AGENDA

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***FEBRUARY 25, 2025* IN THE CITY COUNCIL CHAMBERS AT 6:00 PM**

NOTES: [*1*] ADDITIONAL CASE INFORMATION CAN BE FOUND AT HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES, AND [*2*] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE CLICK HERE OR CLICK ON THE LINK ABOVE AND USE THE *ZONING AND SPECIFIC USE PERMIT INPUT FORM* ON THE CITY'S WEBSITE.

(I) CALL TO ORDER

(II) 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.

(III) 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.

(1) Approval of Minutes for the *February 11, 2025* Planning and Zoning Commission meeting.

(2) **SP2025-006 (BETHANY ROSS)**
Consider a request by Murphy Sayre of Culpepper Real Estate, LLC for the approval of an *Amended Site Plan* for a *Restaurant with 2,000 SF or More without Drive-Through or Drive-In* on a 2.052-acre tract of land identified as Lots 1 & 3, Block A, Shoreline Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], situated within the IH-30 Overlay (IH-30 OV) District, addressed as 309 E. IH-30, and take any action necessary.

(3) **P2025-003 (ANGELICA GUEVARA)**
Consider a request by Bowen Hendrix of DW Quail Run, LLC for the approval of a *Replat* for Lots 4 & 5, Block A, DuWest Addition, being an 8.62-acre tract of land identified as Lots 1, 2 & 3, Block A, DuWest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3000 & 3008 N. Goliad Street [*SH-205*], and take any action necessary.

(4) **P2025-006 (HENRY LEE)**
Consider a request by Will Winkelmann of Winkelmann & Associates, Inc. on behalf of Kevin Gilbert of IKEA Property, Inc. for the approval of a *Replat* for Lots 2, 3, & 4, Block B and Lot 2, Block C, Rockwall Commercial Addition, being a 67.476-acre tract of land identified as Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition and a portion of Lot 1, Block D, Rockwall Commercial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH30 OV) District, located at the northwest corner of the E. IH-30 Frontage Road and Stodghill Road (*FM-3549*), and take any action necessary.

(5) **P2025-007 (ANGELICA GUEVARA)**
Consider a request by Roy Bhavi for the approval of a *Final Plat* for Lot 1, Block 1, Flexspace Center Rockwall Addition, being a 5.874-acre tract of land identified as Tract 2-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action necessary.

(IV) 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) **SP2025-002 (ANGELICA GUEVARA)**
Discuss and consider a request by Katie Getz on behalf of Kayla Henson of Halle Properties, LLC for the approval of an *Amended Site Plan* for an existing *Minor Automotive Repair* facility on a 1.10-acre parcel of land identified as Lot 1, Block A, Patrick Stephenson Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 693 E. IH-30, and take any action necessary.

(7) **SP2025-003 (BETHANY ROSS)**
Discuss and consider a request by Jimmy McClintock of Highway 66 Properties, LP for the approval of a *Site Plan* for an *Office Building* on a 0.28-acre parcel of land identified as Lot 5, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 407 W. Washington Street, and take any action necessary.

(8) **SP2025-004 (BETHANY ROSS)**
Discuss and consider a request by Marlin Smith of Washington Place on Highway 66, LP for the approval of a *Site Plan* for an *Office Building* on a 0.99-acre parcel of land identified as Lot 4, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any action necessary.

(9) **SP2025-005 (BETHANY ROSS)**
Discuss and consider a request by Dhruvjyoti Basu on behalf of Sameer Patel for the approval of a *Site Plan* for a *Restaurant with 2,000 SF or More without Drive-Through or Drive-In* on a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southeast corner of the intersection of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

(10) **SP2025-007 (HENRY LEE)**
Discuss and consider a request by Abed Ajak of Abed Ajak/Ajak Realty, LLC for the approval of an *Amended Site Plan* for an existing *General Retail Building* on a 0.48-acre tract of land identified as Tract 34 of the J. T. Lewis Survey, Abstract 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1407 & 1409 S. Goliad Street, and take any action necessary.

(11) **MIS2025-001 (HENRY LEE)**
Discuss and consider a request by Kyle Peterson for the approval of a *Miscellaneous Case* for an *Exception* to allow synthetic plant materials on a 0.17-acre parcel of land identified as Lot 17, Block C, Breezy Hill, Phase X, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District, addressed as 3445 Ridgecross Drive, and take any action necessary.

(12) **MIS2025-002 (RYAN MILLER)**
Discuss and consider a request by Cameron Thatcher on behalf of Jay Hankla of Shaddock Homes for the approval of a *Miscellaneous Case* for an *Exception* to the *Fence Standards* on a 0.40-acre parcel of land identified as Lot 10, Block D, Winding Creek Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 10 (SF-10) District, addressed as 1511 Orion Drive, and take any action necessary.

(13) **MIS2025-003 (ANGELICA GUEVARA)**
Discuss and consider a request by Todd Hargrove for the approval of a *Miscellaneous Case* for an *Exception* to the *Fence Standards* on a 2.19-acre parcel of land identified as Lot 3, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 375 Cornelius Road, and take any action necessary.

(14) **MIS2025-004 (RYAN MILLER)**
Discuss and consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a *Miscellaneous Request* for a *Variance* to the *Utility Placement* requirements of the *General Overlay District Standards* to allow overhead utilities along [*1*] a portion of SH-276 between John King Boulevard and Rochelle Road and [*2*] a portion of Corporate Crossing [*FM-549*] between the IH-30 Frontage Road and SH-276, City of Rockwall, Rockwall County, Texas, being right-of-way, and take any action necessary.

(V) 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 March 11, 2025.

(15) **Z2025-004 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Corey Smith on behalf of Destiny Smith for the approval of a *Specific Use Permit (SUP)* allowing a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building/Barn* on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, and take any action necessary.

(16) **Z2025-005 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 98.40-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 Agricultural (AG) District, 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.

(17) **Z2025-006 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

(18) **Z2025-007 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a *Specific Use Permit (SUP)* allowing a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [*Ordinance No. 25-07*], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take any action necessary.

(19) **Z2025-008 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

(20) **Z2025-009 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Caprice Michelle for the approval of a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.1237-acre parcel of land identified as Lot 1, Block B, Newport Place Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 19 (PD-19), addressed as 1827 Mystic Street, and take any action necessary.

(21) **Z2025-010 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction on behalf of Jay Odom for the approval of a *Zoning Change* amending Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] to incorporate an additional 1.65-acre parcel of land within the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned: [*1*] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, [*2*] Single-Family 7 (SF-7) District, and [*3*] Downtown (DT) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N. Goliad Street [*SH-205*], north of Olive Street and south of Live Oak Street, and take any action necessary.

(22) **Z2025-011 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of a *PD Development Plan* for eight (8) *Townhomes* on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* and the *Residential Subdistrict*, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [*FM-740*], and take any action necessary.

(23) **SP2025-008 (BETHANY ROSS)**

Discuss and consider a request by Nicholas Grinnan on behalf of Jeff Grinnan for the approval of an *Amended Site Plan* for an existing *Office Building* on a 0.9040-acre tract of land identified as Block B, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 401 W. Rusk Street, and take any action necessary.

(24) **P2025-004 (HENRY LEE)**

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a *Preliminary Plat* for the Juniper Subdivision consisting of 870 single-family residential lots and two (2) commercial lots on a 526.778-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tract 7 of the W. H. Baird Survey, Abstract No. 25 [*20.3942-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205) and SH-205 By-

Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

(25) **P2025-005 (HENRY LEE)**
Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a *Master Plat* for the Juniper Subdivision consisting of 870 single-family residential lots on a 526.778-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tract 7 of the W. H. Baird Survey, Abstract No. 25 [*20.3942-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

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

- Z2025-002: Specific Use Permit (SUP) for a *General Retail Store* and *Limited Service Restaurant* at 907 N. Goliad Street **(1ST READING; APPROVED)**
- Z2025-003: Amendment to Planned Development District 46 (PD-46) **(1ST READING; APPROVED)**

(VI) ADJOURNMENT

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

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

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on *February 21, 2025* at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***FEBRUARY 11, 2025* IN THE CITY COUNCIL CHAMBERS AT 6:00 PM**

NOTES: [*1*] ADDITIONAL CASE INFORMATION CAN BE FOUND AT HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES, AND [*2*] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE CLICK HERE OR CLICK ON THE LINK ABOVE AND USE THE *ZONING AND SPECIFIC USE PERMIT INPUT FORM* ON THE CITY'S WEBSITE.

I. CALL TO ORDER

Chairman Deckard called the meeting to order at 6:00PM. Commissioners present were Vice-Chairman John Womble, Ross Hustings, Dr Jean Conway, Kyle Thompson, Jay Odom and John Hagaman. Staff members present were Senior Planner Henry Lee, Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn Price. Absent from the meeting were Director of Planning and Zoning Ryan Miller and City Engineer Amt Williams.

II. 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 Deckard explained how 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 Deckard closed the open forum.

III. 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.

1. Approval of Minutes for the *January 14, 2025* Planning and Zoning Commission meeting.

2. Approval of Minutes for the *January 28, 2025* Planning and Zoning Commission meeting.

Commissioner Conway made a motion to approve the Consent Agenda. Commissioner Odom seconded the motion which passed by a vote of 7-0.

IV. 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.

3. **Z2024-061 (BETHANY ROSS) [*APPLICANT IS REQUESTING TO WITHDRAW THE CASE*]**
Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, 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.

Planner Bethany Ross explained the applicant has requested to withdraw this case in order to review the concept plan a bit more in depth in order to conform more with the Unified Development Code (UDC).

Chairman Deckard made a motion to withdraw Z2024-061. Commissioner Hustings seconded the motion which was withdrawn by a vote of 7-0.

4. **Z2025-001 (HENRY LEE) [*APPLICANT IS REQUESTING TO WITHDRAW THE CASE*]**
Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of a *PD Development Plan* for eight (8) *Townhomes* on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* and the *Residential Subdistrict*, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [*FM-740*], and take any action necessary.

Senior Planner Henry Lee explained the applicant is working through staff comments and are wanting to have a work session with the commission; therefore, the applicant is requesting to withdraw.

Chairman Deckard made a motion to withdraw Z2025-001. Vice-Chairman Womble seconded the motion which was withdrawn by a vote of 7-0.

5. **Z2025-002 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Lee Wickland of Wickland's Sweet Connection on behalf of Windy Busher of Revive for the approval of a *Specific Use Permit (SUP)* for a *General Retail Store* and *Limited Service Restaurant* on a 0.1617-acre parcel of land identified as Lot 1, Block 1, Henry Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 907 N. Goliad Street, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting to incorporate a limited service restaurant and a general retail store to add amenities for there clients that come in to the property. It being a residential office district it does require the underline zoning and the underline zoning requires a Specific Use Permit (SUP). In the last meeting Vice-Chairman Womble asked about parking in the property and they do meet the parking requirements. This being a zoning case staff did mail out notices to property owners and occupants.

Windy Busher
907 N Goliad Street
Rockwall, TX 75087

Mrs. Busher came forward and explained what she would be incorporating.

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

Vice-Chairman Womble made a motion to approve Z2025-002. Commissioner Hustings seconded the motion which passed by a vote of 7-0.

6. **Z2025-003 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Trenton Austin of GT Plumbing Services, LLC on behalf Tim Connolly of Connolly Squared, LLC for the approval of a *Zoning Change* to amend Planned Development District 46 (PD-46) [*Ordinance No. 21-32*] 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.

Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant seeks to amend Planned Development District 46 (PD-46) building maintenance, service and sales with outside storage. This would include overnight truck parking, heavy equipment and trailers. The concept plan for the land use and future expansions have been submitted. Staff proposes 5 conditions for the outside storage and include placement behind the building, screening and concrete surface for certain storage items. The applicant has agreed to remove the pawn shop as a by right use and will require a Specific Use Permit (SUP) for any future pawn shops within a Commercial district. Staff mailed out notices to property owners and occupants. Staff received one (1) notice in favor of the request.

Trenton Austin
1340 Mandering Way
Rockwall TX 75087

Mr. Austin came forward and explained he agreed with the changes.

Chairman Deckard asked about the fence they currently have and if it would stay.

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

Chairman Deckard made a motion to approve Z2025-003. Vice-Chairman Womble Seconded the motion which passed by a vote of 7-0.

V. ACTION ITEMS

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

7. **SP2025-001 (BETHANY ROSS)**

Discuss and consider a request by Brian Baca of ADV Rockwall John King Property Owner, LLC for the approval of an *Amended Site Plan* for a *Mini-Warehouse Facility* on a 3.682-acre parcel of land identified as Lot 1, Block A, Cambridge Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) 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, addressed as 1689 & 1705 John King Boulevard and 1711 SH-276, and take any action necessary.

Planner Bethany Ross provided a brief summary in regard to the applicants request. On September 13, 2022 the Planning and Zoning commission approved a Site Plan for a Mini-Warehouse facility granting variances to the building materials, masonry, four-sided architecture and roof design. City Council later on approved exceptions for unit density, building height and roof design. The applicant originally proposed 10 compensatory measures to offset the three (3) variances. An amending site plan was approved on January 10, 2023 allowing increased variance for minimum stone requirements due to an architecture labeling error. The applicant provided three (3) compensatory measures for the project for this request. Following the approvals civil engineering plans a final plat and building permits were submitted and construction is on going currently. On January 17 the applicant requested an update to the landscape plan due to atoms concerns about plantings within a 50-foot easement. The revised plans propose small shrubbery instead of the required canopy. The applicant is seeking a variance to the standards. On January 28 the planning and zoning commission tabled the request and the applicant since then has provided to relocate the planting.

Brian Baca
221 Lakeside Blvd
Richardson, TX 75082

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

Commissioner Hustings made a motion to approve SP2025-001 with staff recommendation. Chairman Deckard seconded the motion which passed by a vote of 7-0.

VI. DISCUSSION ITEMS

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

- P2025-001: Replat for Lot 12, Block A, The Meadows Addition **(APPROVED)**
- P2025-002: Final Plat for Lots 1-4, Block A, Fox-Harris Addition **(APPROVED)**
- Z2024-062: Amendment to Planned Development District 50 (PD-50) **(2ND READING; APPROVED)**
- Z2024-064: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* at 178 Lynne Drive **(2ND READING; APPROVED)**

VII. ADJOURNMENT

Chairman Deckard adjourned the meeting at 6:20PM

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

_____
Derek Deckard, Chairman

Attest:

_____
Melanie Zavala, Planning Coordinator

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Bethany Ross, *Planner*
DATE:	February 25, 2025
SUBJECT:	SP2025-006; *Amended Site Plan for 309 IH-30*

The subject property was annexed by City Council on November 7, 1960 through *Ordinance No. 60-03* [*Case No. A1960-003*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. In 1983, the City Council approved a site plan, final plat, and Conditional Use Permit (CUP) for a *Restaurant with 2,000 SF or more without Drive-Through or Drive-In*. According to the Rockwall County Appraisal District (RCAD) the existing restaurant is 11,466 SF. On October 15, 1985, the City Council approved a request by the property owner to rezone the property from an Agricultural (AG) District to a Commercial (C) District. On December 30, 2022, the applicant and current owner purchased the property and began renovating the existing restaurant. On August 10, 2023, the Board of Adjustments approved a request to reduce the rear yard set-back from 25-feet to two (2) feet on the property to allow for the construction of two (2) pergolas [*Permit No. BOA 2023-3-V*]. On August 18, 2023, the applicant submitted a Building Permit [*Case No. COM2023-3922*]; however, this permit was not approved due to not having an approved amended site plan. Based on this the applicant, Murphy Sayre of Culpepper Real Estate LLC., is requesting the approval of an Amended Site Plan for a *Restaurant with 2,000 SF or more without Drive-Through or Drive-In*. The proposed Amended Site Plan captures all of the improvements from 2023 including the two (2) pergolas. Staff should note, that this Amended Site Plan meeting all of the applicable requirements and conforming to *BOA2023-3-V*, is being placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicant's request, the item will need to be pulled off of the consent agenda at the *February 25, 2025* Planning and Zoning Commission meeting.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT ($100 00 + $15 00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200 00 + $15 00 ACRE) [1]
- ☐ FINAL PLAT ($300 00 + $20 00 ACRE) [1]
- ☐ REPLAT ($300 00 + $20 00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150 00)
- ☐ PLAT REINSTATEMENT REQUEST ($100 00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN ($250 00 + $20 00 ACRE) [1]
- ☒ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100 00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE ($200 00 + $15 00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200 00 + $15 00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200 00 + $15 00 ACRE) [1]

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL ($75 00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100 00) [2]

NOTES:

[1] IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

[2] A $1,000 00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	309 E. Interstate 30, Rockwall, TX 75087
SUBDIVISION	LOT / BLOCK
GENERAL LOCATION	

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Not applying for change in 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	Culpepper Real Estate, LLC	☑ APPLICANT	Murphy Sayre
CONTACT PERSON	Murphy Sayre	CONTACT PERSON	
ADDRESS	PO Box 2410	ADDRESS	PO Box 2410
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	Rockwall, Texas 75087
PHONE	512-484-1127	PHONE	512-484-1127
E-MAIL	murphy@unco.com	E-MAIL	murphy@unco.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Murphy Sayre [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 February, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

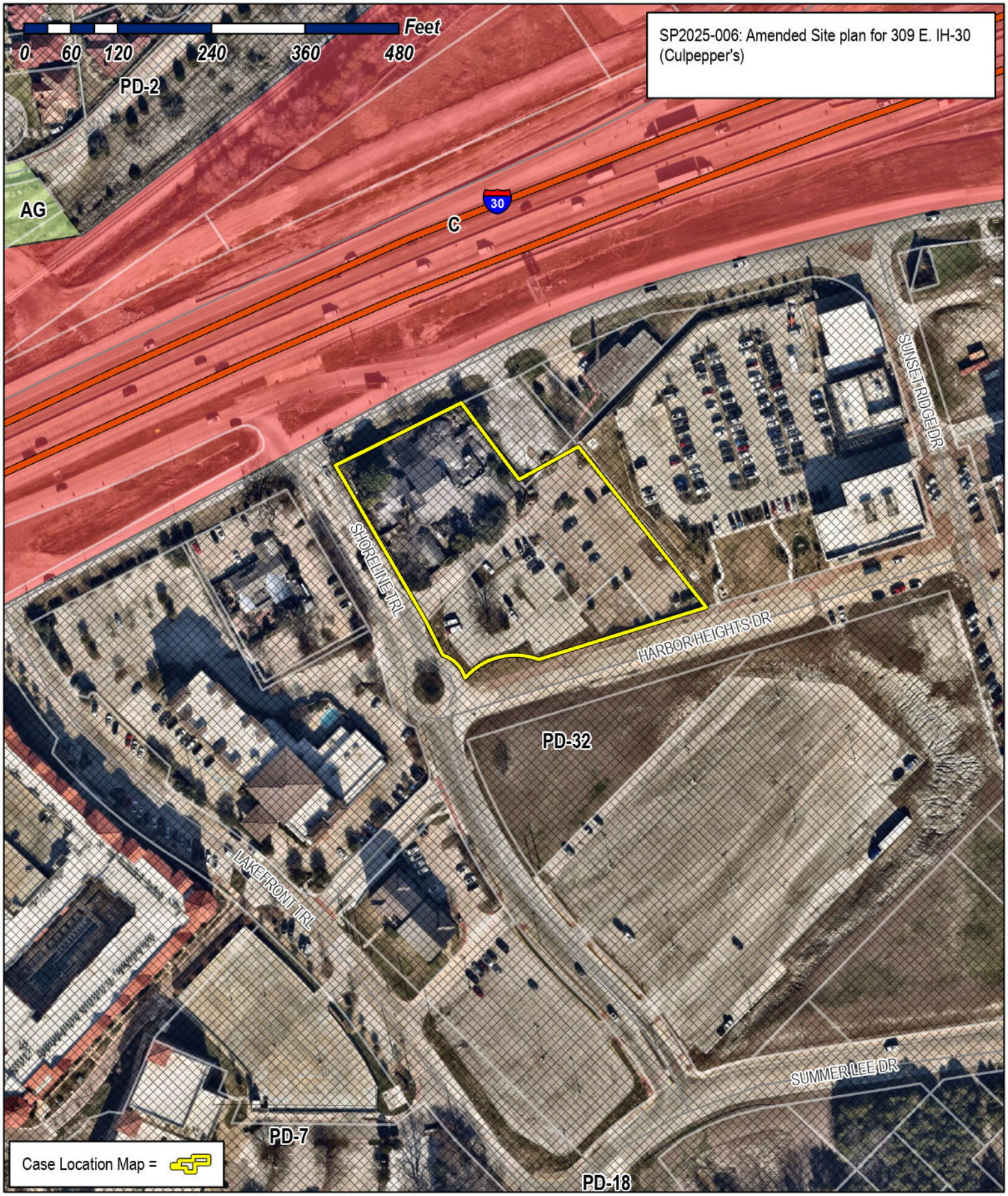
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF February, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KARLA GALLEGOS
Notary Public, State of Texas
Expires 08-02-2027
Notary ID 132070391

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.

ORDER OF THE BOARD OF ADJUSTMENT
OF THE CITY OF ROCKWALL, TEXAS

ORDER NO. BOA 2023-3-V

WHEREAS, the Board of Adjustment held a public hearing on the 10th day of August, 2023 to consider a request by. by Elias Pope for the approval of a variance from zoning, to reduce the rear set back from 25ft. to 2ft. on property known as Shoreline Plaza addition, block A, lot 1, Acres 1.40, addressed as Culpepper Steak House 309 E Interstate 30, Rockwall, TX. 75087

WHEREAS, the applicant requested a variance from the said zoning which requires 25ft. rear set back from property lines to be reduced to a 2ft. set back.

WHEREAS, after due consideration and discussion it appears that the granting of such variances would not cause an adverse effect on the surrounding properties and would not be contrary to the public interest.

NOW, THEREFORE BE IT ORDERED BY THE BOARD OF ADJUSTMENT OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this order as if copied in their entirety.

Section 2. That the request from the applicant for this Board to grant a variance from the zoning, be and in the same is hereby granted so as to allow the rear set back from 25ft. to 2ft. on property known as Shoreline Plaza addition, block A, lot 1, Acres 1.40, addressed as Culpepper Steak House 309 E Interstate 30, Rockwall, TX. 75087

.

Section 3. That the Building Official of the City is hereby authorized and directed to issue the appropriate permits, if any, for the above described property under the terms and conditions of this Order.

Section 4. That this Order was passed by the concurring vote of at least four (4) members of the Board of Adjustment and is effective as of the 10th day of August, 2023.

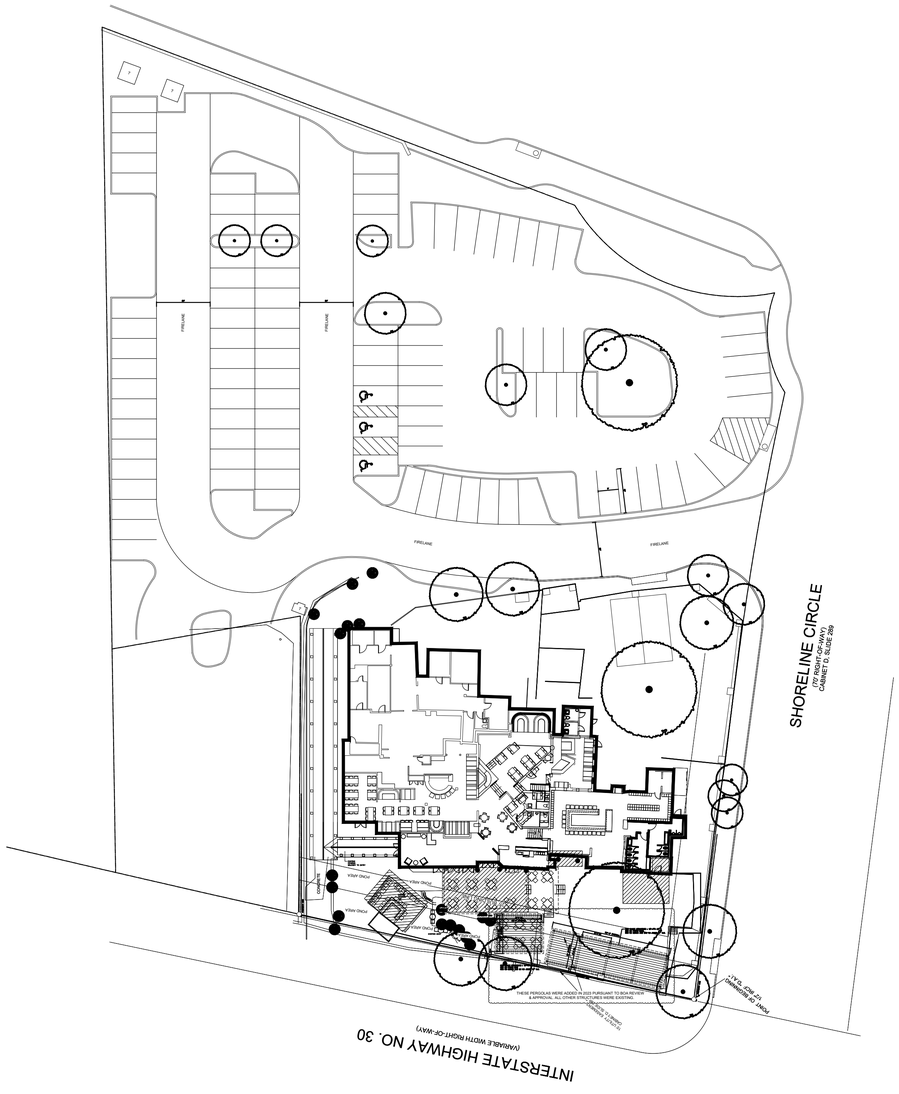
ATTEST:

Secretary

APPROVED:

Chairman

JONESBAKER
INTERIORS + ARCHITECTURE
1922 SAKARD ST
DALLAS, TX 75215
(214)426-5600
www.jonesbaker.com



PROJECT NO. :	2313
DATE :	1/8/2025
DRAWN BY :	MS
SCALE :	AS NOTED

REVISIONS :

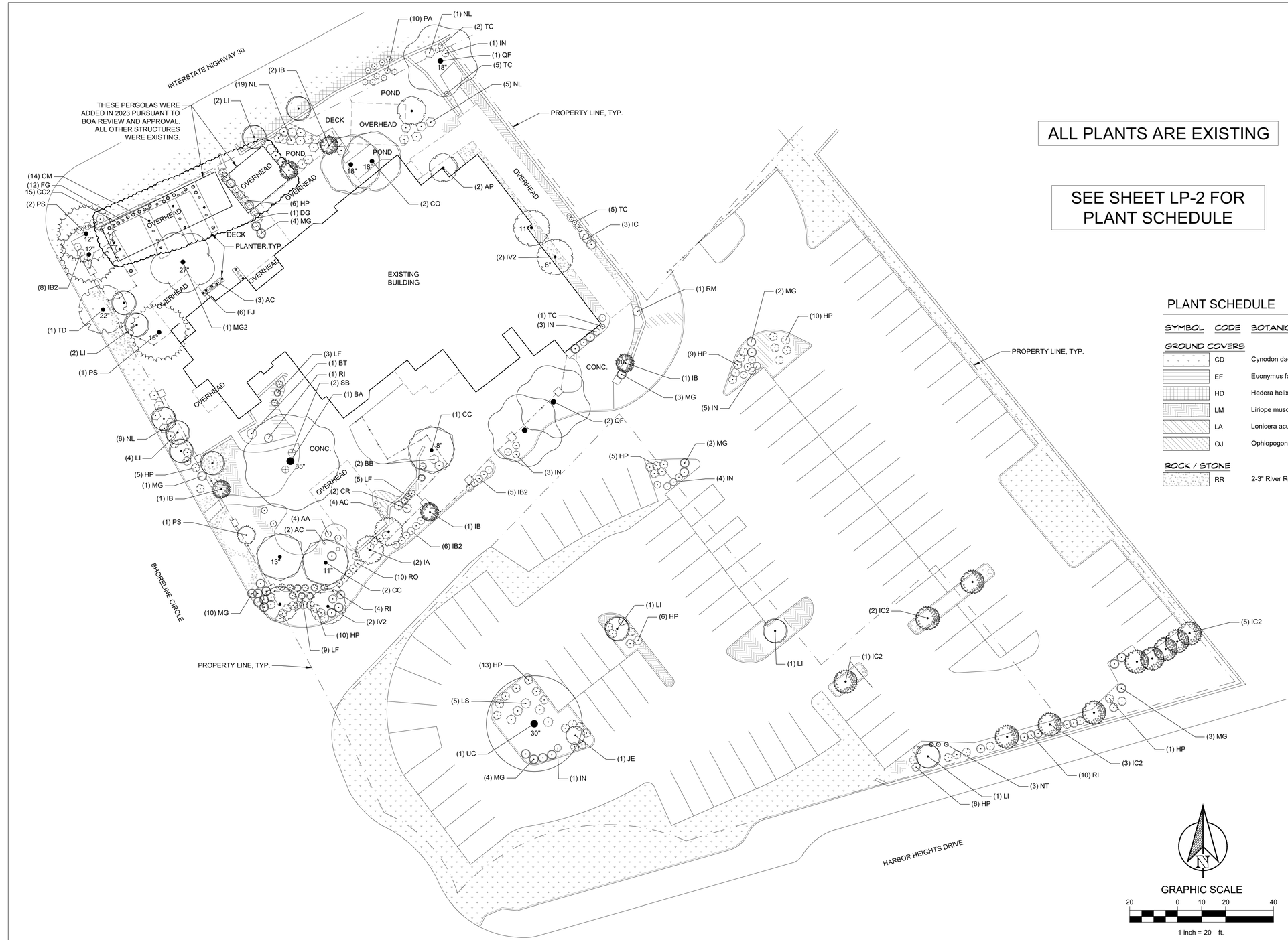
SITE PLAN

CCC - CULPEPPER
309 EAST INTERSTATE 30
ROCKWALL, TX 75087

N

C101

SITE PLAN
SCALE : 1/32" = 1'-0"



ALL PLANTS ARE EXISTING

SEE SHEET LP-2 FOR PLANT SCHEDULE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
GROUND COVERS			
	CD	Cynodon dactylon x transvaalensis `DT-1` / Sod	11,538 sf
	EF	Euonymus fortunei / Wintercreeper	127 sf
	HD	Hedera helix / English Ivy	292 sf
	LM	Liriope muscari / Lilyturf	1,056 sf
	LA	Lonicera acuminata / Honeysuckle	141 sf
	OJ	Ophiopogon japonicus / Mondo Grass	50 sf
ROCK / STONE			
	RR	2-3" River Rock / Ornamental Aggregate	773 sf

GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft.

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LANDSCAPE ARCHITECTURE
LAND PLANNING IRRIGATION DESIGN

REGISTERED LANDSCAPE ARCHITECT
STEPHEN W. SALES
3470
STATE OF TEXAS

02/13/2025

Culpepper Cattle Co.

309 E Interstate 30
Rockwall, Texas 75087

CulPepper
309 E Interstate 30
Rockwall, Texas 75087

LANDSCAPE PLANTING PLAN

Date	Comment

Project Number	
Date	02/12/2025
Drawn By	JML
Checked By	SS

LP-1

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
TREES			
	AP	Acer palmatum / Japanese Maple	2
	BA	Brachychiton australis / Broadleaf Bottle Tree	1
	CO	Celtis occidentalis / Common Hackberry	2
	CC	Cercis canadensis / Eastern Redbud	3
	IC2	Ilex cornuta / Chinese Holly	11
	IB	Ilex cornuta 'Burfordii' / Burford Holly	5
	IA	Ilex opaca / American Holly	2
	IV2	Ilex vomitoria / Yaupon Holly	4
	JE	Juniperus virginiana / Eastern Redcedar	1
	LI	Lagerstroemia indica / Crape Myrtle	11
	MG2	Magnolia grandiflora / Southern Magnolia	1
	PS	Pinus spp. / Pine	1
	PS	Pinus spp. / Pine	3
	QF	Quercus fusiformis / Oak	3
	TD	Taxodium distichum / Bald Cypress	1
	UC	Ulmus crassifolia / Cedar Elm	1

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
SHRUBS			
	AA	Agave americana / Century Plant	4
	AC	Aspidistra caespitosa / Cast Iron Plant	9
	BT	Blepharoneuron tricholepis / Pine Dropseed	1
	BB	Buxus microphylla / Littleleaf Boxwood	2
	CM	Carex morrowii / Japanese Sedge	14
	CR	Cortaderia richardii / Pampas Grass	2
	CC2	Cymbopogon citratus / Lemongrass	15
	DG	Dasylirion acrotrichum / Green Desert Spoon	1
	FJ	Farfugium japonicum / Leopard Plant	6
	FG	Festuca glauca / Blue Fescue	12
	HP	Hesperaloe parviflora / Red Yucca	62
	IC	Ilex cornuta / Chinese Holly	3
	IB2	Ilex cornuta `Burfordii Nana` / Dwarf Burford Holly	19
	IN	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	17
	LF	Leucophyllum frutescens / Texas Sage	17
	LS	Ligustrum sinense / Chinese Privet	5
	MG	Muhlenbergia capillaris 'Gulf Coast' / Gulf Coast Pink Muhly Grass	29
	NL	Nandina domestica / Heavenly Bamboo	31
	NT	Nassella tenuissima / Mexican Feather Grass	3
	PA	Phyllostachys aurea / Golden Bamboo	10
	RI	Rhaphiolepis indica / Indian Hawthorn	15
	RM	Rosa moyesii / Rose	1
	RO	Rosmarinus officinalis / Rosemary	10
	SB	Stachys byzantina / Lamb's Ear	2
	TC	Taxus cuspidata / Japanese Yew	9

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
GROUND COVERS			
	CD	Cynodon dactylon x transvaalensis `DT-1` / Sod	11,538 sf
	EF	Euonymus fortunei / Wintercreeper	127 sf
	HD	Hedera helix / English Ivy	292 sf
	LM	Liriope muscari / Lilyturf	1,056 sf
	LA	Lonicera acuminata / Honeysuckle	141 sf
	OJ	Ophiopogon japonicus / Mondo Grass	50 sf
ROCK / STONE			
	RR	2-3" River Rock / Ornamental Aggregate	773 sf

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REGISTERED LANDSCAPE ARCHITECT
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STATE OF TEXAS

02/13/2025

Culpepper Cattle Co.
309 E Interstate 30
Rockwall, Texas 75087

CulPepper
309 E Interstate 30
Rockwall, Texas 75087

PLANT SCHEDULE

Date	Comment

Project Number	
Date	02/12/2025
Drawn By	JML
Checked By	SS

LP-2

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:	February 25, 2025
APPLICANT:	Bowen Hendrix; *DW Quail Run, LLC*
CASE NUMBER:	P2025-003; *Replat for Lots 4 & 5, Block A, DuWest Addition*

SUMMARY

Consider a request by Bowen Hendrix of DW Quail Run, LLC for the approval of a *Replat* for Lots 4 & 5, Block A, DuWest Addition, being an 8.62-acre tract of land identified as Lots 1, 2 & 3, Block A, DuWest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3000 & 3008 N. Goliad Street [*SH-205*], and take any action necessary.

PLAT INFORMATION

☑ *Purpose.* The applicant is requesting the approval of a *Replat* for an 8.62-acre tract of land (*i.e. Lots 4 & 5, Block A, DuWest Addition*) for the purpose of dedicating and abandoning easements on the subject property and consolidating three (3) lots into two (2) lots.

☑ *Background.* The subject property was annexed on February 6, 1961 by *Ordinance No. 61-02* [*i.e. Case No. A1961-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council adopted *Ordinance No. 07-13* [*i.e. Case No. Z2007-006*], which rezoned a 395.075-acre tract of land -- *that included the subject property* -- from an Agricultural (AG) District to Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. On October 19, 2009, the City Council adopted *Ordinance No. 09-44* [*i.e. Case No. Z2009-018*], which amended the concept plan and development standards for Planned Development District 70 (PD-70). On February 6, 2017, the City Council approved a PD Development Plan [*Ordinance No. 17-08; Case No. Z2016-049*] for the subject property in accordance with the requirements of Planned Development District 70 (PD-70). On January 3, 2022, the City Council approved a subsequent PD Development Plan [*Ordinance No. 22-01; Case No. Z2021-048*], which superseded *Ordinance No. 17-08* and provided a plan for two (2), ~10,000 SF multi-tenant restaurant/retail buildings, a ~5,400 SF retail building, and a ~4,000 SF drive-through restaurant. On March 7, 2022, the City Council approved a Specific Use Permit (SUP) [*i.e. Case No. Z2022-003*] for two (2) *Restaurants, 2,000 SF or More with Drive-Through or Drive-In* on the proposed Lot 2. On April 12, 2022, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2022-012*] for the two (2) restaurant/retail buildings on the proposed Lot 2. On July 26, 2022, the Planning and Zoning Commission approved a variance [*i.e. Case No. MIS2022-016*] to the driveway spacing requirements to allow an additional driveway off of Quail Run Road. On October 3, 2022, the City Council approved a Specific Use Permit (SUP) [*i.e. Case No. Z2022-042*] to allow a *Restaurant, 2,000 SF or More with Drive-Through or Drive-In* on the proposed Lot 1. On November 7, 2022, the City Council approved a Final Plat [*i.e. Case No. P2022-054*] to establish the subject property as Lot 2, Block A, DuWest Addition. On January 10, 2023, the Planning and Zoning Commission approved a Site Plan [*i.e. Case No. SP2022-057*] to allow the construction of a 2,325 SF *Restaurant, 2,000 SF or More with Drive-Through or Drive-In*. On September 26, 2023, the Planning and Zoning Commission approved an amended Site Plan [*i.e. Case No. SP2023-029*] for the purpose of constructing two (2) Restaurant/Retail Buildings on the subject property. On February 8, 2024, an Amended Site Plan [*i.e. Case No. SP2024-002*] was approved by the Director of Planning and Zoning allowing changes in the approved building elevations for the *Restaurant, 2,000 SF or More with Drive-Through or Drive-In*.

☑ *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 *Lots 4 & 5, Block A, DuWest 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: 2/21/2025

PROJECT NUMBER: P2025-003
PROJECT NAME: Replat for lots 1 & 2, Block A, Duwest Addiiton
SITE ADDRESS/LOCATIONS: NEC of Hwy 205 & E Quail Run Road

CASE CAPTION: Consider a request by Bowen Hendrix of DW Quail Run, LLC for the approval of a Replat for Lots 4 & 5, Block A, DuWest Addition, being an 8.62-acre tract of land identified as Lots 1, 2 & 3, Block A, DuWest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3000 & 3008 N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	02/20/2025	Approved w/ Comments

02/20/2025: P2025-003: Final Plat for Lots 4 & 5, Block A, Duwest 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 Lots 4 & 5, Block A, DuWest Addition, being an 8.62-acre tract of land identified as Lots 1, 2 & 3, Block A, DuWest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3000 & 3008 N. Goliad Street [SH-205].

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 (P2025-003) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

FINAL PLAT
LOTS 4 & 5, BLOCK A
DUWEST ADDITION
BEING A REPLAT OF
LOTS 1, 2, & 3, BLOCK A
DUWEST ADDITION
BEING
TWO (2) LOTS
8.62-ACRES OR 375,509 SF
SITUATED IN THE
SAMUEL KING SURVEY, ABSTRACT NO. 131
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 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.6 Please label the right-of-way width and street centerline for each street adjacent to the development. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please update the Owner's Certificate and Standard Plat Wording to be in conformance with the subdivision ordinance (i.e. Section 38-7(1)(A)(1)). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

M.8 Provide the correct format for the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

M.9 Please provide the following Surveyor's/Registered Engineer Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, [SURVEYOR'S NAME], 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.

SURVEYOR SIGNATURE [OR] REGISTERED ENGINEER REGISTERED PUBLIC SURVEYOR NO. [OR]
PROFESSIONAL ENGINEER NO.

