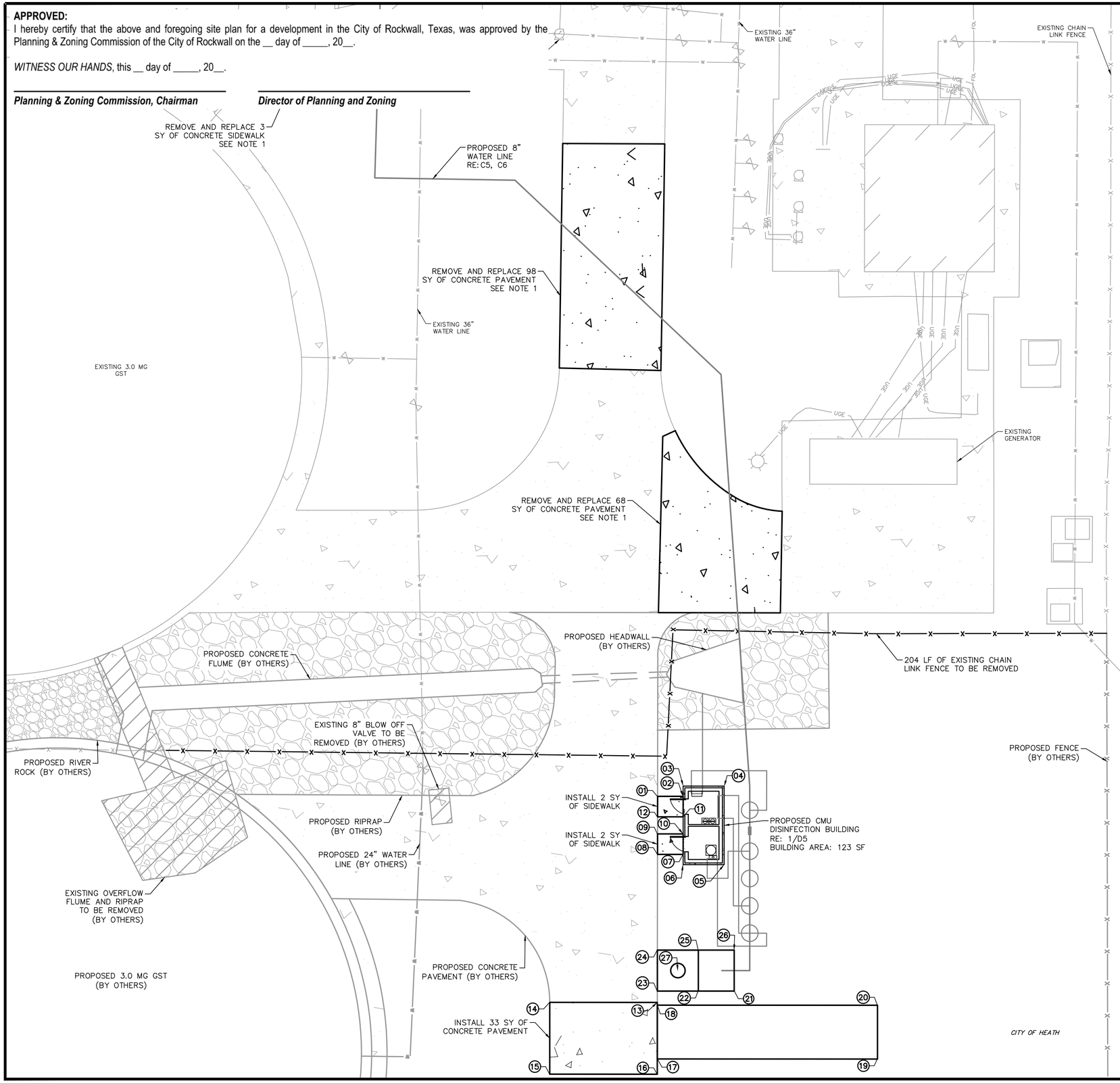
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

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 _____, 20__.

WITNESS OUR HANDS, this __ day of _____, 20__.

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



GRAPHIC SCALE IN FEET
0 5 10 20

NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ENTIRE CONCRETE PANELS WHERE CONCRETE PAVEMENT DEMOLITION IS REQUIRED.
2. CONTRACTOR SHALL COORDINATE WITH THE CONTRACTOR OF THE PROPOSED GST BY OTHERS FOR GENERAL WORKING STAGE. NO ADDITIONAL COSTS SHALL BE PAID FOR COORDINATION EFFORTS AND POTENTIAL LAYOUT RESTRICTIONS PER COORDINATION.

COORDINATE TABLE

	NORTHING	EASTING	DESCRIPTION
01	7020743.81	2599546.29	SIDEWALK CORNER
02	7020747.27	2599549.88	SIDEWALK CORNER
03	7020748.77	2599548.46	DISINFECTION BUILDING CORNER
04	7020754.26	2599554.26	DISINFECTION BUILDING CORNER
05	7020743.22	2599564.90	DISINFECTION BUILDING CORNER
06	7020737.67	2599559.14	DISINFECTION BUILDING CORNER
07	7020739.11	2599557.75	SIDEWALK CORNER
08	7020735.64	2599554.15	SIDEWALK CORNER
09	7020738.52	2599551.37	SIDEWALK CORNER
10	7020741.99	2599554.97	SIDEWALK CORNER
11	7020744.39	2599552.66	SIDEWALK CORNER
12	7020740.93	2599549.06	SIDEWALK CORNER
13	7020714.80	2599574.17	CONCRETE PAVEMENT CORNER
14	7020700.24	2599559.04	CONCRETE PAVEMENT CORNER
15	7020690.15	2599568.77	CONCRETE PAVEMENT CORNER
16	7020704.72	2599583.89	CONCRETE PAVEMENT CORNER
17	7020706.86	2599581.82	ELECTRICAL PAD CORNER
18	7020714.42	2599574.54	ELECTRICAL PAD CORNER
19	7020736.69	2599612.79	ELECTRICAL PAD CORNER
20	7020744.25	2599605.50	ELECTRICAL PAD CORNER
21	7020726.81	2599583.44	DISCHARGE PIPING PAD CORNER
22	7020721.96	2599578.40	WELL HEAD CORNER AND DISCHARGE PIPING PAD CORNER
23	7020716.41	2599572.64	WELL HEAD CORNER
24	7020722.17	2599567.09	WELL HEAD CORNER
25	7020727.72	2599572.85	WELL HEAD CORNER AND DISCHARGE PIPING PAD CORNER
26	7020732.58	2599577.89	DISCHARGE PIPING PAD CORNER
27	7020722.07	2599572.75	TOP OF WELL HEAD RE: 3/D3

PROJECT NUMBER: SP2026-XXX

SITE PLAN
FOR
WATER WELL 4

1.09 ACRES (47,346 SF) WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: C (COMMERICAL) IH30 OVERLAY
PROPOSED LAND USE: POTABLE WATER WELL

JUNE 2026

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS: 13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER SUITE 700
DALLAS, TX 75240
PHONE: 682-348-5245
CONTACT: TANNER HENSON, P.E.