M.10 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

_____
MAYOR OF THE CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CHAIRMAN

_____
CITY SECRETARY

_____
CITY ENGINEER

I.11 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.12 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: February 25, 2025
City Council Meeting: March 3, 2025

I.13 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 Price	02/21/2025	Approved w/ Comments

02/21/2025: 1. Include City's general notes for plats.
2. Show/ call out new floodplain and source of data.
3. 25'
4. 20'
5. Label width of all easements or dimension.
6. Final sewer main is located here. Easement needed.
7. None of these easements have bearings or distances on them.
8. Call out new detention/drainage easement.
9. Call out 100' WSEL of detention pond.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

No Comments

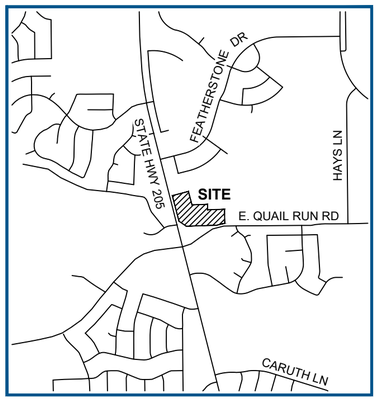
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved

No Comments

VICINITY MAP
(1" = 2,000')



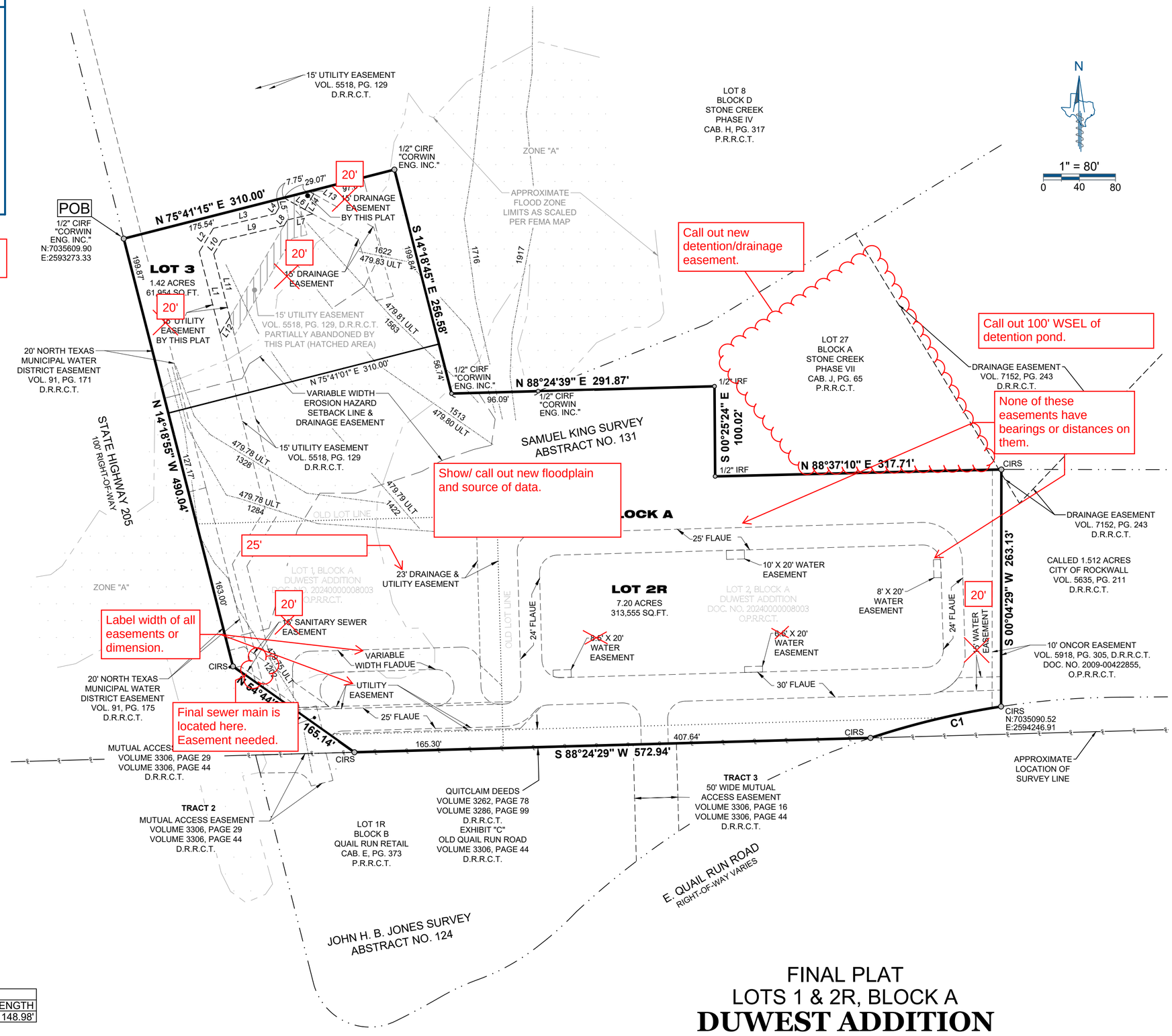
LEGEND

POB	= POINT OF BEGINNING
CIRS	= CAPPED IRON ROD SET
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———	= SUBJECT BOUNDARY
— · —	= ADJOINER BOUNDARY
- - -	= EASEMENT
— · —	= ULTIMATE FLOOD CUT LINE
XXX ULT 1284	= ULTIMATE FLOOD ELEVATION SECTION NUMBER

Include City's general notes for plats.

GENERAL NOTES

1. The purpose of this plat is to dedicate and abandon easements on existing Lot 3 and to combine existing Lots 1 & 2 as shown hereon.
2. This property is located in **Zone "A" & Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0030L, as affected by Letter of Map Revision with Case Number 14-06-0263P, issued April 18, 2014, and effective August 29, 2014 for the City of Rockwall, Rockwall County, Texas, Community Number 480547. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
3. The grid coordinates and bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network; North American Datum of 1983 (Adjustment Realization 2011).
4. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
5. All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
6. Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
7. 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 the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
8. Cross section locations and ultimate flood elevations are shown hereon as scaled from the Flood Study dated October 17, 2022, prepared by Bannister Engineering, LLC for Stone Creek Retail Located in Rockwall, Rockwall County, Texas of Tributary D of Squabble Creek. Cross section locations and ultimate flood elevation values are shown hereon for informational purposes only in their approximate locations and shall not be used or viewed or relied upon for design purposes.
9. Easements shown hereon per plat recorded in Document Number 20240000008003, Official Public Records, Rockwall County, Texas, unless otherwise noted.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 14°18'25" W	93.47'
L2	N 31°07'07" E	30.43'
L3	N 76°44'35" E	70.65'
L4	N 30°41'35" E	7.98'
L5	N 14°18'45" W	9.16'
L6	S 60°50'54" E	26.89'
L7	S 76°44'35" W	28.81'

LINE TABLE		
LINE	BEARING	DISTANCE
L8	S 30°41'35" W	7.41'
L9	S 76°44'35" W	70.62'
L10	S 31°07'07" W	17.88'
L11	S 14°18'25" E	72.09'
L12	S 30°41'35" W	21.21'
L13	N 60°50'54" W	5.79'
L14	N 29°09'06" E	20.00'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	149.16'	892.50'	9°34'32"	S 76°28'13" W	148.98'

Project	2201.023-20
Date	02/11/2025
Drafter	BE

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
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ENGINEER
Claymoore Engineering, Inc.
Contact: Matt Moore
301 S. Coleman, Suite 40
Prosper, TX 75078
(817) 281-0572

OWNER
DW Quail Run, LLC
Contact: Bowen Hendrix
4403 N. Central Expressway, Suite 200
Dallas, TX 75205
(214) 918-1804

FINAL PLAT
LOTS 1 & 2R, BLOCK A
DUWEST ADDITION REVISED
8.62 ACRES (375,509 SQ.FT.)

BEING A REPLAT OF LOTS 1-3, DUWEST ADDITION RECORDED IN DOCUMENT NUMBER 20240000008003, O.P.R.C.C.T.
SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.

DEVELOPMENT APPLICATION

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

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					
SUBDIVISION	DuWest Addition	LOT	1-3	BLOCK	A
GENERAL LOCATION	The NEC of Hwy 205 & E. Quail Run Rd.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-70	CURRENT USE			
PROPOSED ZONING	PD-70	PROPOSED USE			
ACREAGE	8.62	LOTS [CURRENT]	3	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	DW Quail Run, LLC	☐ APPLICANT	
CONTACT PERSON	Bowen Hendrix	CONTACT PERSON	
ADDRESS	4403 N. Central Expressway	ADDRESS	
	Suite 200		
CITY, STATE & ZIP	Dallas, TX 75205	CITY, STATE & ZIP	
PHONE	214-918-1804	PHONE	
E-MAIL	bowen@duwestrealty.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bowen Hendrix [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 $ 472.40 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* February *20* 25*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

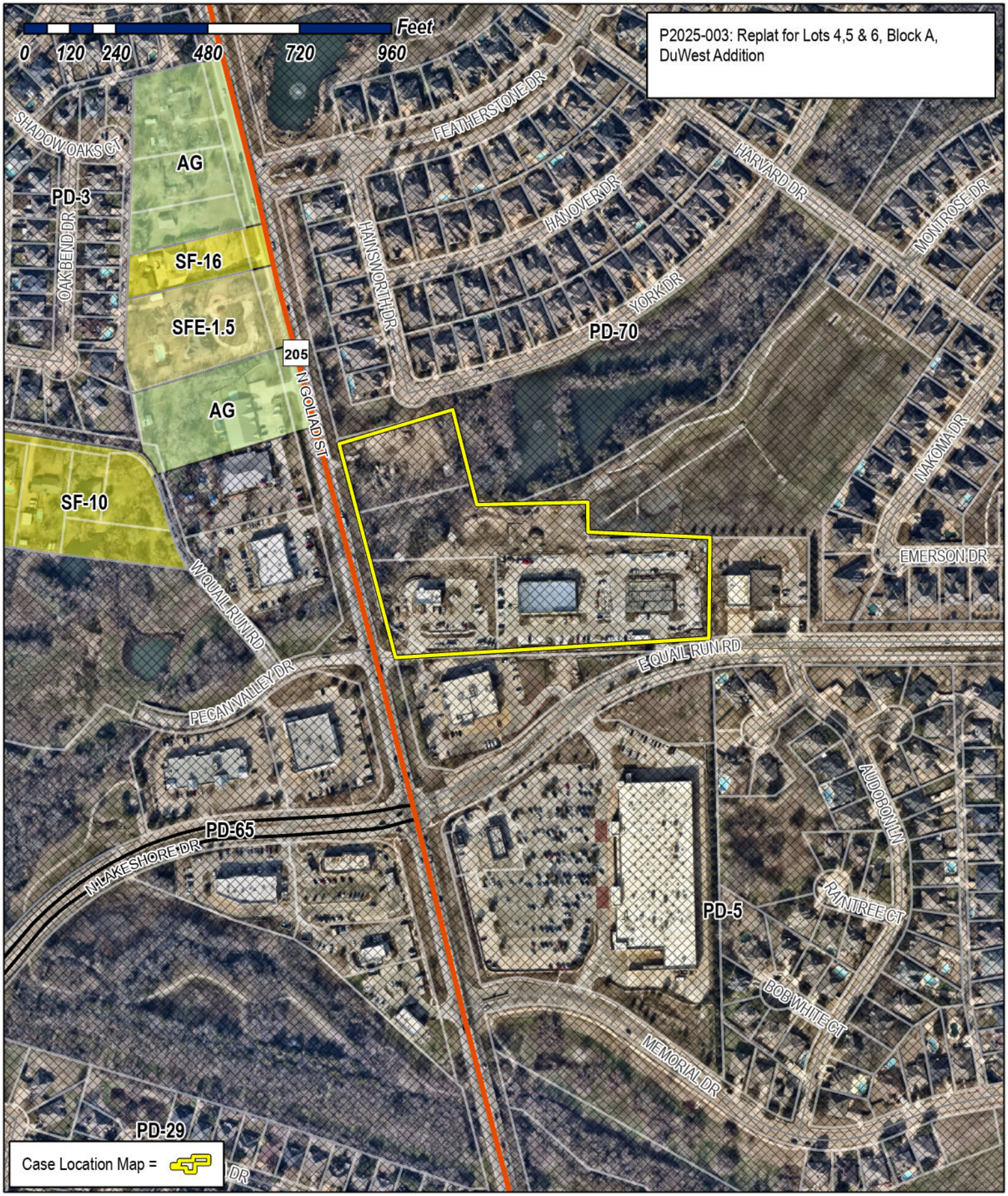
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* FEBRUARY, *20* 25.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COLE BLOCKER
Notary Public, State of Texas
Comm. Expires 01-12-2026
Notary ID 133531249

MY COMMISSION EXPIRES

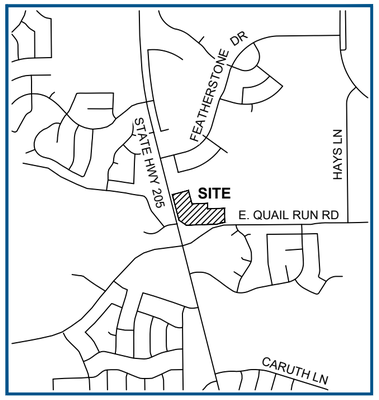


City of Rockwall

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

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

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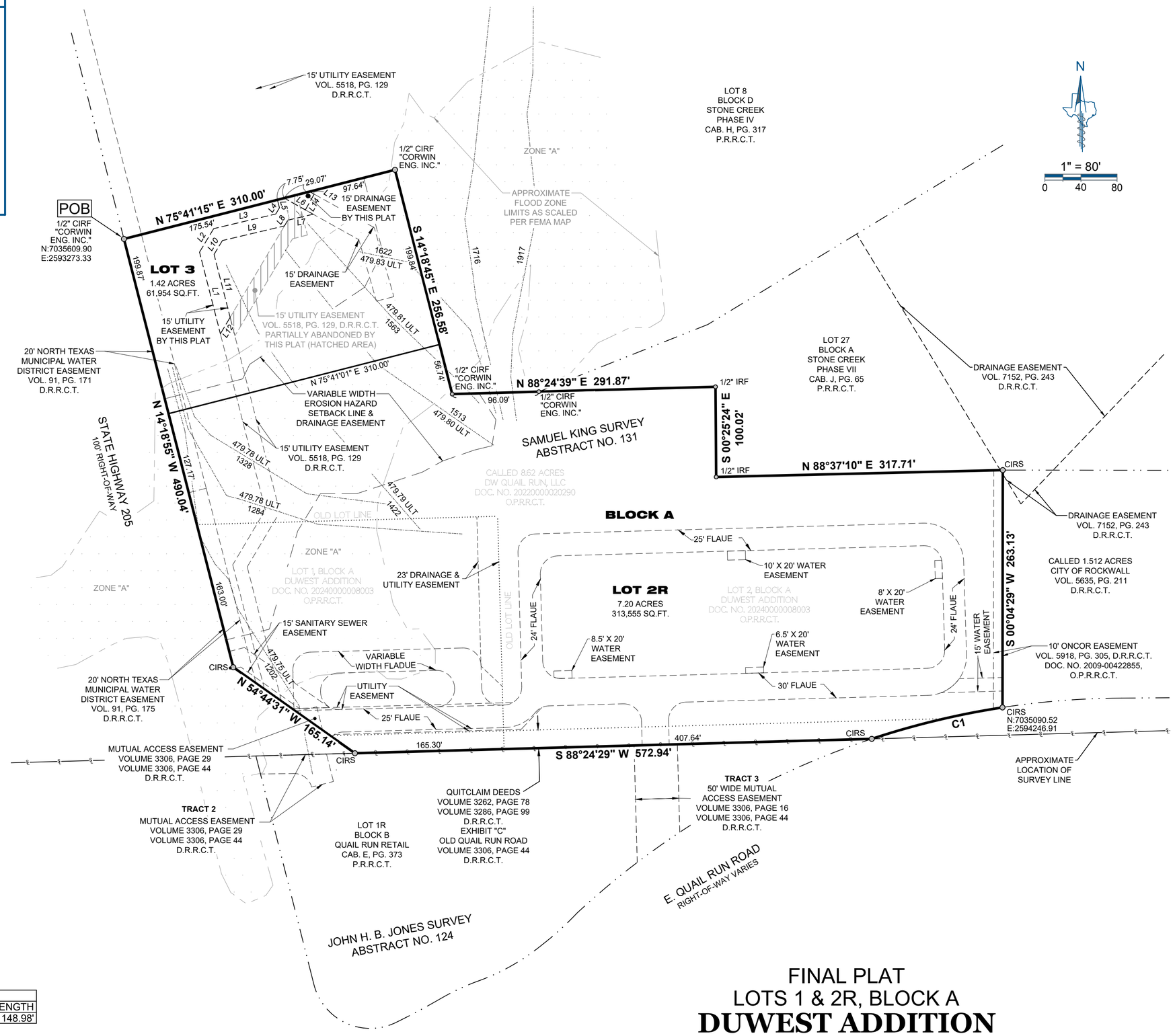


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Project	2201.023-20
Date	02/11/2025
Drafter	BE

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222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

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LOTS 1 & 2R, BLOCK A
DUWEST ADDITION REVISED
8.62 ACRES (375,509 SQ.FT.)

BEING A REPLAT OF LOTS 1-3, DUWEST ADDITION RECORDED IN DOCUMENT NUMBER 20240000008003, O.P.R.C.C.T.
SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS **DW QUAIL RUN, LLC** is the sole owner of an 8.62 acre tract of land out of the Samuel King Survey, Abstract Number 131, situated in the City of Rockwall, Rockwall County, Texas and being all of a called 8.62 acre tract of land conveyed to DW Quail Run, LLC by deed of record in Document Number 20220000020290 of the Official Public Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found in the East right-of-way line of State Highway 205 (100' right-of-way), being the most Westerly Southwest corner of Lot 8, Block D of Stone Creek Phase IV, a subdivision of record in Cabinet H, Page 317 of the Plat Records of Rockwall County, Texas, also being the Northwest corner of said 8.62 acre tract;

THENCE, leaving the East right-of-way line of State Highway 205, along the North line of said 8.62 acre tract, being in part, the common South line of said Lot 8 and in part, the common South line of Lot 27, Block A of Stone Creek Phase VII, a subdivision of record in Cabinet J, Page 65 of said Plat Records, the following five (5) courses and distances:

1. North 75°41'15" East, a distance of 310.00 feet to a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found;
2. South 14°18'45" East, a distance of 256.58 feet to a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found at the most Southerly Southwest corner of said Lot 8;
3. North 88°24'39" East, passing at a distance of 96.09 feet, a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found at the common South corner of said Lot 8 and said Lot 27 and continuing a total distance of 291.87 feet to a 1/2" iron rod found;
4. South 00°25'24" East, a distance of 100.02 feet to a 1/2" iron rod found;
5. North 88°37'10" East, a distance of 317.71 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of a called 1.512 acre tract of land conveyed to the City of Rockwall by deed of record in Volume 5635, Page 211 of the Deed Records of Rockwall County, Texas, being the Northeast corner of said 8.62 acre tract;

THENCE, South 00°04'29" West, leaving the South line of said Lot 27, along the West line of said 1.512 acre tract, being the common East line of said 8.62 acre tract, a distance of 263.13 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the curving North right-of-way line of Quail Run Road (right-of-way varies), being the Southwest corner of said 1.512 acre tract, also being the Southeast corner of said 8.62 acre tract;

THENCE, along the curving North right-of-way line of Quail Run Road, being the common South line of said 8.62 acre tract, along a non-tangent curve to the left, having a radius of 892.50 feet, a delta angle of 09°34'32", a chord bearing and distance of South 76°28'13" West, 148.98 feet, an arc length of 149.16 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of Lot 1R, Block B of Quail Run Retail, a subdivision of record in Cabinet E, Page 373 of said Plat Records;

THENCE, South 88°24'29" West, leaving the curving North right-of-way line of Quail Run Road, along the North line of said Lot 1R, being the common South line of said 8.62 acre tract, a distance of 572.94 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of State Highway 205, being the Southwest corner of said 8.62 acre tract;

THENCE, leaving the North line of said Lot 1R, along the East right-of-way line of State Highway 205, being the common West line of said 8.62 acre tract, the following two (2) courses and distances:

1. North 54°44'31" West, a distance of 165.14 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. North 14°18'55" West, a distance of 490.04 feet to the **POINT OF BEGINNING**, and containing an area of 8.62 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **DW QUAIL RUN, LLC**, the undersigned owner of the land shown on this plat, and designated herein as **DUWEST ADDITION**, a 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 further certify that all other parties who have a mortgage or lien interest in the **DUWEST 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 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 we may have as a result of the dedication of exactions made herein.

OWNERS: **DW QUAIL RUN, LLC**

BY: _____ _____
Signature Date

BY: _____
Printed Name & Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ of **DW QUAIL RUN, LLC** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2025.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **CALEB MCCANLIES**, 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.

_____ _____
Caleb McCanlies Date
Registered Professional Land Surveyor #7036

CERTIFICATE OF APPROVAL

_____ _____
Chairman Date
Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **DUWEST ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2025.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred eighty (180) days from the said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2025.

_____ _____
Mayor, City of Rockwall City Secretary, City of Rockwall

_____
City Engineer

Project	2201.023-20
Date	02/11/2025
Drafter	BE

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8.62 ACRES (375,509 SQ.FT.)

BEING A REPLAT OF LOTS 1-3, DUWEST ADDITION RECORDED IN DOCUMENT NUMBER 20240000008003, O.P.R.C.C.T.
SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____

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:	February 25, 2025
APPLICANT:	Will Winkelmann; *Winkelmann & Associates, Inc.*
CASE NUMBER:	P2025-006; *Replat for Lots 2, 3, & 4, Block B & Lot 2, Block C, Rockwall Commercial Addition*

SUMMARY

Consider a request by Will Winkelmann of Winkelmann & Associates, Inc. on behalf of Kevin Gilbert of IKEA Property, Inc. for the approval of a *Replat* for Lots 2, 3, & 4, Block B and Lot 2, Block C, Rockwall Commercial Addition, being a 67.476-acre tract of land identified as Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition and a portion of Lot 1, Block D, Rockwall Commercial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH30 OV) District, located at the northwest corner of the E. IH-30 Frontage Road and Stodghill Road (*FM-3549*), and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The applicant is requesting approval of a *Replat* for a 67.476-acre parcel of land (*i.e. Lot 1, Block B; Lot 1R, Block C, Rockwall Commercial Addition; a portion of Lot 1, Block D, Rockwall Commercial Park Addition*) for the purpose of establishing four (4) lots (*i.e. Lots 2, 3, & 4, Block B & Lot 2, Block C, Rockwall Commercial Addition*) in accordance with the approved preliminary plat [*Case No. P2024-033*]. In addition, the proposed *Replat* will establish the required easements for the construction of a *Large Format Retailer* (*i.e. IKEA*) on the subject property.

☑ *Background*. The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69* [*Case No. A1985-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the December 7, 1993 *Zoning Map*, a portion of the subject property was zoned Highway Commercial (HC) District at some point between annexation and December 6, 1993. This designation was later changed to a Light Industrial (LI) District between December 8, 1993 and April 5, 2005 according to the City's *Historic Zoning Maps*. On January 6, 2020, the City Council approved *Case No. P2019-048* (*filed on April 9, 2021*) establishing the subject property as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition. On October 2, 2023, the City Council adopted *Ordinance No. 23-56* [*Case No. Z2023-041*] changing the zoning of the subject property from an Agricultural (AG) District and Light Industrial (LI) District to a Commercial (C) District. On October 21, 2024, the City Council approved a zoning change [*Case No. Z2024-035; Ordinance No. 24-42*] that establish the subject property as Planned Development District 102 (*PD-102*) for limited Commercial (C) District land uses. On November 4, 2024, the City Council approved a preliminary plat [*Case No. P2024-033*] for the subject property. 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 *Replat* -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in 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 the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Replat* for *Lots 2, 3, & 4, Block B & Lot 2, Block C, Rockwall Commercial 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 *Replat*; 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: 2/21/2025

PROJECT NUMBER: P2025-006
PROJECT NAME: Final Plat for Lots 2-4, Block B, Rockwall Commercial
SITE ADDRESS/LOCATIONS: Northwest Corner of FM 3549 & I-30

CASE CAPTION: Consider a request by Will Winkelmann of Winkelmann & Associates, Inc. on behalf of Kevin Gilbert of IKEA Property, Inc. for the approval of a Replat for Lots 2, 3, & 4, Block B and Lot 2, Block C, Rockwall Commercial Addition, being a 67.476-acre tract of land identified as Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition and a portion of Lot 1, Block D, Rockwall Commercial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH30 OV) District, located at the northwest corner of the E. IH-30 Frontage Road and Stodghill Road (FM-3549), and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/20/2025	Needs Review

02/20/2025: 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 2, 3, & 4, Block B and Lot 2, Block C, Rockwall Commercial Addition, being a 67.476-acre tract of land identified as Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition and a portion of Lot 1, Block D, Rockwall Commercial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH30 OV) District, located at the northwest corner of the E. IH-30 Frontage Road and Stodghill Road (FM-3549).

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

M.3 For reference, include the case number (P2025-006) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

Final Plat
Rockwall Commercial Addition
Lots 2-4, Block B; Lot 2, Block C
Being a Replat of
Rockwall Commercial Addition
Lot 1, Block B; Lot 1R, Block C
Being
4 lots
67.476 Acres or 2,939,242 SF
Situated in the
E. M. Elliot Survey, Abstract No. 77 &
J. Lockhart Survey, Abstract No. 134
City of Rockwall, Rockwall County, Texas

M.5 Please consolidate the plat to reduce the number of pages. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.5 Please remove the building setbacks and the landscape easement from the plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 The surveyor does not need a notary; their seal serves this purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.7 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.8 The projected meeting dates for this case are as follows:

Planning and Zoning Commission: February 25, 2025
City Council: March 3, 2025

I.9 Please note that 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 Price	02/21/2025	Approved w/ Comments

02/21/2025: 1. And drainage.
2. All out the call out distance, radii, and bearings are missing.
3. Show drainage easement per civil plans.
4. Call out Conveyor ROW
5. What about the second detention pond you added? We will need to see the detention easement and label 100 yr WSEL.
6. Utility easements are based on depth of main. either 20' minimum, or 2 times depth, plus pipe diameter, raised to the nearest 5'.
7. Where sidewalk along Justin crosses into property, easement required.
8. Drainage easement
9. Sidewalk, utility, and roadway easement required.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

PARKS	Travis Sales	02/18/2025	Approved

No Comments

N

W E

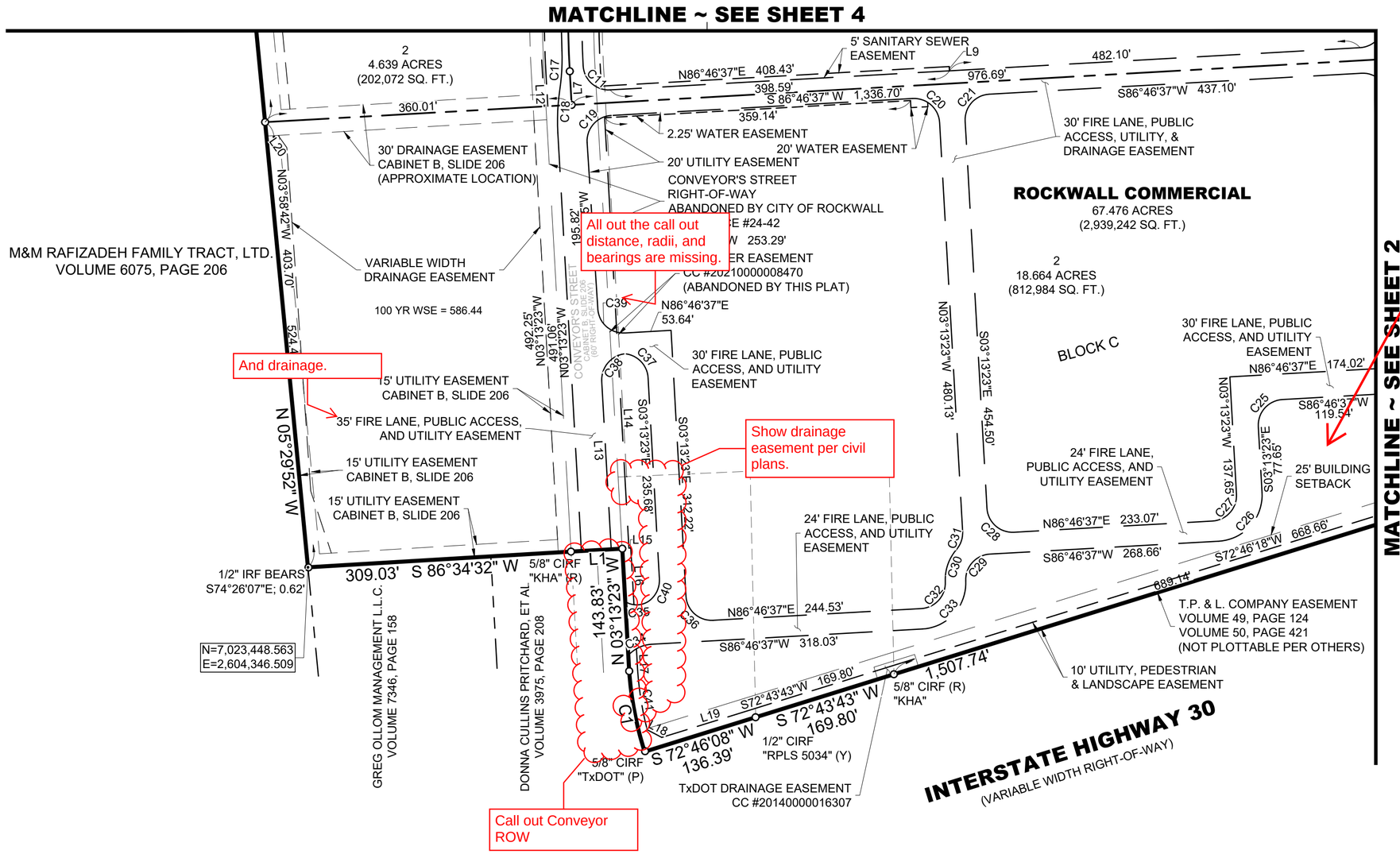
S

0 50 100 200

Scale 1" = 100'

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRF	Iron rod found w/cap
CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
XCS	"X" cut in concrete set
XCF	"X" cut in concrete found
PKS	PK nail set
PKF	PK nail found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line
(R)	Red



According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure 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.

ENGINEER/SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

OWNER:
Ikea Property, Inc.
420 Alan Wood Road
Conshohocken, Pennsylvania
19228
(610) 834-0180

FINAL PLAT

ROCKWALL COMMERCIAL

LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C

BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B, ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 20210000008470, AND A PORTION OF LOT 1, BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN CABINET B, SLIDE 206
ROCKWALL, ROCKWALL COUNTY, TEXAS
67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY PROJECT NO. _____

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 99
Texas Surveyors No. 100806-00 Expires 12/31/2025

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E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS

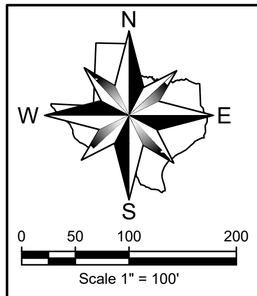
IKEA PROPERTY, INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PENNSYLVANIA 19228

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
67.476 ACRES

Date :	Scale :	File :	Project No. :
01.27.25	1" = 100'	63406.00-FPLT	63406.00

SHEET 3 OF 6

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ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRF	Iron rod found w/cap
CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
XCS	"X" cut in concrete set
XCF	"X" cut in concrete found
PKS	PK nail set
PKF	PK nail found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line
(R)	Red

LOT 1, BLOCK A
ROCKWALL COMMERCIAL
CC #20210000008470

Δ=018°16'32"
R=3,979.40'
L=1,269.30'
Ch L=1,263.93'
Ch B=S79°44'18"W

25'x25' DRAINAGE EASEMENT
CC #20210000008470

5/8" CIRF (2) "KHA" (R)

Sidewalk, utility, and roadway easement required.

5/8" CIRF "KHA" (R)
BEARS N11°52'09"E; 0.84'

L3

5/8" CIRF "KHA" (R)
BEARS N14°09'55"E; 0.76'

5/8" CIRF "KHA" (R)
BEARS N11°58'22"E; 0.71'

S46°07'44"E
23.19'

25' BUILDING SETBACK

Drainage easement

Where sidewalk along Justin crosses into property, easement required.

JUSTIN ROAD
(85' RIGHT-OF-WAY)

Δ=017°57'58"
R=1,592.50'
L=499.36'
Ch L=497.31'
Ch B=N79°35'01"E

5/8" CIRF "KHA" (R)

5/8" CIRF "KHA"

1/2" CIRS

10' BUILDING SETBACK AND UTILITY EASEMENT

VARIABLE WIDTH WATER EASEMENT

S01°13'54"E
160.95'

STATE OF TEXAS
(PARCEL 2)
CC #20160000014800

1/2" IRF

S 01°08'02" E
164.80'

F. M. HIGHWAY 3549
(VARIABLE WIDTH RIGHT-OF-WAY)

S58°12'56"W
98.98'

S 01°26'27" W
113.61'

5/8" IRF

E. M. ELLIOT SURVEY, ABSTRACT NO. 77
JOHN LOCKHART SURVEY, ABSTRACT NO. 134

L5

5/8" CIRF "KHA" (R)

WATER LINE EASEMENT
VOLUME 3880, PAGE 88
VOLUME 3880, PAGE 94
VOLUME 3880, PAGE 100
VOLUME 3880, PAGE 106

MATCHLINE ~ SEE SHEET 4

N 03°13'23" W 507.25'

S03°13'23"E 869.66'

S 02°42'32"E 436.88'

Utility easements are based on depth of main. either 20' minimum, or 2 times depth, plus pipe diameter, raised to the nearest 5'.

4
33.249 ACRES
(1,448,326 SQ. FT.)

BLOCK B

ROCKWALL COMMERCIAL
67.476 ACRES
(2,939,242 SQ. FT.)

LOT 1, BLOCK B
ROCKWALL COMMERCIAL
CC #20210000008470

40' FIRE LANE, PUBLIC ACCESS, AND UTILITY EASEMENT

T.P. & L. COMPANY EASEMENT
VOLUME 60, PAGE 18
(NOT PLOTTABLE PER OTHERS)

S01°07'09"E
443.72'

S 01°07'09" E

441.34'

MATCHLINE ~ SEE SHEET 2

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure 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.

ENGINEER/SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

OWNER:
Ikea Property, Inc.
420 Alan Wood Road
Conshohocken, Pennsylvania
19228
(610) 834-0180

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B, ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 20210000008470, AND A PORTION OF LOT 1, BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN CABINET B, SLIDE 206
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E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS

IKEA PROPERTY, INC.
420 ALAN WOOD ROAD
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FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
67.476 ACRES

Date : 01.27.25
Scale : 1" = 100'
File : 63406.00-FPLT
Project No. : 63406.00

SHEET 5 OF 6

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DEVELOPMENT APPLICATION

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

STAFF USE
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: Northwest corner of FM 3549 & I-30

SUBDIVISION: Rockwall Commercial — LOT: 1, 1R, 1 — BLOCK: A,B,C

GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Commercial (C) — CURRENT USE: Vacant

PROPOSED ZONING: Planned Development — PROPOSED USE: Mixed-Use

ACREAGE: 67.476 — LOTS [CURRENT]: 3 — LOTS [PROPOSED]: 4 total

☑ ***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	IKEA Property, Inc.
CONTACT PERSON	Kevin Gilbert
ADDRESS	420 Alan Wood Road
	Conshohocken, PA
CITY, STATE & ZIP	Conshohocken, PA
PHONE	(610) 834-0180
E-MAIL	kevin.gilbert@ingka.ikea.com

☑ APPLICANT	Winkelmann & Associates, Inc.
CONTACT PERSON	Will Winkelmann
ADDRESS	6750 Hillcrest Plaza Dr.
	Suite 215
CITY, STATE & ZIP	Dallas, TX 75230
PHONE	214-549-7296
E-MAIL	will@winkelmann.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEVIN GILBERT [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 $ 1,649.52 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14 *DAY OF* February *, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

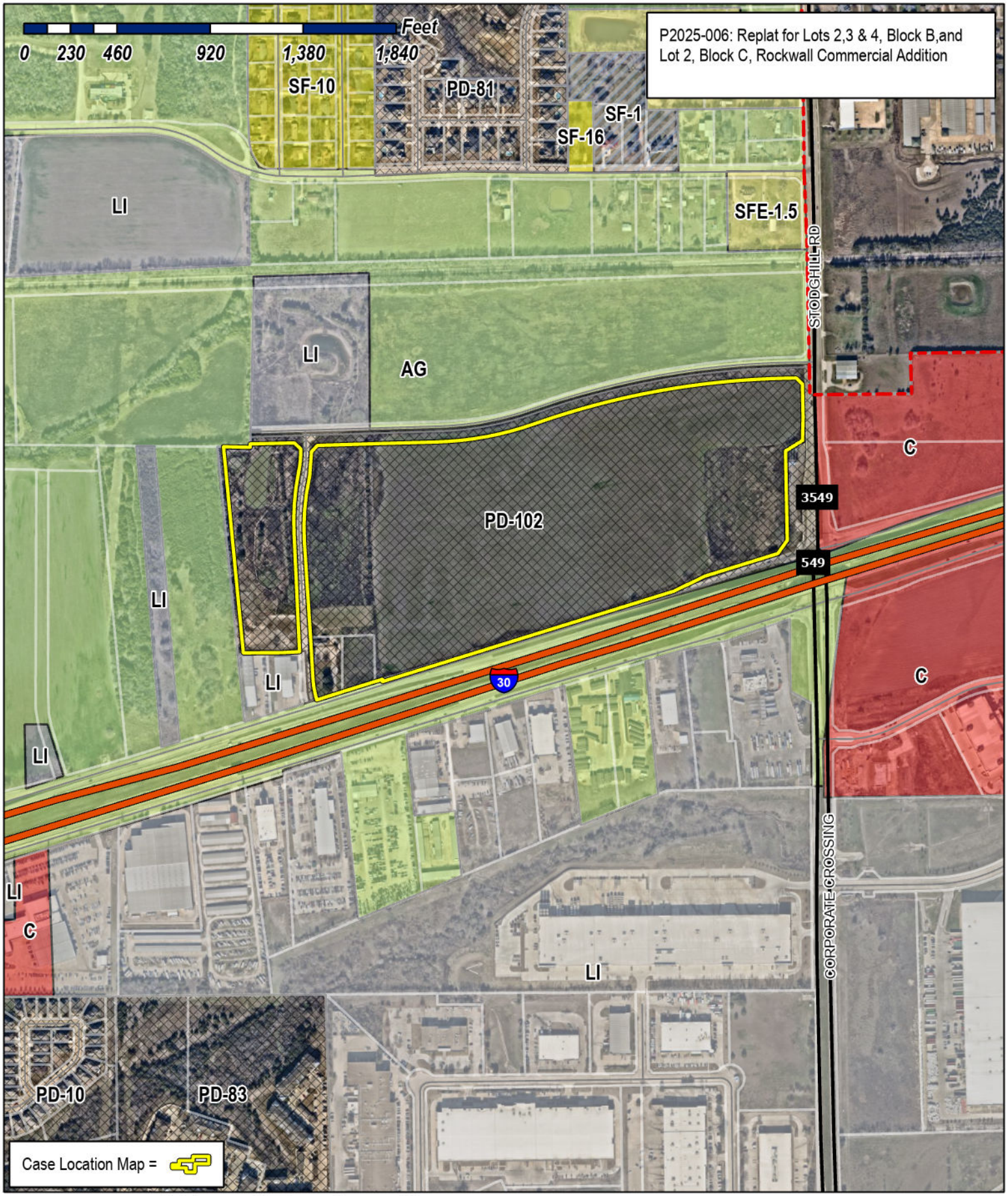
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 *DAY OF* NOVEMBER *, 20* 24

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Commonwealth of Pennsylvania - Notary Seal
Cassandra L. Bryant, Notary Public
Philadelphia County
My Commission Expires February 23, 2028
Commission Number 1443740

MY COMMISSION EXPIRES



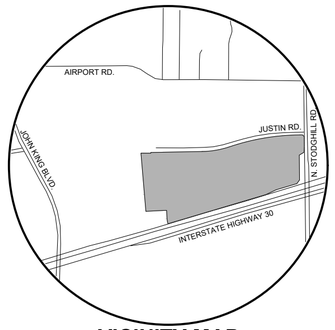
City of Rockwall

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

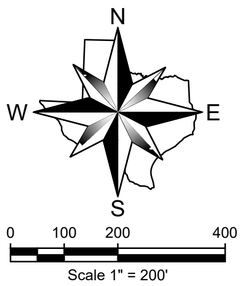
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

ABBREVIATION LEGEND

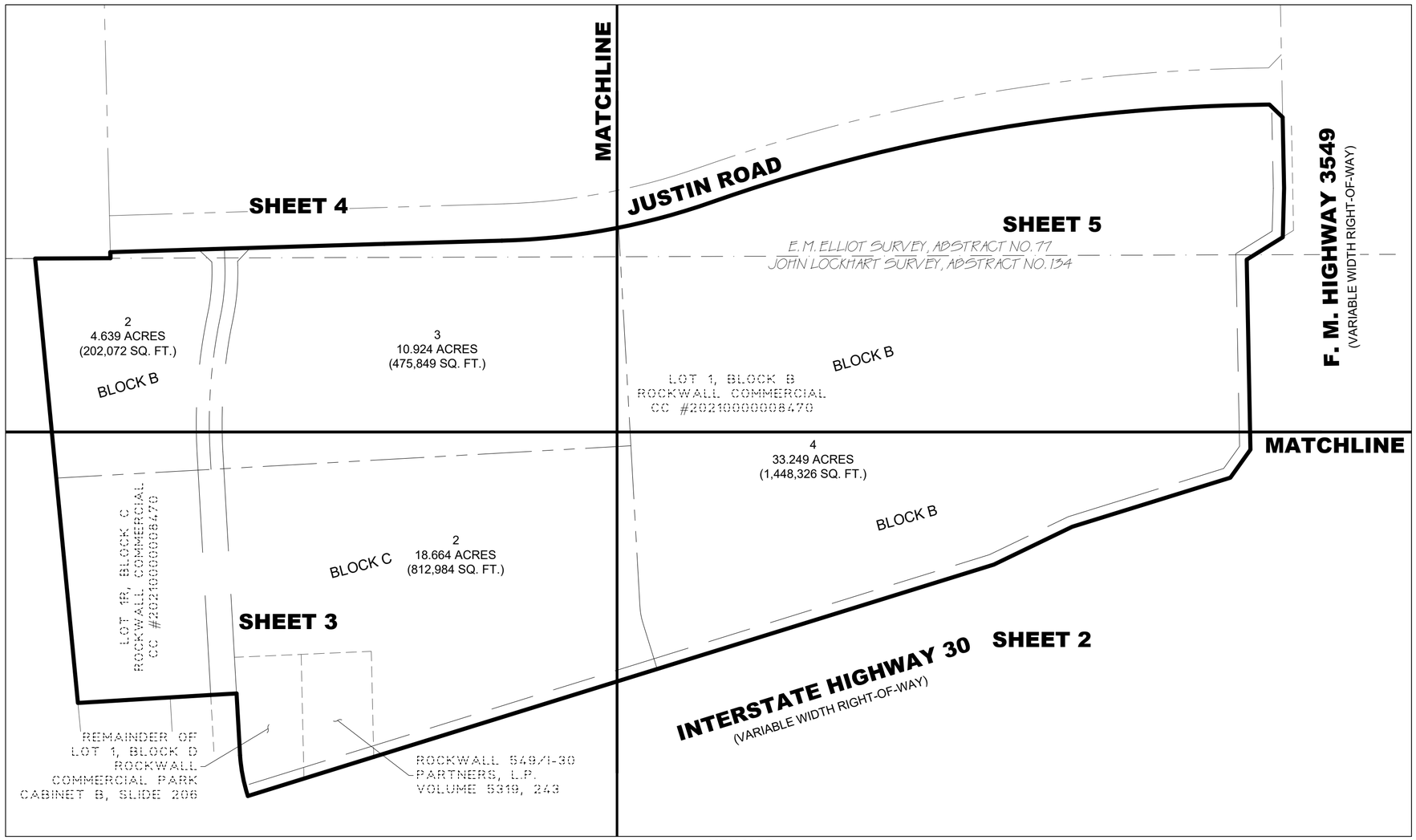
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PKS	PK nail set
PKF	PK nail found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line



VICINITY MAP
NOT TO SCALE



GENERAL NOTES:
(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
(5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).



KEY MAP
Scale 1" = 200'

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure 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.

ENGINEER/SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

OWNER:
Ikea Property, Inc.
420 Alan Wood Road
Conshohocken, Pennsylvania
19228
(610) 834-0180

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B, ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 20210000008470, AND A PORTION OF LOT 1, BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN CABINET B, SLIDE 206
ROCKWALL, ROCKWALL COUNTY, TEXAS
67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY PROJECT NO. _____

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CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 86
Texas Surveyors No. 100805-00 Exp. 03/31/2025
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E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS

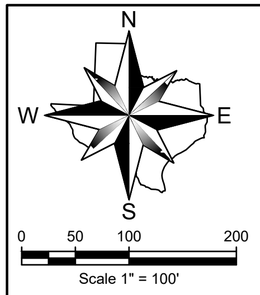
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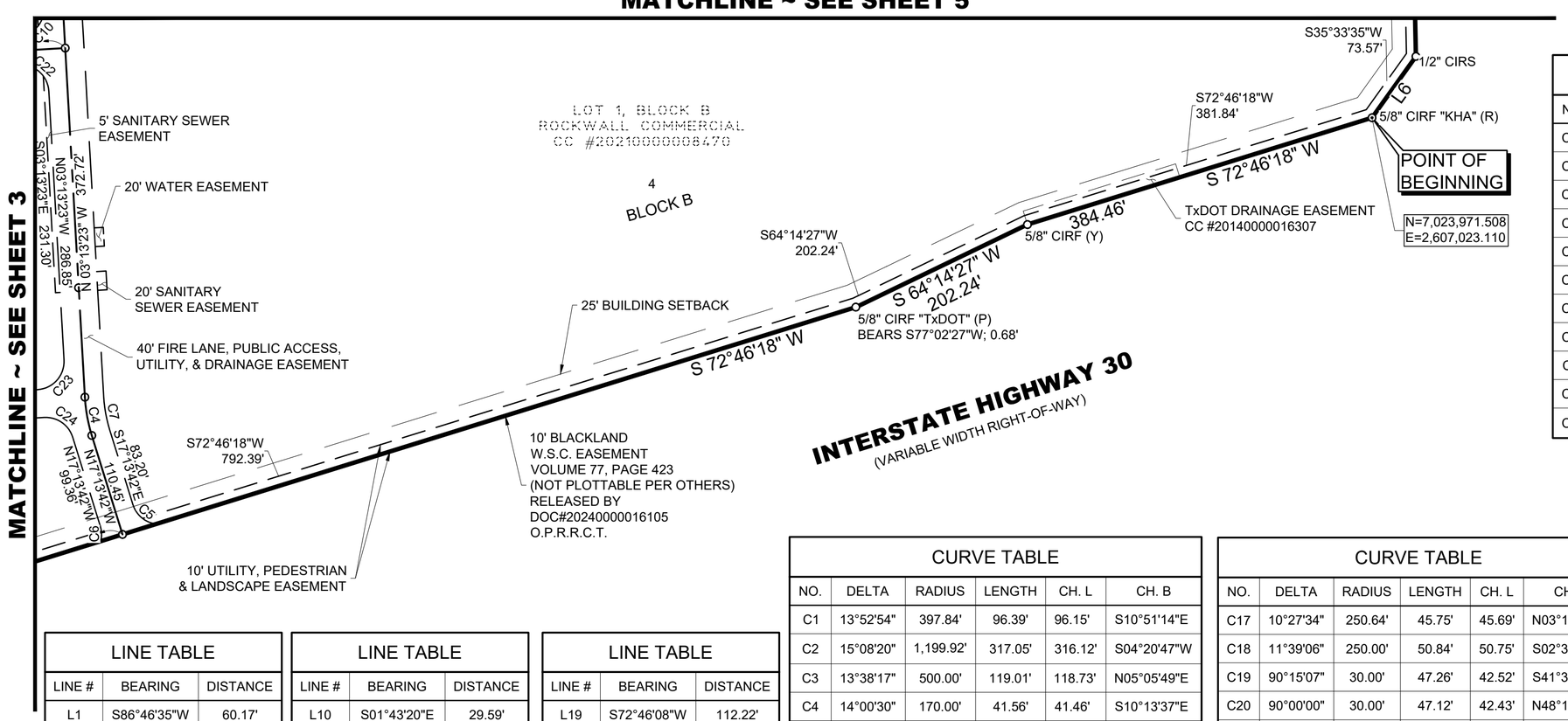
FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
67.476 ACRES

Date : 01.27.25
Scale : 1" = 200'
File : 63406.00-FPLT
Project No. : 63406.00

SHEET 1 OF 6

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ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRF	Iron rod found w/cap
CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
XCS	"X" cut in concrete set
XCF	"X" cut in concrete found
PKS	PK nail set
PKF	PK nail found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line
(R)	Red

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C33	89°29'52"	54.00'	84.35'	76.03'	N42°01'41"E
C34	44°23'28"	40.00'	30.99'	30.22'	S64°34'53"W
C35	73°54'52"	25.00'	32.25'	30.06'	N85°28'26"E
C36	90°00'00"	30.00'	47.12'	42.43'	S48°13'23"E
C37	78°19'21"	30.00'	41.01'	37.89'	N42°23'03"W
C38	83°16'33"	30.73'	44.66'	40.83'	S39°39'40"W
C39	89°13'54"	30.00'	46.72'	42.14'	S48°36'26"E
C40	51°44'23"	30.00'	27.09'	26.18'	N22°38'49"E
C41	10°23'45"	387.84'	70.37'	70.27'	S09°06'40"E
C42	13°38'17"	536.00'	127.58'	127.28'	N05°05'49"E
C43	16°05'57"	1,163.92'	327.05'	325.97'	S03°51'58"W

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S86°46'35"W	60.17'
L2	N01°22'01"W	14.03'
L3	N88°52'34"E	49.83'
L4	S46°07'44"E	42.83'
L5	S58°12'56"W	98.69'
L6	S35°33'35"W	80.25'
L7	S03°13'23"E	39.51'
L8	S01°43'20"E	39.59'
L9	S03°13'23"E	5.00'

LINE TABLE

LINE #	BEARING	DISTANCE
L10	S01°43'20"E	29.59'
L11	S01°43'20"E	29.59'
L12	S03°13'23"E	39.51'
L13	N03°13'23"W	197.86'
L14	N03°13'23"W	226.54'
L15	N86°46'37"E	2.17'
L16	N03°13'23"W	66.59'
L17	N03°13'23"W	25.72'
L18	N62°13'52"W	19.36'

LINE TABLE

LINE #	BEARING	DISTANCE
L19	S72°46'08"W	112.22'
L20	N35°30'23"W	17.70'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	13°52'54"	397.84'	96.39'	96.15'	S10°51'14"E
C2	15°08'20"	1,199.92'	317.05'	316.12'	S04°20'47"W
C3	13°38'17"	500.00'	119.01'	118.73'	N05°05'49"E
C4	14°00'30"	170.00'	41.56'	41.46'	S10°13'37"E
C5	65°19'21"	30.00'	34.20'	32.38'	S49°53'22"E
C6	30°45'06"	30.00'	16.10'	15.91'	N01°51'08"W
C7	14°00'19"	150.00'	36.67'	36.57'	S10°13'32"E
C8	29°57'58"	30.00'	15.69'	15.51'	S11°45'37"W
C9	45°51'51"	30.00'	24.01'	23.38'	N26°09'18"W
C10	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E
C11	90°16'21"	30.00'	47.27'	42.53'	S48°05'12"E
C12	14°51'58"	1,183.92'	307.19'	306.32'	S04°28'58"W
C13	13°38'17"	516.00'	122.82'	122.53'	N05°05'49"E
C14	13°38'17"	472.00'	112.35'	112.08'	N05°05'49"E
C15	15°08'20"	1,227.92'	324.44'	323.50'	S04°20'47"W
C16	13°58'20"	1,207.92'	294.57'	293.84'	S04°55'47"W

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C17	10°27'34"	250.64'	45.75'	45.69'	N03°11'08"E
C18	11°39'06"	250.00'	50.84'	50.75'	S02°36'10"W
C19	90°15'07"	30.00'	47.26'	42.52'	S41°39'04"W
C20	90°00'00"	30.00'	47.12'	42.43'	N48°13'23"W
C21	90°00'00"	30.00'	47.12'	42.43'	S41°46'37"W
C22	90°00'00"	30.00'	47.12'	42.43'	N48°13'23"W
C23	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E
C24	75°59'41"	30.00'	39.79'	36.94'	N55°13'32"W
C25	90°00'00"	30.00'	47.12'	42.43'	S41°46'37"W
C26	90°00'00"	54.00'	84.82'	76.37'	N41°46'37"E
C27	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E
C28	90°00'00"	30.00'	47.12'	42.43'	S48°13'23"E
C29	89°29'52"	30.00'	46.86'	42.24'	S42°01'41"W
C30	43°13'23"	54.01'	40.75'	39.79'	S19°10'37"W
C31	44°00'51"	30.00'	23.05'	22.48'	N18°47'03"E
C32	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure 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.

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(972) 490-7090

OWNER:
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420 Alan Wood Road
Conshohocken, Pennsylvania
19228
(610) 834-0180

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B, ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 20210000008470, AND A PORTION OF LOT 1, BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN CABINET B, SLIDE 206
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67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY PROJECT NO. _____

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CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 00001850 Expires 03/31/2025
Texas Surveyors No. 100682-00 Expires 03/31/2025
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E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS

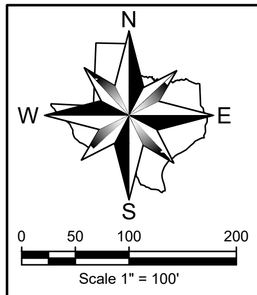
IKEA PROPERTY, INC.
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FINAL PLAT
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LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
67.476 ACRES

Date : 01.27.25
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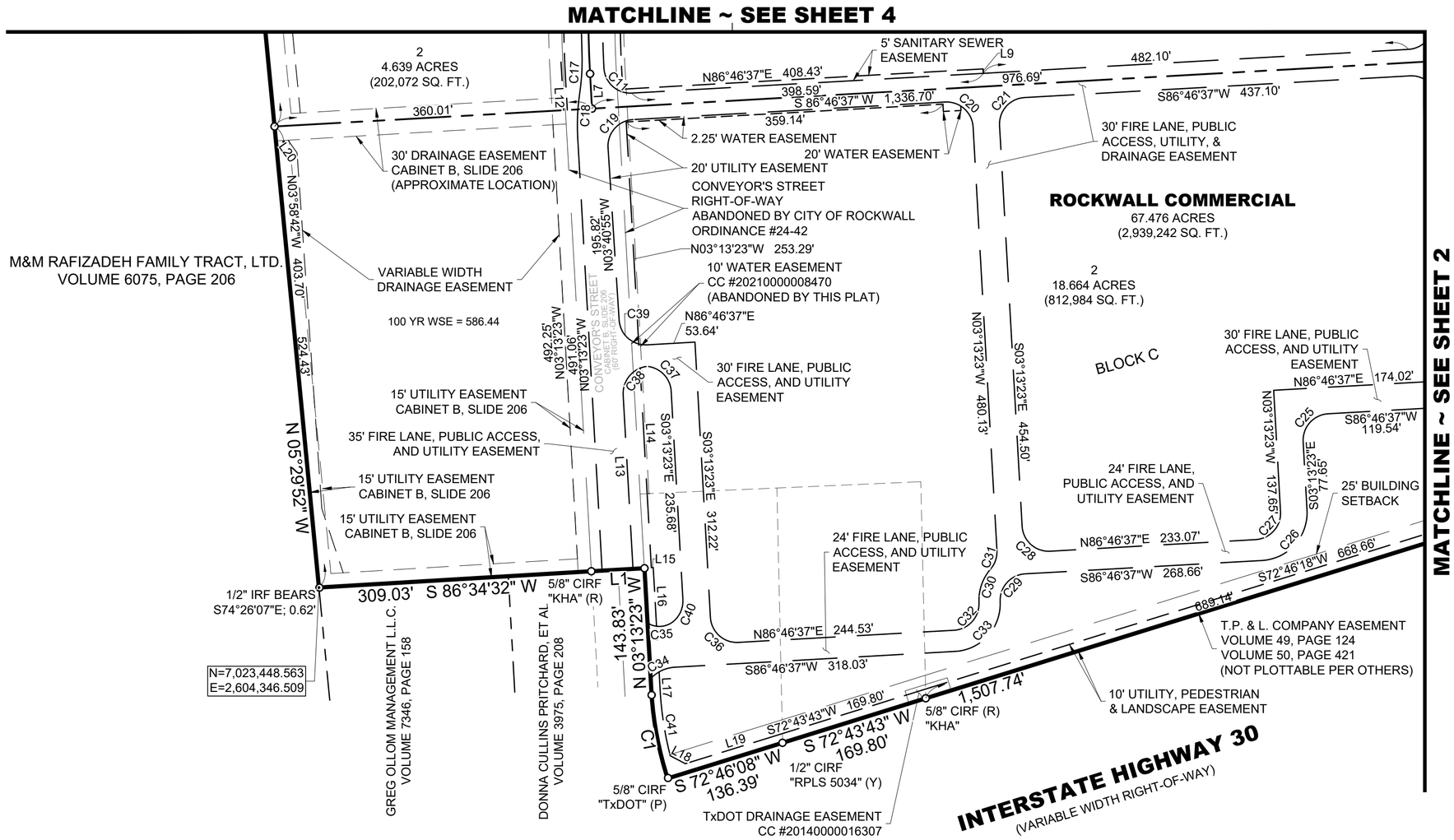
SHEET 2 OF 6

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ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRF	Iron rod found w/cap
CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
XCS	"X" cut in concrete set
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CM	Controlling Monument
B. L.	Building Line
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DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 99
Texas Surveyors No. 100806-00 Expires 12/31/2025
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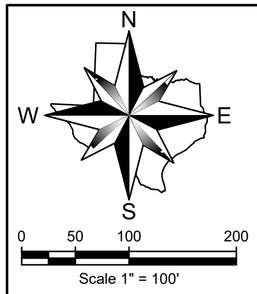
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LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
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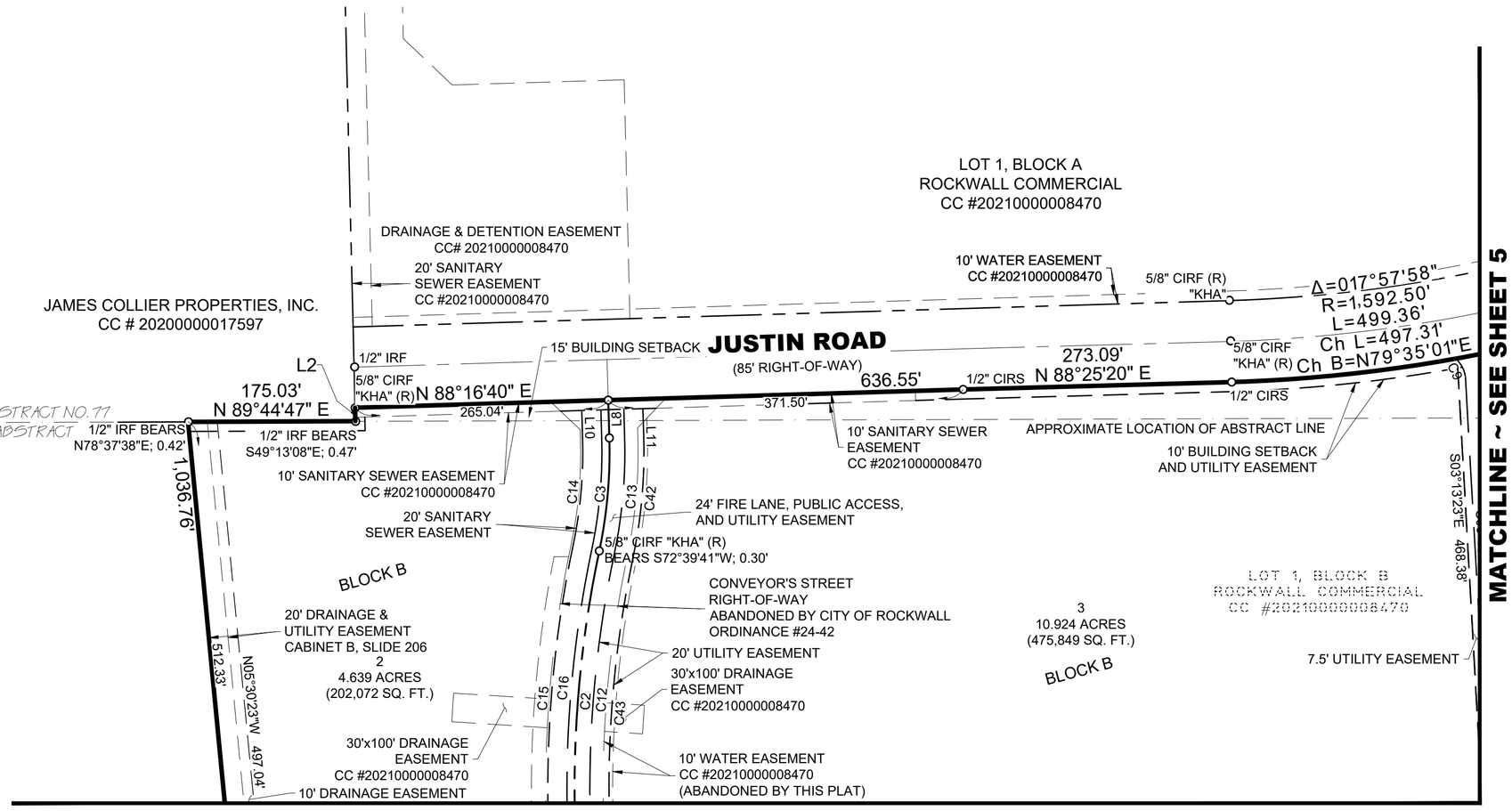
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MATCHLINE ~ SEE SHEET 3

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FINAL PLAT

ROCKWALL COMMERCIAL

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Texas Engineers Registration No. 99
Texas Surveyors No. 100660-Exempt 2/11/2025
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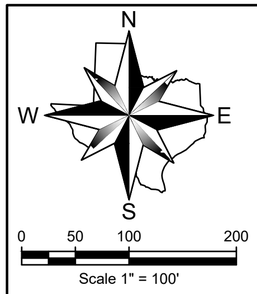
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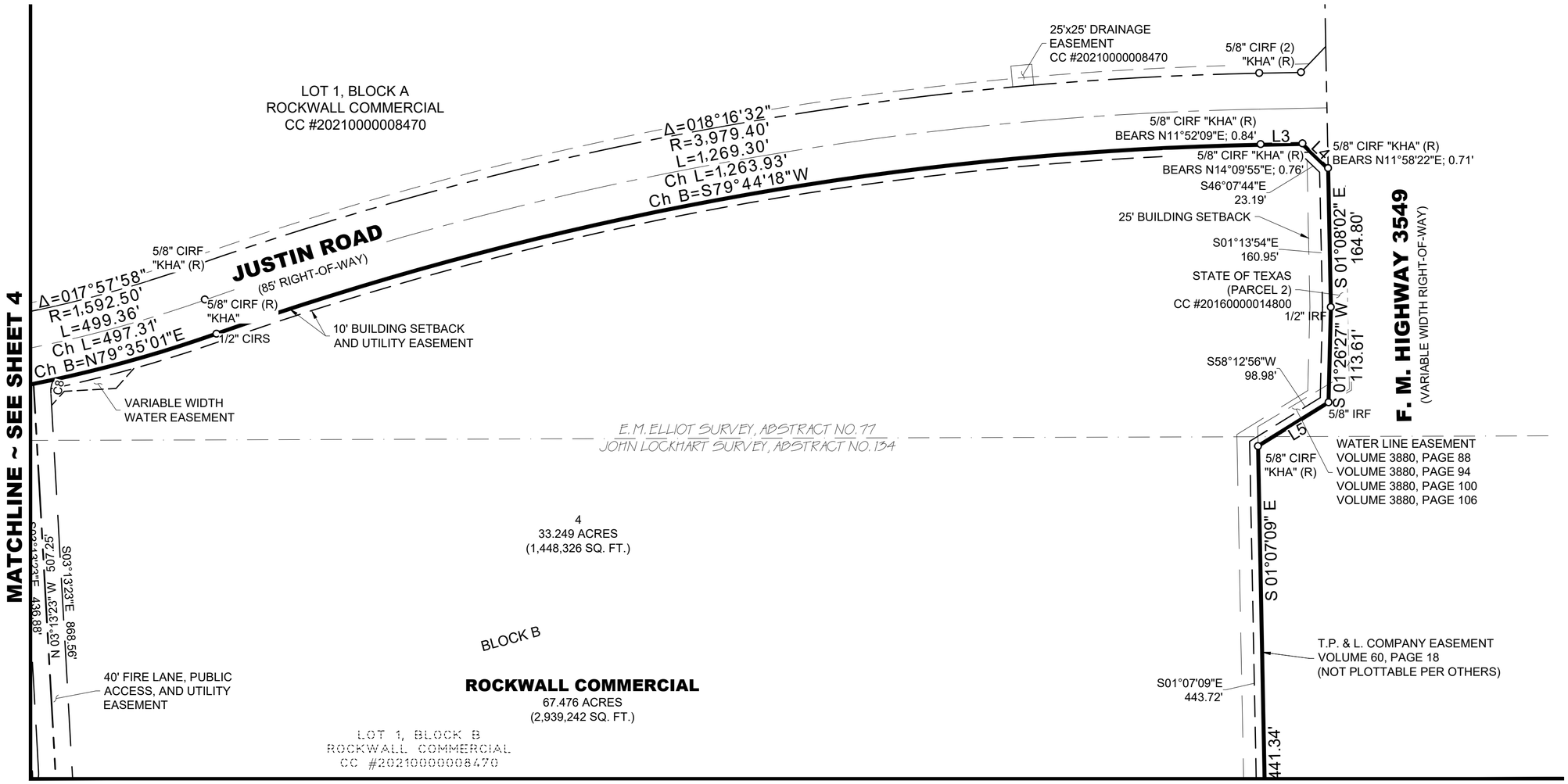
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MATCHLINE ~ SEE SHEET 2

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Texas Engineers Registration No. 99
Texas Surveyors No. 100682 Expires 12/31/2025
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E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS

IKEA PROPERTY, INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PENNSYLVANIA 19228

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
67.476 ACRES

Date : 01.27.25
Scale : 1" = 100'
File : 63406.00-FPLT
Project No. : 63406.00

SHEET 5 OF 6

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OWNERS CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, We, IKEA PROPERTY, INC., are the sole owner of a tract of land situated in the E. M. ELLIOT SURVEY, ABSTRACT NO. 77 and the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, in the City of Rockwall, Rockwall County, Texas, being all of Lot 1R, Block C, and Lot 1, Block B, Rockwall Commercial Park, as recorded in County Clerk's Instrument No. 20210000008470, and a portion of Lot 1, Block D, Rockwall Commercial Park as recorded in Cabinet B, Slide 206, Plat Records, Rockwall County, Texas, and being all of Conveyor's Street as abandoned by City of Rockwall Ordinance No. 24-42, and being more particularly described as follows;

BEGINNING at a 5/8-inch iron rod with a red plastic cap stamped “KHA” found for corner at the Southwest end of a corner clip at the intersection of the West right-of-way of F. M. Highway 3549, a variable width right-of-way, with the Northwest right-of-way of Interstate Highway 30, a variable width right-of-way;

THENCE along the Northwest right-of-way of said Interstate Highway 30 and the Southeast lines of said Lot 1, Block B, the following courses and distances;

South 72 degrees 46 minutes 18 seconds West, a distance of 384.46 feet to a 5/8-inch iron rod with a yellow plastic cap found for corner;

South 64 degrees 14 minutes 27 seconds West, a distance of 202.24 feet to a point for corner from which a 5/8-inch iron rod with a pink plastic cap stamped TxDOT (Texas Department of Transportation) found which bears South 77 degrees 02 minutes 27 seconds West, 0.68 feet;

South 72 degrees 46 minutes 18 seconds West, a distance of 1,507.74 feet to a 5/8-inch iron rod with a red plastic cap stamped “KHA” found for the Southeast corner of said Lot 1, Block D;

THENCE South 72 degrees 43 minutes 43 seconds West, along the South line of said Lot 1, Block D, a distance of 169.80 feet to a 1/2-inch iron rod with a yellow plastic cap stamped “RPLS 5034” found for corner;

THENCE South 72 degrees 46 minutes 08 seconds West, continuing along the South line of said Lot 1, Block D, a distance of 136.39 feet to a 5/8-inch iron rod with a pink plastic cap stamped TxDOT found for the Southwest corner of said Lot 1, Block D, on the East right-of-way of Conveyor's Street, a 60-foot right-of-way, said iron rod being the beginning of a non-tangent curve to the right having a radius of 397.84, a central angle of 13 degrees 52 minutes 54 seconds, a chord bearing of North 10 degrees 51 minutes 14 seconds West, and a chord length of 96.15 feet;

THENCE along said non-tangent curve to the right, an arc distance of 93.39 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

THENCE North 03 degrees 13 minutes 23 seconds West, along the East right-of-way of said Conveyor's Street and the West line of said Lot 1, Block D, a distance of 143.83 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for the Southeast corner of said right-of-way abandonment;

THENCE South 86 degrees 46 minutes 35 seconds West, along the South line of said right-of-way abandonment, a distance of 60.17 feet to a 5/8-inch iron rod with a red plastic cap stamped “KHA” found for the Southwest corner of said right-of-way abandonment and the Southeast corner of said Lot 1R, Block C;

THENCE South 86 degrees 34 minutes 32 seconds West, along the South line of said Lot 1R, Block C, a distance of 309.03 feet to a point for the Southwest corner of said Lot 1R, Block C from which a 1/2-inch iron rod found bears South 74 degrees 26 minutes 07 seconds East, 0.62 feet;

THENCE North 05 degrees 29 minutes 52 seconds West, along the West line of said Lot 1R, Block C, a distance of 1,036.76 feet to a point for the Northwest corner of said Lot 1R, Block C from which a 1/2-inch iron rod found bears North 78 degrees 37 minutes 38 seconds East, 0.42 feet;

THENCE North 89 degrees 44 minutes 47 seconds East, along the North line of said Lot 1R, Block C, a distance of 175.03 feet to a point for corner from which a 1/2-inch iron rod found bears South 49 degrees 13 minutes 08 seconds East, 0.47 feet;

THENCE North 01 degrees 22 minutes 01 seconds West, along the Northerly West line of said Lot 1R, Block C, a distance of 14.03 feet to a 5/8-inch iron rod with a red plastic cap stamped “KHA” found for the Southwest corner of Justin Road, an 85-foot right-of-way, as dedicated by said plat of Rockwall Commercial;

THENCE along the South right-of-way of said Justin Road, the following courses and distances;

North 88 degrees 16 minutes 40 seconds East, a distance of 636.55 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 88 degrees 25 minutes 20 seconds East, a distance of 273.09 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner, said point being the beginning of a curve to the left having a radius of 1,592.50 feet, a central angle of 17 degrees 57 minutes 58 seconds, a chord bearing of North 79 degrees 35 minutes 01 seconds East, and a chord length of 497.31 feet;

Along said curve to the left, an arc distance of 499.36 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner, said point being the beginning of a curve to the right having a radius of 3,979.40 feet, a central angle of 18 degrees 16 minutes 32 seconds, a chord bearing of North 79 degrees 44 minutes 18 seconds East, and a chord length of 1,263.93;

Along said curve to the right, an arc distance of 1,269.30 feet to a point for corner from which a 5/8-inch iron rod with a red plastic cap stamped “KHA” found for corner bears North 11 degrees 52 minutes 09 seconds East, 0.84 feet;

North 88 degrees 52 minutes 34 seconds East, a distance of 49.83 feet to a point for corner at the Northwest end of a corner clip at the intersection of the South right-of-way of said Justin Road with the West right-of-way of said F. M. 3549 from which a 5/8-inch iron rod with a red plastic cap stamped “KHA” found for corner bears North 14 degrees 09 minutes 55 seconds East, 0.76 feet;

THENCE South 46 degrees 07 minutes 44 seconds East, along said corner clip, a distance of 42.83 feet to a point for corner at the Southeast end of said corner clip from which a 5/8-inch iron rod with a red plastic cap stamped “KHA” found for corner bears North 11 degrees 58 minutes 22 seconds East, 0.71 feet;

THENCE along the West right-of-way of said F. M. 3549, the following courses and distance;

South 01 degrees 08 minutes 02 seconds East, a distance of 164.80 feet to a 1/2-inch iron rod found;

South 01 degrees 26 minutes 27 seconds West, a distance of 113.61 feet found for corner;

South 58 degrees 12 minutes 56 seconds West, a distance of 98.69 feet to a 5/8-inch iron rod with a red plastic cap stamped “KHA” found for corner;

South 01 degrees 07 minutes 09 seconds East, a distance of 441.34 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner at the Northeast end of a corner clip at the intersection of the West right-of-way of said F. M. Highway 3549 with the Northwest right-of-way of said Interstate Highway 30;

THENCE South 35 degrees 33 minutes 35 seconds West, along said corner clip, a distance of 80.25 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2,939,242 square feet or 67.476 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 25th day of April, 2024, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF _____ §
COUNTY OF _____§

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **ROCKWALL COMMERCIAL** subdivision to the City of Rockwall, Rockwall County, 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 ROCKWALL COMMERCIAL subdivision have been notified and signed this plat. I (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 (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 (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.

By:_____ By:_____

_____ _____
Printed Name and Title Printed Name and Title

STATE OF _____ §
COUNTY OF _____§

Before me, the undersigned authority, on this day personally appeared James Melino, 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 _____ day of _____, 2025.

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

SURVEYOR'S CERTIFICATION

That I, Leonard J. Lueker, 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.

_____
Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the above and foregoing Instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____ , 2025.

_____
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 Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2025.

_____ _____ _____
MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING CHAIRMAN

_____ _____ _____
CITY SECRETARY CITY ENGINEER

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B, ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 20210000008470, AND A PORTION OF LOT 1, BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN CABINET B, SLIDE 206
ROCKWALL, ROCKWALL COUNTY, TEXAS
67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY PROJECT NO. _____

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 00001220
Texas Surveyors No. 100682-00 Exp. 03/31/2025

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E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS

IKEA PROPERTY, INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PENNSYLVANIA 19228

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
67.476 ACRES

Date : 01.27.25
Scale : N/A
File : 63406.00-FPLT
Project No. : 63406.00

SHEET
6
OF
6

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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:	February 25, 2025
APPLICANT:	Roy Bhavi
CASE NUMBER:	P2025-007; *Final Plat for Lot 1, Block 1, Flexspace Center Rockwall Addition*

SUMMARY

Consider a request by Roy Bhavi for the approval of a *Final Plat* for Lot 1, Block 1, Flexspace Center Rockwall Addition, being a 5.874-acre tract of land identified as Tract 2-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action necessary.

PLAT INFORMATION

☑ *Purpose.* The applicant is requesting the approval of a *Replat* for a 5.874-acre tract of land (*i.e. Tract 2-01 of the D. Harr Survey, Abstract No. 102*) for the purpose of creating one (1) lot (*i.e. Lot 1, Block 1, Flexspace Center Rockwall Addition*) on the subject property, and dedicating the necessary easements for the construction of a *Multi-Tenant/Building Office/Warehouse Facility*.

☑ *Background.* The subject property was annexed by the City Council on March 16, 1998 by *Ordinance No. 98-10* [*i.e. Case No. A1998-001*]. The subject property has been vacant since annexation. On April 3, 2023, the City Council approved a Zoning Change [*i.e. Case No. Z2023-010*] from an Agricultural (AG) District to a Light Industrial (LI) District for the subject property. On December 12, 2023, the Planning and Zoning Commission approved a Site Plan [*i.e. Case No. SP2023-044*] to allow the development of seven (7) *Office/Warehouse Buildings* 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 *Final Plat* 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 *Final Plat* for *Lot 1, Block 1, Flexspace Center Rockwall 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 *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: 2/21/2025

PROJECT NUMBER: P2025-007
PROJECT NAME: Final Plat for Flexspace Center Rockwall
SITE ADDRESS/LOCATIONS: 1760 AIRPORT RD

CASE CAPTION: Consider a request by Roy Bhavi for the approval of a Final Plat for Lot 1, Block 1, Flexspace Center Rockwall Addition, being a 5.874-acre tract of land identified as Tract 2-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	02/20/2025	Approved w/ Comments

02/20/2025: P2025-007: Final Plat for Lot 1, Block 1, Flexspace Center Rockwall 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 1, Flexspace Center Rockwall Addition, being a 5.874-acre tract of land identified as Tract 2-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (P2025-007) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

FINAL PLAT
LOT 1, BLOCK 1
FLEXSPACE CENTER ROCKWALL ADDITION
BEING
ONE (1) LOT
5.874-ACRES OR 255,868 SF
SITUATED IN THE
D. HARR SURVEY, ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 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.6 Please label the right-of-way width and street centerline for each street adjacent to the development. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please update the Owner's Certificate and Standard Plat Wording to be in conformance with the subdivision ordinance (i.e. Section 38-7(1)(A)(1)). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

M.8 Please remove Item #7 from the Owners Certificate (Reference above to ensure correct format). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Provide the correct format for the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

M.10 Provide the purpose of the Final Plat underneath the General Notes section. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 Please provide the following Surveyor's/Registered Engineer Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, [SURVEYOR'S NAME], 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.

SURVEYOR SIGNATURE [OR] REGISTERED ENGINEER REGISTERED PUBLIC SURVEYOR NO. [OR]
PROFESSIONAL ENGINEER NO.

M.12 Please remove the secondary Notary Stamp underneath the Surveyor's Signature.

M.13 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

_____
MAYOR OF THE CITY OF ROCKWALL _____
PLANNING AND ZONING COMMISSION CHAIRMAN

_____

CITY SECRETARY

CITY ENGINEER

M.14 Please remove all Landscape easements that are called out on the Final Plat.

M.15 Please remove the Clear Zone Easement from the Final Plat.

M.16 Please ensure that the placement and dedication of easements do not conflict with the approved Landscape Plans provided during the Site Plan process. Keep in mind that landscaping is not allowed within any easements.

I.17 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.18 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: February 25, 2025
City Council Meeting: March 3, 2025

I.19 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 Price	02/21/2025	Approved w/ Comments

02/21/2025: 1. Tables are incomplete. Many lines and curves are missing.
2. Add the standard plat language and these general notes that are applicable.
3. Signature page and property description missing.
4. Complete these numbers.
5. Width
6. Private
7. Complete these numbers. Call out width.
8. Is dedicated.
9. This was previously dedicated. Call out instrument that dedicated.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Angelica Guevara	02/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

POLICE	Chris Cleveland	02/19/2025	Approved

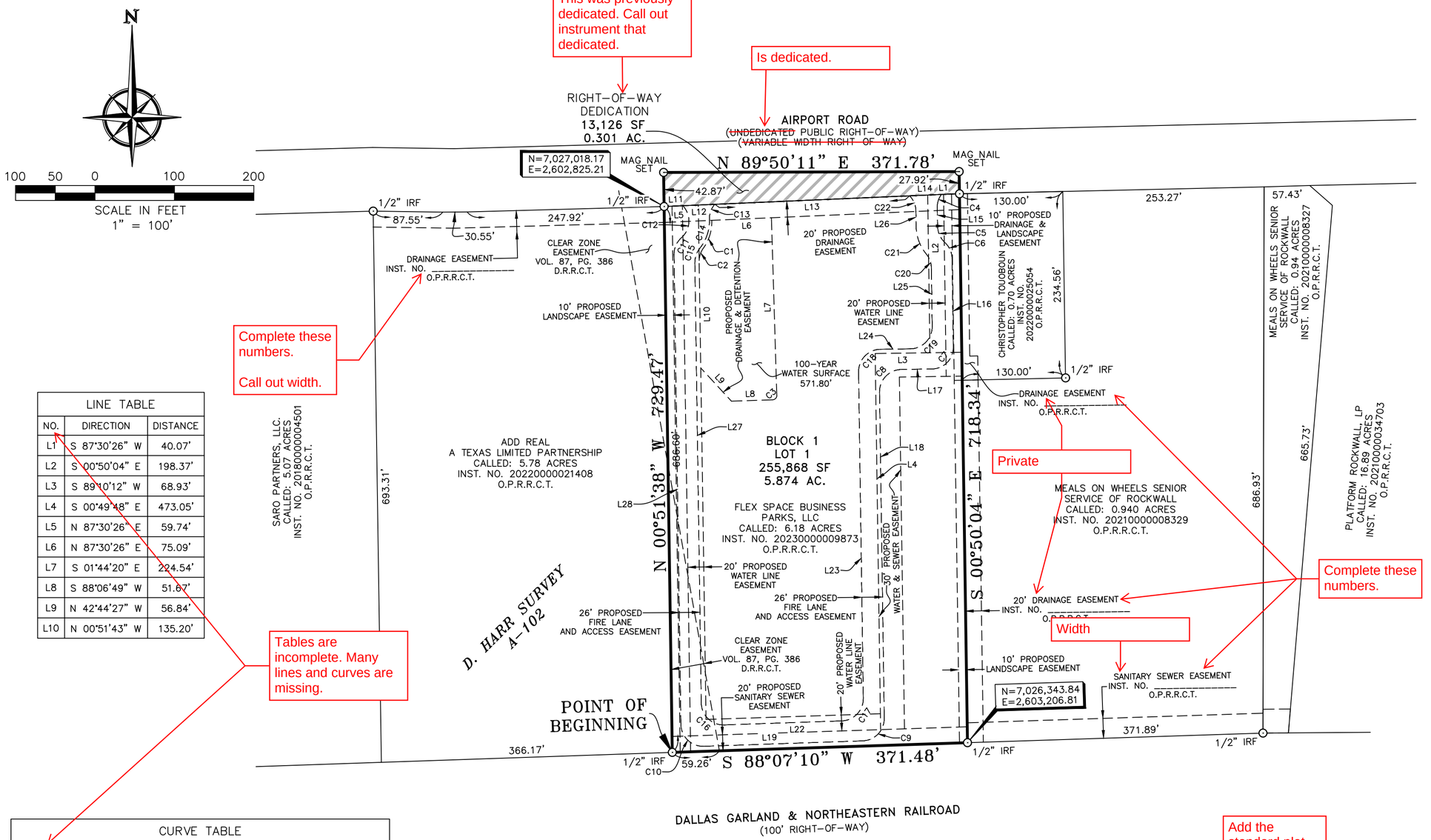
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved

No Comments

This was previously dedicated. Call out instrument that dedicated.

Is dedicated.



Complete these numbers.

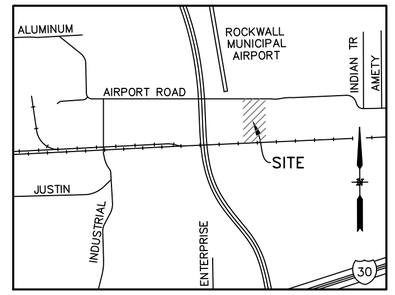
Call out width.

Private

Complete these numbers.

Width

Tables are incomplete. Many lines and curves are missing.



VICINITY MAP
N.T.S.

LEGEND	
CIRS	5/8" IRON ROD SET WITH CAP STAMPED "PETITT-ECD 6134"
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 87°30'26" W	40.07'
L2	S 00°50'04" E	198.37'
L3	S 89°10'12" W	68.93'
L4	S 00°49'48" E	473.05'
L5	N 87°30'26" E	59.74'
L6	N 87°30'26" E	75.09'
L7	S 01°44'20" E	224.54'
L8	S 88°06'49" W	51.87'
L9	N 42°44'27" W	56.84'
L10	N 00°51'43" W	135.20'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	39°58'03"	55.95'	20.35'	39.03'	N 17°41'24" E	38.24'
C2	28°19'24"	29.99'	7.57'	14.83'	S 16°54'03" W	14.68'
C3	79°45'37"	5.61'	4.69'	7.81'	N 49°17'13" E	7.20'

Signature page and property description missing.

Add the standard plat language and these general notes that are applicable.

GENERAL NOTES [Please add this to any other notes included on the plat.]

(1) *Subdivider's Statement*. Selling a portion of this addition by metes and bounds is unlawful and a violation of the *Subdivision Ordinance* of the City of Rockwall and *Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code*, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) *Public Improvement Statement*. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the *Subdivision Ordinance* of the City of Rockwall.

(3) *Drainage and Detention Easements*. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) *Fire Lanes*. All *Fire Lanes* will be constructed, maintained, repaired and replaced by the property owner. *Fire Lanes* shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site *Fire Lane* improvements.