OWNER
CITY OF HEATH
ADDRESS: 200 LAURENCE DRIVE
HEATH, TX 75032
PHONE: 972-771-6228
CONTACT: BRYAN CREED

APPLICANT
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ADDRESS: 825 WEST VICKERY BOULEVARD
SUITE 100
FORT WORTH, TX 76104
PHONE: 817-546-6313
CONTACT: ASHLEIGH HOOD

Kimley»Horn
Texas Board Of Professional Engineers Firm Registration Number: F-928
4545 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240 972-770-1300

No.	Revision	By	Date

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

TANNER D. HENSON, P.E.
SERIAL NO.: 151423
DATE: JUNE 2026

WATER WELLS 2 & 4
CITY OF HEATH
ROCKWALL COUNTY, TEXAS

WATER WELL 4
SITE PLAN

DATE:	JUNE 2026
DESIGN:	TDH
DRAWN:	ENS
CHECKED:	KAF
KHA NO.:	064467609

SHEET
C4

K:\DAL_Municipal\064467609 - Heath Water Wells 2-4\To Others\Rockwall\20260626_Site plan permit application\Well 4 Site Plan With Roads.dwg

EXTERIOR FINISHES LEGEND

BRICK VENEER - RUNNING BOND
MANUF.: ACME BRICK
COLOR: 256 ALASKAN

CAST STONE - CAP
MANUF.: TEXAS BUILDING PRODUCTS
COLOR: DUSK

CMU VENEER - SPLIT FACED
MANUF.: BEST BLOCK
COLOR: 6 GREY GRANITE

OTHER MATERIALS:

MATERIAL	MANUFACTURER	COLOR
METAL ROOF	PAC - CLAD	BURNISHED SLATE - 614347
METAL CANOPY	ARCHITECTURAL FABRICATION	CHARCOAL
GUTTER & DOWN SPOUT	SHERWIN WILLIAMS	BLACK FOX SW 7020
DOORS & FRAMES	SHERWIN WILLIAMS	BLACK FOX SW 7020

NOTE: COLOR SELECTION PROVIDED FOR BASIS OF DESIGN PURPOSES, ALL FINAL COLOR SELECTIONS TO BE MADE FROM MANUFACTURER'S FULL RANGE BY ARCHITECT AND OWNER.

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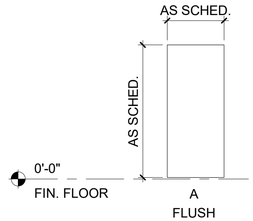
WITNESS OUR HANDS, this __ day of _____, 20__.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

DOOR SCHEDULE

MARK	DOOR WIDTH	DOOR HEIGHT	DOOR TYPE	DOOR MATERIAL	FRAME MATERIAL	HARDWARE SET	NOTES
100	3' - 0"	7' - 0"	A	FRP	FRP		ACCESS CONTROLLED, S.S. HARDWARE
101	3' - 0"	7' - 0"	A	FRP	FRP		ACCESS CONTROLLED, S.S. HARDWARE



DOOR TYPE LEGEND

GENERAL NOTES - RCP

A. COORDINATE ALL LOCATIONS OF ALL LIGHTS, DIFFUSERS, AND CEILING PENETRATIONS. NOTIFY ARCHITECT OF CONFLICTS FOR CLARIFICATION.

RCP LEGEND

EXPOSED STRUCTURE

INTERIOR LIGHT FIXTURE

EXTERIOR LIGHT FIXTURE

APPLICABLE CODES

2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONCAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL FUEL GAS CODE
2020 NATIONAL ELECTRICAL CODE
2021 TEXAS ACCESSIBILITY STANDARDS
NOTE: ALL CODES TO COMPLY WITH LOCAL AMENDMENTS

GENERAL NOTES - FLOOR PLAN

A. DIMENSIONS AS SHOWN ARE TO FACE OF STUD, CMU OR FACE OF BRICK, CONCRETE, UNLESS NOTED OTHERWISE (UNO).

B. CONTRACTOR SHALL COORDINATE SIZE, LOCATION, AND CHARACTERISTICS OF ALL WORK, EQUIPMENT, AND ITEMS SUPPLIED BY THE OWNER, OR OTHERS, WITH THE SUPPLIER PRIOR TO THE START OF THE RELATED WORK.

C. WARP ALL EXTERIOR PAVEMENT AT DOORWAYS TO FINISHED FLOOR WITH SLOPE NOT EXCEEDING 1.5% FOR 5' IN EACH DIRECTION.

D. COORDINATE ALL LIGHTING, DUCTS, DIFFUSERS, AND ROOF PENETRATIONS WITH MEP DRAWINGS TO AVOID CONFLICT WITH STRUCTURE, AND OTHER BUILDING SYSTEMS.

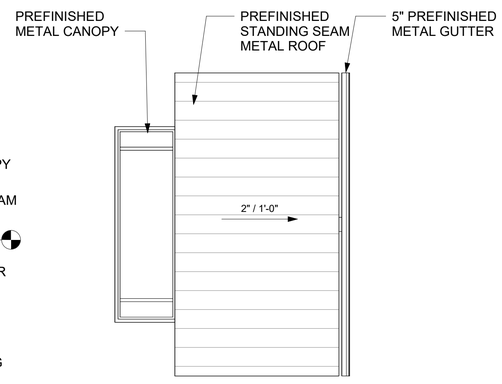
PROJECT INFORMATION

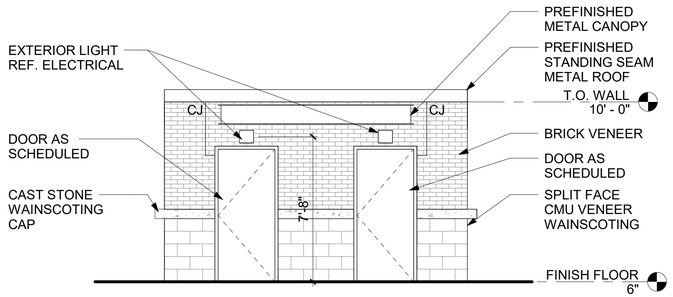
ZONING:	
USE:	CHEMICAL STORAGE BUILDING
BUILDING:	
BUILDING HEIGHT:	ALLOWABLE: 55 FEET, 3 STORIES PROPOSED: 10 FEET - 8 INCHES
BUILDING AREA:	ALLOWABLE: 17,500 SF (TABLE 506.2) PROPOSED: 123 SF
OCCUPANCY:	GROUP H-4
CONSTRUCTION TYPE:	TYPE II B
EXITING:	
OCCUPANTS:	TABLE 1004.5 INDUSTRIAL - 100 GROSS 123 SF / 100 = 2 OCCUPANTS TOTAL OCCUPANTS: 2
EXITS:	2 REQUIRED 2 PROPOSED

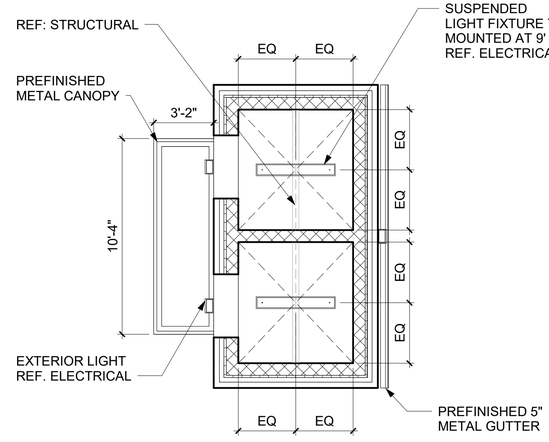
ENERGY CODE

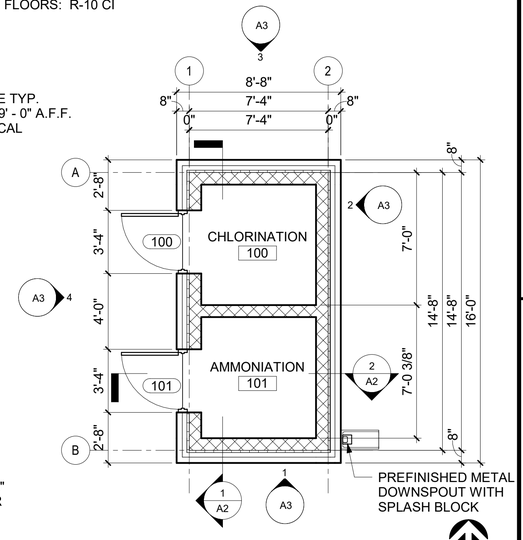
ROCKWALL COUNTY = ZONE 3A

ENVELOPE REQUIREMENTS:
ROOFS: INSULATION ENTIRELY ABOVE ROOF DECK = R-25 CI
WALLS: R-7.6 CI
FLOORS: R-10 CI







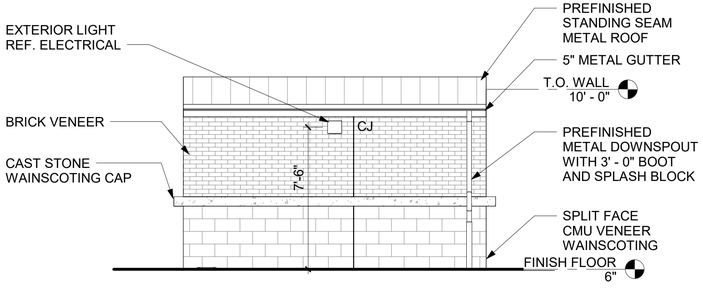


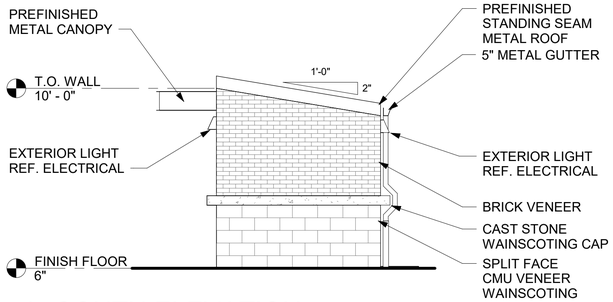
7 WEST ELEVATION
A1 SCALE: 1/4" = 1'-0"

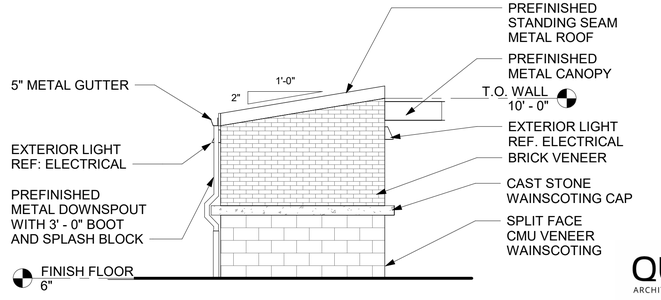
6 ROOF PLAN
A1 SCALE: 1/4" = 1'-0"

5 REFLECTED CEILING PLAN
A1 SCALE: 1/4" = 1'-0"

4 FLOOR PLAN
A1 SCALE: 1/4" = 1'-0"







3 EAST ELEVATION
A1 SCALE: 1/4" = 1'-0"

2 SOUTH ELEVATION
A1 SCALE: 1/4" = 1'-0"

1 NORTH ELEVATION
A1 SCALE: 1/4" = 1'-0"

quorum
ARCHITECTURE · INTERIOR DESIGN
825 W Vickery Blvd, Suite 100
Fort Worth, TX 76104
817.738.8095
25089

Kimley»Horn
Texas Board Of Professional Engineers Firm Registration Number: F-928
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240 972-770-1300

No.	Revisions	By	Date

THIS DOCUMENT ISSUED JULY 2026
IS FOR PRELIMINARY REVIEW ONLY UNDER THE AUTHORITY OF DAVID DUMAN, AIA
TEXAS REGISTRATION # 14305.
IT IS NOT TO BE USED FOR CONSTRUCTION OR FABRICATION PURPOSES

WATER WELL 2 & 4
CITY OF HEATH
ROCKWALL COUNTY, TEXAS

CHEMICAL BUILDING PLANS & ELEVATIONS

DATE:	JULY 2026
DESIGN:	DGD
DRAWN:	MNS
CHECKED:	ANH
KHA NO.:	064467609

SHEET
A1

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 _____, 20__.

WITNESS OUR HANDS, this __ day of _____, 20__.

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

EXTERIOR FINISH LEGEND

BRICK VENEER - RUNNING BOND
MANUF.: ACME BRICK
COLOR: 256 ALASKAN

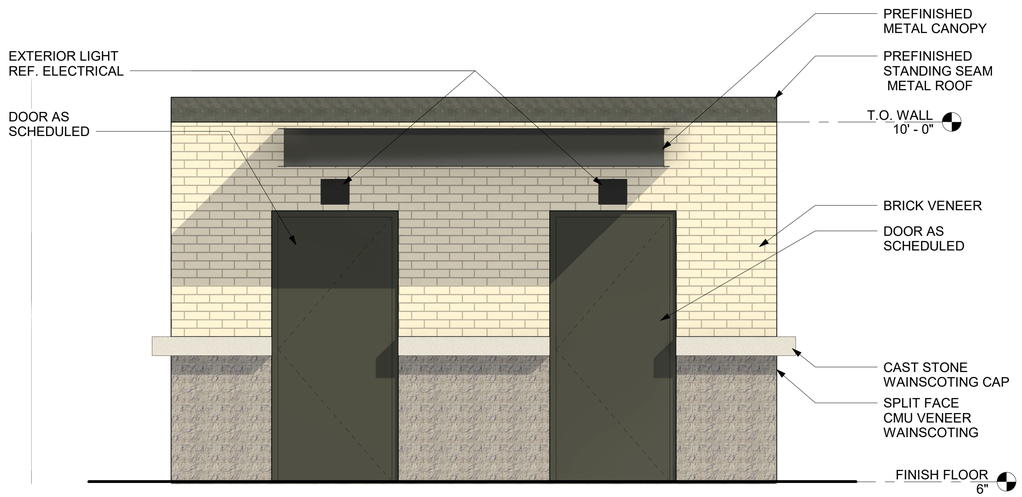
CAST STONE - CAP
MANUF.: TEXAS BUILDING PRODUCTS
COLOR: DUSK

CMU VENEER - SPLIT FACED
MANUF.: BEST BLOCK
COLOR: 6 GREY GRANITE

OTHER MATERIALS:

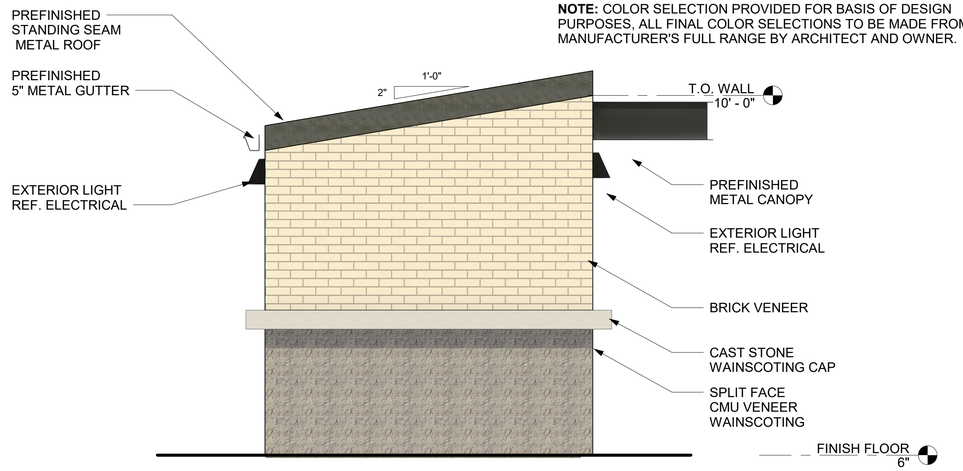
MATERIAL	MANUFACTURER	COLOR
METAL ROOF	PAC - CLAD	BURNISHED SLATE - 614347
METAL CANOPY	ARCHITECTURAL FABRICATION	CHARCOAL
GUTTER & DOWN SPOUT	SHERWIN WILLIAMS	BLACK FOX SW 7020
DOORS & FRAMES	SHERWIN WILLIAMS	BLACK FOX SW 7020

NOTE: COLOR SELECTION PROVIDED FOR BASIS OF DESIGN PURPOSES, ALL FINAL COLOR SELECTIONS TO BE MADE FROM MANUFACTURER'S FULL RANGE BY ARCHITECT AND OWNER.



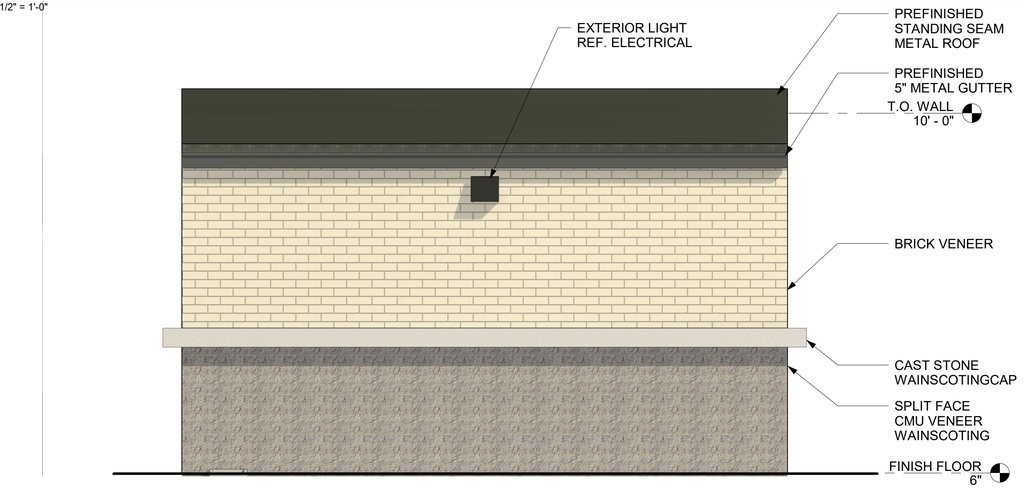
4 WEST ELEVATION (COLOR)

A3 SCALE: 1/2" = 1'-0"



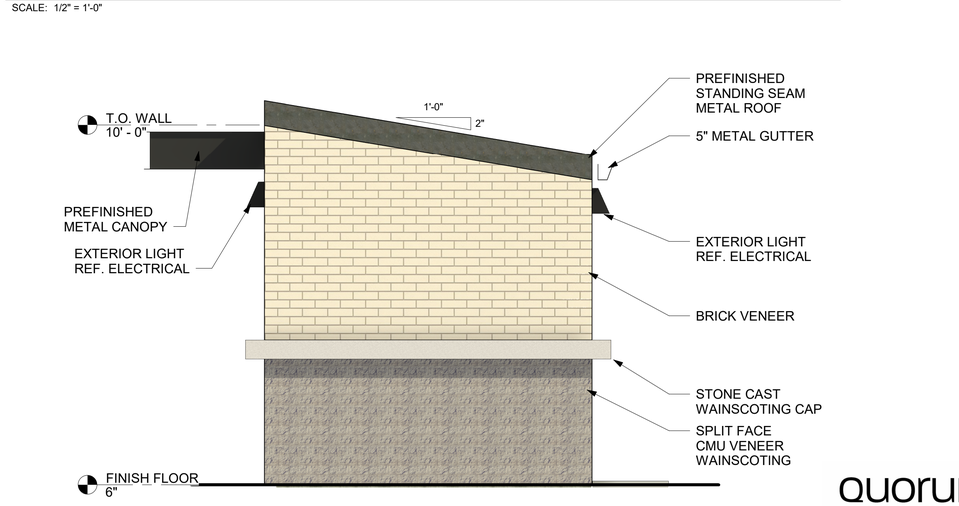
3 NORTH ELEVATION (COLOR)

A3 SCALE: 1/2" = 1'-0"



2 EAST ELEVATION (COLOR)

A3 SCALE: 1/2" = 1'-0"



1 SOUTH ELEVATION (COLOR)

A3 SCALE: 1/2" = 1'-0"

quorum
ARCHITECTURE · INTERIOR DESIGN
825 W Vickery Blvd, Suite 100
Fort Worth, TX 76104
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25089

Kimley»Horn
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13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240 972-770-1300

No.	Revisions	By	Date

THIS DOCUMENT ISSUED JULY 2026 IS FOR PRELIMINARY REVIEW ONLY UNDER THE AUTHORITY OF DAVID DUMAN, AIA TEXAS REGISTRATION # 14305. IT IS NOT TO BE USED FOR CONSTRUCTION OR FABRICATION PURPOSES