(5) *Street Appurtenances*. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

BENCHMARKS:

CP 1

X-CUT IN CONCRETE INLET. +/-20'SOUTH OF THE CENTERLINE OF AIRPORT ROAD.
+/- 500'EAST FROM THE INTERSECTION OF AIRPORT ROAD AND JOHN KING BOULEVARD. +/- 300'WEST OF THE INTERSECTION OF AIRPORT ROAD AND AIRPORT TERMINAL OFFICE ROAD.
NORTHING: 7025991.71
EASTING: 2602124.66
ELEV: 560.75

CP 2

X-CUT IN CONCRETE INLET. +/-20'SOUTH OF THE CENTERLINE OF AIRPORT ROAD.
+/- 1050'EAST FROM THE INTERSECTION OF AIRPORT ROAD AND JOHN KING BOULEVARD.
+/- 200'EAST OF THE INTERSECTION OF AIRPORT ROAD AND AIRPORT TERMINAL OFFICE ROAD.
NORTHING: 7026005.28
EASTING: 2602651.92
ELEV: 571.25

OWNER/DEVELOPER
FLEX SPACE BUSINESS PARKS, LLC.
5 TILLMAN DRIVE
EN, TEXAS 75013
PHONE:

FINAL PLAT

FLEXSPACE CENTER ROCKWALL

BEING

6.175 ACRES

SITUATED IN THE
D. HARR SURVEY, A-102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792
1600 N. COLLINS BLVD, SUITE 3300, RICHARDSON, TX 75080
201 WINDCO CIRCLE SUITE 100 WYLIE, TX 75098

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZO[illegible]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	1760 AIRPORT RD, ROCKWALL, TX 75087		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI	CURRENT USE	
PROPOSED ZONING	LI	PROPOSED USE	
ACREAGE	6.17	LOTS [CURRENT]	LOTS [PROPOSED]

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

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

☑ OWNER	DEEPAK (ROY) BHAVI	☐ APPLICANT	
CONTACT PERSON	DEEPAK (ROY) BHAVI	CONTACT PERSON	
ADDRESS	835 TILLMAN DR	ADDRESS	
CITY, STATE & ZIP	ALLEN TX 75013	CITY, STATE & ZIP	
PHONE	972-674-8933	PHONE	
E-MAIL	roy.bhavi@flexspacebusinessparks.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Roy Bhavi [*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 $ 423.40 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14th *DAY OF* February, 2025 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

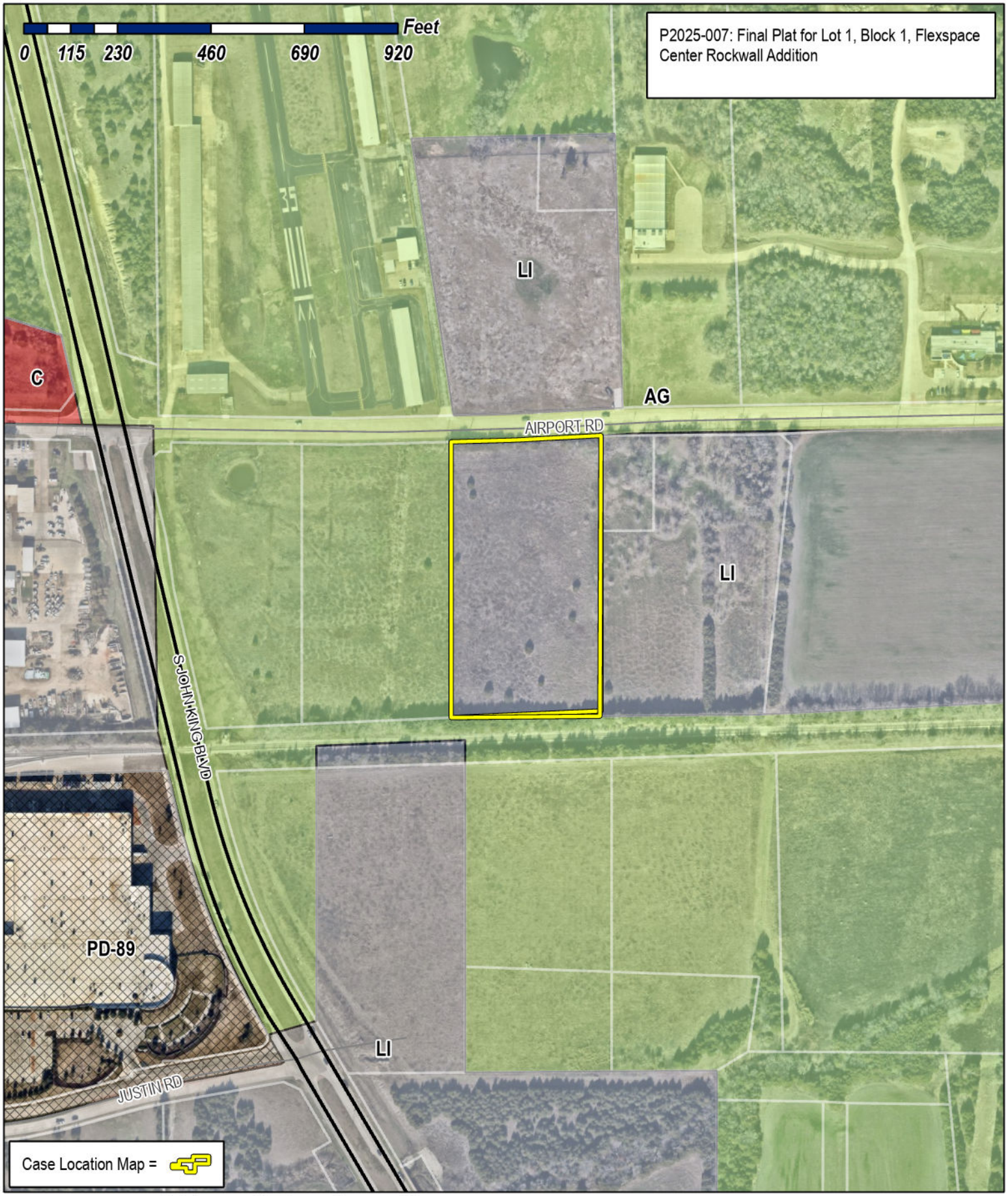
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 *DAY OF* February, 2025

OWNER'S SIGNATURE [signature]

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

HEATHER HALE
Notary Public, State of Texas
Comm. Expires 10-05-2027
Notary ID 134591048

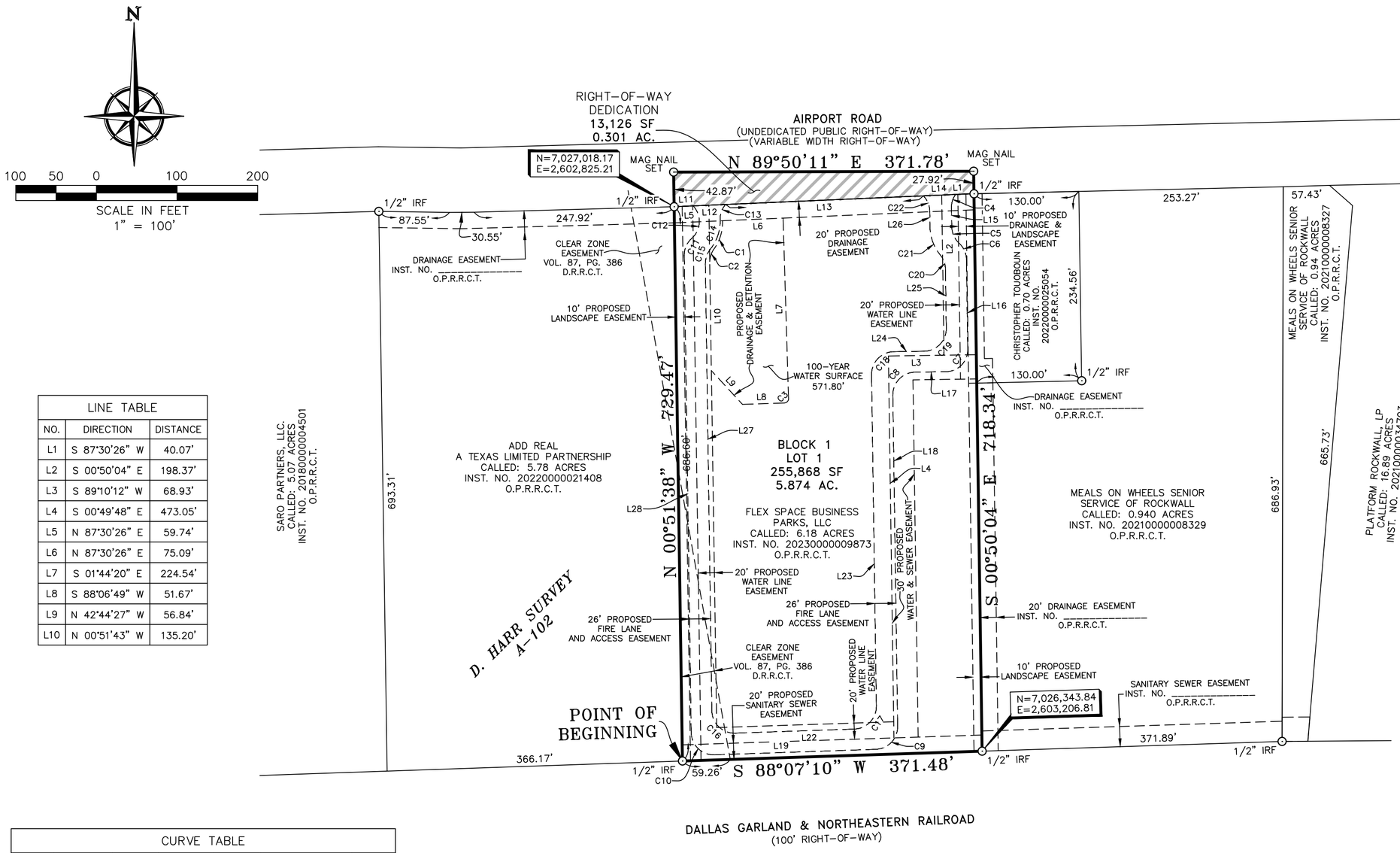
MY COMMISSION EXPIRES 10/05/2027

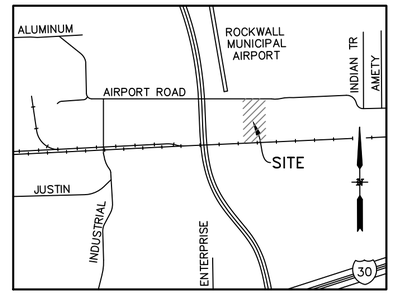


City of Rockwall

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.





VICINITY MAP
N.T.S.

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 87°30'26" W	40.07'
L2	S 00°50'04" E	198.37'
L3	S 89°10'12" W	68.93'
L4	S 00°49'48" E	473.05'
L5	N 87°30'26" E	59.74'
L6	N 87°30'26" E	75.09'
L7	S 01°44'20" E	224.54'
L8	S 88°06'49" W	51.67'
L9	N 42°44'27" W	56.84'
L10	N 00°51'43" W	135.20'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	39°58'03"	55.95'	20.35'	39.03'	N 17°41'24" E	38.24'
C2	28°19'24"	29.99'	7.57'	14.83'	S 16°54'03" W	14.68'
C3	79°45'37"	5.61'	4.69'	7.81'	N 49°17'13" E	7.20'

LEGEND	
CIRS	5/8" IRON ROD SET WITH CAP STAMPED "PETITT-ECD 6134"
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

BENCHMARKS:

CP 1

X-CUT IN CONCRETE INLET. +/-20'SOUTH OF THE CENTERLINE OF AIRPORT ROAD.
+/- 500'EAST FROM THE INTERSECTION OF AIRPORT ROAD AND JOHN KING BOULEVARD. +/- 300'WEST OF THE INTERSECTION OF AIRPORT ROAD AND AIRPORT TERMINAL OFFICE ROAD.
NORTHING: 7025991.71
EASTING: 2602124.66
ELEV: 560.75

CP 2

X-CUT IN CONCRETE INLET. +/-20'SOUTH OF THE CENTERLINE OF AIRPORT ROAD.
+/- 1050'EAST FROM THE INTERSECTION OF AIRPORT ROAD AND JOHN KING BOULEVARD.
+/- 200'EAST OF THE INTERSECTION OF AIRPORT ROAD AND AIRPORT TERMINAL OFFICE ROAD.
NORTHING: 7026005.28
EASTING: 2602651.92
ELEV: 571.25

NOTES:

Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Area Flood Insurance Rate Maps for Rockwall County, Texas and incorporated areas ~ Map Number 48397C0045L, Effective Date September 26, 2008, Floodplain lines plotted hereon are graphically shown according to this map and should be considered approximate.

The bearings and coordinates shown and recited hereon are referenced to the Texas Coordinate System of 1983 – North Central Zone No. 4202 – NAD83. Coordinates shown hereon are grid coordinates All distances are surface distances with a surface to grid scale factor of 0.0.999853886.

All perimeter property corners are 5/8-inch iron rods with cap marked "PETITT-ECD 6134", unless otherwise noted.

OWNER/DEVELOPER
FLEXSPACE BUSINESS PARKS, LLC.
835 TILLMAN DRIVE
ALLEN, TEXAS 75013
PHONE:

FINAL PLAT

FLEXSPACE CENTER ROCKWALL

BEING

6.175 ACRES

SITUATED IN THE
D. HARR SURVEY, A-102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 – SURVEYING FIRM #10194792

1600 N. COLLINS BLVD,
SUITE 3300,
RICHARDSON, TX 75080

201 WINDCO CIRCLE
SUITE 100
WYLIE, TX 75098

DATE: 11/20/2024 *CASE NO. 0000-00* *SHEET 1 OF 2*

02015\dwg\Plats\DWG\02015-Flexspace Center Rockwall-FP(11-20-24).dwg

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Flex Space Business Parks, LLC. being the sole owner of a 6.175–acre tract of land situated in the D. Harr Survey, Abstract Number 102, City of Rockwall, Rockwall County, Texas, and being all of a called 6.18–acre tract of land described in deed to Flex Space Business Parks, LLC. recorded in Instrument Number 20230000009873, Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.) and being particularly described as follows:

BEGINNING at a 1/2–inch iron rod found for the southwest corner of said Flex Space tract and the southeast corner of a called 5.78–acre tract of land described in deed to Add Real, recorded in Instrument Number 20220000021408, (O.P.R.R.C.T.), and being in the north line of Dallas Garland & Northeastern Railroad (a 100–foot–wide right–of–way);

THENCE North 00 degrees 51 minutes 38 seconds West, with the common line said called Add Real tract and Flex Space tract, passing at a distance of 686.60 feet a 1/2–inch iron rod found for the northeast corner of said Add Real tract, continuing a total distance of 729.47 feet to a Mag nail set for the northwest corner of said Flex Space tract and being in the approximate centerline of Airport Road (an undedicated public roadway);

THENCE North 89 degrees 50 minutes 11 seconds East, with the north line of said Flex Space tract and the approximate centerline of said Airport Road, a distance of 371.78 feet to a Mag nail set for the northeast corner of said Flex Space tract;

THENCE South 00 degrees 50 minutes 04 seconds East, with the east line of said Flex Space tract, passing at a distance of 27.92 feet a 1/2–inch iron rod found for the northwest corner of a called 0.70 acre tract of land described in deed to Christopher Touoboun recorded in Instrument Number 20220000025054, (O.P.R.R.C.T.), continuing with the common line of said Flex Space tract, said Touoboun tract and a called 0.940 acre tract of land described in deed to Meals on Wheels Senior Service of Rockwall recorded in Instrument Number 20210000008327, (O.P.R.R.C.T.) a total distance of 718.34 feet to a 1/2–inch iron rod found for the southeast corner of said Add Real tract, the southwest corner of Meals on Wheels Senior Service of Rockwall tract and being in the north line of said Dallas Garland & Northern Railroad'

THENCE South 88 degrees 07 minutes 10 seconds West, with the south line of said Dallas Garland & Northern Railroad, a distance of 371.48 feet to the POINT OF BEGINNING and containing 6.175 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL FLEXSPACE CENTER, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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 FLEXSPACE CENTER ADDITION have been notified and signed this plat. I (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 (we) also understand the following;

1. No structures 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.
7. Property Owner shall be responsible for maintaining, repairing and replacing all systems within the drainage and detention easements.

I (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.

BY: Flex Space Business Parks, LLC.

BY: _____
Deepak Bhavi, Founder and Principal

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Deepak Bhavi, 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 under my hand and seal of office this ____ day of _____ , 2021.

_____
Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

THIS is to certify that I, James Mark Whitkanack, a Registered Public Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

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. Released for review only.

_____
James Mark Whitkanack
Registered Professional Land Surveyor
State Of Texas No. 6134

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared James Mark Whitkanack, 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 and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 2024.

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

APPROVAL CERTIFICATE

_____ _____
Planning & Zoning Commission, Chairman — Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 20__.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____ , 20__.

_____ _____ _____
Mayor, City of Rockwall — City Secretary — City Engineer

OWNER/DEVELOPER
FLEXSPACE BUSINESS PARKS, LLC.
835 TILLMAN DRIVE
ALLEN, TEXAS 75013
PHONE:

FINAL PLAT

FLEXSPACE CENTER ROCKWALL

BEING

6.175 ACRES

SITUATED IN THE
D. HARR SURVEY, A–102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 – SURVEYING FIRM #10194792
1600 N. COLLINS BLVD, SUITE 3300, RICHARDSON, TX 75080
201 WINDCO CIRCLE SUITE 100 WYLIE, TX 75098

DATE: 11/20/2024 *CASE NO. 0000–00* *SHEET 2 OF 2*

02015\dwg\Plats\DWG\02015–Flexspace Center Rockwall–FP(11–20–24).dwg

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:	February 25, 2025
SUBJECT:	SP2025-002; *Amended Site Plan for an Existing Minor Automotive Repair Facility*

The applicant, Katie Getz, is requesting the approval of an *Amended Site Plan* for an existing *Minor Automotive Repair* facility. The subject property is a 1.10-acre portion of land identified as Lot 1, Block A, Patrick Stephenson Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District. A site plan for the original building was approved with *Case No. PZ1997-092-01*. According to Rockwall Central Appraisal District (RCAD), there is a 7,606 SF service garage that was constructed in 1998 on the subject property. On February 14, 2025, the applicant submitted an application for an *Amended Site Plan* proposing changes to the existing building facade on the subject property. Due to the subject property being located within an overlay district, the building elevations must be reviewed by the Architectural Review Board. Based on the *General Overlay District Standards*, the proposed changes will require a variance to the following:

[*1*] *Cementitious Material.* According to Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC, "(t)he use of cementitious materials (e.g. stucco, cementitious lap siding or similar materials approved by the Director of Planning and Zoning or his/her designee) shall be limited to 50% of the building's exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building's façade." In this case, the proposed building shows stucco being used within the first four (4) feet from grade on the north and south building facades. This will require a *variance* to be granted by the Planning and Zoning Commission.

According to Subsection 09.02 of Article 11, *Variances to the General Overlay District Standards*, of the Unified Development Code (UDC), "(i)n cases where a variance or variances is/are being requested, the applicant shall provide compensatory measures that directly offset the requested exception." Based on the provided building elevations, the proposed changes to the existing automotive repair facility will require a *variance* to the cementitious materials. To address the variance, staff recommends that the applicant increase the height of the parapets by three (3) feet and finish the back of the parapets as required by the UDC. Based on this, staff feels the applicant's variance request warrants consideration and will provide an updated, positive outlook on the overall building. 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.

Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the *February 25, 2025* Planning and Zoning Commission meeting.

PROJECT COMMENTS

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

DATE: 2/21/2025

PROJECT NUMBER: SP2025-002
PROJECT NAME: Amended Site Plan for Discount Tire
SITE ADDRESS/LOCATIONS: 693 E INTERSTATE 30

CASE CAPTION: Discuss and consider a request by Katie Getz on behalf of Kayla Henson of Halle Properties, LLC for the approval of an Amended Site Plan for an existing Minor Automotive Repair facility on a 1.10-acre parcel of land identified as Lot 1, Block A, Patrick Stephenson Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 693 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	02/21/2025	Approved w/ Comments

02/21/2025: SP2025-002: Amended Site Plan for 693 E. IH-30 (Discount Tire)
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 an existing Minor Automotive Repair facility on a 1.10-acre parcel of land identified as Lot 1, Block A, Patrick Stephenson Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 693 E. IH-30.

I.2 For questions or comments concerning this case, please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com .

M.3 For reference, include the case number (SP2025-002) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. (Subsection 03.04. A, 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.5 Building Elevations:
1) Cementitious Material. According to Subsection 06.02, General Overlay District Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC, “(t)he use of cementitious materials (e.g. stucco, cementitious lap siding or similar materials approved by the Director of Planning and Zoning or his/her designee) shall be limited to 50% of the building’s exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building’s façade. In this case, the proposed building shows stucco being used within the first four (4) feet from grade on the north and south building facades. This will require a variance to be granted by the Planning and Zoning

Commission.

I.6 Staff has identified the following exceptions and variances associated with the proposed request: [1] Cementitious Materials.

I.7 Based on the variances being proposed, staff would suggest the following:

(1) Raise the parapets three (3) feet up and finish the back of the parapet.

M.8 Please provide a variance letter that details the requested exception. In addition, "(i)n cases where an exception or exceptions is/are being requested, the applicant shall provide compensatory measures that directly offset the requested exception." Please detail the proposed compensatory measures within the exception letter. (Section 09, Article 11, UDC)

I.9 Please note the scheduled meetings for this case:
1) Planning & Zoning meeting will be held on February 25, 2025.

I.10 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). A representative is required to be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Needs Review

02/20/2025: ELEVATIONS INDICATE EIFS ON ALL 4 SIDES! IS THIS PART OF THE REQUEST?

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	693 EAST INTERSTATE 30 - ROCKWALL, TX 75087				
SUBDIVISION	PATRICK-STEPHENSON	LOT	1	BLOCK	A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C (Commercial District)	CURRENT USE	RETAIL / MERCANTILE (DISCOUNT TIRE)
PROPOSED ZONING	C (Commercial District)	PROPOSED USE	RETAIL / MERCANTILE (DISCOUNT TIRE)
ACREAGE	1.100 ACRES	LOTS [CURRENT]	LOTS [PROPOSED]

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

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

☐ OWNER	HALLE PROPERTIES, LLC	☒ APPLICANT	KATIE GETZ
CONTACT PERSON	KAYLA HENSON	CONTACT PERSON	
ADDRESS	20225 NORTH SCOTTSDALE ROAD	ADDRESS	319 ELAINES COURT
CITY, STATE & ZIP	SCOTTSDALE, AZ 85255	CITY, STATE & ZIP	DODGEVILLE, WI 53533
PHONE	480-909-6811	PHONE	608-407-9078
E-MAIL	KAYLA.HENSON@DISCOUNTTIRE.COM	E-MAIL	KATIE@PERMIT.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KATIE GETZ [*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."

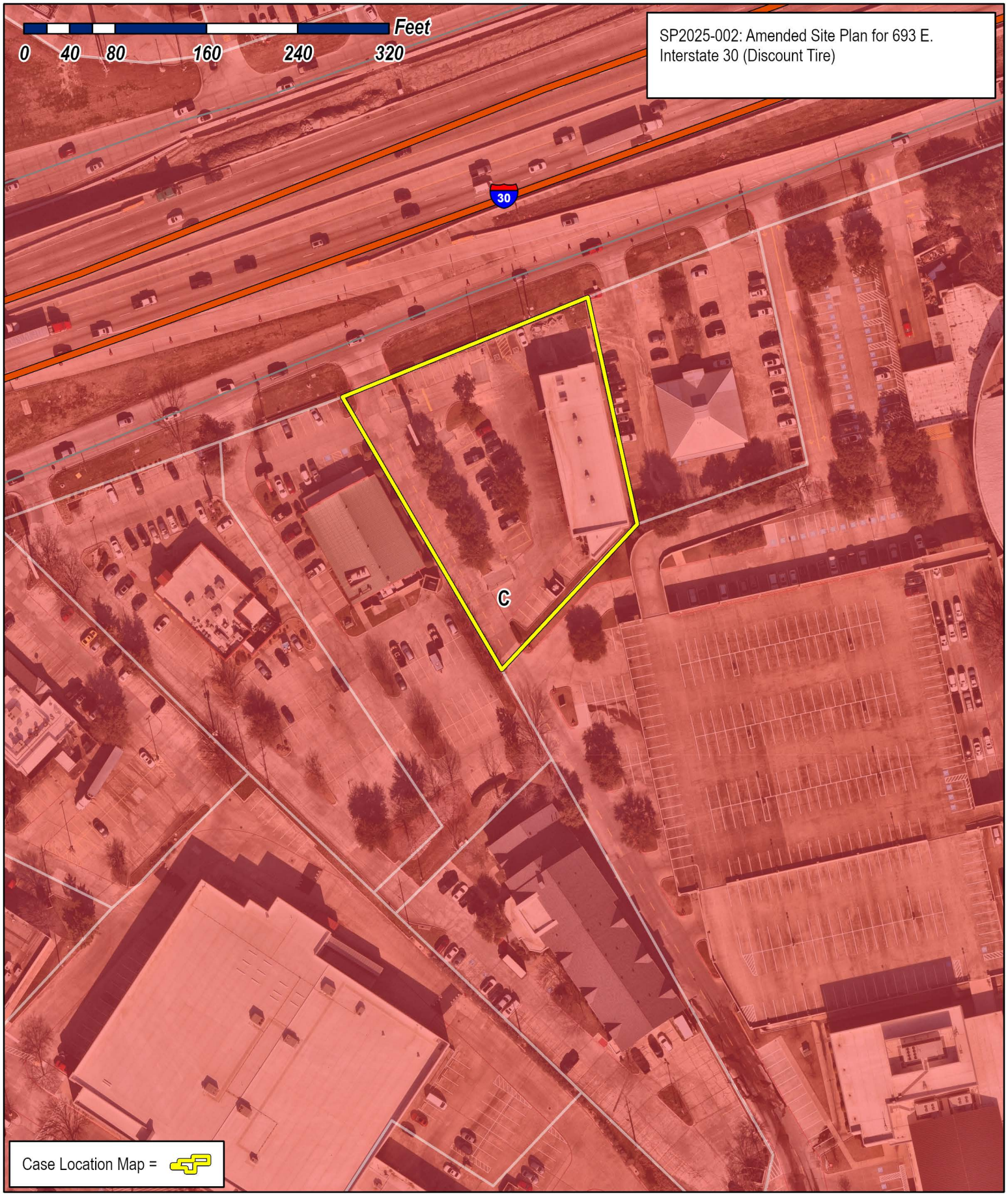
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5TH *DAY OF* FEBRUARY, *20* 25.

OWNER'S SIGNATURE Katie Getz

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ Wisconsin *COUNTY OF* IOWA

NOTARY PUBLIC STATE OF WISCONSIN

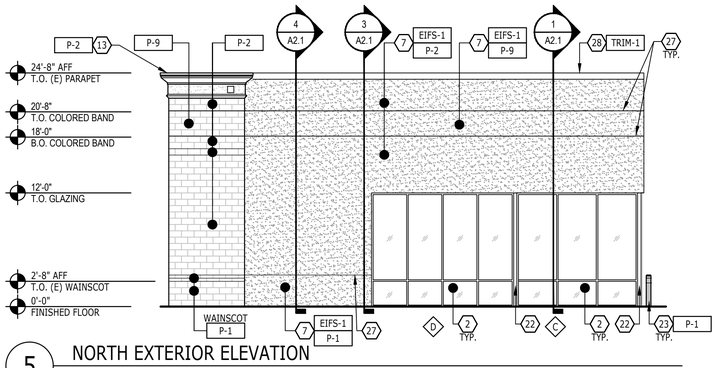
MY COMMISSION EXPIRES 04/12/2026



City of Rockwall

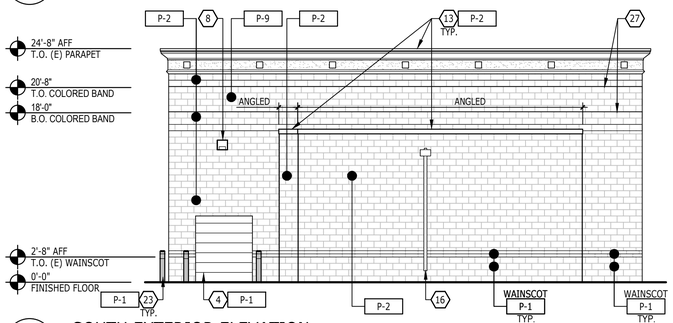
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



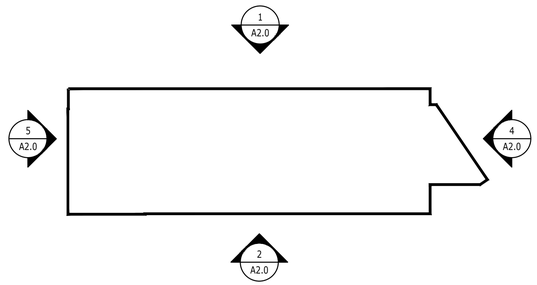
5 NORTH EXTERIOR ELEVATION

1/8" = 1'-0"



4 SOUTH EXTERIOR ELEVATION

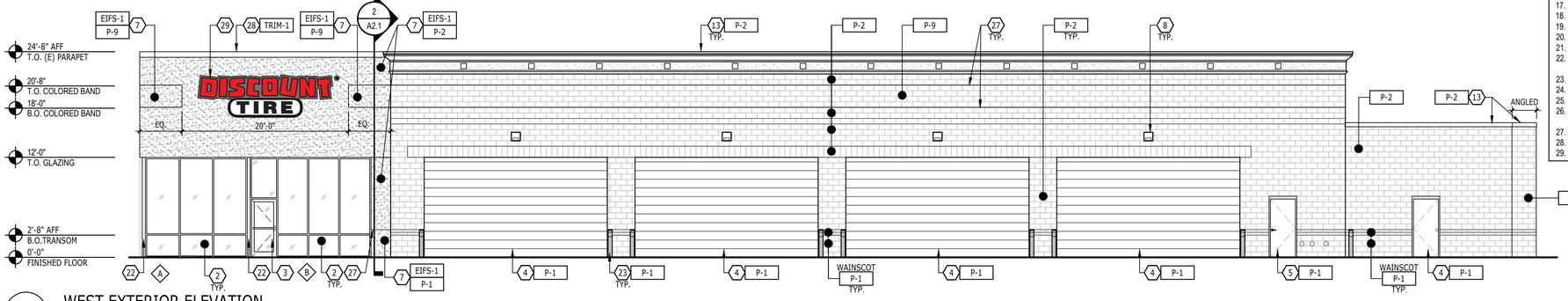
1/8" = 1'-0"



3 ELEVATION KEY PLAN

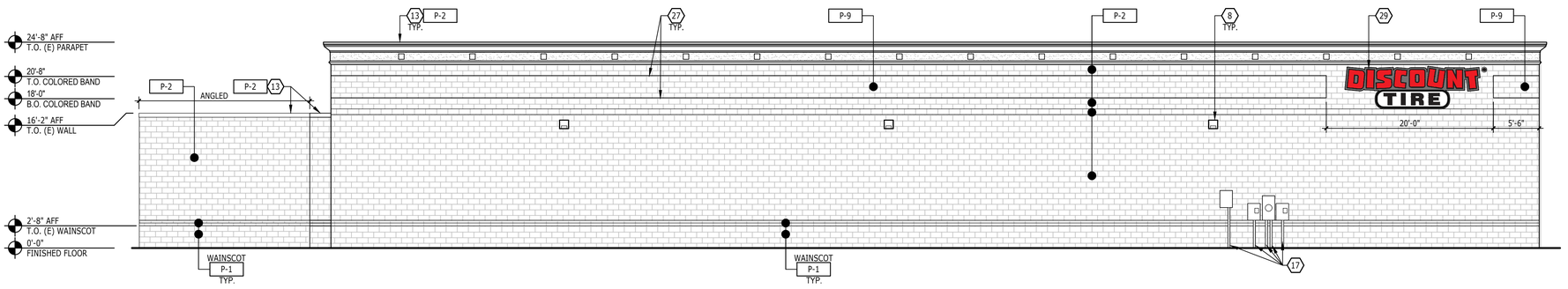
N.T.S.

NORTH



2 WEST EXTERIOR ELEVATION

1/8" = 1'-0"



1 EAST EXTERIOR ELEVATION

1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

CODE	MATERIAL	MANUFACTURER	PRODUCT / COLOR	LOCATION	REMARKS	CONTACT
CLAD-1	ACM	3A COMPOSITES	ALUCOBOND PLUS: MATTE BONE WHITE	EXTERIOR - FRAME		LES TRAEGER / 740-834-2018 LES.TRAEGER@3ACOMPOSITES.COM
CLAD-1A	ACM	3A COMPOSITES	ALUCOBOND PLUS: MATTE OYSTER (ALTERNATE)	EXTERIOR - FRAME		LES TRAEGER / 740-834-2018 LES.TRAEGER@3ACOMPOSITES.COM
CLAD-2	ACM	3A COMPOSITES	ALUCOBOND PLUS: MATTE PATRIOT RED	EXTERIOR - FRAME		LES TRAEGER / 740-834-2018 LES.TRAEGER@3ACOMPOSITES.COM
CLAD-3	ACM	3A COMPOSITES	ALUCOBOND PLUS: MATTE BRUSHED STAINLESS	EXTERIOR - CANOPY		LES TRAEGER / 740-834-2018 LES.TRAEGER@3ACOMPOSITES.COM
CLAD-4	CORRUGATED METAL	ATLAS INTERNATIONAL	CORRUGATED PANEL: 0.40 ALUMINUM: BLACK (02)	EXTERIOR		EDWARD WEBB / 484-221-6377 EWEBB@ATLAS.COM
EIFS-1	EXT. INSULATION FINISHING SYSTEM	DRYVIT	OUTSULATION; FINESSE; MATCH COLOR AS SPECIFIED ON EXTERIOR ELEVATIONS	EXTERIOR	APPROVED ALT. AS REQUIRED TO MATCH ADJACENT EXIST.	BEN ROGERS / 469-667-0837 BROGERS@TREMCOINC.COM
P-1	PAINT	SHERWIN WILLIAMS	PAINT / SW 7650 ELLIE GRAY; EMERALD EXTERIOR ACRYLIC LATEX; GLOSS.	EXTERIOR	PREPARE ALL SURFACES AS REQUIRED PER PAINT SPECS.	ANGIE JULIAN / 317-714-5610
P-2	PAINT	SHERWIN WILLIAMS	PAINT / SW 7104 COTTON WHITE; EMERALD EXTERIOR ACRYLIC LATEX; GLOSS.	EXTERIOR	PREPARE ALL SURFACES AS REQUIRED PER PAINT SPECS.	ANGIE JULIAN / 317-714-5610
P-2A	PAINT	SHERWIN WILLIAMS	PAINT / SW 7069 NEUTRAL GROUND (LVR 70); EMERALD EXTERIOR ACRYLIC LATEX; GLOSS. (ALTERNATE)	EXTERIOR	PREPARE ALL SURFACES AS REQUIRED PER PAINT SPECS.	ANGIE JULIAN / 317-714-5610
P-9	PAINT	SHERWIN WILLIAMS	PAINT / SW 6258 TRICORN BLACK; EMERALD EXTERIOR ACRYLIC LATEX; GLOSS.	EXTERIOR	PREPARE ALL SURFACES AS REQUIRED PER PAINT SPECS.	ANGIE JULIAN / 317-714-5610
P-9A	PAINT	SHERWIN WILLIAMS	PAINT / SW 7069 IRON ORE; EMERALD EXTERIOR ACRYLIC LATEX; GLOSS. (ALTERNATE)	EXTERIOR	PREPARE ALL SURFACES AS REQUIRED PER PAINT SPECS.	ANGIE JULIAN / 317-714-5610
TRIM-1	METAL CAP	ATLAS INTERNATIONAL	METAL PARAPET CAP; MATCH SW 7104 COTTON WHITE, OR ALTERNATE COLOR OF MASONRY BELOW.	EXTERIOR - PARAPET CAP		EDWARD WEBB / 484-221-6377 EWEBB@ATLAS.COM
TRIM-2	CORRUGATED METAL TRIM	ATLAS INTERNATIONAL	ELITE TRIM SERIES; BLACK (02)	EXTERIOR	PRE-FINISHED METAL TRIM, PART OF CLAD-4 PANEL SYSTEM	EDWARD WEBB / 484-221-6377 EWEBB@ATLAS.COM
TRIM-3	METAL CAP	ATLAS INTERNATIONAL	METAL PARAPET CAP; BLACK (02)	EXTERIOR - PARAPET CAP		EDWARD WEBB / 484-221-6377 EWEBB@ATLAS.COM
TRIM-4	METAL TRIM	LONGBOARD PRODUCTS	8" LINK & LOCK SERIES; SLATE GREY	EXTERIOR - WALL TRIM	COLOR MAY BE MODIFIED AS NEEDED PER JURISDICTION	SHAYNE UNGER / 800-604-0343 SUNGER@LONGBOARDPRODUCTS.COM

NOTE: ALL SURFACES SHALL BE PREPARED FOR NEW PAINT FINISHES AS REQUIRED PER PAINT MANUFACTURER'S RECOMMENDATIONS.

SHEET NOTES

1. ~~EXISTING STOREFRONT GLAZING SYSTEM. GC TO CLEAN AND/OR REPAIR AS REQUIRED TO BRING TO 'LIKE-NEW' CONDITION.~~
2. STOREFRONT GLAZING SYSTEM, REFER TO SHEET A1.0A.
3. STOREFRONT ENTRY DOOR, REFER TO SHEET A1.0 & A1.0A.
4. EXISTING EXTERIOR DOOR, PAINT DOOR AND FRAME AS INDICATED.
5. EXTERIOR DOOR, PAINT DOOR AND FRAME AS INDICATED.
6. ~~EXISTING EIFS FINISH. PATCH / REPAIR AS REQUIRED, COLOR AS INDICATED.~~
7. INSTALL NEW EIFS. COLOR AS INDICATED.
8. EXISTING WALL MOUNTED LIGHT FIXTURE.
9. ~~WALL MOUNTED LIGHT FIXTURE, REFER TO RCP AND ELECTRICAL DRAWINGS.~~
10. ~~WALL MOUNTED ILLUMINATED SIGNAGE. GC TO SCHEDULE AND COORDINATE INSTALLATION. ALL SIGNAGE REQUIRED DOCUMENTATION IS TO BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION VIA DEFERRED SUBMITTAL OR SEPARATE COVER, AS REQUIRED.~~
11. ~~ADDRESS LETTERS, REFER TO SIGNAGE PACKAGE. SUBMITTED VIA DEFERRED SUBMITTAL OR SEPARATE COVER. GC TO COORDINATE SCHEDULE & INSTALL.~~
12. ~~EXISTING ADDRESS LETTERS.~~
13. EXISTING MOLDING / COPING, PAINT AS INDICATED.
14. ~~EXISTING GAS METER.~~
15. ~~GAS METER, REFER TO PLUMBING DRAWINGS.~~
16. EXISTING SCUPPER AND DOWNSPOUT.
17. EXISTING ELECTRIC METER / EQUIPMENT.
18. ~~ELECTRIC METER / EQUIPMENT, REFER TO ELECTRICAL DRAWINGS.~~
19. ~~ALUMINUM COMPOSITE CANOPY, REFER TO SECTIONS & DETAILS.~~
20. ~~EXISTING CANOPY, PAINT / FINISH AS INDICATED.~~
21. ~~EXISTING BASE BUILDING COLUMN.~~
22. EXISTING BASE BUILDING COLUMN, WRAPPED TO MATCH ADJACENT STOREFRONT FINISH, REFER TO DETAILS.
23. EXISTING BOLLARD, PAINT AS INDICATED.
24. ~~EXISTING TRASH ENCLOSURE, PAINT AS INDICATED.~~
25. ~~EXPOSED BASE BUILDING STEEL LINTEL, PAINT AS INDICATED.~~
26. ~~EXPOSED BASE BUILDING STEEL LINTEL W/ BREAK METAL COVERING, REFER TO SECTIONS AND DETAILS.~~
27. PAINT LINE.
28. METAL TRIM.
29. RELOCATED EXISTING WALL MOUNTED ILLUMINATED SIGNAGE.

Design Forum Architects Inc.

2056 BYERS RD
Miamisburg, OH 45342
Tel: (844) 804-7700

Donald J. Rethman
Architect In Charge
License: 17287

DISCOUNT TIRE

TXD 39
693 E INTERSTATE 30
ROCKWALL, TX 75087

10/22/2024

REGISTERED ARCHITECT DONALD J. RETHMAN 17287 STATE OF TEXAS

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No.	Description	Date

PROJECT NUMBER	DT10773
DATE	10/08/2024
DRAWN BY	LI / RS
CHECKED BY	JDW / DJR

SHEET NAME

EXTERIOR ELEVATIONS

SHEET #

A2.0

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, *Planner*
DATE:	February 25, 2025
SUBJECT:	SP2025-003; *Site Plan for 407 W. Washington Street*

The applicant, Jimmy McClintock of Highway 66 Properties, LP, is requesting the approval of a Site Plan for a two (2) story, 4,008 SF *office building*. The subject property was annexed prior to 1959, is zoned Downtown (DT) District, and is situated within the SH-66 Overlay (SH-66OV) District. On July 6, 2020, the City Council approved a replat [*Case No. P2020-025*] of Lots 4 & 5, Block A, Washington Place Addition. On August 11, 2020, the Planning and Zoning Commission approved a Site Plan [*Case No. SP2020-017*] for a two (2) story, 4,008 SF *office building* on the subject property. The site plan approval was set to expire on August 11, 2022 in accordance with Subsection 03.05(A), *Site Plan Expiration*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC); however, at that time the applicant had an active Engineering submittal [*Case No. E2020-132*]. The Engineering Plans were approved on January 6, 2021, and were considered to be valid for a period of one (1) year. On May 25, 2021, the applicant submitted a Building Permit [*Case No. COM2021-2619*]; however, this permit expired due to inactivity on November 25, 2021. Since the Building Permit was expired, both the Site Plan and Engineering Plans also expired.

In response to this expiration, the applicant resubmitted the same Site Plan on February 14, 2025. The submitted Site Plan was the same as the original Site Plan approved under *Case No. SP2020-017*, with the exception of minor changes being made to the Photometric Plan. As part of the review for this case, staff has indicated to the applicant that the Photometric Plan will need to be changed to meet the lighting and photometric standards of the Unified Development Code (UDC), and this is considered to be a condition of approval for this case. Staff has attached the original Site Plan case memo since nothing has changed in the requirements of the Downtown (DT) District that would affect the approval of this case. As part of this case, the Planning and Zoning Commission will be tasked with reviewing the previous Site Plan approval -- *including the variances/exceptions that were granted* -- and determining if the proposal meets the criteria for Site Plan approval as outlined in Subsection 03.04, *Site Plan Review*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). In addition, staff will be taking the proposed building elevations back to the Architectural Review Board (ARB) prior to the meeting on February 25, 2025, and will provide an updated recommendation from the ARB to the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the *February 25, 2025* Planning and Zoning Commission meeting.

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:	August 11, 2020
APPLICANT:	Jimmy McClintock; *Hwy 66 Properties, LP*
CASE NUMBER:	SP2020-017; *Site Plan for an Office Building at 407 W. Washington Street*

SUMMARY

Discuss and consider a request by Jimmy McClintock of HWY 66 Properties, LP for the approval of a *Site Plan* for an *office building* on a 0.28-acre parcel of land identified as Lot 2-R, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 407 W. Washington Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1959, is zoned Downtown (DT) District, is situated within the SH-66 Overlay (SH-66 OV) District, and is considered to be a part of one of the original areas of the City of Rockwall. As a note, on January 14, 2020, the Planning and Zoning Commission approved a site plan [*i.e. SP2019-044*] for the adjacent property at 409 W. Washington Street for the applicant that proposed a ~16,502 SF office building. The applicants' intent is to provide a building that will stylistically compliment this adjacent office building when constructed.

PURPOSE

The applicant has submitted a request for approval of a site plan for an office building on the subject property. The proposed two (2) story office building will be a ~4,440 SF and will be clad with brick and cast stone accents, and will utilize a flat roof system, which is typical of the existing buildings within the Downtown (DT) District.

ADJACENT LAND USES AND ACCESS

The subject property is located at 407 W. Washington Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the property is W. Washington Street, which is identified as a *P3U* (*principle arterial, three [3]-lane, undivided roadway)* on the City's Master Thoroughfare Plan. Following this, there is a vacant tract of land and W. Rusk Street, which is identified as a *P3U* (*principle arterial, three [3]-lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this, there are several single-family homes. These areas are zoned Downtown (DT) and Single-Family 7 (SF-7) District.

South: Directly south of the subject property, there is a cemetery that is owned by the City of Rockwall. Following this, there are two (2) single-family residential subdivisions (*i.e. Stonebridge Meadows, Phases 4, 3, & 2; and Ridgeview Subdivisions*) and a condominium complex (*i.e. Bent Tree Condominiums*). These areas are zoned Cemetery (CEM), Single-Family 7 (SF-7) and Multi-Family 14 (MF-14) Districts.

East: Directly east of the subject property, there is a vacant tract of land, a real estate office (*i.e. Gold Key Realty*), and a daycare facility (*i.e. Marigold Learning Academy*). Following this, there several vacant tracts of land, a city-owned parking lot, and N. Goliad Street, which is identified as a *P3U* (*principle arterial, three [3]-lane, undivided roadway*) on the City's Master Thoroughfare Plan.

West: Directly west of the subject property, is 409 W Washington Street, which is has an approved site plan for an office building followed by a single-family home and a City-owned cemetery. Following this, there is a daycare facility

(*i.e. Children's Park Day Care*), a vacant tract of land, an office building, and a veterinary hospital (*i.e. Avery Veterinary Clinic*). Beyond this, there is a retail store with gasoline sales (*i.e. Shell*), a single-family residential subdivision (*i.e. Stonebridge Meadows, Phases 4 & 5*) and S. Lakeshore Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. These areas are zoned Downtown (DT), Cemetery (CEM), General Retail (GR), Single-Family 7 (SF-7), and Single-Family 10 (SF-10) Districts.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) the proposed office building is permitted by-right in the Downtown (DT) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within the Downtown (DT) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Building Height	*Min. 2 Stories; Max. 4 Stories*	*x=2 Stories; In Conformance*
Minimum Front Yard Setback	*24-Feet*	x=24-Feet; *In Conformance*
Pedestrian Walkway Width	*10-Feet*	*x=10-Feet; In Conformance*
Minimum Masonry Requirement	*100% Brick*	*x=100%; In Conformance*
Minimum Number of Parking Spaces	*14 Spaces*	*x=14 Spaces; In Conformance*
Bicycle Parking Spaces	*2 Spaces*	*x=2 Spaces; In Conformance*

TREESCAPE PLAN

The treescape plan provided by the applicant indicates a total of 67-caliper inches to be removed from the site and the provision of one (1), six (6) inch caliper tree that counts towards the mitigation total with the proposed development. This will leave a mitigation balance due of 61-caliper inches. According to Section 05(F), of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), the applicant may satisfy the tree mitigation balance by: [*1*] paying into the tree fund, [*2*] planting trees on site, and/or [*3*] providing the trees to the Parks and Recreation Department. In this case, the applicant has indicated their intention is to provide 20% of the mitigation balance to the City's Tree Fund totaling $1,340.00 (i.e. 67" x 20% = 13.4" x $100 = $1,340.00) and providing the remaining balance of 48-inches to satisfy the mitigation balance. This has been added as a condition of approval.

CONFORMANCE WITH THE CITY'S CODES

The proposed office building conforms to the requirements stipulated in Subsection 04.07*, Downtown (DT) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) as follows:

(1) *Function/Land Use.* Retail, personal service, residential, and office uses shall be allowed throughout the district. In this case, the proposed use is an office building and conforms to this requirement.
(2) *Block Face.* Building walls should be continuous along block faces to create a strong edge to the street and contribute to creating and attractive and active pedestrian environment. In this case, the building utilizes a design that will be complementary to the adjacent property which will have an appearance of two (2) buildings with a continuous block face. The proposed office building will also utilize contrasting brick patterns/colors that blend with the surrounding downtown theme.
(3) *Building Form.* Buildings shall be designed and constructed in a tri-partite architecture so that they have a distinct base, middle, and top. The proposed building elevations appear to conform to this requirement.
(4) *External Façade Materials.* Ground floor exterior walls, excluding windows and doors, shall be constructed of 100% brick. The applicant is proposing to utilize 100% brick.
(5) *Color.* The dominant color of all buildings shall be muted shades of warm grey, red, green, beige, or brown. Black, gold, and stark white shall not be used except as an accent color. The submitted building elevations indicate that the brick will be brown and conform to the district standards.
(6) *Non-Residential at Grade.* The ground floor entry must be located at the approximate elevation of the adjacent sidewalk. All of the proposed entryways conform to this requirement.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan, indicates that the subject property is located within the Downtown District and is designated for ***Downtown (DT)*** land uses. The Downtown District is considered to be the cultural heart of the community and embodies the small-town atmosphere that is characteristic of the City of Rockwall. Being the original town area, this district is significantly developed and contains the City's oldest residential and commercial buildings. It is expected that the Downtown District will continue to prosper through investments in appropriate infill development and adaptive reuse of existing structures. New development in this area should be held to a higher level of scrutiny than other areas of the City to ensure that the district retains its small-town character. The ***Downtown (DT)*** land use designation should include a combination of land uses that are complementary to the existing development pattern and are intended to add the attractive, pedestrian-oriented environment of Rockwall's historic downtown. In addition, this area is the historic core of the City and should continue to be a symbol of community life in Rockwall. Primary land uses include office, retail restaurant, and residential land uses while secondary land uses include institutional and civic land uses. In this case, the proposed office building is considered to be a primary use within the Downtown District and appears to be in conformance with the policies and goals contained in the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB):

On July 28, 2020, the Architectural Review Board (ARB) reviewed the proposed building elevations and recommended that the applicant not incorporate a stone wainscot, rather use the white washed brick to meet the Downtown (DT) District's requirement of 100% brick. Additionally, the ARB recommended the columns on the front elevation be square and constructed with the white washed brick. They also recommended that the square ornamental emblems be changed to round emblems to provide more interest. The ARB will review the revisions at the ***August 11, 2020*** meeting and forward a recommendation to the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve of the applicant's request for a site plan for an office building, then staff would propose the following conditions of approval:

(1) All comments provided by the Planning, Engineering, and Fire Department must be addressed prior to the submittal of a building permit; and,

(2) The applicant will be required to satisfy the outstanding balance of 48-inches of tree mitigation prior to the issuance of a building permit; and

(3) Any construction resulting from the approval of this site plan 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: 2/21/2025

PROJECT NUMBER: SP2025-003
PROJECT NAME: Amended Site Plan for 407 W. Washington Street
SITE ADDRESS/LOCATIONS: 407 W WASHINGTON ST

CASE CAPTION: Discuss and consider a request by Jimmy McClintock of Highway 66 Properties, LP for the approval of a Site Plan for an Office Building on a 0.28-acre parcel of land identified as Lot 5, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 407 W. Washington Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	02/19/2025	Approved w/ Comments

02/19/2025: SP2025-003; Site Plan for 407 W. Washington Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Jimmy McClintock of Highway 66 Properties, LP for the approval of a Site Plan for an Office Building on a 0.28-acre parcel of land identified as Lot 5, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, and addressed as 407 W. Washington Street.

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

M.3 For reference, include the case number (SP2025-003) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 On August 11, 2020, the Planning and Zoning Commission approved a Site Plan [Case No. SP2020-017] for a two (2) story, 4,008 SF office building on the subject property. The site plan approval was set to expire on August 11, 2022 in accordance with Subsection 03.05(A), Site Plan Expiration, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC); however, at that time the applicant had an active Engineering submittal [Case No. E2020-132]. The Engineering Plans were approved on January 6, 2021, and were considered to be valid for a period of one (1) year. On May 25, 2021, the applicant submitted a Building Permit [Case No. COM2021-2619]; however, this permit expired due to inactivity on November 25, 2021. Since the Building Permit was expired, both the Site Plan and Engineering Plans also expired.

M.5 Photometric Plan. Please provide a photometric plan that meets the requirements of the UDC. The allowable maximum light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 of one (1) footcandle or 0.2 FC.

I.6 Please note that failure to address all comments provided by staff by 3:00 PM on March 4, 2024 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.7 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on February 25, 2025.

I.8 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved w/ Comments

02/21/2025: 1. Engineering plans will have to be reviewed.
2. SH66

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

No Comments

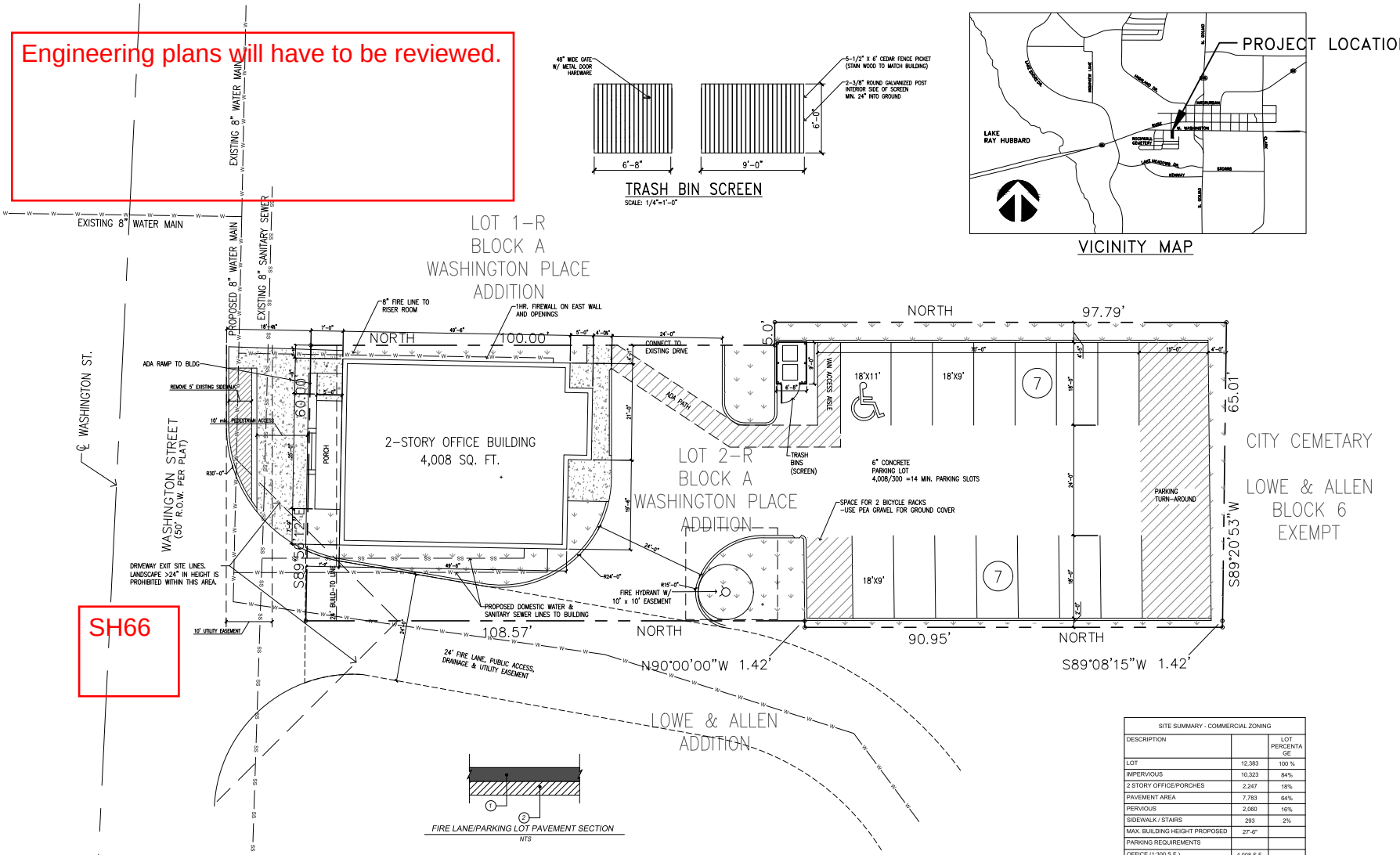
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved w/ Comments

02/18/2025: There are better varieties of turfgrass available now such as Tif Tuf, Lattitude 36 or Tahoma 31 that are more shade, drought, wear and cold tolerant

Engineering plans will have to be reviewed.



SH66

TRASH BIN SCREEN
SCALE: 1/4"=1'-0"

VICINITY MAP

FIRE LANE/PARKING LOT PAVEMENT SECTION
NTS

1. 6"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	12,383	100 %
IMPERVIOUS	10,323	84%
2 STORY OFFICE/PORCHES	2,247	18%
PAVEMENT AREA	7,783	64%
PERVIOUS	2,060	16%
SIDEWALK / STAIRS	293	2%
MAX. BUILDING HEIGHT PROPOSED	27'-6"	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	4,008 S.F.	
PARKING PROVIDED	14	
PARKING REQ'D	14	

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

BUILDERS COPY

Keep On Job Site At All Times For Inspection Use

SITE PLAN
SCALE: 1"=10'

OWNER/DEVELOPER:
LMGC, LLC
JIMMY McCLINTOCK
(972)983-2222
3021 RIDGE RD.
ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
ROSS RAMSAY
(214)536-5306
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS

No.	DESCRIPTION/ISSUE	DATE
1	RESPONSE TO CITY COMMENTS	06/28/21

PROJECT NAME AND ADDRESS:
LMGC, LLC OFFICE
407 W WASHINGTON
ROCKWALL, TX 75087

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	06/28/2021
SCALE	1" = 10'
SHEET NO.	of

DRAWING NAME:
SITE PLAN

S1.0

SP2020-017

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	407 W. Washington St. Rockwall TX 75032				
SUBDIVISION	Lowe & Allen Addition	LOT	2R	BLOCK	A
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	Hwy 66 Properties LP	☐ APPLICANT	
CONTACT PERSON	Jimmy McClintock	CONTACT PERSON	
ADDRESS	3021 Ridge Rd #B3N4	ADDRESS	
CITY, STATE & ZIP	Rockwall TX 75032	CITY, STATE & ZIP	
PHONE	972-963-7222	PHONE	
E-MAIL	lugc.lwe@gmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jimmy McClintock [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* 10 *DAY OF* Feb. *20*25 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

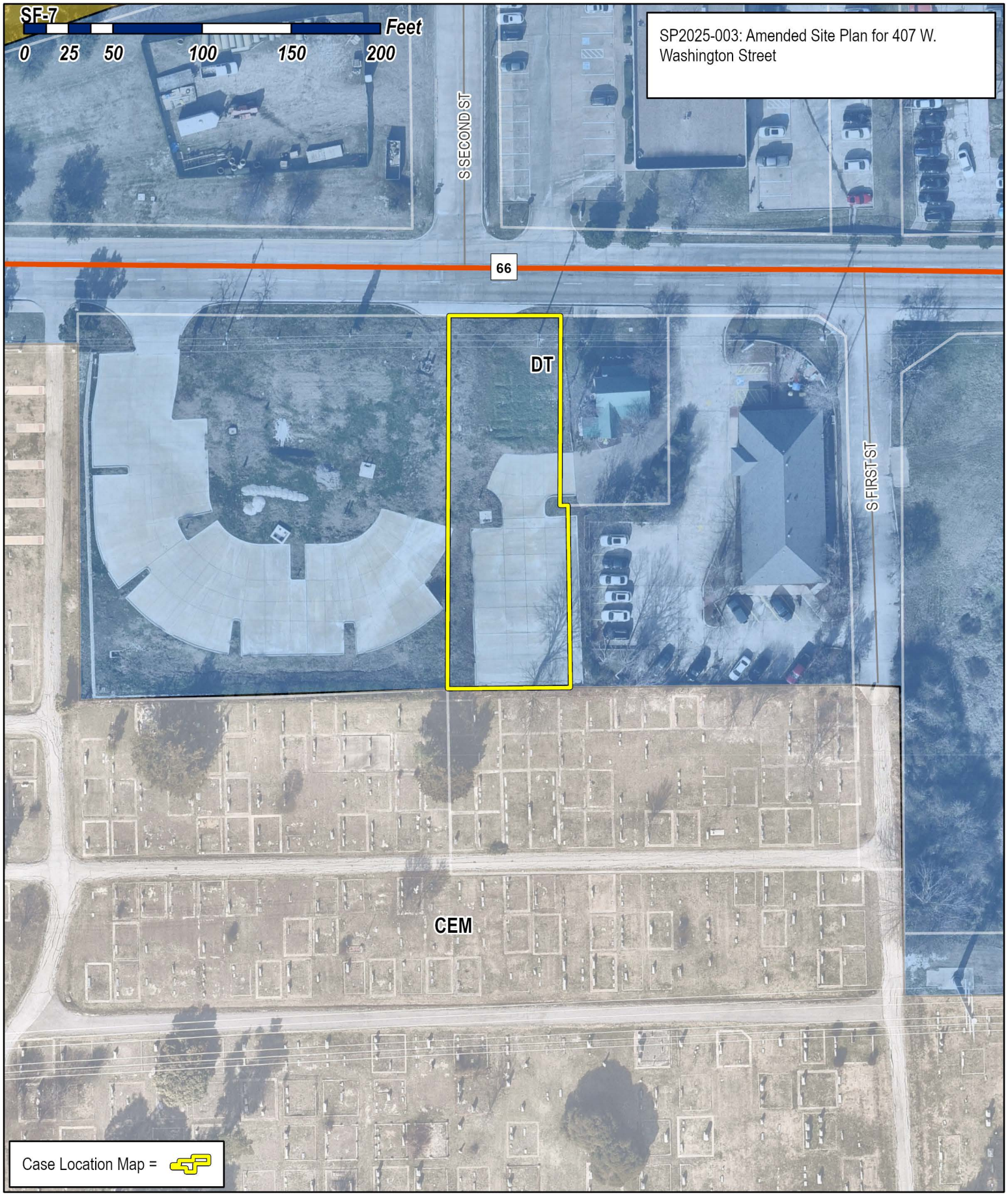
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th *DAY OF* February *20*25

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Victoria Solares

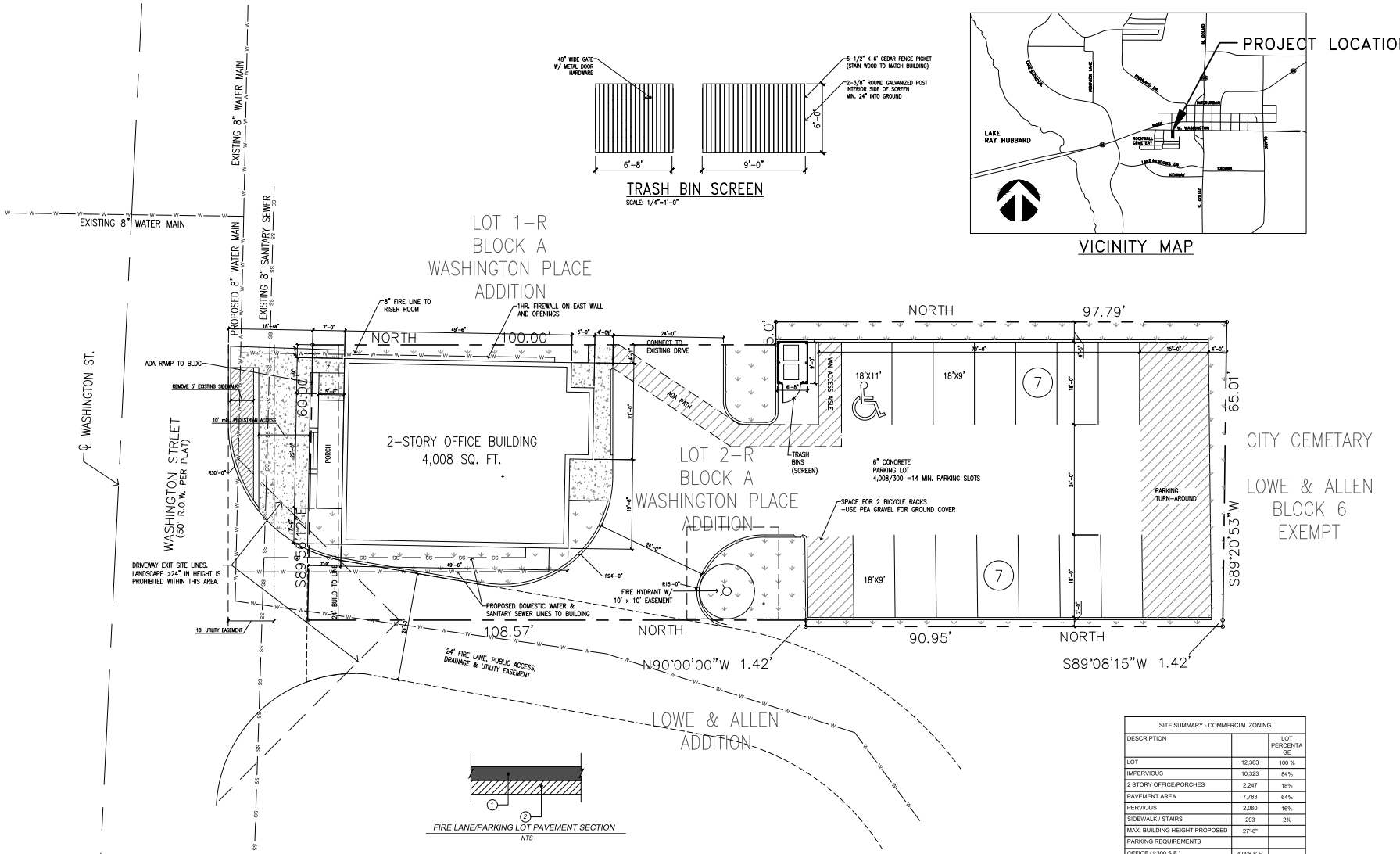
VICTORIA SOLARES
Notary Public, State of Texas
Comm. Expires 10-08-2028
Notary ID 135121794

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.



TRASH BIN SCREEN

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

VICINITY MAP

FIRE LANE/PARKING LOT PAVEMENT SECTION

NTS

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PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING

BUILDERS COPY

Keep On Job Site At All Times For Inspection Use

SITE PLAN

SCALE: 1"=10'

OWNER/DEVELOPER:
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REVISIONS

No.	DESCRIPTION/ISSUE	DATE
1	RESPONSE TO CITY COMMENTS	06/28/21

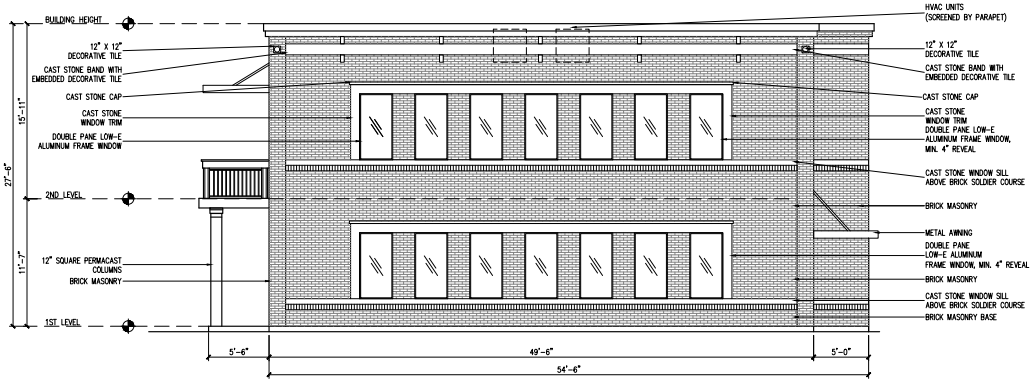
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PROJECT No.	
DRAWN BY	
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SITE PLAN

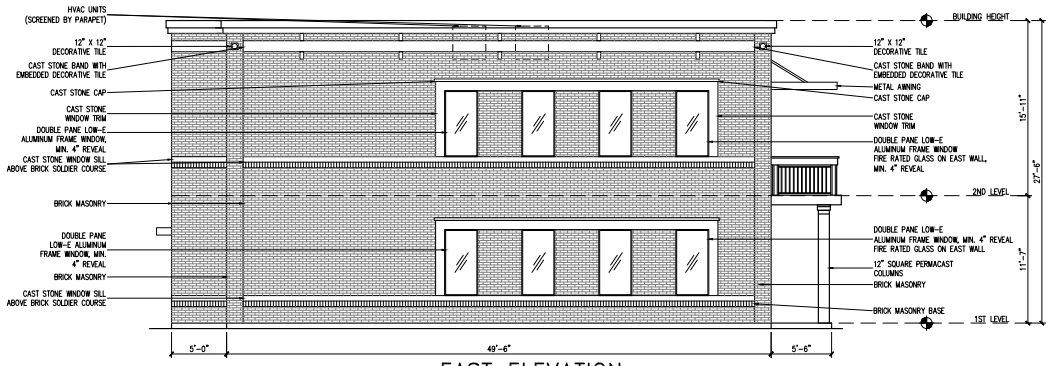
S1.0

SP2020-017



WEST ELEVATION

SCALE: 3/16" = 1'



EAST ELEVATION

SCALE: 3/16" = 1'

MATERIAL USAGE (%) - WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,586	
DOORS & WINDOWS (DEDUCTED)		216	
ACCOUNTABLE AREA		1,370	100%
MASONRY - BRICK		1,176	86%
CAST STONE		194	14%

MATERIAL USAGE (%) - EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,586	
DOORS & WINDOWS (DEDUCTED)		144	
ACCOUNTABLE AREA		1,442	100%
MASONRY - BRICK		1,248	86%
CAST STONE		194	14%

MATERIAL USAGE (%) - NORTH (FACING WASHINGTON)			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,127	
DOORS & WINDOWS (DEDUCTED)		264	
ACCOUNTABLE AREA		863	100%
MASONRY - BRICK		621	72%
CAST STONE		242	28%

MATERIAL USAGE (%) - SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,127	
DOORS & WINDOWS (DEDUCTED)		219	
ACCOUNTABLE AREA		908	100%
MASONRY - BRICK		780	86%
CAST STONE		128	14%

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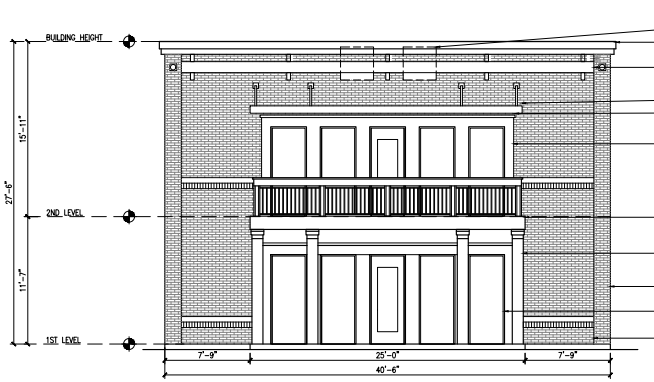
WITNESS OUR HANDS, THIS ___ DAY OF _____, _____.

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING

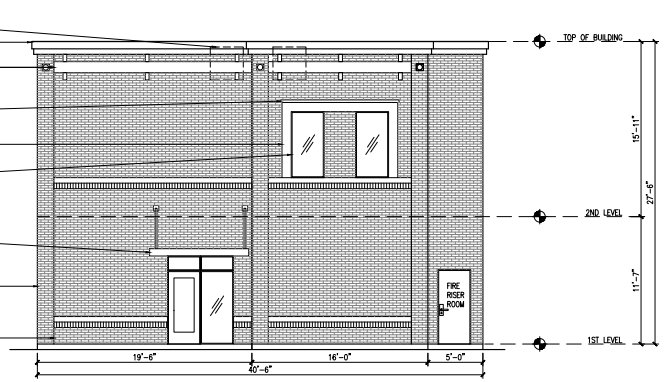
BUILDERS COPY

Keep On Job Site At All Times For Inspection Use



NORTH ELEVATION (FACING W. WASHINGTON)

SCALE: 3/16" = 1'



SOUTH ELEVATION

SCALE: 3/16" = 1'

ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD, STE. 200
ROCKWALL, TEXAS 75087

REVISIONS

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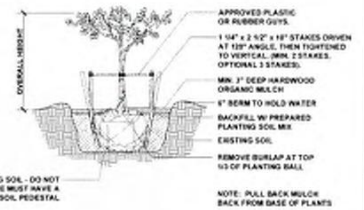
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LMGC, LLC OFFICE
407 W WASHINGTON
ROCKWALL, TX 75087

PROJECT No.	
DRAWN BY	
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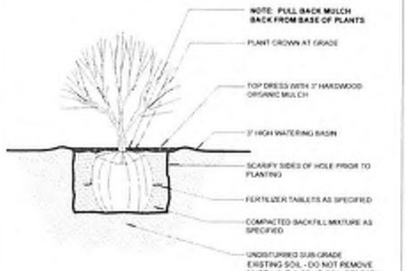
DRAWING NAME:
ELEVATIONS

A2.0

SP2020-017



C TREE PLANTING DETAIL



D SHRUB PLANTING DETAIL

EXCERPTS FROM ROCKWALL LANDSCAPE STANDARDS:

Sec. 5.7. - Street Landscaping.

A street landscape buffer strip with a minimum width of ten feet, must be provided along the entire length of the property to be developed that is adjacent to a major arterial or collector street, as defined in the city's thoroughfare plan, exclusive of driveways and access-ways. Large trees, as herein defined, shall be provided in the required buffer in numbers equal to one tree for each 50 feet of street frontage.

Sec. 5.8. - Right-of-way landscaping requirements.

All street rights-of-way located adjacent to the proposed development shall be improved with grass or ground cover material and shall be maintained. It shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in the right-of-way is watered and maintained and to ensure that minimal water will enter the street itself. The designer of the irrigation system shall base the design on the ultimate proposed width of the street when designing the system. The plans for design of the irrigation system shall be approved by the city prior to installation.

Sec. 5.9. - Parking lot landscaping.

A Any parking lot with more than two rows of spaces shall have a minimum of five percent or 200 square feet, whichever is greater, in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping.

B If the parking and maneuvering space exceeds 20,000 square feet one large canopy tree for every ten required parking spaces shall be required internal to the parking lot. No tree shall be planted closer than 2½ feet to the pavement.

1. No required parking space may be located more than 80 feet from the trunk of a large canopy tree.
2. No tree may be planted closer than 2½ feet to the pavement.

3 All trees must be internal to the parking lot.

Sec. 5.11. - Dimensions of landscaping.

All required landscaping shall be no less than five feet wide and a minimum of 25 square feet in area unless it is within ten feet of the building. Sec. 5.12. - Required landscaping.

A *Amount of landscaping.*

1. Minimum square footage requirements for landscaping shall be provided and maintained in the zoning districts set forth as follows. The requirements shall be applied to the total site area to be developed.

Commercial	15	10

The total site area required for landscaping may be reduced by no more than five percent in accordance with the provisions of section 6. For example, the required percentage of 15 percent for commercial zoning could be reduced to a total of ten percent under the terms of section 6.

A *Location of landscaping.* No less than 50 percent of the total requirement shall be located in front of and along side buildings with street frontage in the following zoning districts: "BN"-14," "NO," "NS," "GR," "C" and "RT." One hundred percent of the total requirement shall be located in front of and along side buildings with street frontage in the following zoning districts: "HC," "IL" "IH."

B *Detention basins.* Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs and trees in all dry land areas. There shall be a minimum of one tree for each 750 square feet of dry land area.

SECTION 6. - LANDSCAPE CREDITS

Credits toward achieving landscape requirements may be achieved as follows.

Sec. 6.1. - Credit for required landscape buffer strips between residential and nonresidential zoning.

The overall landscaping requirement may be reduced by 2.5 percent when the buffer strip, whether required or not, has a minimum average width of 15 feet or greater and contains at least one large tree every 40 feet, or large shrubs at least every ten feet the entire length of the perimeter adjacent to property with residential zoning. This perimeter must equal at least 25 percent of the total perimeter of all adjacent private property. Sec. 6.2. - Credit for surface parking screening.

The overall landscaping requirement may be reduced by 2.5 percent when a surface parking lot located adjacent to a public street is screened as follows:

A The screen must be voluntary, not required by this Unified Development Code.

B The screening must be located along the entire length of street frontage of the parking lot, exclusive of driveways, accessways, and visibility triangles. Visibility triangles will be maintained at all driveway intersections.

C The screening must be at least three feet in height utilizing only evergreen planting materials, berms, and/or masonry walls.

D The adjacent street must be generally at the same grade level of the parking lot or below for such credit to qualify. Sec. 6.3. - Credit for right-of-way landscaping. ROCKWALL LANDSCAPE STANDARDS

The overall landscaping requirement may be reduced by 2.5 percent when the public right-of-way adjacent to a proposed development is landscaped meeting the following requirements:

A All landscaping in the right-of-way shall be provided sufficient irrigation for maintenance.

B Plants used in landscaping in the right-of-way shall only be varieties included on the approved plant list.

C The plan for landscaping in right-of-way shall be submitted and approved by the city prior to any work being done in the right-of-way.

D In certain cases, the city may determine that landscaping in the right-of-way may be infeasible and in such cases this credit shall not apply.

E Landscaping shall include ground cover, shrubs, trees and/or other plant materials and must cover at least 50 percent of the adjacent right-of-way, exclusive of driveways, to qualify for this credit. Grass alone shall not qualify for this credit.

F If the city has an adopted landscape plan for the street adjacent to the proposed project, any proposed improvements must be in compliance with said plan. Sec. 6.4. - Credit for xeriscaping.

The overall landscaping requirement may be reduced by 2.5 percent when the planning director or his/her designee determines that the standards stipulated by section 5.10, xeriscaping standards, of this article have been satisfied.

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY	MITIGATION
	Ci	Chilopsis l. 'Lucretia Hamilton' / Desert Willow 3" cal. * ROCKWALL APPROVED TREE	B & B	1	3"
	Pe	Pinus eldarica / Afghan Pine 6" cal. * ROCKWALL APPROVED TREE	B & B	1	6"
	Sx	Sophera secundiflora / Texas Mountain Laurel 2" cal	20' Box	1	2"
	Vc	Vitex agnus-castus / Chaste Tree 3" cal	B & B	1	3"
					14"

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Bmj	Buxus microphylla / Littleleaf Boxwood	3 gal	10
	Hp	Hesperaloe parviflora / Red Yucca * ROCKWALL APPROVED PLANT	5 gal	10
	Lm	Lantana montevidensis 'New Gold' / Gold Lantana	1 gal	13
	Lp	Leucophyllum frutescens 'Green Cloud' / Texas Ranger * ROCKWALL APPROVED PLANT	5 gal	9
	Ls	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	5 gal	6
	Lp	Loropetalum chinense 'Purple Diamond' / Fringe Flower * ROCKWALL APPROVED PLANT	5 gal	3
	Mac	Mahonia 'Soft Caress' / Soft Caress Mahonia	3 gal	11
	Ma	Miscanthus sinensis 'Adagio' / Dwarf Maiden Grass * ROCKWALL APPROVED PLANT	5 gal	1
	Mr	Muhlenbergia capillaris / Muhly Grass * ROCKWALL APPROVED PLANT	5 gal	9
	Ph	Pennesetum a. 'Hameln' / Dwarf Fountain Grass * ROCKWALL APPROVED PLANT	5 gal	13
	Pht	Pittosporum tobira 'Variegata' / Variegated Mock Orange	5 gal	20
	Rop	Rosmarinus officinalis 'Prostratus' / Trailing Rosemary * ROCKWALL APPROVED PLANT	1 gal	6
	Sg	Salvia greggii 'Pink' / Pink Autumn Sage	3 gal	3

CACTI	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Af	Agave x'vallisia 'Frosty Blue' / Whale's Tongue Agave	5 gal	2

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	Cn	Cynodon dactylon '419 Hybrid' / Bermuda Grass * ROCKWALL APPROVED PLANT	sod	294 sf
	Dg	Decomposed Granite 1¼" minus screened Orange D.G. over filter fabric	2" deep	163 sf
	Hm	Hardwood / Mulch	2" deep	834 sf
	Tb	Tejas Black / 5/8"	2" deep	969 sf

B PLANT SCHEDULE

SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	12,383	100 %
IMPERVIOUS	10,325	84%
2 STORY OFFICE/PORCHES	2,247	18%
PAVEMENT AREA	7,783	64%
PERVIOUS	2,060	16%
SIDEWALK / STAIRS	293	2%
MAX. BUILDING HEIGHT PROPOSED	27'-9"	
PARKING REQUIREMENTS		
OFFICE (1,300 S.F.)	4,009 S.F.	
PARKING PROVIDED	14	
PARKING REQ'D	14	

Texas 811 — Know what's below. Call before you dig.

REQUIRED PLANTINGS

A. **STREET TREES:**
1 TREE FOR EVERY 50 L.F. OF FRONTAGE W Washington Street - 60 / 50 = 1.2 **(1) 3" TREE REQUIRED / (1) 3" TREE PROVIDED**

THE IRRIGATION SYSTEM FOR THIS PROJECT IS TO CONSIST OF A 6 STATION SMART CONTROLLER WITH WI-FI CAPABILITIES AND A WIRELESS RAIN / FREEZE SENSOR. SHRUBS WILL BE IRRIGATED WITH IN-LINE DRIP TUBE FED FROM 1" DRIP ZONE VALVE ASSEMBLIES. LAWN AREAS TO BE IRRIGATED WITH LOW FLOW ROTARY NOZZLES ON 4" POP-UP BODIES. POINT OF CONNECTION, BACKFLOW, WYE STRAINER AND SHUT OFF VALVE TO BE INSTALLED PER CITY OF ROCKWALL STANDARD IRRIGATION REQUIREMENTS.

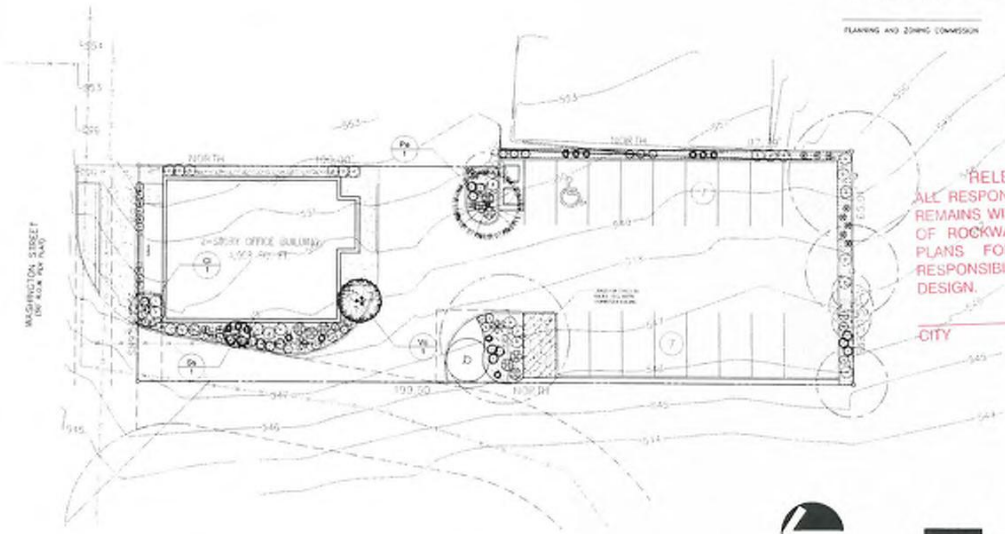
NOTE:
NO TREES TO BE WITHIN 5' OF PUBLIC UTILITIES

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 _____, _____.

WINTESS OUR HANDS, THIS ___ DAY OF _____, _____.