WATER WELL 2 & 4
CITY OF HEATH
ROCKWALL COUNTY, TEXAS

CHEMICAL BUILDING
RENDERED ELEVATIONS

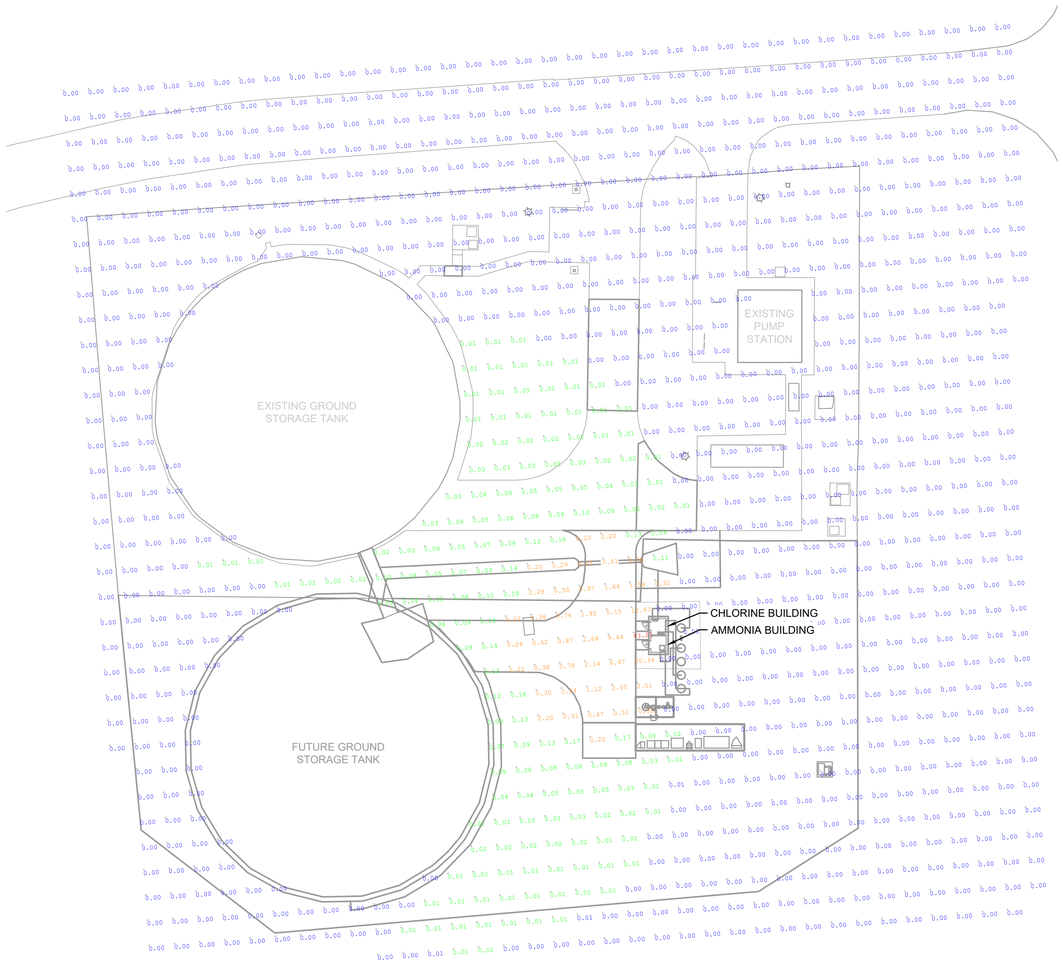
DATE:	JULY 2026
DESIGN:	DGD
DRAWN:	MNS
CHECKED:	ANH
KHA NO.:	064467609

SHEET
A3

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 _____, 20__.

WITNESS OUR HANDS, this __ day of _____, 20__.

_____ _____
Planning & Zoning Commission, Chairman ***Director of Planning and Zoning***



1 EX1
ELECTRICAL
WATER WELL 4 PHOTOMETRIC SITE PLAN
SCALE: 1" = 30' - 0"



GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

x.xx	0.00 FC
x.xx	0.01 FC – 0.19 FC
x.xx	0.20 FC – 42 FC
x.xx	MAXIMUM FC

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Entire Site	Illuminance	Fc	0.12	43.21	0.00	N.A.	N.A.
Disinfection Building	Illuminance	Fc	3.38	20.3	0.0	N.A.	N.A.

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	UWLR	BUG Rating
	2	TWR1_LED_ALO-HIGH_50K_UVOLT	Single	TWR1 LED ALO-HIGH 50K UVOLT	1.000	8523	60	120	0.12	B1-U4-G5

Luminaire Location Summary						
		Insertion Point				
LumNo	Label	X	Y	Z	Orient	Tilt
3	TWR1_LED_ALO-HIGH_50K_UVOLT	2599556.498	7020740.881	8	223.836	0
4	TWR1_LED_ALO-HIGH_50K_UVOLT	2599551.41	7020746.162	8	223.836	0

2 EX1
ELECTRICAL
WATER WELL 4 PHOTOMETRIC SCHEDULES
SCALE: NO SCALE

Kimley»Horn
Texas Board Of Professional Engineers Firm Registration Number: F-928
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240 972-770-1300

No.	Revision	By	Date

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
SEAN HUDSON P.E.
SERIAL NO. 153284
DATE: JUNE 2026

WATER WELLS 2 & 4
CITY OF HEATH
ROCKWALL COUNTY, TEXAS

ELECTRICAL
WATER WELL 4
PHOTOMETRIC
CALCULATIONS

DATE: JUNE 2026
DESIGN: SCH
DRAWN: OKJ
CHECKED: SCH
KHA NO.: 064467609

SHEET
EX1

K:\DAL_Municipal\064467609 – Heath Water Wells 2–4\DWG\Sheets\Wells 2 and 4\Electrical\Well 4\Electrical Well 4 Site Plans.dwg

PROJECT COMMENTS

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

DATE: 7/24/2026

PROJECT NUMBER: SP2026-030
PROJECT NAME: Amended Site Plan for 706 S. Clark Street
SITE ADDRESS/LOCATIONS: 706 South Clark Street, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Ethan Kaufmann for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF without a Drive Through or Drive-In on a 1.132-acre tract of land identified as Lots A & C, Block 110, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, addressed as 706 S. Clark Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	07/22/2026	Approved w/ Comments

07/22/2026: SP2026-030; Amended Site Plan for 706 S. Clark Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Ethan Kaufmann for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF without a Drive Through or Drive-In on a 1.132-acre tract of land identified as Lots A & C, Block 110, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, and addressed as 706 S. Clark 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.

I.3 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

M.4 For reference, include the case number (SP2026-030) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.5 Provide the following signature block on each page of all plans and please place them in a blank area of the plans. (Subsection 03.04.A, of Article 11, UDC)

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) Add one (1) canopy tree near the parking spaces to satisfy the requirement for one (1) canopy tree within 80-feet of parking space. This tree can be an oak variety (i.e. Live Oak, Bur Oak, Chinquapin Oak, Red Oak, etc.), Bald Cypress, an elm variety (Cedar Elm, Homestead Elm, Lacebark Elm, etc.), or a Magnolia variety (Magnolia, Little Gem Magnolia).