PLANNING AND ZONING COMMISSION — DIRECTOR OF PLANNING AND ZONING



RELEASED FOR CONSTRUCTION
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

CITY _____ DATE _____

OWNER/DEVELOPER:
LMGC, LLC
JIMMY McCLINTOCK
(972)983-2222
3021 RIDGE RD.
ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
ROSS RAMSAY
(214)536-5306
2255 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

NORTH — GRAPHIC SCALE 0 16' 32' 64' — SCALE: 1/16" = 1'-0"

A PLANTING PLAN

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407 W WASHINGTON
LANDSCAPE PLANS

Landscape Architecture
TX #2629 NV #353
2617 Jasmine Lane
Plano, TX 75074
mobile (702) 339-0825
mike@mayerdesignstudios.com
MAYER Design Studio

REGISTERED LANDSCAPE ARCHITECT — MICHAEL L. MAYER — 2629 — STATE OF TEXAS

REVISIONS	BY	DATE

JOB: LMGC, LLC OFFICE
407 W WASHINGTON ST
ROCKWALL TX 75087

20-10-103

SEPTEMBER 11, 2020

L2.1

TREES TO BE PRESERVED

TREE PROTECTION SCHEDULE

NO.	SCIENTIFIC NAME	COMMON NAME	TYPE	TRUNK	CALIPER	MITIGATION RATIO	ADJUSTED	RESULT
(S)	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	24"	1 : 0.5	12"	PROTECT
(R)	Fraxinus texensis	Texas Ash	PROTECTED	STANDARD	8"	1:1	8"	PROTECT
(R)	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	24"	1 : 0.5	12"	PROTECT
(N)	Carya texana	Black Hickory	PROTECTED	STANDARD	17"	1:1	17"	PROTECT
(N)	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	7"	1 : 0.5	3.5"	PROTECT
(R)	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	8"	1 : 0.5	4"	PROTECT
(R)	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	7"	1 : 0.5	3.5"	PROTECT
(N)	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	13"	1 : 0.5	6.5"	PROTECT
TOTAL CALIPER INCHES OF TREES TO BE PRESERVED:							69.5"	

TREES TO BE REMOVED

TREE REMOVAL SCHEDULE

NO.	SCIENTIFIC NAME	COMMON NAME	TYPE	TRUNK	CALIPER	MITIGATION RATIO	ADJUSTED	RESULT
(A)	Quercus sp	Oak	PROTECTED	STANDARD	12"	1:1	12"	REMOVE
(B)	Lagerstroemia indica	Crape Myrtle	PROTECTED	MULTI	7"	1:1	7"	REMOVE
(C)	Quercus sp	Oak	PROTECTED	STANDARD	9"	1:1	9"	REMOVE
(D)	Celtis occidentalis	Hackberry	DAMAGED	STANDARD	25"	1 : 0.0	0"	REMOVE
(E)	Ligustrum lucidum	Glossy Privet	PROTECTED	MULTI	12"	1:1	12"	REMOVE
(F)	Zanthoxylum clava-herculis	Tickle Tongue Tree	PROTECTED	STANDARD	7"	1:1	7"	REMOVE
(G)	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	16"	1 : 0.5	8"	REMOVE
(H)	Quercus sp	Oak	PROTECTED	STANDARD	12"	1:1	12"	REMOVE
TOTAL CALIPER INCHES OF TREES TO BE REMOVED:							88"	

55" x 20% = 11 x $100 = 1,340 — $1,100 to be paid to The City of Rockwall tree fund.

55" x 80% = 44 — 44" minimum to be planted as mitigation.

The City of Rockwall has agreed to waive mitigation requirements on tree 'H' - 12" Oak.

Tree 'D' is diseased and should be removed to prevent property damage.

SITE SUMMARY - COMMERCIAL ZONING		
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PAVEMENT AREA	7,793	64%
PERVIOUS	2,060	16%
SIDEWALK / STAIRS	283	2%
MAX. BUILDING HEIGHT PROPOSED	27'-6"	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	4,668 S.F.	
PARKING PROVIDED	14	
PARKING REQ'D	14	

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

B TREE SCHEDULES

The intent of this drawing is to show existing trees to be preserved or removed in order to develop the proposed project. Property owner will be responsible for any fees or penalties owed at the discretion of The City of Rockwall. Demolition contractor is responsible for ensuring all required permits and paperwork from the City of Rockwall are in place before beginning demolition.

Refer to The City of Rockwall - Article IX - TREE PRESERVATION

also The City of Rockwall - Article VIII - LANDSCAPE STANDARDS

THERE IS ONE EXISTING FEATURE TREES ON THIS SITE (ie. 25" caliper or more of the protected species) THAT TREE IS TO BE REMOVED - THE TREE IS DAMAGED AND ROTTING.

NOTE
ALL BOUNDARY TREES ALONG THE SOUTH PROPERTY LINE ARE TO REMAIN. PROTECT ANY TREES THAT ARE CLOSE PROXIMITY TO GRADING OR CONSTRUCTION ACTIVITIES.

SECTION 5 - TREE MITIGATION REQUIREMENTS

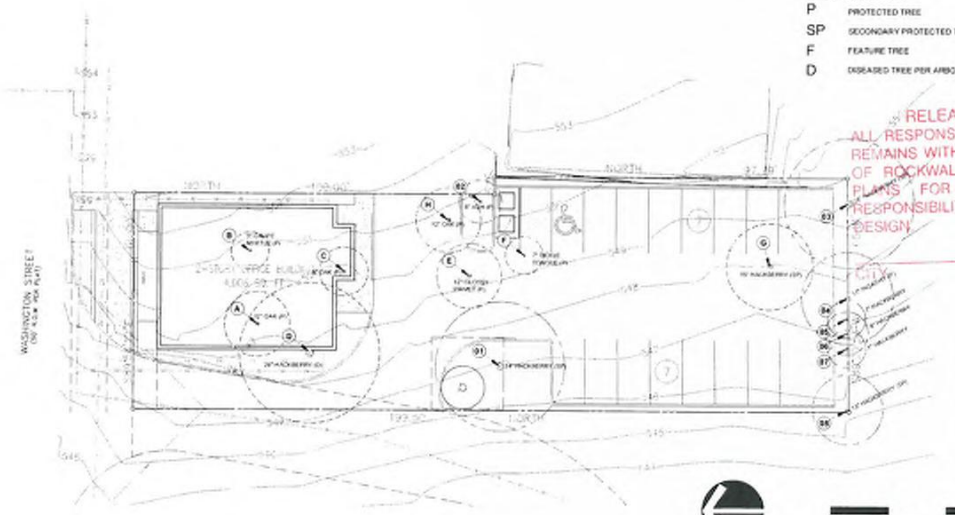
The tree mitigation requirements shall apply for all properties that do not fall under the exemptions listed in section 1.3, Exemptions, of this article. In addition, if a treescape plan or tree removal permit allows for the removal of a protected or feature tree(s), the applicant and/or property owner shall account for the number of inches of tree being removed using the following criteria:

1. *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).
2. *Secondary protected trees.* Hackberry and cedar trees measuring 11 inches through 25 inches DBH shall be replaced with a half-inch for every inch removed (i.e. the total number of caliper inches of tree required to be replaced shall be half (1/2) of the inches being removed).
3. *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).
4. *Non-protected tree.* No mitigation will be required for the removal of any tree that is less than four inches DBH or less than 11 inches DBH for hackberry and cedar trees. In addition, no mitigation shall be required for the removal of Bois d'Arc, willow, cottonwood, locust and Chinaberry trees.
5. *Tree preservation credits.* For each saved oak, pecan or elm tree(s) 25 inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20 percent of the total mitigation balance (i.e. total mitigation balance * 20 percent = Total eligible tree preservation credits).
6. *Mitigation balance.* The total mitigation balance (i.e. mitigation balance = tree preservation credits + total mitigation balance) may be satisfied through one or a combination of the following:
   (a) The developer/property owner can provide the required number of trees three-inch caliper DBH minimum--on the subject property to offset the total mitigation balance (e.g. if the total mitigation balance is nine inches then three three-inch caliper trees could be planted on site to satisfy the mitigation requirements).
   (b) The developer/property owner may petition the parks and recreation department to accept the required number of trees--three-inch caliper DBH minimum--to offset the total mitigation balance (e.g. if the total mitigation balance is nine inches then three three-inch caliper trees could be submitted to the parks and recreation department to satisfy the mitigation requirements). Depending on the number of trees being submitted the director of parks and recreation or his/her designee could require a facilities agreement be approved prior to accepting the trees.
   (c) Tree preservation credits may be purchased at a rate of $200.00 per inch for up to 20 percent of the total replacement inches (e.g. if total mitigation required was 100 inches the developer/property owner could pay a total of $4,000.00 (i.e. (20% * 100) * $200.00 = $4,000.00)) into the city's tree fund, however, the developer/property owner would still be required to satisfy a remaining tree mitigation balance of 80 inches). In addition, if the developer/property owner plants a tree on (s) the property for which the tree preservation credit was assessed or (ii) a location that is mutually agreed upon by the city and the developer/property owner, the developer/property owner shall be eligible for a reduction in the cost of tree preservation credits of up to 50 percent. These funds will be deposited in the city's tree mitigation fund and will be used for planting trees in the city's parks, medians, street rights-of-way, or other similar areas as determined by the parks and recreation department.
   (d) Trees required by article VIII, landscape standards, of this Unified Development Code shall be permitted to be subtracted from the total mitigation balance if provided on site as part of the required landscaping.
7. *Alternative tree mitigation settlement agreements.* In certain cases, the city council--upon recommendation from the planning and zoning commission--may consider an alternative tree mitigation settlement agreement where, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. Those funds will be deposited in the city's tree mitigation fund and will be used for planting trees in the city's parks, medians, street rights-of-way, or other similar areas as determined by the parks and recreation department.

C TREE PRESERVATION NOTES

TREE DESIGNATION KEY

SYMBOL	DESCRIPTION	MITIGATION RATIO
P	PROTECTED TREE	(1 : 1)
SP	SECONDARY PROTECTED TREE	(1 : 0.5)
F	FEATURE TREE	(1 : 2)
D	DISEASED TREE PER ARBORIST	(1 : 0)



OWNER/DEVELOPER:
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(972)983-2222
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ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
ROSS RAMSAY
(214)558-5306
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

NORTH

0 16' 32' 64'

GRAPHIC SCALE

SCALE: 1/16" = 1'-0"

A TREESCAPE PLAN

RELEASED FOR CONSTRUCTION
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

CITY

DATE

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Texas 811
Know what's below. Call before you dig.

407 W WASHINGTON
LANDSCAPE PLANS

MAYER
Landscape Architecture
TX #2629 NY #553
2617 Jasmine Lane
Plano, TX 75074
voice (702) 336-8825
mike@mayerdesignstudio.com

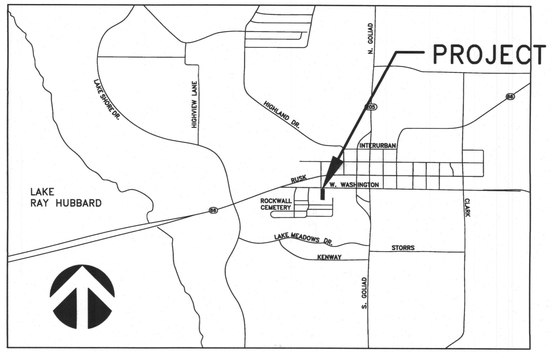
REGISTERED LANDSCAPE ARCHITECT
MICHAEL L. MAYER
6-2-11
STATE OF TEXAS

REVISIONS	DATE	BY

TREESCAPE PLAN

LMGC, LLC OFFICE
407 W WASHINGTON ST
ROCKWALL, TX 75087

JOB: 20-10-103
DATE: SEPTEMBER 11, 2020
SHEET: L1.1



VICINITY MAP

FIRE LANE/PARKING LOT PAVEMENT SECTION
NTS

1. *6"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)*
2. *6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.*

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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 15 DAY OF September, 2020

WINTESS OUR HANDS, THIS 15 DAY OF September, 2020

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING

SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
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SIDEWALK / STAIRS	293	2%
MAX. BUILDING HEIGHT PROPOSED	27'-6"	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	4,008 S.F.	
PARKING PROVIDED	14	
PARKING REQ'D	14	

SITE PLAN
SCALE: 1"=10'
0 10' 20'

OWNER/DEVELOPER:
LMGC, LLC
JIMMY McCLINTOCK
(972)983-2222
3021 RIDGE RD.
ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
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ROSS RAMSAY
(214)536-5306
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

REGISTERED ARCHITECT ROSS I. RAMSAY 21449 STATE OF TEXAS

ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE 200
ROCKWALL, TEXAS 75087

REVISIONS		
No.	DESCRIPTION/ISSUE	DATE

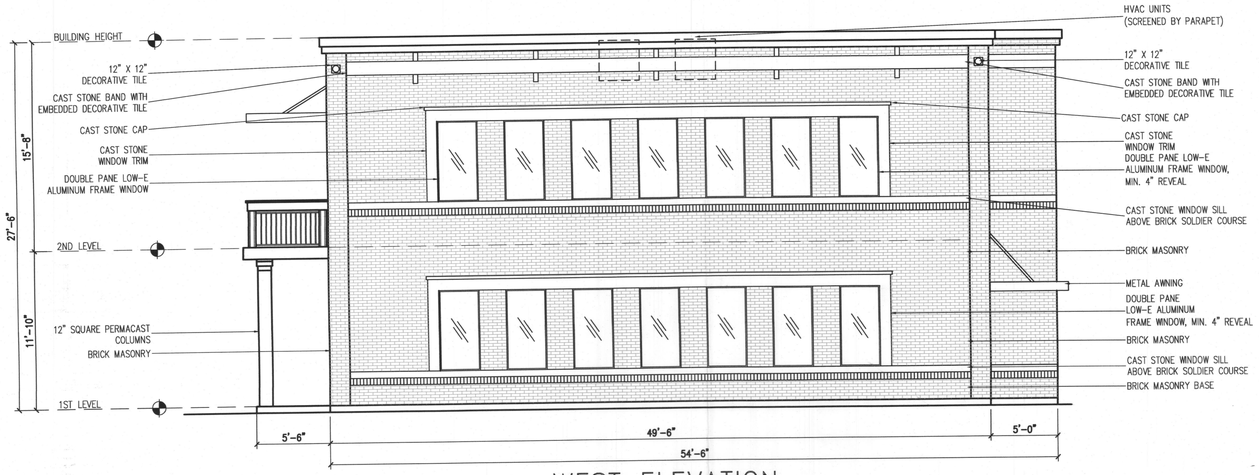
PROJECT NAME AND ADDRESS:
LMGC, LLC OFFICE
407 W WASHINGTON
ROCKWALL, TX 75087

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	09/02/2020
SCALE	1" = 10'
SHEET NO.	of

DRAWING NAME:
SITE PLAN

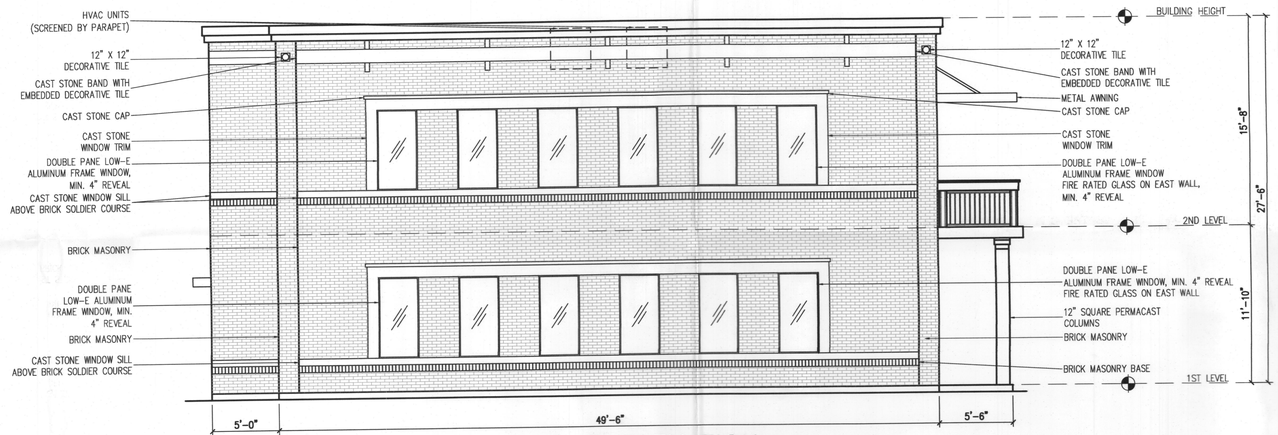
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SP2020-017



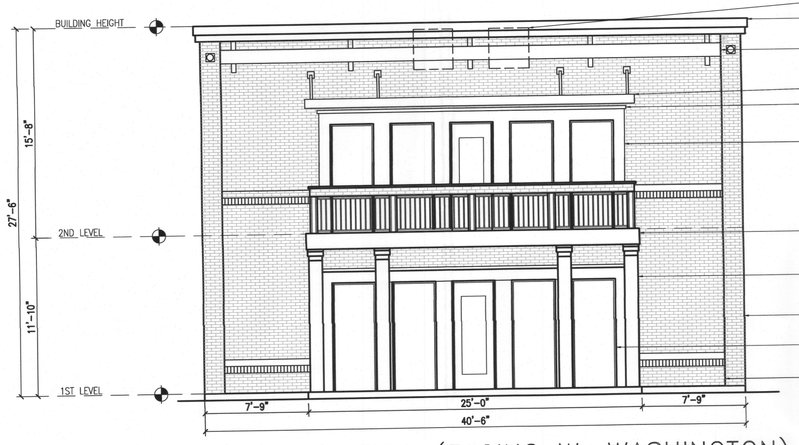
WEST ELEVATION

SCALE: 3/16" = 1'



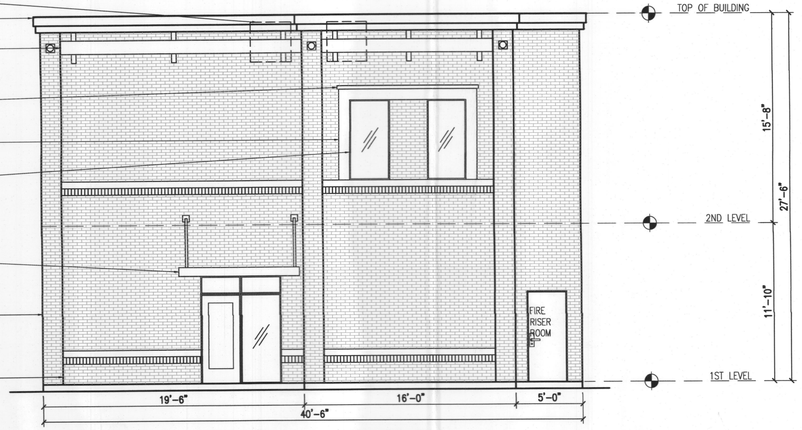
EAST ELEVATION

SCALE: 3/16" = 1'



NORTH ELEVATION (FACING W. WASHINGTON)

SCALE: 3/16" = 1'



SOUTH ELEVATION

SCALE: 3/16" = 1'

MATERIAL USAGE (%) - WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,586	
DOORS & WINDOWS (DEDUCTED)		216	
ACCOUNTABLE AREA		1,370	100%
MASONRY - BRICK		1,176	86%
CAST STONE		194	14%

MATERIAL USAGE (%) - EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,586	
DOORS & WINDOWS (DEDUCTED)		216	
ACCOUNTABLE AREA		1,370	100%
MASONRY - BRICK		1,176	86%
CAST STONE		194	14%

MATERIAL USAGE (%) - NORTH (FACING WASHINGTON)			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,127	
DOORS & WINDOWS (DEDUCTED)		264	
ACCOUNTABLE AREA		863	100%
MASONRY - BRICK		621	72%
CAST STONE		242	28%

MATERIAL USAGE (%) - SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,127	
DOORS & WINDOWS (DEDUCTED)		219	
ACCOUNTABLE AREA		908	100%
MASONRY - BRICK		780	86%
CAST STONE		128	14%

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WINTESS OUR HANDS, THIS 15 DAY OF September, 2020.

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING

REGISTERED ARCHITECT ROSS RAMSAY 2449 STATE OF TEXAS

ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS

No.	DESCRIPTION/ISSUE	DATE

PROJECT NAME AND ADDRESS:

LMGC, LLC OFFICE

407 W WASHINGTON
ROCKWALL, TX 75087

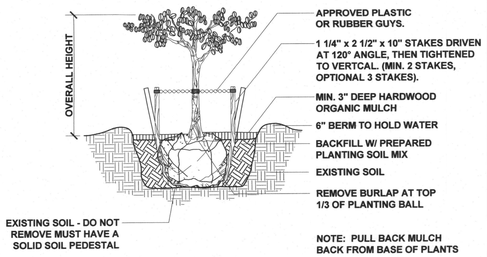
PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	09/02/2020
SCALE	
SHEET NO.	of

DRAWING NAME:

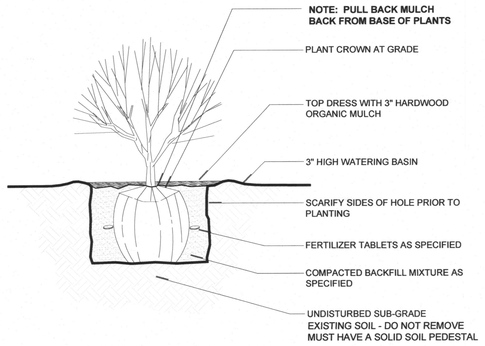
ELEVATIONS

A1.0

SP2020-017



C TREE PLANTING DETAIL



D SHRUB PLANTING DETAIL

EXCERPTS FROM ROCKWALL LANDSCAPE STANDARDS:

Sec. 5.7. - Street landscaping.

A street landscape buffer-strip with a minimum width of ten feet, must be provided along the entire length of the property to be developed that is adjacent to a major arterial or collector street, as defined in the city's thoroughfare plan, exclusive of driveways and access-ways. Large trees, as herein defined, shall be provided in the required buffer in numbers equal to one tree for each 50 feet of street frontage.

Sec. 5.8. - Right-of-way landscaping requirements.

All street rights-of-way located adjacent to the proposed development shall be improved with grass or ground cover material and shall be maintained. It shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in the right-of-way is watered and maintained and to ensure that minimal water will enter the street itself. The designer of the irrigation system shall base the design on the ultimate proposed width of the street when designing the system. The plans for design of the irrigation system shall be approved by the city prior to installation.

Sec. 5.9. - Parking lot landscaping.

A. Any parking lot with more than two rows of spaces shall have a minimum of five percent or 200 square feet, whichever is greater, in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping.
B. If the parking and maneuvering space exceeds 20,000 square feet one large canopy tree for every ten required parking spaces shall be required internal to the parking lot. No tree shall be planted closer than 2½ feet to the pavement.
1. No required parking space may be located more than 80 feet from the trunk of a large canopy tree.
2. No tree may be planted closer than 2½ feet to the pavement.
3. All trees must be internal to the parking lot.

Sec. 5.11. - Dimensions of landscaping.

All required landscaping shall be no less than five feet wide and a minimum of 25 square feet in area unless it is within ten feet of the building. Sec. 5.12. - Required landscaping.

A. *Amount of landscaping.*
1. Minimum square footage requirements for landscaping shall be provided and maintained in the zoning districts set forth as follows. The requirements shall be applied to the total site area to be developed:

Commercial	15	10

The total site area required for landscaping may be reduced by no more than five percent in accordance with the provisions of section 6. For example, the required percentage of 15 percent for commercial zoning could be reduced to a total of ten percent under the terms of section 6.

A. *Location of landscaping.* No less than 50 percent of the total requirement shall be located in front of and along side buildings with street frontage in the following zoning districts: "MF-14," "RO," "NS," "GR," "C" and "RT." One hundred percent of the total requirement shall be located in front of and along side buildings with street frontage in the following zoning districts: "HC," "LI," "HI."
B. *Detention basins.* Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs and trees in all dry land areas. There shall be a minimum of one tree for each 750 square feet of dry land area.

SECTION 6. - LANDSCAPE CREDITS

Credits toward achieving landscape requirements may be achieved as follows.

Sec. 6.1. - Credit for required landscape buffer-strips between residential and nonresidential zoning.

The overall landscaping requirement may be reduced by 2.5 percent when the buffer-strip, whether required or not, has a minimum average width of 15 feet or greater and contains at least one large tree every 40 feet, or large shrubs at least every ten feet the entire length of the perimeter adjacent to property with residential zoning. This perimeter must equal at least 25 percent of the total perimeter of all adjacent private property. Sec. 6.2. - Credit for surface parking screening.

The overall landscaping requirement may be reduced by 2.5 percent when a surface parking lot located adjacent to a public street is screened as follows:
A. The screen must be voluntary, not required by this Unified Development Code.
B. The screening must be located along the entire length of street frontage of the parking lot, exclusive of driveways, accessways, and visibility triangles. Visibility triangles will be maintained at all driveway intersections.
C. The screening must be at least three feet in height utilizing only evergreen planting materials, berms, and/or masonry walls.
D. The adjacent street must be generally at the same grade level of the parking lot or below for such credit to qualify. Sec. 6.3. - Credit for right-of-way landscaping. ROCKWALL LANDSCAPE STANDARDS
The overall landscaping requirement may be reduced by 2.5 percent when the public right-of-way adjacent to a proposed development is landscaped meeting the following requirements:
A. All landscaping in the right-of-way shall be provided sufficient irrigation for maintenance.
B. Plants used in landscaping in the right-of-way shall only be varieties included on the approved plant list.
C. The plan for landscaping in right-of-way shall be submitted and approved by the city prior to any work being done in the right-of-way.
D. In certain cases, the city may determine that landscaping in the right-of-way may be infeasible and in such cases this credit shall not apply.
E. Landscaping shall include ground cover, shrubs, trees and/or other plant materials and must cover at least 50 percent of the adjacent right-of-way, exclusive of driveways, to qualify for this credit. Grass alone shall not qualify for this credit.
F. If the city has an adopted landscape plan for the street adjacent to the proposed project, any proposed improvements must be in compliance with said plan. Sec. 6.4. - Credit for xeriscaping.
The overall landscaping requirement may be reduced by 2.5 percent when the planning director or his/her designee determines that the standards stipulated by section 5.10, xeriscaping standards, of this article have been satisfied.

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY	MITIGATION
	Cl	Chilopsis l `Lucretia Hamilton` / Desert Willow 3" cal. * ROCKWALL APPROVED TREE	B & B	1	3"
	Pe	Pinus eldarica / Afghan Pine 6" cal. * ROCKWALL APPROVED TREE	B & B	1	6"
	Ss	Sophora secundiflora / Texas Mountain Laurel 2" cal.	20" Box	1	2"
	Vc	Vitex agnus-castus / Chaste Tree 3" cal.	B & B	1	3"
					14"

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Bmj	Buxus microphylla / Littleleaf Boxwood	3 gal	10
	Hp	Hesperaloe parviflora / Red Yucca * ROCKWALL APPROVED PLANT	5 gal	10
	Lm	Lantana montevidensis `New Gold` / Gold Lantana	1 gal	13
	Lg	Leucophyllum frutescens `Green Cloud` / Texas Ranger * ROCKWALL APPROVED PLANT	5 gal	9
	Ls	Ligustrum sinense `Sunshine` / Sunshine Ligustrum	5 gal	6
	Lp	Loropetalum chinense `Purple Diamond` / Fringe Flower * ROCKWALL APPROVED PLANT	5 gal	3
	Msc	Mahonia `Soft Caress` / Soft Caress Mahonia	3 gal	11
	Ma	Miscanthus sinensis `Adagio` / Dwarf Maiden Grass * ROCKWALL APPROVED PLANT	5 gal	1
	Mr	Muhlenbergia capillaris / Muhly Grass * ROCKWALL APPROVED PLANT	5 gal	9
	Ph	Pennesetum a. `Hameln` / Dwarf Fountain Grass * ROCKWALL APPROVED PLANT	5 gal	13
	Ptv	Pittosporum tobira `Variegata` / Variegated Mock Orange	5 gal	20
	Rop	Rosmarinus officinalis `Prostratus` / Trailing Rosemary * ROCKWALL APPROVED PLANT	1 gal	6
	Sg	Salvia greggii `Pink` / Pink Autumn Sage	3 gal	3

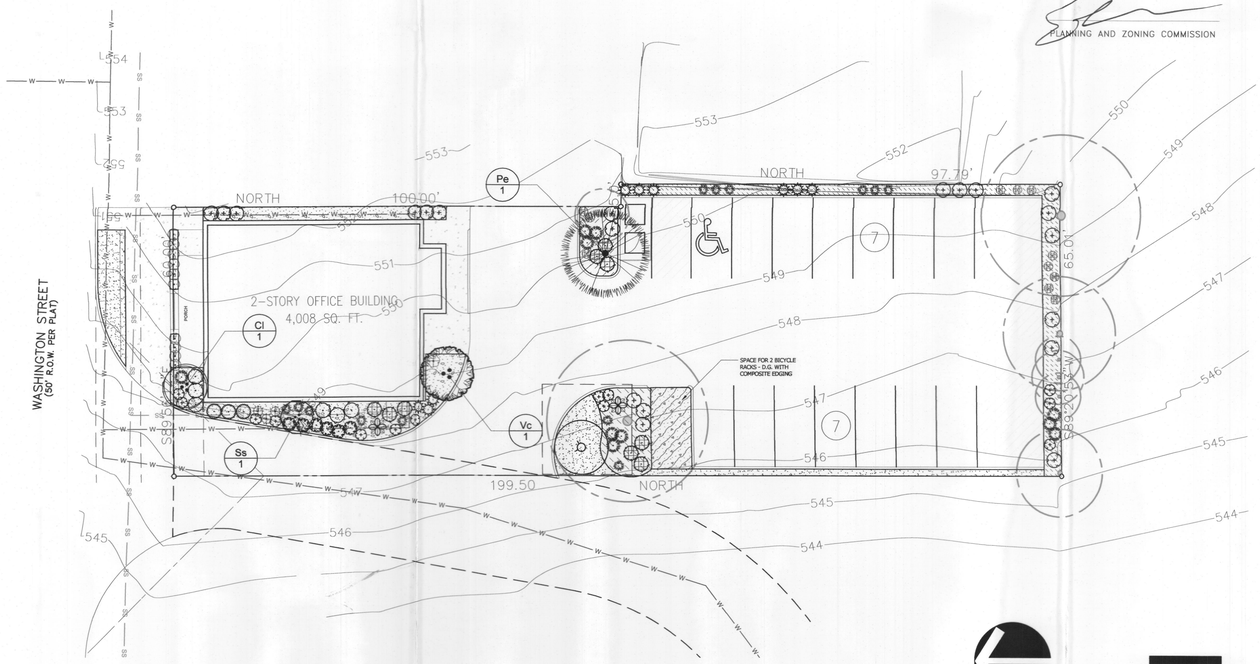
CACTI	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Af	Agave ovatifolia `Frosty Blue` / Whale's Tongue Agave	5 gal	2

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	Ch	Cynodon dactylon `419 Hybrid` / Bermuda Grass * ROCKWALL APPROVED PLANT	sod	294 sf
	Dg	Decomposed Granite 1/4" minus screened Orange D.G. over filter fabric	2" deep	163 sf
	Hm	Hardwood / Mulch	2" deep	834 sf
	Tb	Tejas Black / 5/8"	2" deep	669 sf

B PLANT SCHEDULE

SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	12,383	100 %
IMPERVIOUS	10,323	84%
2 STORY OFFICE/PORCHES	2,247	18%
PAVEMENT AREA	7,783	64%
PERVIOUS	2,060	16%
SIDEWALK / STAIRS	293	2%
MAX. BUILDING HEIGHT PROPOSED	27'-6"	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	4,008 S.F.	
PARKING PROVIDED	14	
PARKING REQ'D	14	

Texas 811 Know what's below. Call before you dig.



A PLANTING PLAN

NORTH

0 16' 32' 64'

GRAPHIC SCALE

SCALE: 1/16" = 1'-0"

REQUIRED PLANTINGS

A. STREET TREES:
1 TREE FOR EVERY 50 L.F. OF FRONTAGE **W Washington Street - 60 / 50 = 1.2** **(1) 3" TREE REQUIRED**
(1) 3" TREE PROVIDED

THE IRRIGATION SYSTEM FOR THIS PROJECT IS TO CONSIST OF A 8 STATION SMART CONTROLLER WITH WI-FI CAPABILITIES AND A WIRELESS RAIN / FREEZE SENSOR. SHRUBS WILL BE IRRIGATED WITH IN-LINE DRIP TUBE FED FROM 1" DRIP ZONE VALVE ASSEMBLIES. LAWN AREAS TO BE IRRIGATED WITH LOW FLOW ROTARY NOZZLES ON 4" POP-UP BODIES. POINT OF CONNECTION, BACKFLOW, WYE STRAINER AND SHUT OFF VALVE TO BE INSTALLED PER CITY OF ROCKWALL STANDARD IRRIGATION REQUIREMENTS.

NOTE:
NO TREES TO BE WITHIN 5' OF PUBLIC UTILITIES

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 15 DAY OF September, 2020.

WINTESS OUR HANDS, THIS 15 DAY OF September, 2020.

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING

OWNER/DEVELOPER:
LMGC, LLC
JIMMY McCLINTOCK
(972)983-2222
3021 RIDGE RD.
ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
ROSS RAMSAY
(214)536-5306
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

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407 W WASHINGTON
LANDSCAPE PLANS

MAYER Design Studio
Landscape Architecture
TX #2629 NV #583
2617 Jasmine Lane
Plano, TX 75074
voice (702) 339-0825
mike@mayerdesignstudio.com

REGISTERED LANDSCAPE ARCHITECT
MICHAEL L. MAYER
9-11-2020
2629
STATE OF TEXAS

DATE BY
REVISIONS

PLANTING PLAN

JOB:
LMGC, LLC OFFICE
407 W WASHINGTON ST
ROCKWALL, TX 75087

20-10-103
JOB#:

SEPTEMBER 11, 2020
DATE:

L2.1
SHEET:

TREES TO BE PRESERVED

TREE PROTECTION SCHEDULE

NO.	SCIENTIFIC NAME	COMMON NAME	TYPE	TRUNK	CALIPER	MITIGATION RATIO	ADJUSTED	RESULT
01	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	24"	1 : 0.5	12"	PROTECT
02	Fraxinus texensis	Texas Ash	PROTECTED	STANDARD	8"	1:1	8"	PROTECT
03	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	24"	1 : 0.5	12"	PROTECT
04	Carya texana	Black Hickory	PROTECTED	STANDARD	17"	1:1	17"	PROTECT
05	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	7"	1 : 0.5	3.5"	PROTECT
06	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	8"	1 : 0.5	4"	PROTECT
07	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	7"	1 : 0.5	3.5"	PROTECT
08	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	13"	1 : 0.5	6.5"	PROTECT
TOTAL CALIPER INCHES OF TREES TO BE PRESERVED:							66.5"	

TREES TO BE REMOVED

TREE REMOVAL SCHEDULE

NO.	SCIENTIFIC NAME	COMMON NAME	TYPE	TRUNK	CALIPER	MITIGATION RATIO	ADJUSTED	RESULT
A	Quercus sp	Oak	PROTECTED	STANDARD	12"	1:1	12"	REMOVE
B	Lagerstroemia indica	Crape Myrtle	PROTECTED	MULTI	7"	1:1	7"	REMOVE
C	Quercus sp	Oak	PROTECTED	STANDARD	9"	1:1	9"	REMOVE
D	Celtis occidentalis	Hackberry	DAMAGED	STANDARD	26"	1 : 0.0	0"	REMOVE
E	Ligustrum lucidum	Glossy Privet	PROTECTED	MULTI	12"	1:1	12"	REMOVE
F	Zanthoxylem clava-herculis	Tickle Tongue Tree	PROTECTED	STANDARD	7"	1:1	7"	REMOVE
G	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	16"	1 : 0.5	8"	REMOVE
H	Quercus sp	Oak	PROTECTED	STANDARD	12"	1:1	* 0"	REMOVE
TOTAL CALIPER INCHES OF TREES TO BE REMOVED:							55"	

55" x 20% = 11 x $100 = 1,340 — $1,100 to be paid to The City of Rockwall tree fund.

55" x 80% = 44 — 44" minimum to be planted as mitigation

The City of Rockwall has agreed to waive mitigation requirements on tree 'H' - 12" Oak.

Tree 'D' is diseased and should be removed to prevent property damage.

SITE SUMMARY - COMMERCIAL ZONING		
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PERVIOUS	2,060	16%
SIDEWALK / STAIRS	293	2%
MAX. BUILDING HEIGHT PROPOSED	27'-6"	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	4,008 S.F.	
PARKING PROVIDED	14	
PARKING REQ'D	14	

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 15 DAY OF September, 2020.

WINTESS OUR HANDS, THIS 15 DAY OF September 2020

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING

The intent of this drawing is to show existing trees to be preserved or removed in order to develop the proposed project. Property owner will be responsible for any fees or penalties owed at the discretion of The City of Rockwall. Demolition contractor is responsible for ensuring all required permits and paperwork from the City of Rockwall are in place before beginning demolition.

Refer to The City of Rockwall - Article IX - TREE PRESERVATION

also The City of Rockwall - Article VIII - LANDSCAPE STANDARDS

THERE IS ONE EXISTING FEATURE TREES ON THIS SITE (ie. 25" caliper or more of the protected species) THAT TREE IS TO BE REMOVED - THE TREE IS DAMAGED AND ROTTING.

NOTE:
ALL BOUNDARY TREES ALONG THE SOUTH PROPERTY LINE ARE TO REMAIN. PROTECT ANY TREES THAT ARE CLOSE PROXIMITY TO GRADING OR CONSTRUCTION ACTIVITIES.

SECTION 5. - TREE MITIGATION REQUIREMENTS

The tree mitigation requirements shall apply for all properties that do not fall under the exemptions listed in section 1.3, 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:

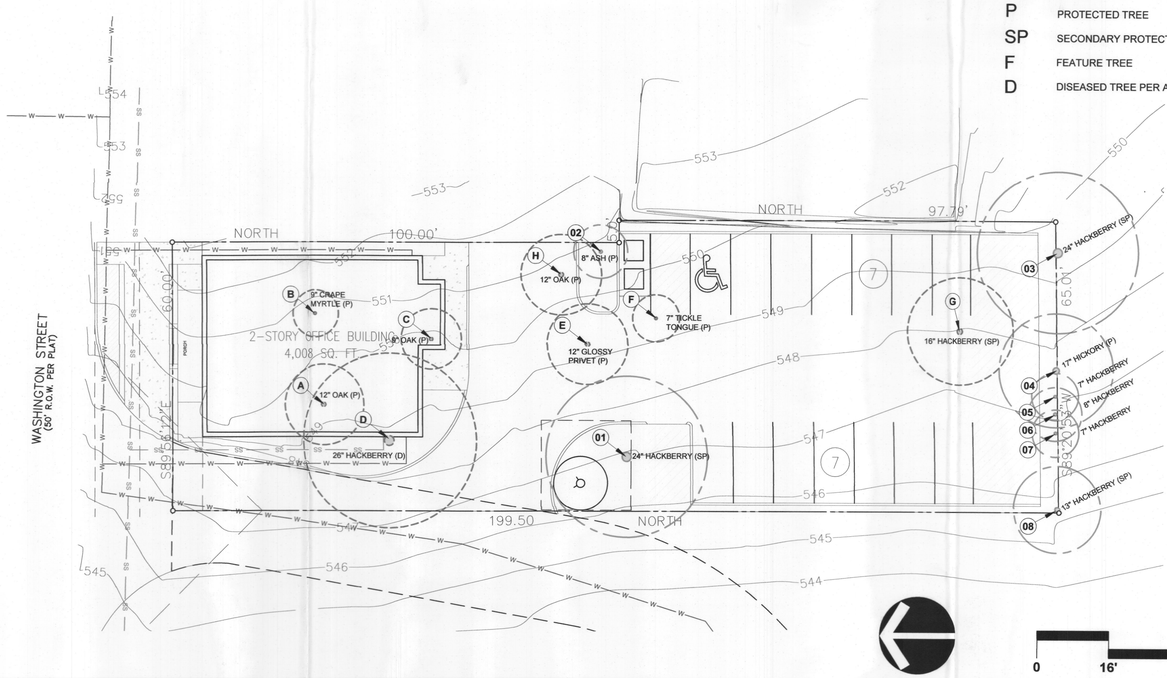
1. *Primary protected trees.* Primary protected trees measuring four inches through 25 inches DBH shall be replaced on an inch-for-inch basis (i.e. the total number of caliper inches of tree being replaced shall equal the total number of caliper inches being removed).
2. *Secondary protected trees.* Hackberry and cedar trees measuring 11 inches through 25 inches DBH shall be replaced with a half-inch for every inch removed (i.e. the total number of caliper inches of tree required to be replaced shall be half (½) of the inches being removed).
3. *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).
4. *Non-protected tree.* No mitigation will be required for the removal of any tree that is less than four inches DBH or less than 11 inches DBH for hackberry and cedar trees. In addition, no mitigation shall be required for the removal of Bois d'Arc, willow, cottonwood, locust and Chinaberry trees.
5. *Tree preservation credits.* For each saved oak, pecan or elm tree(s) 25 inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20 percent of the total mitigation balance (i.e. total mitigation balance × 20 percent = Total eligible tree preservation credit).
6. *Mitigation balance.* The total mitigation balance (i.e. mitigation balance − tree preservation credits = total mitigation balance) may be satisfied through one or a combination of the following:
   (a) The developer/property owner can provide the required number of trees--three-inch caliper DBH minimum--on the subject property to offset the total mitigation balance (e.g. if the total mitigation balance is nine inches then three three-inch caliper trees could be planted on-site to satisfy the mitigation requirements).
   (b) The developer/property owner may petition the parks and recreation department to accept the required number of trees--three-inch caliper DBH minimum--to offset the total mitigation balance (e.g. if the total mitigation balance is nine inches then three three-inch caliper trees could be submitted to the parks and recreation department to satisfy the mitigation requirements). Depending on the number of trees being submitted the director of parks and recreation or his/her designee could require a facilities agreement be approved prior to accepting the trees.
   (c) Tree preservation credits may be purchased at a rate of $200.00 per inch for up to 20 percent of the total replacement inches (e.g. if total mitigation required was 100 inches the developer/property owner could pay a total of $4,000.00 (i.e. (20% × 100) × $200.00 = $4,000.00) into the city's tree fund; however, the developer/property owner would still be required to satisfy a remaining tree mitigation balance of 80 inches). In addition, if the developer/property owner plants a tree on (i) the property for which the tree preservation credit was assessed or (ii) a location that is mutually agreed upon by the city and the developer/property owner, the developer/property owner shall be eligible for a reduction in the cost of tree preservation credits of up to 50 percent. These funds will be deposited in the city's tree mitigation fund and will be used for planting trees in the city's parks, medians, street rights-of-way, or other similar areas as determined by the parks and recreation department.
   (d) Trees required by article VIII, landscape standards, of this Unified Development Code shall be permitted to be subtracted from the total mitigation balance if provided on site as part of the required landscaping.
7. *Alternative tree mitigation settlement agreements.* In certain cases, the city council--upon recommendation from the planning and zoning commission--may consider an alternative tree mitigation settlement agreement where, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. These funds will be deposited in the city's tree mitigation fund and will be used for planting trees in the city's parks, medians, street rights-of-way, or other similar areas as determined by the parks and recreation department.