M.7 Building Elevations
1) Indicate the elevations that are adjacent to S. Clark Street.
2) Remove the trailer hitch on the airstream.
3) Building does not meet the Commercial Building articulation standards. This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C.5, of Article 05, UDC)
4) The minimum roof pitch for a Commercial Building is 6/12. (Subsection 04.01.A(1), Article 05, UDC) This will require a variance from the Planning and Zoning Commission.
5) Murals are not allowed in the City of Rockwall besides the IH-30 Overlay District. Please remove the mural on the rendering.
6) The sign is incorrect on the passenger side elevation. Please revise the orientation of the sign to be the backside of the lettering.
7) The door side elevations should be the end of the airstream and should not include a door. Please revise this side.

M.8 Staff has identified the following exception associated with the proposed request: [1] Articulation, and [2] Roof Design Standards. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

M.9 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.

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on August 4, 2026 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.11 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on July 28, 2026.
(2) Planning & Zoning meeting/public hearing meeting will be held on August 11, 2026.

I.12 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 Kuhn	07/21/2026	Approved w/ Comments

07/21/2026: 1. Where is this proposed? Cannot be in parking stall, turn around area, or in easements.
2. 24'x15' striped and signed "No Parking (steel reinforced concrete)
3. Drive aisle min. 24' wide
4. 9'x20'

General Items: NEED A SITE PLAN THAT INCLUDES PROP AND EXISTING UTILITIES AND DIMENSIONS FOR ALL 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.
- All non-TXDOT roadways shall have a minimum 10' utility easement along the ROW. All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- Additional comments may be provided at time of Engineering.

Roadway Paving Items:
- All driveways must meet City spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed with without a City approved turnaround area, 15'x64' striped and signed no parking area.
- All drive isles to be a minimum of 24' wide.
- All streets and parking 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.
- Culverts (if needed) for driveways will need to be engineered.
- Must meet driveway width maximum and minimum.
- All non-TXDOT roadways shall have a minimum 10' utility easement along the ROW. All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.

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
- There is an existing 8" sewer main along E Boydstun Ave. available for use.
- There is an existing 6" water main stub along S Clark St available for use.
- 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.

Drainage Items:
- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
- Detention must be provided if increasing impervious area.
- Detention is not allowed within the floodplain at all.
- Per the City's Engineering Standards of Design and Construction, see section 3.02, Detention calculations are based on zoning, not land use area. Only area of site that may use undeveloped values in post construction calculations is the floodplain area. All land out of the floodplain must be calculated at the zoning value.
- 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 in a drainage easement located at the freeboard elevation.
- Detention ponds must be irrigated.
- Must match the existing flow conditions for the detention outfall or an off-site easement is required.
- 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 or floodplain area. Minimum 2' above 100-year WSEL.
- 100-year WSEL must be called out for detention ponds and floodplain areas.
- Flood Study is required to define all fully developed 100-yr floodplain. Review fees apply. See the City Standards of Design for flood study requirements.
- Any fill within FEMA floodplain must require a LOMR.
- Floodplain and erosion hazard setback must be within a drainage easement.
- Finished floor elevation must be a minimum of 2' above the floodplain.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- All Dumpster areas shall drain to an oil/water separator and then into the storm system.
- Driveway culverts (if needed) must be engineer designed.

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.

Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/22/2026	Approved

07/22/2026: MURAL AND PROJECTION SIGN ARE NOT PART OF THIS APPROVAL PROCESS, AND WILL REQUIRE A SIGN VARIANCE THROUGH CITY COUNCIL AND A SIGN PERMIT APPROVAL BEFORE ANY WORK IS STARTED

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/23/2026	Needs Review

07/23/2026: Revise the site plan to clearly identify all proposed and existing fire lanes and fire hydrants. Provide dimensioned fire hydrant and fire lane coverage paths demonstrating that all portions of the site and exterior building walls are within the required hose-reach distances. Distances shall be measured along an approved route around the exterior of the building and not in a straight line through the building.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/20/2026	Approved w/ Comments

07/20/2026: Landscape plans?

General Items: NEED A SITE PLAN THAT INCLUDES PROP AND EXISTING UTILITIES AND DIMENSIONS FOR ALL 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.
- All non-TXDOT roadways shall have a minimum 10' utility easement along the ROW. All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- Additional comments may be provided at time of Engineering.

Roadway Paving Items:
- All driveways must meet City spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed with without a City approved turnaround area, 15'x64' striped and signed no parking area.
- All drive isles to be a minimum of 24' wide.
- All streets and parking 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.
- Culverts (if needed) for driveways will need to be engineered.
- Must meet driveway width maximum and minimum.
- All non-TXDOT roadways shall have a minimum 10' utility easement along the ROW. All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.

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
- There is an existing 8" sewer main along E Boydstun Ave. available for use.
- There is an existing 6" water main stub along S Clark St available for use.
- 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.

Drainage Items:
- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
- Detention must be provided if increasing impervious area.
- Detention is not allowed within the floodplain at all.
- Per the City's Engineering Standards of Design and Construction, see section 3.02, Detention calculations are based on zoning, not land use area. Only area of site that may use undeveloped values in post construction calculations is the floodplain area. All land out of the floodplain must be calculated at the zoning value.
- 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 in a drainage easement located at the freeboard elevation.
- Detention ponds must be irrigated.
- Must match the existing flow conditions for the detention outfall or an off-site easement is required.
- 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 or floodplain area. Minimum 2' above 100-year WSEL.
- 100-year WSEL must be called out for detention ponds and floodplain areas.
- Flood Study is required to define all fully developed 100-yr floodplain. Review fees apply. See the City Standards of Design for flood study requirements.
- Any fill within FEMA floodplain must require a LOMR.
- Floodplain and erosion hazard setback must be within a drainage easement.
- Finished floor elevation must be a minimum of 2' above the floodplain.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- All Dumpster areas shall drain to an oil/water separator and then into the storm system.
- Driveway culverts (if needed) must be engineer designed.

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.

Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

CONSIDERED ACCEPTED BY THE
TOR AND CITY ENGINEER HAVE

E BOX]:

20.00 ACRE) 1, 2 & 3
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S ARE REQUIRED]

WNER] 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 $ 529.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF July, 2026. 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."

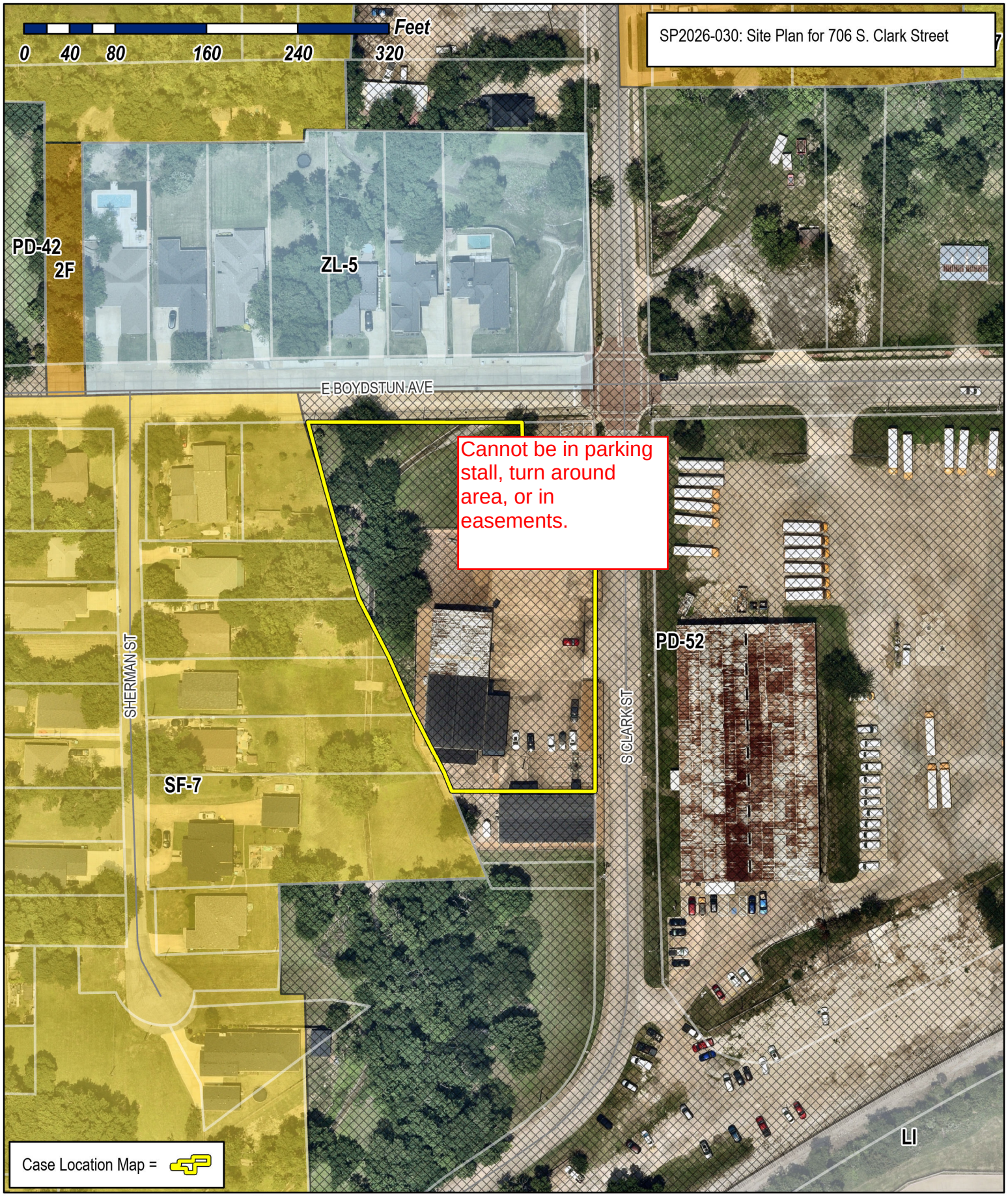
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF July, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Ariella Colunga

MY COMMISSION EXPIRES 2/17/2030

ARIELLA COLUNGA
Notary ID #135548585
My Commission Expires
February 17, 2030



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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BOYDSTON STREET

1.14 ACRES

ELEV. 540.0

100 YEAR WATERSHED PER STUDY

30' DRAINAGE ESMT TO THE CITY OF ROCKWALL DATED MARCH 18, 1998

ELEV. 541.0

ELEV. 541.5

METAL BUILDING

NEW COFFEE "BAR"

WALK

EXISTIN

24'x15' striped and signed "No Parking (steel reinforced concrete)

THIS ENTIRE AREA IS CONCRETE

9'x20'

Drive aisle min. 24' wide

55'

30'

NEW 3 CARS

S 0° 28' 21" E 110.78

54.30

4' WALK

S 0° 22' 33" E 93.00

4'x4' LANDING

NEW STAIRS TO CODE: 4' WIDE

METAL BUILDING

ELEV. 542.0

9 CARS 9'x 20'

PORCH

H.C.

2 CARS 40'

9x20

9x20

EXISTIN CURB & SIDEWALK

NO ACCESS

CLARK STREET

132'

SCALE: 1" = 30'

NOTE: ENTIRE PROPERTY IS PAVED IN CONCRETE -

SITE PLAN

7/1/26

PREPARED BY: RAMSAY ARCHITECTURE

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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1&3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($1,000.00 + $20.00 ACRE) [1&2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1&3]
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1, 2&3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1, 2&3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1&3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1&3]

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 **$2,500.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF **$150.00** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

GENERAL NOTE: THE CITY OF ROCKWALL PLANNING AND ZONING DEPARTMENT ACCEPTS PAYMENT BY CHECK **ONLY**, EITHER IN PERSON OR BY MAIL. ***THE CITY OF ROCKWALL WILL NEVER REQUEST PAYMENT BY WIRE TRANSFER THROUGH EMAIL.***

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	706 S. Clark Street				
SUBDIVISION		LOT		BLOCK	
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	Ethan Kaufmann	☐ APPLICANT	
CONTACT PERSON	Ethan Kaufmann	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	
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 Ethan Kaufmann [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 $ 529.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17th *DAY OF* July *, 2026. 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."*

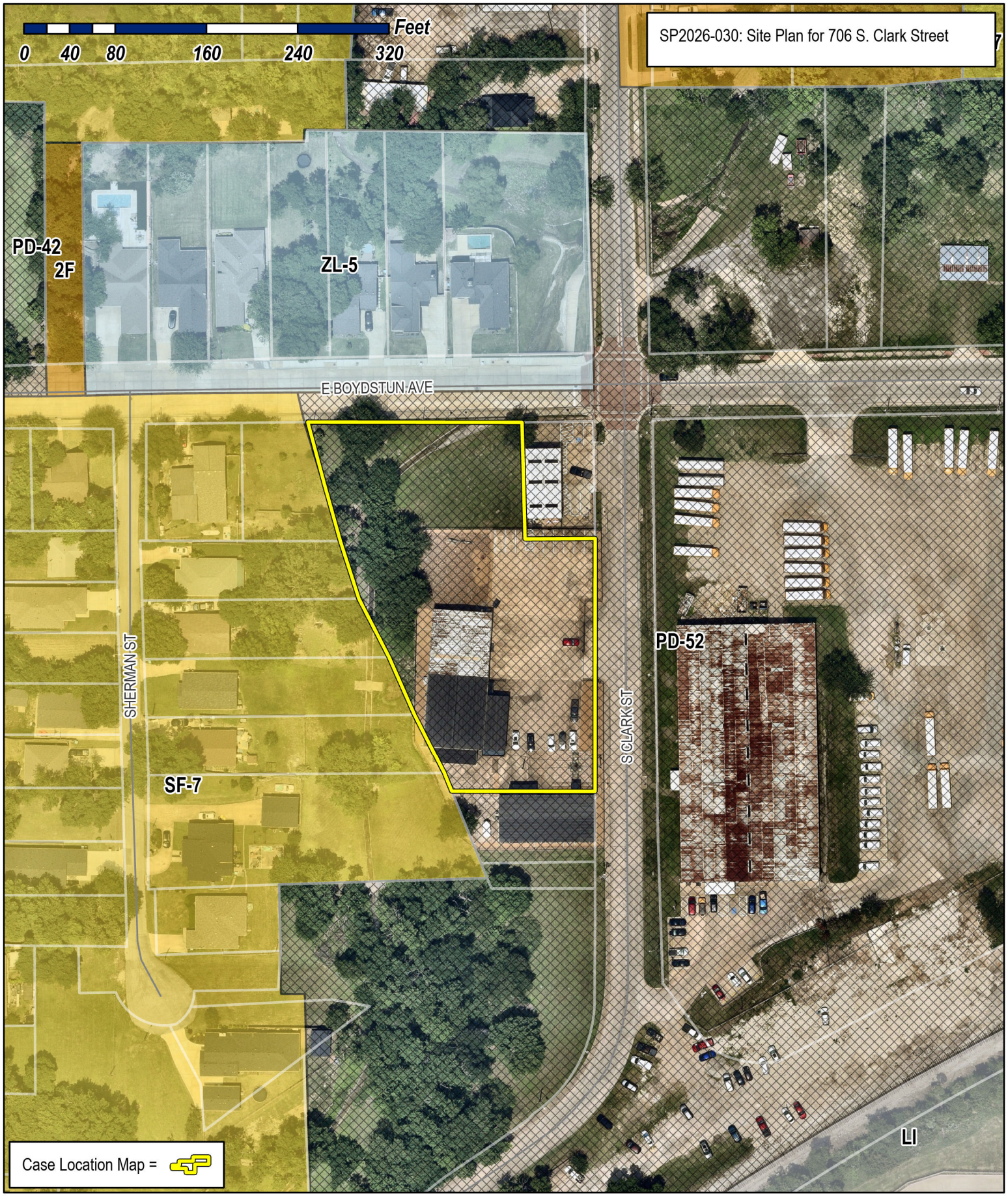
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 *DAY OF* July *, 2026*