C TREE PRESERVATION NOTES

B TREE SCHEDULES

TREE DESIGNATION KEY

SYMBOL	DESCRIPTION	MITIGATION RATIO
P	PROTECTED TREE	(1 : 1)
SP	SECONDARY PROTECTED TREE	(1 : 0.5)
F	FEATURE TREE	(1 : 2)
D	DISEASED TREE PER ARBORIST	(1 : 0)



NORTH

0 16' 32' 64'

GRAPHIC SCALE

SCALE: 1/16" = 1'-0"

OWNER/DEVELOPER:
LMGC, LLC
JIMMY McCLINTOCK
(972)983-2222
3021 RIDGE RD.
ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
ROSS RAMSAY
(214)536-5306
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

A TREESCAPE PLAN

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Texas 811 Know what's below. Call before you dig.

MAYER Design Studio
Landscape Architecture
TX #2629 NV #583
2617 Jasmine Lane
Plano, TX 75074
voice (702) 339-0825
mike@mayerdesignstudio.com

REGISTERED LANDSCAPE ARCHITECT
MICHAEL L. MAYER
9-11-2020
2629
STATE OF TEXAS

REVISIONS	DATE	BY

407 W WASHINGTON
LANDSCAPE PLANS

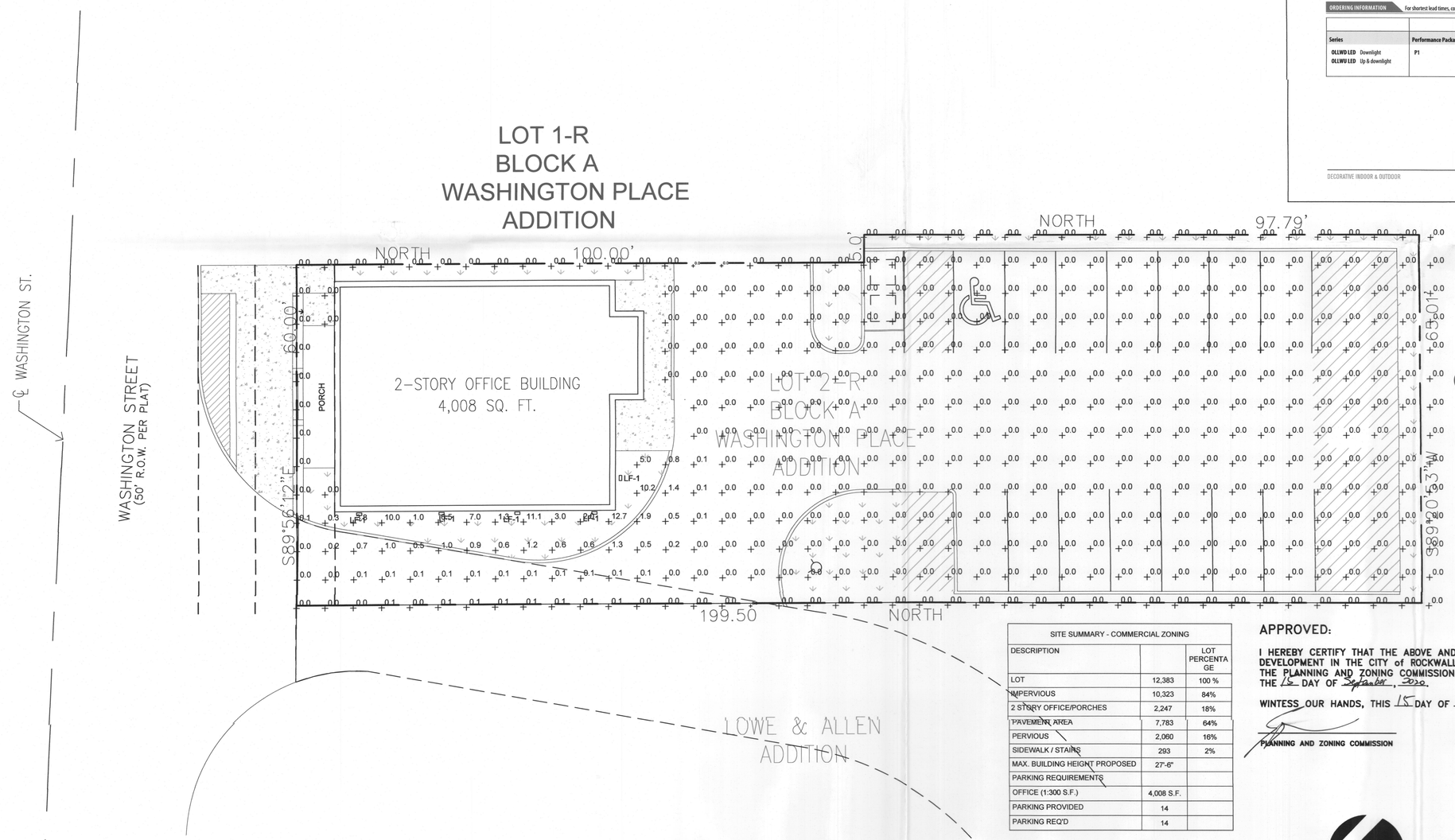
TREESCAPE PLAN

JOB: LMGC, LLC OFFICE
407 W WASHINGTON ST
ROCKWALL, TX 75087

20-10-103
JOB#:

SEPTEMBER 11, 2020
DATE:

L1.1
SHEET:



SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
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PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	4,008 S.F.	
PARKING PROVIDED	14	
PARKING REQ'D	14	

APPROVED:

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WITNESS OUR HANDS, THIS 15 DAY OF September, 2020.

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING

SITE PLAN
SCALE: 1"=10'
0 10' 20'

OWNER/DEVELOPER:
LMGC, LLC
JIMMY McCLINTOCK
(972)983-2222
3021 RIDGE RD.
ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
ROSS RAMSAY
(214)536-5306
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

LITHONIA LIGHTING

Catalog Number	LF-1
Notes	COLOR - BLACK
Type	DOWN LIGHT MODEL

FEATURES & SPECIFICATIONS

INTENDED USE
Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

CONSTRUCTION
Cast-aluminum housing with corrosion-resistant paint in either dark bronze or white finish.
ADA compliant.

OPTICS
4000K CCT LEDs.
Polycarbonate lens protects the LED from moisture, dirt and other contaminants.
LUMEN MAINTENANCE: The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

ELECTRICAL
MVOLT driver operates on any line voltage from 120-277V
Operating temperature -30ºC to 40ºC.
10kV surge protection standard.

INSTALLATION
Surface mounts to universal junction box (provided by others).

LISTINGS
UL Listed to U.S. and Canadian safety standards for wet locations.
Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Outdoor General Purpose

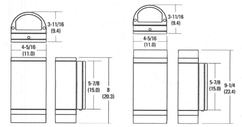
OLLWD & OLLWU

LED WALL CYLINDER LIGHT

LED



Specifications
All dimensions are inches (centimeters)



ORDERING INFORMATION For shortest lead times, configure products using **bolded options.** **Example:** OLLWD LED P1 40K MVOLT DDB

Series	Performance Package	Color temperature (CCT)	Voltage	Finish
OLLWD LED Downlight **OLLWU LED** Up & downlight	**P1**	**40K** 4000K	**MVOLT** 120V-277V **120** 120V[1]	**DDB** Dark bronze **WH** White[2]

Notes
1. Only available with OLLWU and in DDB.
2. Only available with OLLWU.

DECORATIVE INDOOR & OUTDOOR — OLLWD-OLLWU

REGISTERED ARCHITECT ROSS T. RAMSAY 2449 STATE OF TEXAS
ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS		
No.	DESCRIPTION/ISSUE	DATE

PROJECT NAME AND ADDRESS:
LMGC, LLC OFFICE
407 W WASHINGTON
ROCKWALL, TX 75087

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	09/02/2020
SCALE	
SHEET NO.	of

DRAWING NAME:
PHOTOMETRIC PLAN

P1.0

SP2020-017

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, *Planner*
DATE:	February 25, 2025
SUBJECT:	SP2025-004; *Site Plan for 409 W. Washington*

The applicant, Marlin Smith of Washington Place on Highway 66, LP, is requesting the approval of a Site Plan for a three (3) story, 14,789 SF *office building*. The subject property was annexed prior to 1959, is zoned Downtown (DT) District, and is situated within the SH-66 Overlay (SH-66OV) District. On July 6, 2020, the City Council approved a replat [*Case No. P2020-025*] of Lots 4 & 5, Block A, Washington Place Addition. On January 14, 2020, the Planning and Zoning Commission approved a Site Plan [*Case No. SP2019-044*] for a three (3) story 14,789 SF *office building* on the subject property. The site plan approval was set to expire on January 14, 2022 in accordance with Subsection 03.05(A), *Site Plan Expiration*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC); however, at that time the applicant had an active Engineering submittal [*Case No. E2020-010*]. The Engineering Plans were approved on August 31, 2020, and were considered to be valid for a period of one (1) year. On June 23, 2021, the applicant submitted a building permit [*Case No. COM2021-3194*]; however, this permit expired due to inactivity on June 23, 2022.

In response to this expiration, the applicant resubmitted the same Site Plan on February 14, 2025. The submitted Site Plan was the same as the original Site Plan approved under *Case No. SP2019-044*, with the exception of minor changes being made to the Photometric Plan. As part of the review for this case, staff has indicated to the applicant that the Photometric Plan will need to be changed to meet the lighting and photometric standards of the Unified Development Code (UDC), and this is considered a condition of approval for this case. Staff has attached the original Site Plan case memo since nothing has changed in the requirements of the Downtown (DT) District that would affect the approval of this case. As part of this case, the Planning and Zoning Commission will be tasked with reviewing the previous Site Plan approval -- *including the variances/exceptions that were granted* -- and determining if the proposal meets the criteria for Site Plan approval as outlined in Subsection 03.04, *Site Plan Review*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). In addition, staff will be taking the proposed building elevations back to the Architectural Review Board (ARB) prior to the meeting on February 25, 2025, and will provide an updated recommendation from the ARB to the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the *February 25, 2025* Planning and Zoning Commission meeting.

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:	January 14, 2020
APPLICANT:	Steven Reyes; *Ramsay and Reyes Architecture, LLC*
CASE NUMBER:	SP2019-044; *Site Plan for 409 W. Washington Street*

SUMMARY

Discuss and consider a request by Steven Reyes of Ramsay & Reyes, LLC on behalf of Jimmy McClintock of LMGC, LLC for the approval of a site plan for an office building on a 0.739-acre tract of land identified as a portion of Lot 14 of the Lowe & Allen Addition [0.4590-acres] and Lot 2-R, Block A, Washington Place Addition [0.28-acres] , City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1959, is zoned Downtown (DT) District, is situated within the SH-66 Overlay (SH-66 OV) District, and is considered to be a part of one of the original areas of the City of Rockwall. On May 26, 2017, a building permit was issued [*BLD2017-1600*] for to allow the demolition of a single-family home on the subject property. Subsequently, in 2018, a building permit was issued [*BLD2018-0900*] to allow the demolition of a carport, a garage, and a barn on the subject property. Since that time, the property has remained vacant.

PURPOSE

The applicant has submitted a request for approval of a site plan for an office building on the subject property. The proposed office building will be approximately 16,502 SF, will be clad with brick, and will utilize a flat roof system, which is typical of the existing buildings within the Downtown (DT) District. The proposed building is designed to give the appearance of two (2) attached buildings with one (1) building being two (2) stories in height and the other building being three (3) stories in height.

ADJACENT LAND USES AND ACCESS

The subject property is located at 409 W. Washington Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the property is W. Washington Street, which is identified as a *P3U* (*principle arterial, three [3]-lane, undivided roadway)* on the City's Master Thoroughfare Plan. Following this, there is a vacant tract of land and W. Rusk Street, which is identified as a *P3U* (*principle arterial, three [3]-lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this, there are several single-family homes. These areas are zoned Downtown (DT) and Single-Family 7 (SF-7) District.

South: Directly south of the subject property, there is a cemetery that is owned by the City of Rockwall. Following this, there are two (2) single-family residential subdivisions (*i.e. Stonebridge Meadows, Phases 4, 3, & 2; and Ridgeview Subdivisions*) and a condominium complex (*i.e.*

Bent Tree Condominiums). These areas are zoned Cemetery (CEM), Single-Family 7 (SF-7) and Multi-Family 14 (MF-14) Districts.

East: Directly east of the subject property, there is a vacant tract of land, a real estate office (*i.e. Gold Key Realty*), and a daycare facility (*i.e. Marigold Learning Academy*). Following this, there several vacant tracts of land, a city-owed parking lot, and N. Goliad Street, which is identified as a *P3U* (*principle arterial, three [3]-lane, undivided roadway*) on the City's Master Thoroughfare Plan.

West: Directly west of the subject property, there is a single-family home and a City-owned cemetery. Following this, there is a daycare facility (*i.e. Children's Park Day Care*), a vacant tract of land, an office building, and a veterinary hospital (*i.e. Avery Veterinary Clinic*). Beyond this, there is a retail store with gasoline sales (*i.e. Shell*), a single-family residential subdivision (*i.e. Stonebridge Meadows, Phases 4 & 5*) and S. Lakeshore Drive, which is identified as a minor collector on the City's Master Thoroughfare Plan. These areas are zoned Downtown (DT), Cemetery (CEM), General Retail (GR), Single-Family 7 (SF-7), and Single-Family 10 (SF-10) Districts.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) the proposed office building is permitted by-right in the Downtown (DT) District. With the exception of the minor waivers being requested, the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within the Downtown (DT) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Building Height	*Min. 2 Stories Max. 4 Stories*	*X=2 Stories and 3 Stories; In Conformance*
Minimum Front Yard Setback	*24-Feet*	X=24-Feet; In Conformance
Pedestrian Walkway Width	*10-Feet*	*X=10-Feet; In Conformance*
Minimum Masonry Requirement	*100%*	*X=100%; In Conformance*
Minimum Number of Parking Spaces	*55 Spaces*	*X=55 Spaces; In Conformance*

TREESCAPE PLAN

The applicant has indicated that there are no protected trees requiring mitigation on the subject property.

CONFORMANCE WITH THE CITY'S CODES

The proposed office building conforms to the requirements stipulated in Subsection 4.07*, Downtown (DT) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) as follows:

(1) *Function/Land Use.* Retail, personal service, residential, and office uses shall be allowed throughout the district. In this case, the proposed use is an office building and conforms to this requirement.
(2) *Block Face.* Building walls should be continuous along block faces to create a strong edge to the street an contribute to creating and attractive and active pedestrian environment. In this case, the building utilizes a design that gives the appearance of two (2) buildings with a continuous block face. The building will also utilize contrasting brick patterns/colors to give the appearance of two (2) attached buildings.

(3) *Building Form.* Buildings shall be designed and constructed in a tri-partite architecture to that they have a distinct base, middle, and top. The proposed building elevations appear to conform to this requirement.
(4) *External Façade Materials.* Ground floor exterior walls, excluding windows and doors, shall be constructed of 100% brick, natural or cast stone. The applicant is proposing to utilize 100% brick.
(5) *Color.* The dominant color of all buildings shall be muted shades of warm grey, red, green, beige, or brown. Black, gold, and stark white shall not be used except as an accent color. The submitted building elevations indicate that the brick will be brown.
(6) *Non-residential at Grade.* The ground floor entry must be located at the approximate elevation of the adjacent sidewalk. All of the proposed entryways conform to this requirement.

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exception to the requirements of the Unified Development Code (UDC):

(1) *Building Standards*

(a) *Architectural Features.* According to Subsection 4.07, *Downtown (DT) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), each building and separate lease space at grade along the street edge shall have a functioning primary entry from the sidewalk. Such entries must be inset from the front building plane by at least five (5)-feet. Secondary entries may be set back as little as three (3)-feet. Functioning entries must be located no greater than 30-feet apart. The applicant is providing two (2) primary entries adjacent to W. Washington street; however, the entryways are not recessed five (5) feet behind the building plane. Alternatively, the applicant has provided a stoop with a canopy at the entryway located closest to the eastern property line and a canopy at the entryway closest to the western properly line. Additionally, the distance between the two (2) entries is greater than 30-feet (*i.e. approximately 60-feet*). Since this does not meet the requirements stipulated in the Unified Development Code (UDC), approval of a minor waiver is required. The Unified Development Code gives staff the ability to approve minor waivers administratively; however, staff felt it necessary to allow the Architectural Review Board (ARB) and the Planning and Zoning Commission to review the request and determine if approval of a minor waiver is necessitated.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan, indicates that the subject property is located within the Downtown District and is designated for *Downtown (DT)* land uses. The Downtown District is considered to be the cultural heart of the community and embodies the small-town atmosphere that is characteristic of the City of Rockwall. Being the original town area, this district is significantly developed and contains the City's oldest residential and commercial buildings. It is expected that the Downtown District will continue to prosper through investments in appropriate infill development and adaptive reuse of existing structures. New development in this area should be held to a higher level of scrutiny than other areas of the City to ensure that the district retains its small-town character. The *Downtown (DT)* land use designation should include a combination of land uses that are complementary to the existing development pattern and are intended to add the attractive, pedestrian-oriented environment of Rockwall's historic downtown. In addition, this area is the historic core of the City and should continue to be a symbol of community life in Rockwall. Primary land uses include office, retail restaurant, and residential land uses while secondary land uses include institutional and civic land uses. In this case, the proposed office building is considered to be a primary use within the Downtown District and appears to be in conformance with the policies and goals contained in the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB):

On November 26, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant provide additional windows for balance, to provide primary entryways adjacent to W. Washington Street, to increase the smaller building to two (2) stories, to raise the parapet on the rear of the building, and to provide an updated rendering. The applicant has provided revised plans that appear to generally conform to these requests.

On December 30, the Architectural Review Board (ARB) was unable to make a quorum, and as a result, the proposed building elevations have not been reviewed. The Architectural Review Board (ARB) will review the proposed building elevations and forward a recommendation to the Planning and Zoning Commission at the meeting on January 14, 2020.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission choose to approve the applicant's request to, then staff would propose the following conditions of approval:

(1) All comments provided by the Planning, Engineering, and Fire Department must be addressed prior to the submittal of a building permit;

(2) Any construction resulting from the approval of this site plan 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: 2/21/2025

PROJECT NUMBER: SP2025-004
PROJECT NAME: Amended Site Plan for 409 W. Washington Street
SITE ADDRESS/LOCATIONS: 409 W WASHINGTON ST

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	02/19/2025	Approved w/ Comments

02/19/2025: SP2025-004; Site Plan for 409 W. Washington Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Marlin Smith of Washington Place on Highway 66, LP for the approval of a Site Plan for an Office Building on a 0.99-acre parcel of land identified as Lot 4, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, and addressed as 409 W. Washington Street.

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

M.3 For reference, include the case number (SP2025-004) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 On January 14, 2020, the Planning and Zoning Commission approved a Site Plan [Case No. SP2019-044] for a three (3) story 14,789 SF office building on the subject property. The site plan approval was set to expire on January 14, 2022 in accordance with Subsection 03.05(A), Site Plan Expiration, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC); however, at that time the applicant had an active Engineering submittal [Case No. E2020-010]. The Engineering Plans were approved on August 31, 2020, and were considered to be valid for a period of one (1) year. On June 23, 2021, the applicant submitted a building permit [Case No. COM2021-3194]; however, this permit expired due to inactivity on June 23, 2022.

M.5 Photometric Plan. Please provide a photometric plan that meets the requirements of the UDC. The allowable maximum light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 of one (1) footcandle or 0.2 FC.

I.6 Please note that failure to address all comments provided by staff by 3:00 PM on March 4, 2024 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.7 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on February 25, 2025.

I.8 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved w/ Comments

02/21/2025: 1. Engineering plans will have to be reviewed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

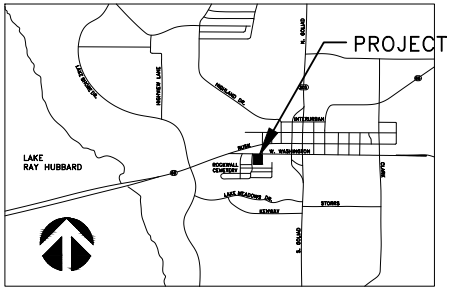
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved w/ Comments

02/18/2025: There are better varieties of turfgrass available now such as Tif Tuf, Lattitude 36 or Tahoma 31 that are more shade, drought, wear and cold tolerant

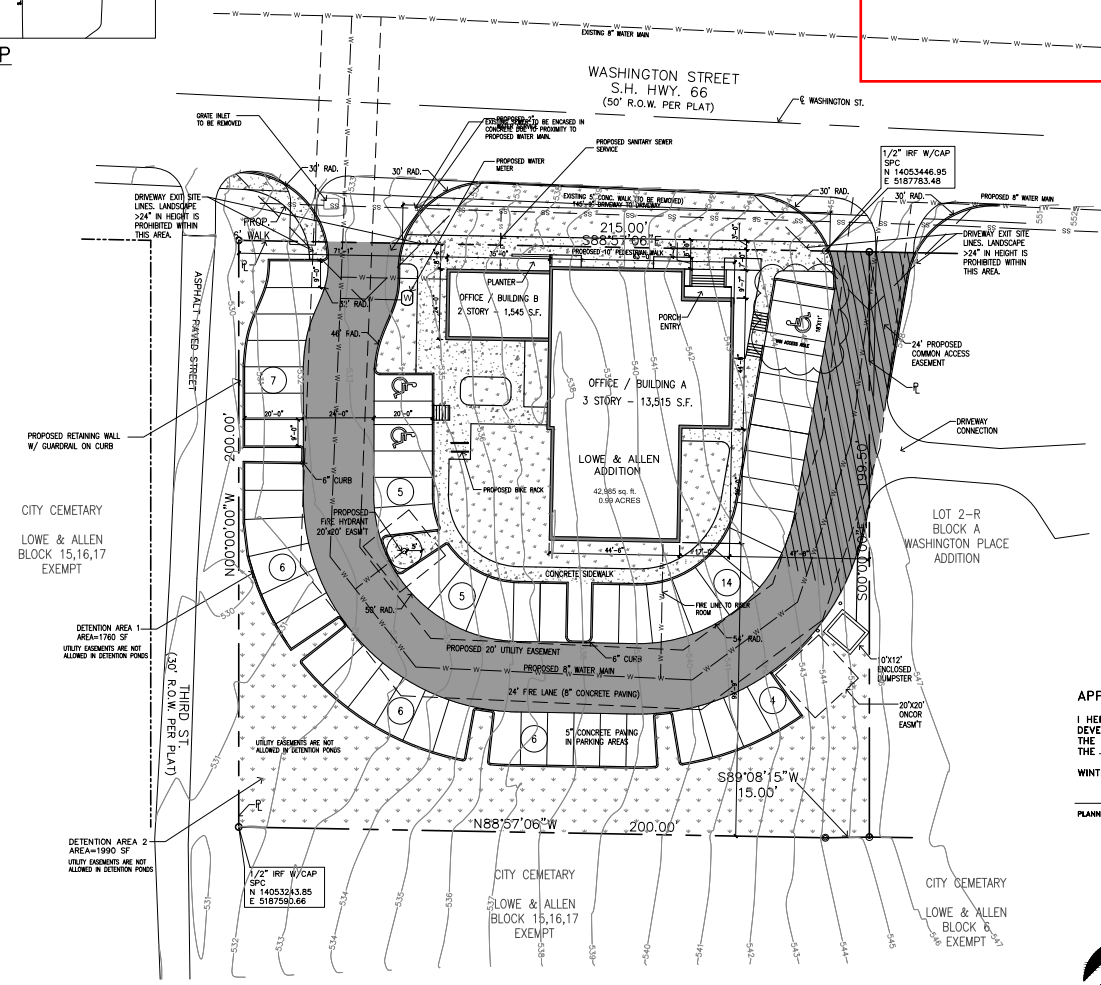
BUILDERS COPY

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Engineering plans will have to be reviewed.



VICINITY MAP



SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	42,985 S.F.	100 %
IMPERVIOUS	31,453 S.F.	73.1%
BLDG. A / 3 STORY SURFACE AREA	4,929 S.F.	11.4%
BLDG. B / 1 STORY SURFACE AREA	840	1.9%
PAVEMENT AREA	21,049 S.F.	48.9 %
PERVIOUS	11,532 S.F.	26.8 %
SIDEWALK AREA	4,635 S.F.	10.7 %
MAX. BUILDING HEIGHT PROPOSED	40 FT 6 IN	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	15,844 S.F.	
PARKING PROVIDED	53	
PARKING REQ'D	53	

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 _____, _____.

WINTESS OUR HANDS, THIS ___ DAY OF _____, _____.

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING

SITE PLAN
SCALE: 1"=20'
0 20' 40'

OWNER/DEVELOPER:
LMGC, LLC
JIMMY McCLINTOCK
(972)983-2222
3021 RIDGE RD.
ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
RAMSAY & REYES, LLC
ROSS RAMSAY
(214)536-5306
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS

No.	DESCRIPTION/ISSUE	DATE
1	RESPONSE TO CITY COMMENTS	8/31/2021

PROJECT NAME AND ADDRESS:
BUSINESS PARK
409 W. WASHINGTON
ROCKWALL, TEXAS 75087

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	06/22/2021
SCALE	
SHEET NO.	of

DRAWING NAME:
SITE PLAN

S1.0

SP2019-044

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 409 W. WASHINGTON St. Rockwall TX 75032

SUBDIVISION LOT BLOCK

GENERAL LOCATION BLOCK 14, LOWE & ALLEN ADDITION, VOL. K, PG. 242 MAP RECORDS OF ROCKWALL CO.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Downtown - CURRENT USE UNDEVELOPED

PROPOSED ZONING PROPOSED USE OFFICE BUILDING

ACREAGE 0.99 LOTS [CURRENT] ONE LOTS [PROPOSED] ONE

☒ *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	Marlin Smith	CONTACT PERSON
ADDRESS	5196 Hwy 276 W Suite B27	ADDRESS
CITY, STATE & ZIP	Royse City, TX 75189	CITY, STATE & ZIP
PHONE	972-922-6369	PHONE
E-MAIL	smith.marlin@pm.me	E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

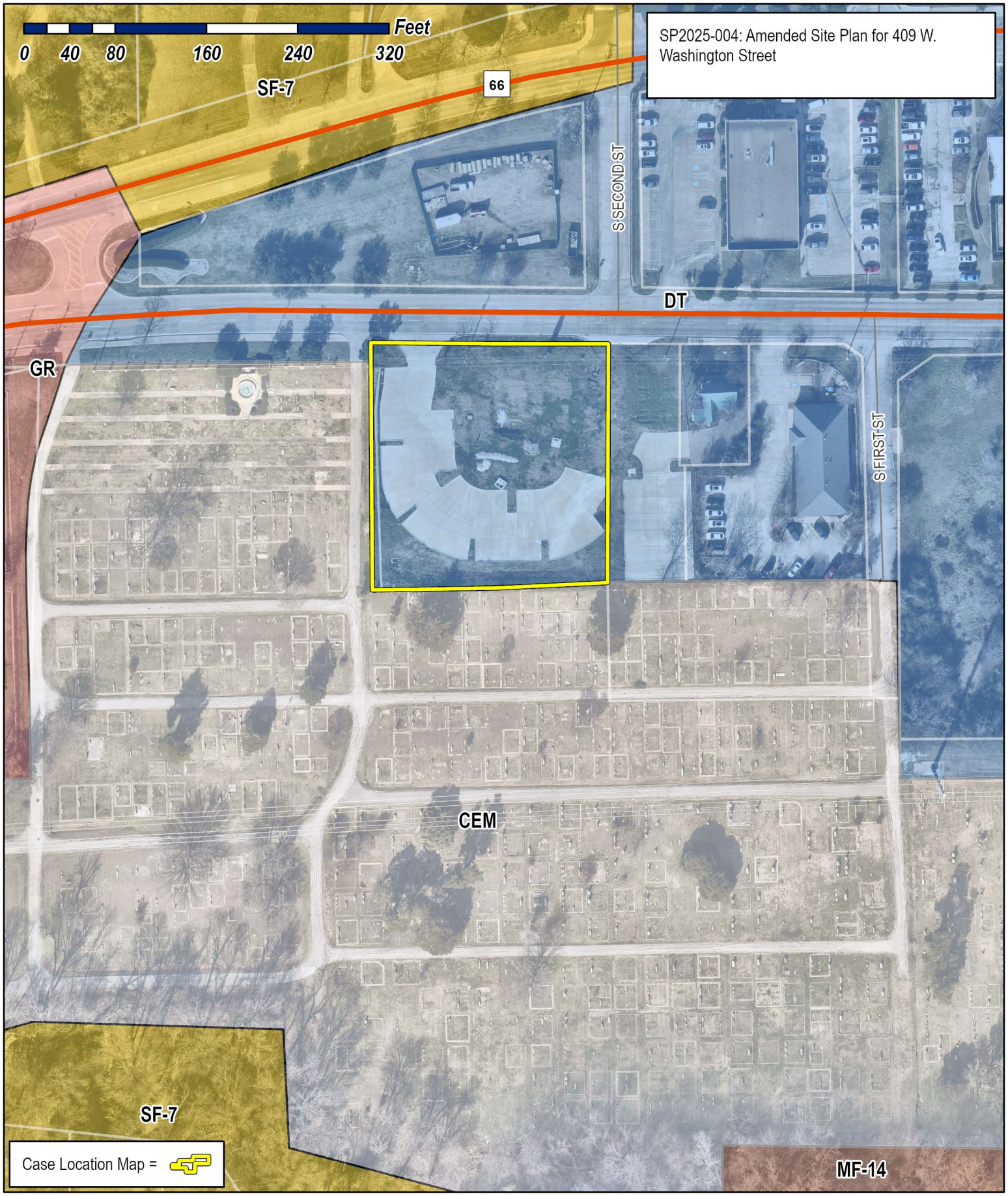
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 100.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 10 *DAY OF* February *20*25*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF Feb 2025

OWNER'S SIGNATURE Marlin R. Smith

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

CHALIE NICOLE WHITWORTH
My Notary ID # 132863132
Expires January 12, 2029



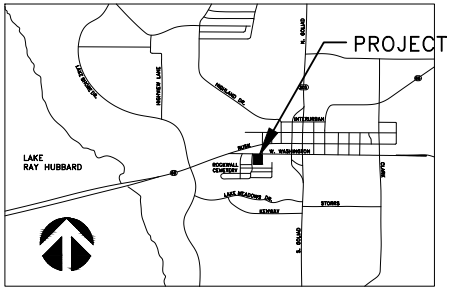
City of Rockwall

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

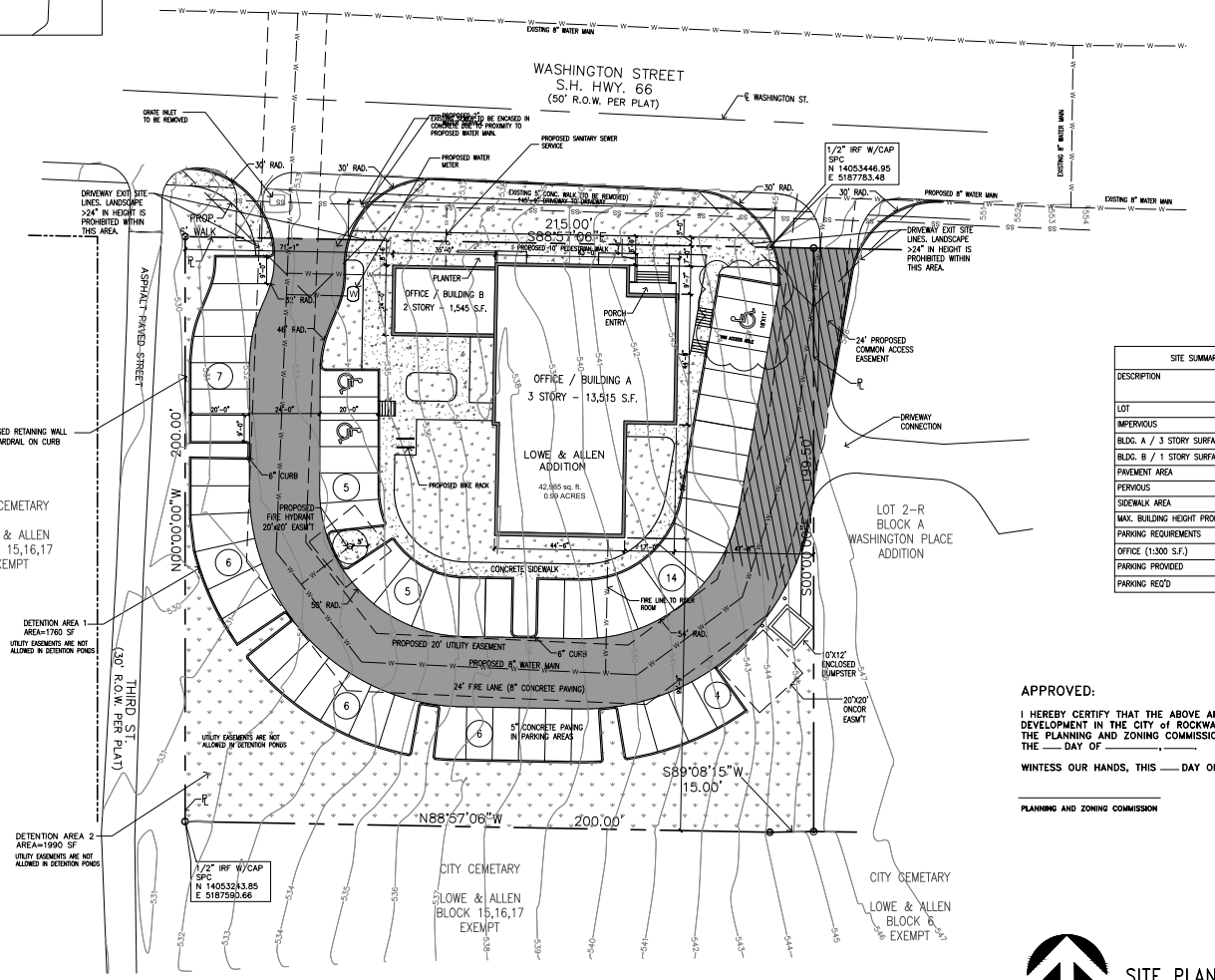
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

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Keep On Job Site At All Times
For Inspection Use



VICINITY MAP



SITE SUMMARY – COMMERCIAL ZONING		
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PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	15,844 S.F.	
PARKING PROVIDED	53	
PARKING REQ'D	53	

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 _____, _____.

WINTESS OUR HANDS, THIS ___ DAY OF _____, _____.