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Ariella Colunga

ARIELLA COLUNGA
Notary ID #135548585
My Commission Expires
February 17, 2030

MY COMMISSION EXPIRES 2/17/2030



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Goldie's Coffee Company

Proposal for the City of Rockwall, Texas

Executive Summary

Goldie's Coffee Company respectfully submits this proposal in support of its site plan application. Goldie's is envisioned as a boutique coffee destination operating from a beautifully restored vintage Airstream trailer, providing premium organic coffee and cold pressed juices, exceptional customer service, and an inviting outdoor gathering space that complements the character of Rockwall.

Business Overview

Goldie's Coffee Company will serve organic coffee, handcrafted espresso beverages, cold brew, teas, pastries, seasonal drinks, and cold-pressed juices from a permanent Airstream installation - on a covered foundation.

Vision

To become one of Rockwall's most recognizable community gathering places by combining exceptional coffee with outstanding hospitality.

Mission

To create a welcoming destination where residents and visitors can enjoy premium beverages in a thoughtfully designed environment that reflects the charm of Rockwall.

Community Benefits

The project will create local jobs, generate sales tax revenue, improve the property, encourage pedestrian activity, support nearby businesses, and participate in community events and charitable partnerships.

Project Description

The development includes a restored Airstream coffee trailer, permanent utilities, ADA-accessible walkways, landscaped outdoor seating, decorative lighting, quality signage, and attractive architectural finishes.

Architectural Character

The design features a polished vintage Airstream with classic illuminated Goldie's signage, black and natural wood accents, string lighting, attractive landscaping, and inviting outdoor seating.

Operations

Goldie's will operate in compliance with all City, County, and State health, food service, fire, and safety requirements while emphasizing efficient customer service and site maintenance.

Commitment to Quality

Daily maintenance, landscaping, cleanliness, lighting upkeep, and property improvements will ensure a high-quality appearance year-round.

Economic Impact

Goldie's represents a long-term private investment that will create employment opportunities, strengthen local commerce, and contribute positively to the Rockwall economy.

Conclusion

Goldie's Coffee Company respectfully requests approval of the accompanying site plan. Our goal is to create a beautiful, community-focused destination that enhances Rockwall while providing residents and visitors with an exceptional local coffee experience.

Respectfully Submitted,

Ethan Kaufmann

Goldie's Coffee Company

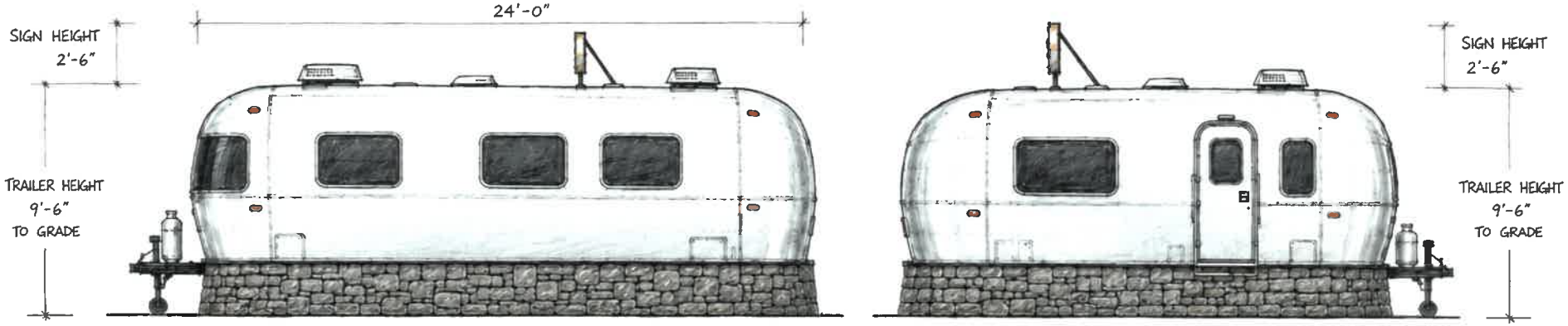


FRONT ELEVATION (SERVICE SIDE)

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"



PASSENGER SIDE ELEVATION

SCALE: 1/4" = 1'-0"

DOOR SIDE ELEVATION

SCALE: 1/4" = 1'-0"

MATERIALS / FINISHES



POLISHED ALUMINUM | STONE SKIRT | WOOD ACCENT (SERVICE WINDOW INTERIOR) | BLACK METAL | MARQUEE LIGHTS

NOTES:

- AIRSTREAM 24' CLASSIC TRAILER
- ROOFTOP SIGN: "GOLDIE'S" WITH MARQUEE LIGHTS
- STONE SKIRT TO CONCEAL WHEELS AND UNDERCARRIAGE
- SERVICE WINDOW WITH AWNING
- EXTERIOR LIGHTING AND SITE AMENITIES NOT SHOWN
- ALL DIMENSIONS ARE APPROXIMATE

GOLDIE'S

AIRSTREAM COFFEE TRAILER

ELEVATION SITE PLAN

DATE: JULY 17TH, 2026

SCALE: 1/4" = 1'-0"

DRAWN BY: GOLDIE'S DESIGN


706
welcome to
ROCKWALL
Goldie's
COFFEE CO.
GOLDIE'S
COFFEE
COFFEE
MADE
BETTER