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING

SITE PLAN
SCALE: 1"=20'
0 20' 40'

OWNER/DEVELOPER:
LMGC, LLC
JIMMY McCLINTOCK
(972)983-2222
3021 RIDGE RD.
ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
RAMSAY & REYES, LLC
ROSS RAMSAY
(214)536-5306
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS

No.	DESCRIPTION/ISSUE	DATE
1	RESPONSE TO CITY COMMENTS	8/31/2021

PROJECT NAME AND ADDRESS:
BUSINESS PARK
409 W. WASHINGTON
ROCKWALL, TEXAS 75087

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	06/22/2021
SCALE	
SHEET NO.	of

DRAWING NAME:
SITE PLAN

S1.0

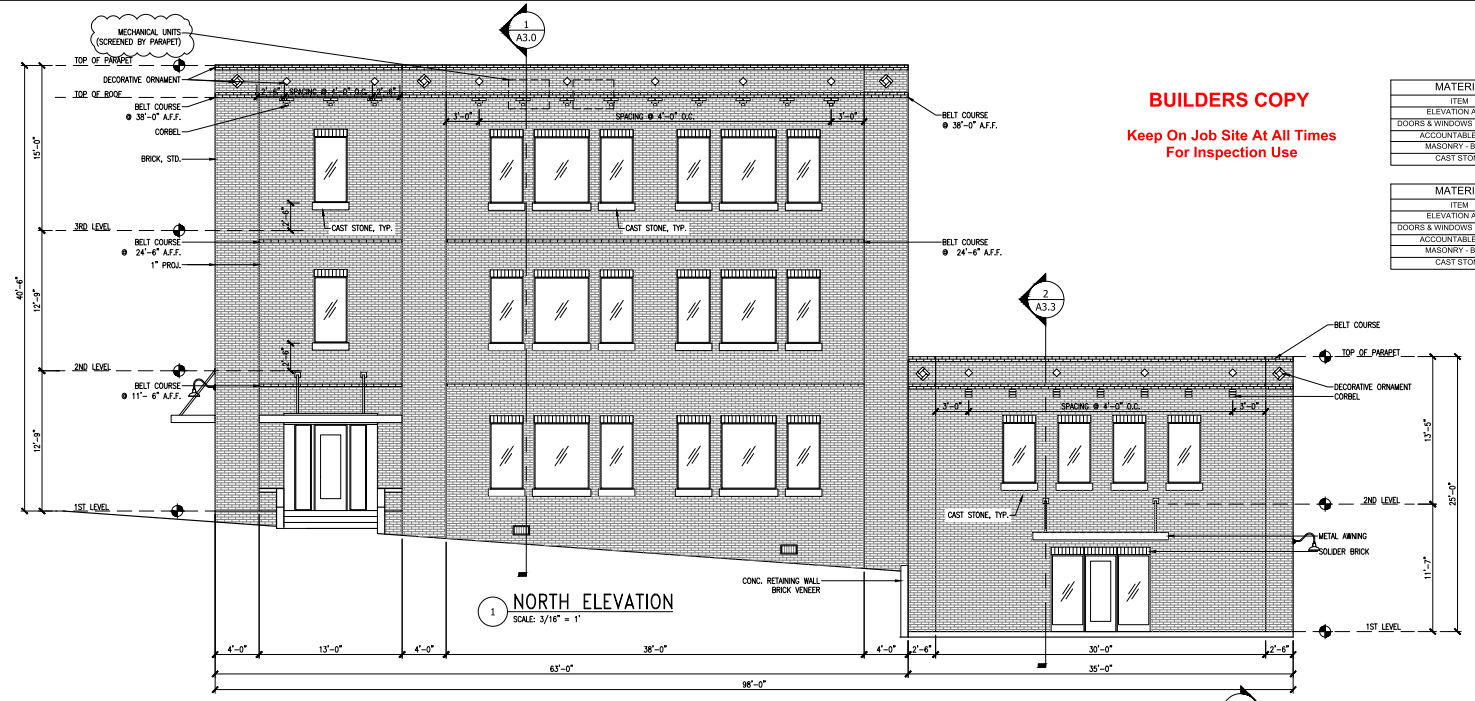
SP2019-044

BUILDERS COPY

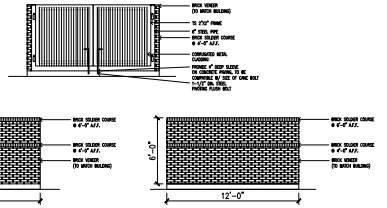
Keep On Job Site At All Times For Inspection Use

MATERIAL USAGE (%) - BLDG 'A' NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		2,743	
DOORS & WINDOWS (DEDUCTED)		488	
ACCOUNTABLE AREA		2,255	100%
MASONRY - BRICK		2,178	96%
CAST STONE		77	4%

MATERIAL USAGE (%) - BLDG 'B' NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		893	
DOORS & WINDOWS (DEDUCTED)		127	
ACCOUNTABLE AREA		766	100%
MASONRY - BRICK		740	96%
CAST STONE		26	4%



1 NORTH ELEVATION
SCALE: 3/16" = 1'



1 DUMPSTER ENCLOSURE
SCALE: 3/16" = 1'

2 SOUTH ELEVATION
SCALE: 3/16" = 1'

MATERIAL USAGE (%) - BLDG 'A' SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		2,804	
DOORS & WINDOWS (DEDUCTED)		237	
ACCOUNTABLE AREA		2,567	100%
MASONRY - BRICK		1,770	97%
CAST STONE		77	3%

MATERIAL USAGE (%) - BLDG 'B' SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		893	
DOORS & WINDOWS (DEDUCTED)		107	
ACCOUNTABLE AREA		786	100%
MASONRY - BRICK		756	98%
CAST STONE		30	4%

ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS

No.	DESCRIPTION/ISSUE	DATE
1	RESPONSE TO CITY COMMENTS	8/31/2021

PROJECT NAME AND ADDRESS:

BUSINESS PARK
409 W. WASHINGTON
ROCKWALL, TEXAS 75087

PROJECT No.	----
DRAWN BY	
CHECKED BY	
DATE	06/22/2021
SCALE	
SHEET NO.	of

DRAWING NAME:

ELEVATION
NORTH & SOUTH

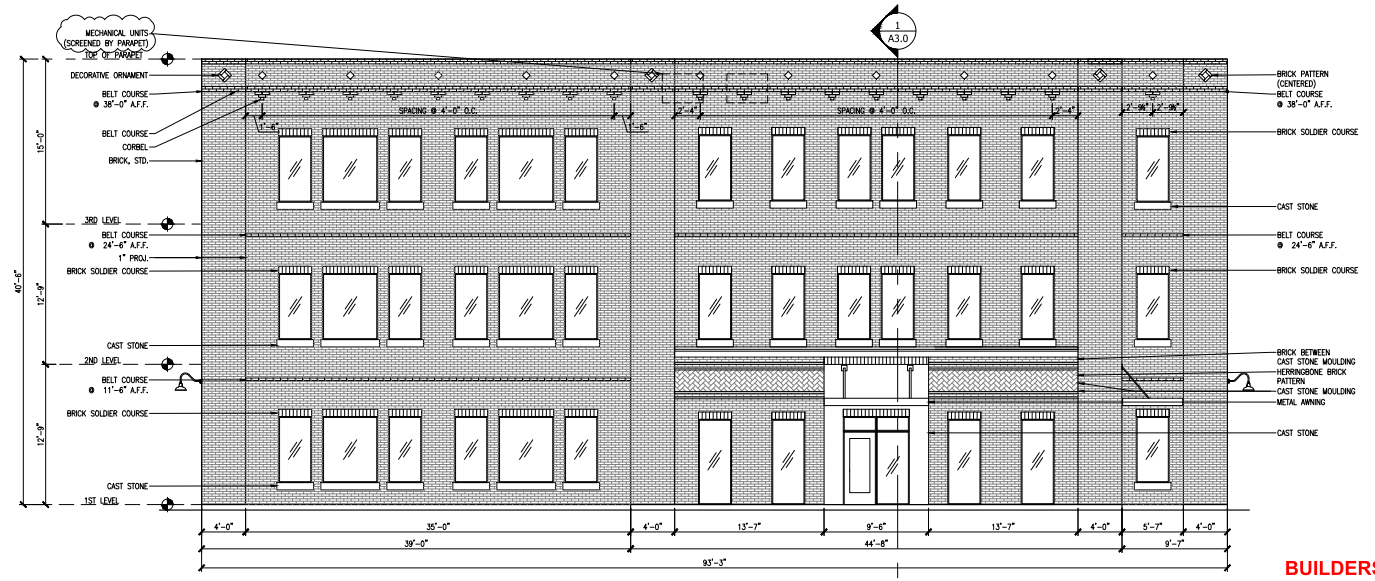
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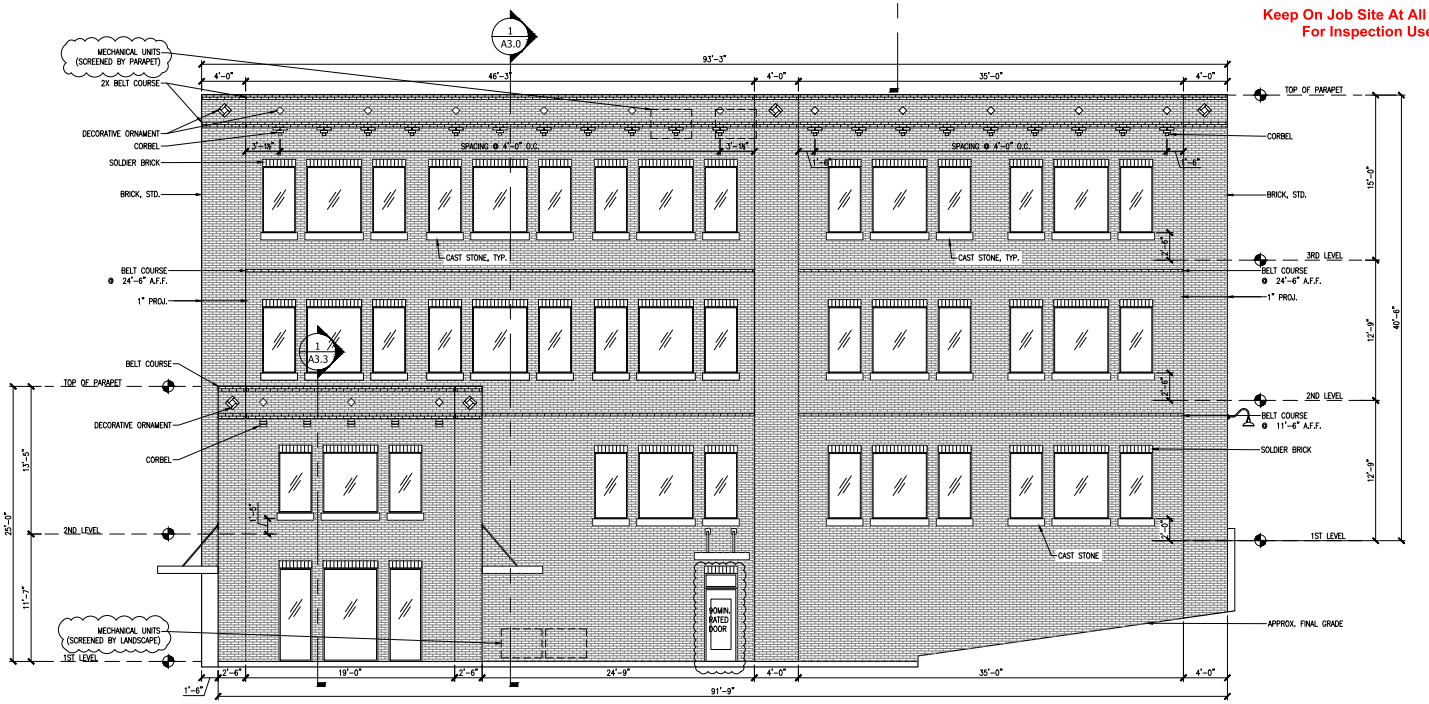
SP2019-044

MATERIAL USAGE (%) - BLDG 'A' EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		3,810	
DOORS & WINDOWS (DEDUCTED)		660	
ACCOUNTABLE AREA		3,150	100%
MASONRY		3,080	97%
CAST STONE		70	3%

MATERIAL USAGE (%) - BLDG 'A' WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		4,176	
DOORS & WINDOWS (DEDUCTED)		853	
ACCOUNTABLE AREA		3,323	100%
MASONRY		3,219	97%
CAST STONE		104	3%

MATERIAL USAGE (%) - BLDG 'B' WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		604	
DOORS & WINDOWS (DEDUCTED)		136	
ACCOUNTABLE AREA		468	100%
MASONRY		460	99%
CAST STONE		8	1%





BUILDERS COPY

Keep On Job Site At All Times For Inspection Use

ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS		
No.	DESCRIPTION/ISSUE	DATE
1	RESPONSE TO CITY COMMENTS	8/31/2021

PROJECT NAME AND ADDRESS:

BUSINESS PARK
409 W. WASHINGTON
ROCKWALL, TEXAS 75087

PROJECT No.	----
DRAWN BY	
CHECKED BY	
DATE	06/22/2021
SCALE	
SHEET NO.	of

DRAWING NAME:

ELEVATION
EAST & WEST

A2.1

SP2019-044

PLANT SCHEDULE SITE SCREENING

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
	Ao	Acer rubrum 'October Glory' / October Glory Red Maple 4" cal	B & B	4	16"
	Ci	Chilopsis linearis 'Lucretia Hamilton' / Desert Willow 3" cal	B & B	5	15"
	Cp	Cornus florida 'Cherokee Princess' / White Dogwood 3" cal	B & B	2	6"
	Mdd	Magnolia grandiflora 'D D. Blanchard' / Dwarf Magnolia 3" cal.	45 gal	2	6"
	Pe	Pinus eldarica / Afghan Pine 6" cal	B & B	2	12"
	Qm	Quercus macrocarya / Burr Oak 6" cal	B & B	2	12"
	Qv	Quercus virginiana / Southern Live Oak 6" cal	B & B	2	12"
	Sx	Sophora secundiflora / Texas Mountain Laurel 2" cal.	20" Box	3	6"
	Up	Ulmus parvifolia / Chinese Lacebark Elm 4" cal	B & B	4	16"
	Vc	Vitex agnus-castus / Chaste Tree 3" cal	B & B	10	30"
					131"

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Hp	Hesperaloe parviflora / Red Yucca	3 gal	8
	Lm	Lantana montevidensis 'New Gold' / Gold Lantana	3 gal	3
	Lg	Leucophyllum frutescens 'Green Cloud' TM / Texas Ranger	5 gal	12
	Ls	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	5 gal	30
	Lp	Loropetalum chinense 'Purple Diamond' / Fringe Flower	3 gal	21
	Mnc	Mahonia 'Soft Caress' / Soft Caress Mahonia	3 gal	7
	Ma	Miscanthus sinensis 'Adagio' / Dwarf Maiden Grass	3 gal	6
	Phi	Pittosporum tobira 'Variegata' / Variegated Mock Orange	5 gal	15
	Phw	Pittosporum tobira 'Wheeler's Dwarf' / Dwarf Pittosporum	3 gal	5
	Rop	Rosmarinus officinalis 'Prostratus' / Trailing Rosemary	3 gal	7
	Sg	Salvia greggii 'Pink' / Pink Autumn Sage	3 gal	6
	Yp	Yucca pendula / Soft Leaf Yucca	5 gal	2

CACTI	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Af	Agave ovatifolia 'Frosty Blue' / Whale's Tongue Agave	5 gal	3

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	Ch	Cynodon dactylon 'A19 Hybrid' / Bermuda Grass	sod	3,321 sf

REQUIRED PLANTINGS

A. **STREET TREES:**
1 TREE FOR EVERY 50 L.F. OF FRONTAGE W Washington Street - 215 / 50 = 4.3 **4 TREES REQUIRED**
(6) 3" TREES PROVIDED
(1) 6" TREE PROVIDED

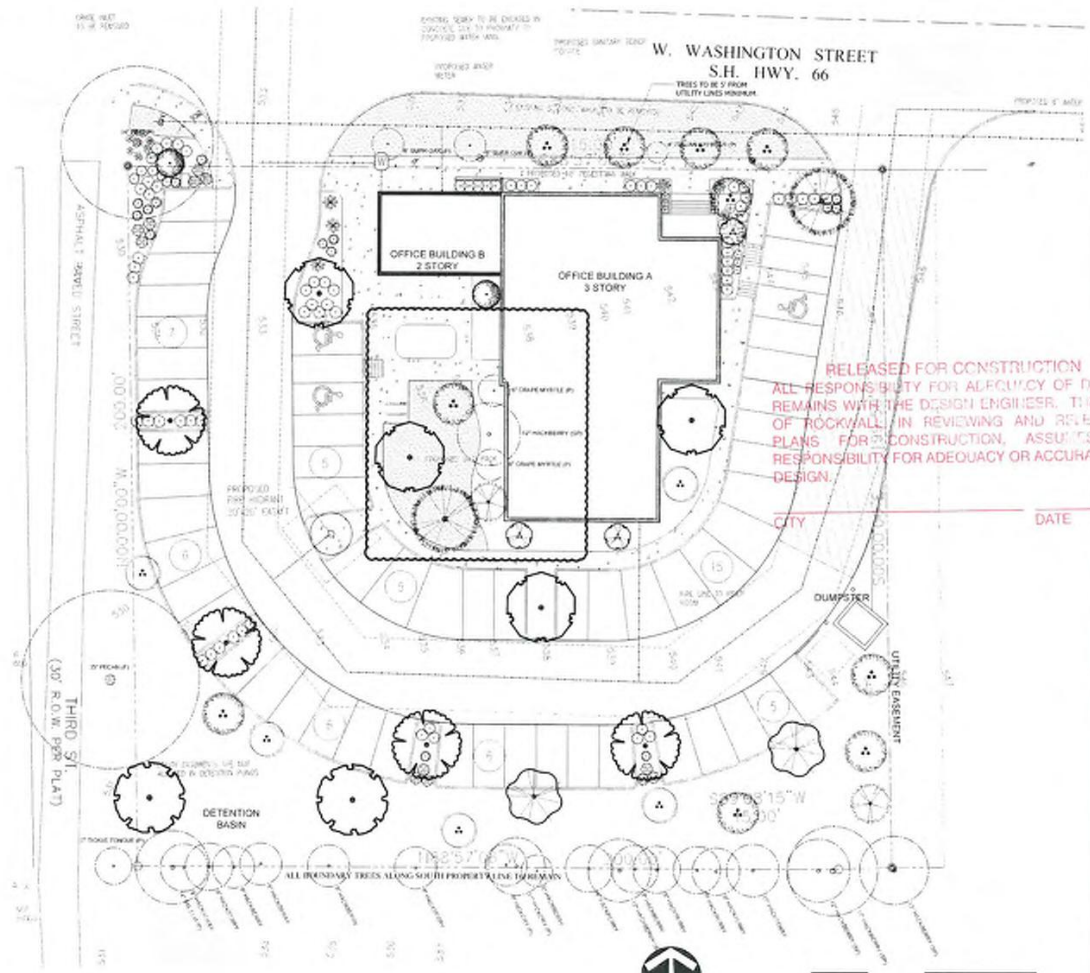
THE IRRIGATION SYSTEM FOR THIS PROJECT IS TO CONSIST OF A 12 STATION SMART CONTROLLER WITH WI-FI CAPABILITIES AND A WIRELESS RAIN / FREEZE SENSOR. SHRUBS WILL BE IRRIGATED WITH IN-LINE DRIP TUBE FED FROM 1" DRIP ZONE VALVE ASSEMBLIES. LAWN AREAS TO BE IRRIGATED WITH LOW FLOW ROTARY NOZZLES ON 4" POP-UP BODIES. POINT OF CONNECTION, BACKFLOW, WYE STRAINER AND SHUT OFF VALVE TO BE INSTALLED PER CITY OF HOUSTON STANDARD IRRIGATION REQUIREMENTS.

NOTE:
NO TREES TO BE WITHIN 5' OF PUBLIC UTILITIES

TREE DESIGNATION KEY

SYMBOL	DESCRIPTION	MITIGATION RATIO
P	PROTECTED TREE	(1 : 1)
SP	SECONDARY PROTECTED TREE	(1 : .5)
F	FEATURE TREE	(1 : 2)
D	DISEASED TREE PER ARBORIST	(1 : 0)

SITE DATA		
TOTAL AREA	ACRES / S.F.	% OF TOTAL
LOT	ACRES / S.F.	100.0 %
PERVIOUS	31,224 S.F.	70.65
NOT INCLUDED IN IMPERVIOUS AREA	4,482 S.F.	11.05
NOT INCLUDED IN IMPERVIOUS AREA	438 S.F.	1.07
PLANTER AREA	17,040 S.F.	38.6 %
PERVIOUS	13,971 S.F.	28.2 %
IMPERVIOUS	44,999 S.F.	101.9 %
MIN. PARKING REQUIRED	40 PLACES	
SMALL CAR ALLOWED	15	
LARGE (12'x35' S.F.)	19,600 S.F.	
PARKING PROVIDED	55	
PARKING REQ'D	55	



NORTH GRAPHIC SCALE 0 16' 32' 64' SCALE: 1/16" = 1'-0"

409 W WASHINGTON
LANDSCAPE PLANS

MAYER Landscape Architecture
TX # 2629 NY # 953
2617 Jasmine Lane
Plano, TX 75074
voice (702) 339-6825
mike@mayerdesignstudio.com

REGISTERED LANDSCAPE ARCHITECT
MICHAEL L. MAYER
2629
STATE OF TEXAS

NO.	DATE	BY
1	19-20-03	

PLANTING PLAN

BUSINESS PARK
409 W WASHINGTON ST
ROCKWALL, TX 75087

19-20-03

MAY 28, 2020

L2.1

B SCHEDULE AND NOTES

A PLANTING PLAN

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TREES TO BE PRESERVED

TREES TO BE REMOVED

TREE REMOVAL SCHEDULE

NO.	SCIENTIFIC NAME	COMMON NAME	TYPE	TRUNK	CALIPER	MITIGATION RATIO	ADJUSTED	RESULT
A	Lagerstroemia indica	Crape Myrtle	PROTECTED	MULTI	7"	1:1	7"	REMOVE
B	Celtis occidentalis	Hackberry	FEATURE	STANDARD	34"	1 : 0.5	21"	REMOVE
C	Quercus virginiana	Live Oak	PROTECTED	STANDARD	12"	1:1	12"	REMOVE
D	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	12"	1 : 0.5	6"	REMOVE
E	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	20"	1 : 0.5	10"	REMOVE
F	Carya texana	Black Hickory	PROTECTED	STANDARD	7"	1:1	7"	REMOVE
G	Lagerstroemia indica	Crape Myrtle	PROTECTED	MULTI	6"	1:1	6"	REMOVE
H	Ulmus americana	American Elm	PROTECTED	STANDARD	7"	1:1	7"	REMOVE
I	Fraxinus texensis	Texas Ash	FEATURE	STANDARD	34"	1:2	68"	REMOVE
K	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	16"	1 : 0.5	8"	REMOVE
L	Carya illinoinensis	Pecan	DISEASED	STANDARD	28"	1 : 0	0"	REMOVE
M	Quercus macrocarpa	Burr Oak	PROTECTED	STANDARD	6"	1:1	6"	REMOVE
TOTAL CALIPER INCHES OF TREES TO BE REMOVED:							158"	

158 x 20% = 31.6 - 126" minimum to be planted as mitigation

A licensed arborist has determined that tree 'L' is diseased and should be removed to prevent property damage

The intent of this drawing is to show existing trees to be preserved or removed in order to develop the proposed project. Property owner will be responsible for any fees or penalties owed at the discretion of The City of Rockwall. Demolition contractor is responsible for ensuring all required permits and paperwork from the City of Rockwall are in place before beginning demolition.

Refer to The City of Rockwall - Article IX - TREE PRESERVATION

also The City of Rockwall - Article VIII - LANDSCAPE STANDARDS

THERE ARE THREE EXISTING FEATURE TREES ON THIS SITE (ie. 25" caliper or more of the protected species) THESE TREES ARE TO BE REMOVED.

NOTE:
ALL BOUNDARY TREES ALONG THE SOUTH PROPERTY LINE ARE TO REMAIN. PROTECT ANY TREES THAT ARE CLOSE PROXIMITY TO GRADING OR CONSTRUCTION ACTIVITIES.

SECTION 5. - TREE MITIGATION REQUIREMENTS.

The tree mitigation requirements shall apply for all properties that do not fall under the exemptions listed in section 1.3, 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.

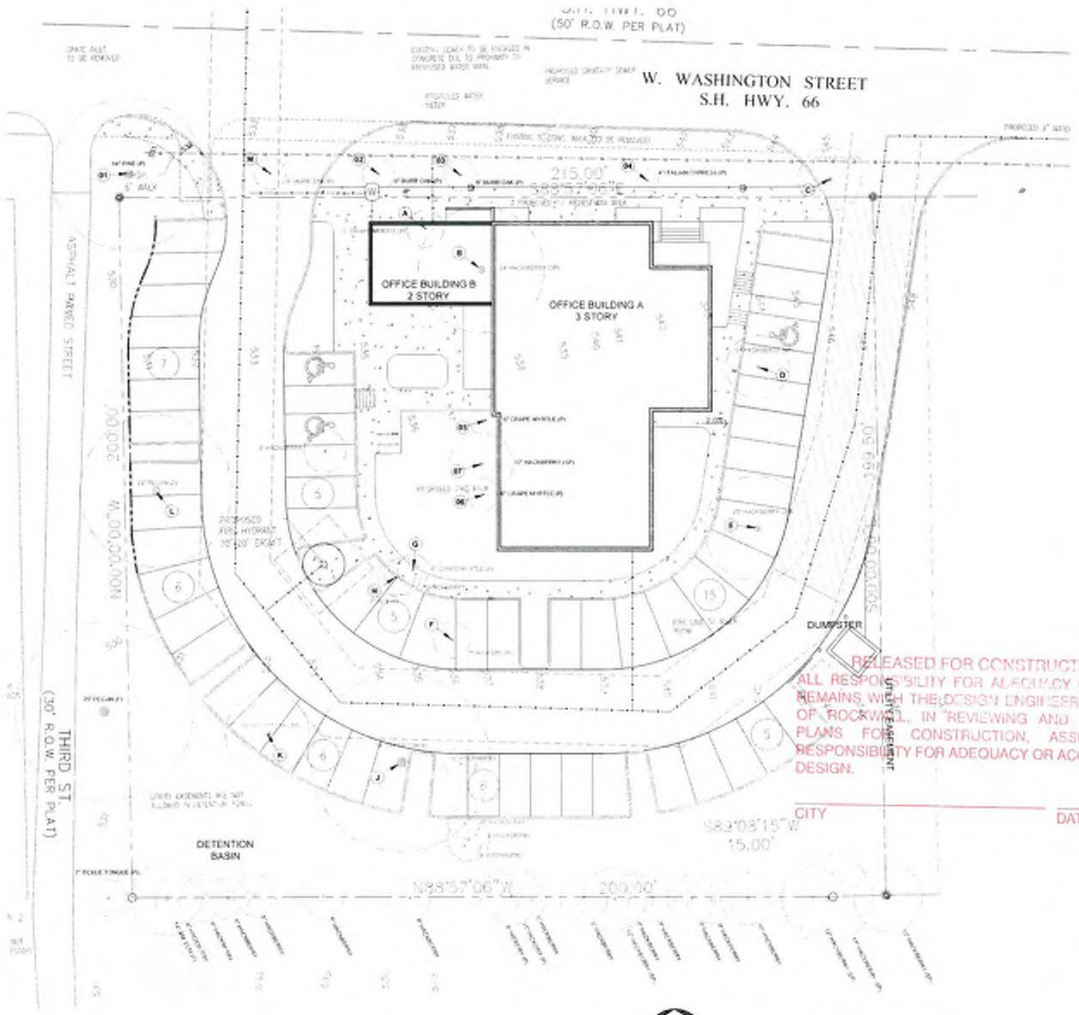
1. *Primary protected trees.* Primary protected trees measuring four inches through 25 inches DBH shall be replaced on an inch for inch basis (i.e. the total number of caliper inches of tree being replaced shall equal the total number of caliper inches being removed).
2. *Secondary protected trees.* Hackberry and cedar trees measuring 11 inches through 25 inches DBH shall be replaced with a half-inch for every inch removed (i.e. the total number of caliper inches of tree required to be replaced shall be half (½) of the inches being removed).
3. *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).
4. *Non-protected tree.* No mitigation will be required for the removal of any tree that is less than four inches DBH or less than 11 inches DBH for hackberry and cedar trees. In addition, no mitigation shall be required for the removal of Bois d'Arc, willow, cottonwood, locust and Chinaberry trees.
5. *Tree preservation credits.* For each saved oak, pecan or elm tree(s) 25 inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20 percent of the total mitigation balance (i.e. total mitigation balance = 20 percent × Total eligible tree preservation credit).
6. *Mitigation balance.* The total mitigation balance (i.e. mitigation balance = tree preservation credits + total mitigation balance) may be satisfied through one or a combination of the following:
   (a) The developer/property owner can provide the required number of trees--three-inch caliper DBH minimum--on the subject property to offset the total mitigation balance (e.g. if the total mitigation balance is nine inches then three three-inch caliper trees could be planted on-site to satisfy the mitigation requirements).
   (b) The developer/property owner may petition the parks and recreation department to accept the required number of trees--three-inch caliper DBH minimum--to offset the total mitigation balance (e.g. if the total mitigation balance is nine inches then three three-inch caliper trees could be submitted to the parks and recreation department to satisfy the mitigation requirements). Depending on the number of trees being submitted the director of parks and recreation or his/her designee could require a facilities agreement be approved prior to accepting the trees.
   (c) Tree preservation credits may be purchased at a rate of $200.00 per inch for up to 20 percent of the total replacement inches (e.g. if total mitigation required was 100 inches the developer/property owner could pay a total of $4,000.00 (i.e. (20% × 100) × $200.00 = $4,000.00) into the city's tree fund; however, the developer/property owner would still be required to satisfy a remaining tree mitigation balance of 80 inches). In addition, if the developer/property owner plants a tree on (i) the property for which the tree preservation credit was assessed or (ii) a location that is mutually agreed upon by the city and the developer/property owner, the developer/property owner shall be eligible for a reduction in the cost of tree preservation credits of up to 50 percent. These funds will be deposited in the city's tree mitigation fund and will be used for planting trees in the city's parks, medians, street rights-of-way, or other similar areas as determined by the parks and recreation department.
   (d) Trees required by article VIII, landscape standards, of this Unified Development Code shall be permitted to be subtracted from the total mitigation balance if provided on site as part of the required landscaping.
7. *Alternative tree mitigation settlement agreements.* In certain cases, the city council--upon recommendation from the planning and zoning commission--may consider an alternative tree mitigation settlement agreement where, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. Those funds will be deposited in the city's tree mitigation fund and will be used for planting trees in the city's parks, medians, street rights-of-way, or other similar areas as determined by the parks and recreation department.

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B SCHEDULE AND NOTES

TREE DESIGNATION KEY

SYMBOL	DESCRIPTION	MITIGATION RATIO
P	PROTECTED TREE	(1 : 1)
SP	SECONDARY PROTECTED TREE	(1 : 5)
F	FEATURE TREE	(1 : 2)
D	DISEASED TREE PER ARBORIST	(1 : 0)



RELEASED FOR CONSTRUCTION
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. REVIEW BY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

CITY DATE

NORTH GRAPHIC SCALE 0 16' 32' 64' SCALE: 1/16" = 1'-0"

A TREESCAPE PLAN

409 W WASHINGTON
LANDSCAPE PLANS

MAYER Design Studio
Landscape Architecture
TX #2629 NV #783
2617 Jasmine Lane
Plano, TX 75024
voice (702) 339-8825
mike@mayerdesignstudio.com

REGISTERED LANDSCAPE ARCHITECT
MICHAEL L. MAYER
2629
STATE OF TEXAS

NO.	REVISIONS	DATE	BY

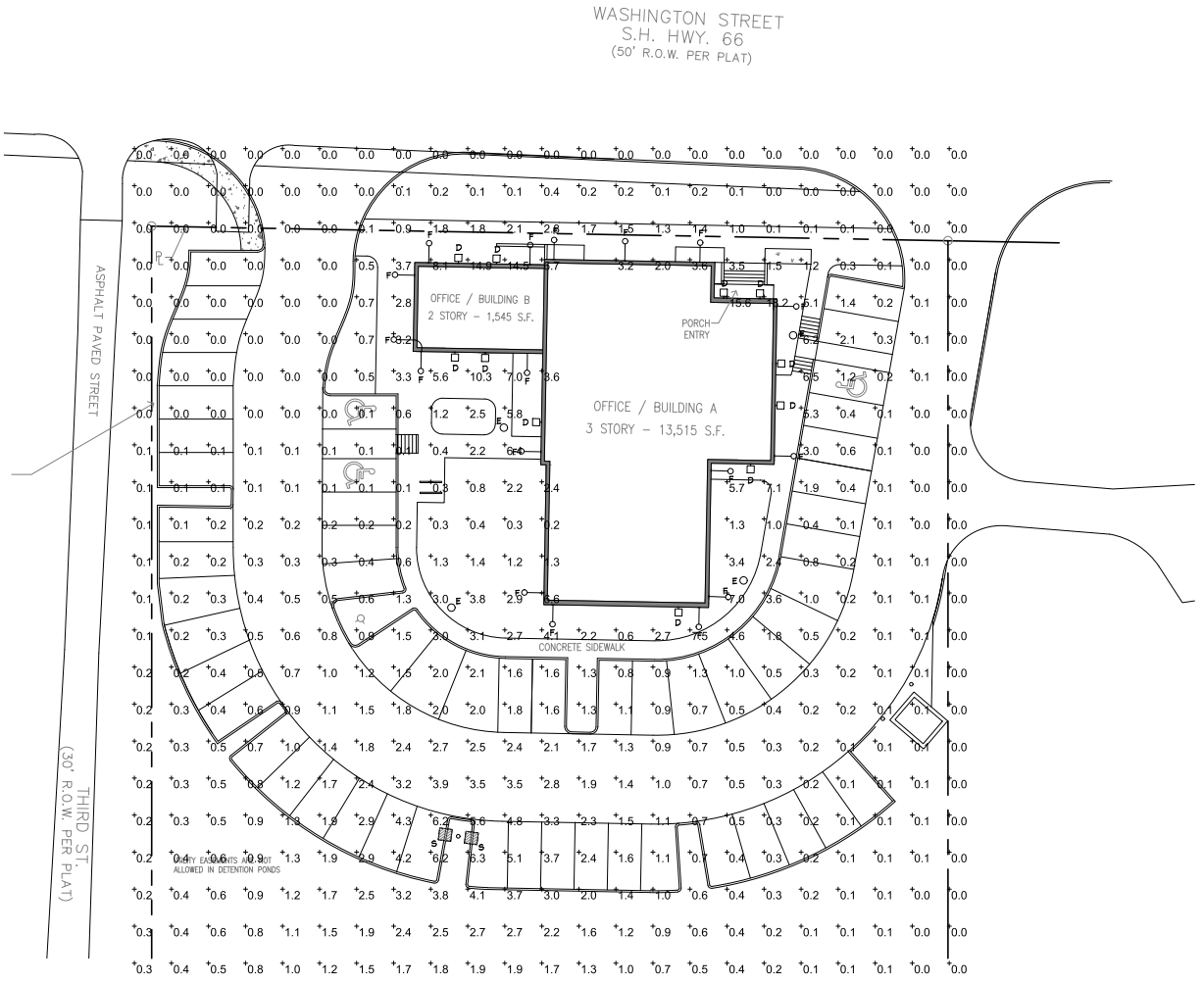
TREESCAPE PLAN

JOB BUSINESS PARK
409 W WASHINGTON ST
ROCKWALL, TX 75087

19-20-03

MAY 28, 2020

L1.1



01 PHOTOMETRIC SITE PLAN

SCALE: 1/16"=1'-0"

BUILDERS COPY

Keep On Job Site At All Times
For Inspection Use

R Squared Consulting Engineers, Inc.

Firm Registration: F-15033

4720 Worchester Lane
McKinney, Texas 75070
972-814-5057, 214-548-5118

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The seal on this document was authorized by Richard L. Norris, P.E. 100089 on the date shown below.

CONSULTANTS

409 Washington

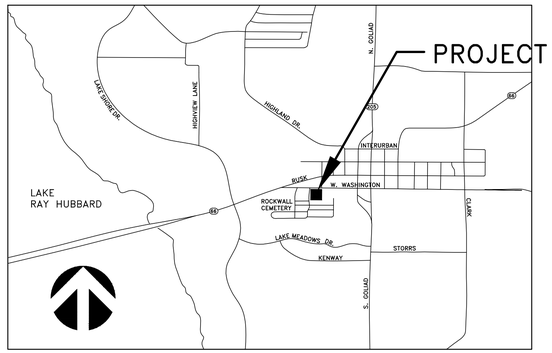
MARK	DATE	DESCRIPTION

ISSUE: 04/23/202
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CHECKED BY: RL

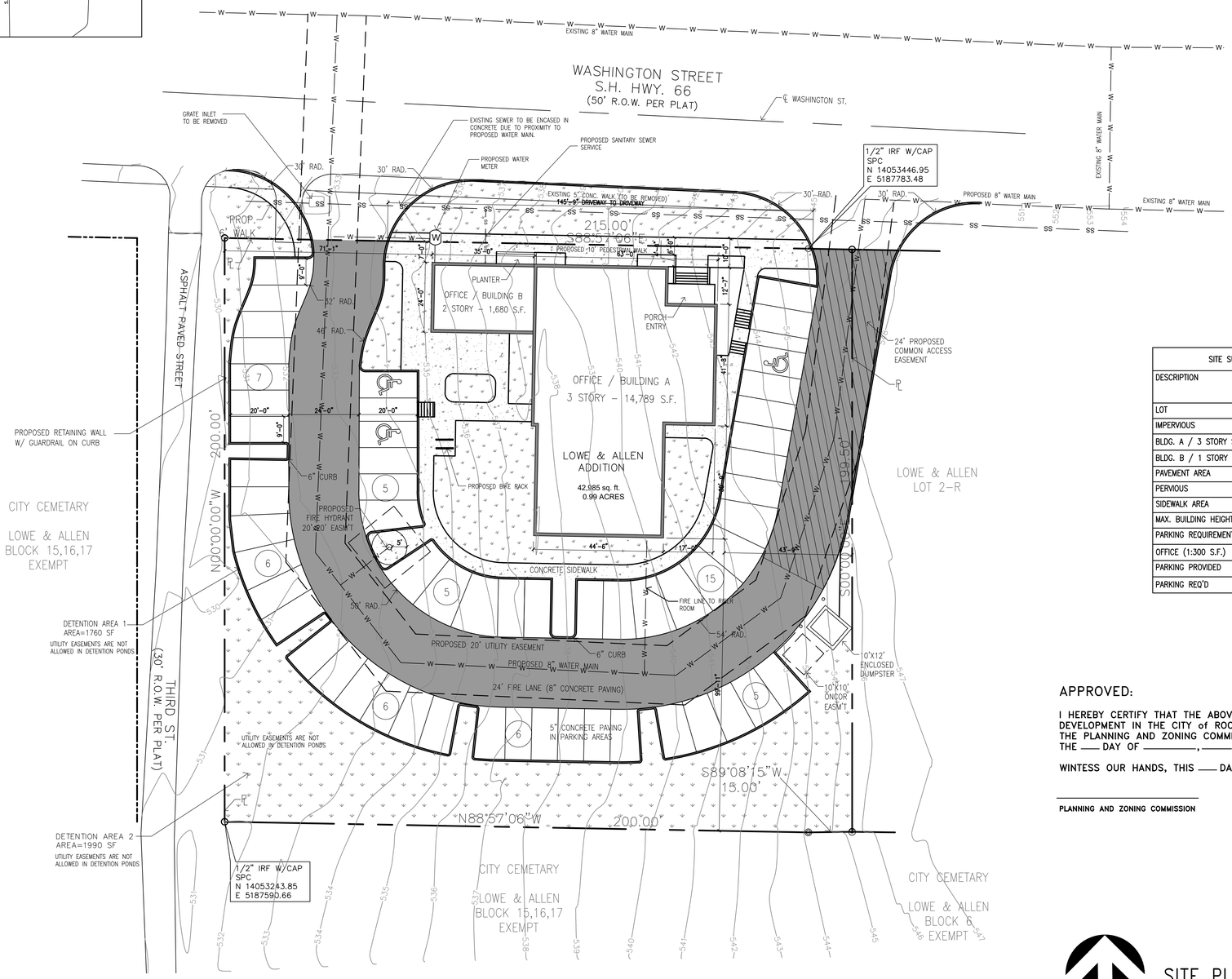
SHEET TITLE

PHOTOMETRIC PLAN

E2.5



VICINITY MAP



SITE SUMMARY – COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	42,985 S.F.	100 %
IMPERVIOUS	31,453 S.F.	73.1%
BLDG. A / 3 STORY SURFACE AREA	4,929 S.F.	11.4%
BLDG. B / 1 STORY SURFACE AREA	840	1.9%
PAVEMENT AREA	21,049 S.F.	48.9 %
PERVIOUS	11,532 S.F.	26.8 %
SIDEWALK AREA	4,635 S.F.	10.7 %
MAX. BUILDING HEIGHT PROPOSED	40 FT 6 IN	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	16,469 S.F.	
PARKING PROVIDED	55	
PARKING REQ'D	55	

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 _____, _____.

WINTESS OUR HANDS, THIS ___ DAY OF _____, _____.

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING

SITE PLAN
SCALE: 1"=20'
0 20' 40'

OWNER/DEVELOPER:
LMGC, LLC
JIMMY McCLINTOCK
(972)983-2222
3021 RIDGE RD.
ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
RAMSAY & REYES, LLC
ROSS RAMSAY
(214)536-5306
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

REGISTERED ARCHITECT ROSS I. RAMSAY 2449 STATE OF TEXAS

RAMSAY & REYES, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS

No.	DESCRIPTIONS/ISSUE	DATE

PROJECT NAME AND ADDRESS:
BUSINESS PARK
409 W. WASHINGTON
ROCKWALL, TEXAS 75087

PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	01/07/2020
SCALE	1" = 20'
SHEET NO.	of

DRAWING NAME:
SITE PLAN

S1.0

SP2019-044

PLANT SCHEDULE SITE SCREENING

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
	Ao	Acer rubrum `October Glory` / October Glory Red Maple 4" cal.	B & B	4	16"
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	Pe	Pinus eldarica / Afghan Pine 6" cal.	B & B	2	12"
	Qm	Quercus macrocarpa / Burr Oak 6" cal.	B & B	2	12"
	Qv	Quercus virginiana / Southern Live Oak 6" cal.	B & B	2	12"
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					127"

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
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	Ma	Miscanthus sinensis `Adagio` / Dwarf Maiden Grass	3 gal	6
	Ptv	Pittosporum tobira `Variegata` / Variegated Mock Orange	5 gal	15
	Ptw	Pittosporum tobira `Wheeler`s Dwarf` / Dwarf Pittosporum	3 gal	5
	Rop	Rosmarinus officinalis `Prostratus` / Trailing Rosemary	3 gal	7
	Sg	Salvia greggii `Pink` / Pink Autumn Sage	3 gal	6
	Yp	Yucca pendula / Soft Leaf Yucca	5 gal	2

CACTI	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Af	Agave ovatifolia `Frosty Blue` / Whale`s Tongue Agave	5 gal	3

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	Ch	Cynodon dactylon `419 Hybrid` / Bermuda Grass	sod	2,245 sf

REQUIRED PLANTINGS

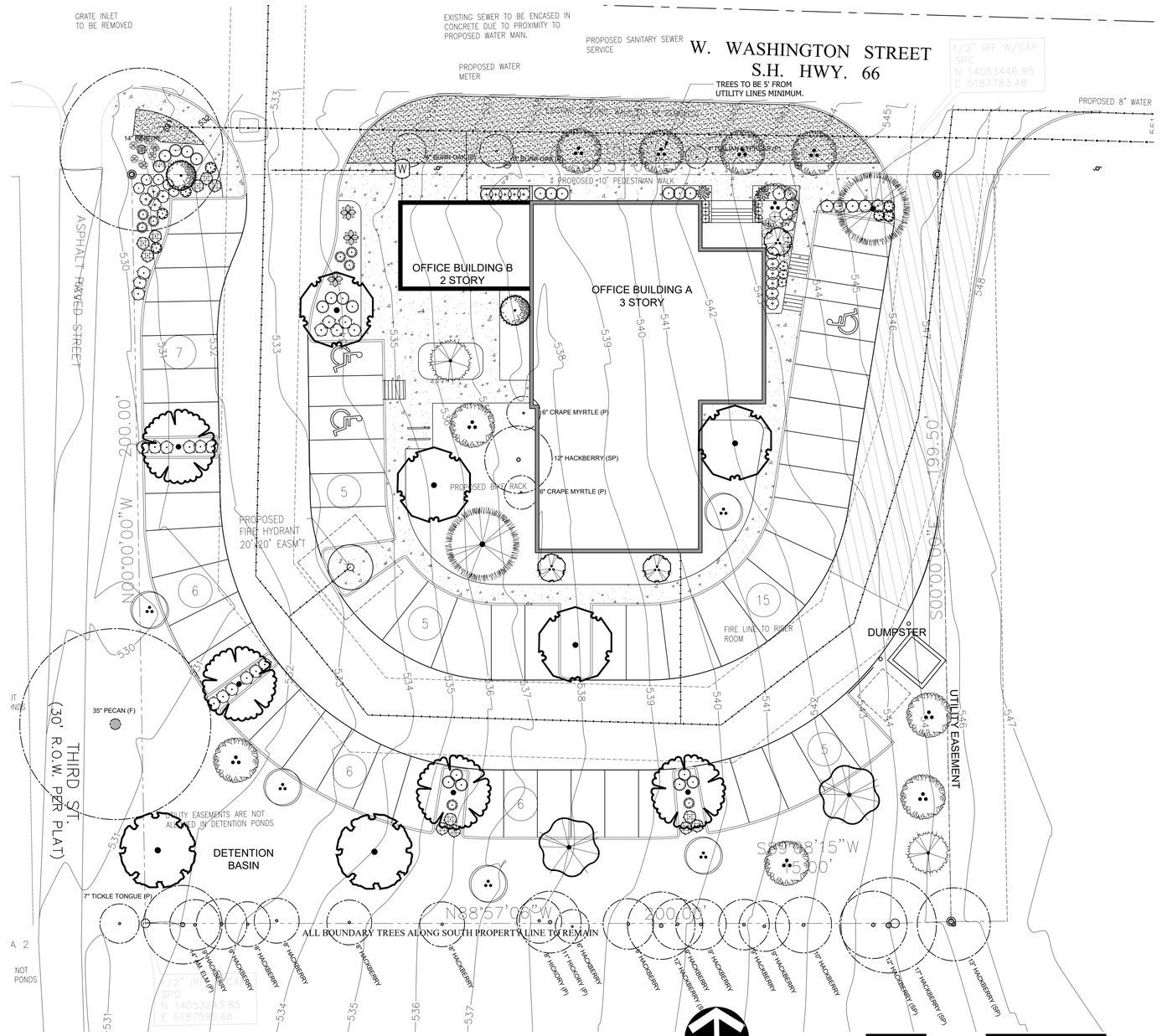
A. STREET TREES:
1 TREE FOR EVERY 50 L.F. OF FRONTAGE **W Washington Street - 215 / 50 = 4.3** **4 TREES REQUIRED**
(6) 3" TREES PROVIDED
(1) 6" TREE PROVIDED

THE IRRIGATION SYSTEM FOR THIS PROJECT IS TO CONSIST OF A 12 STATION SMART CONTROLLER WITH WI-FI CAPABILITIES AND A WIRELESS RAIN / FREEZE SENSOR. SHRUBS WILL BE IRRIGATED WITH IN-LINE DRIP TUBE FED FROM 1" DRIP ZONE VALVE ASSEMBLIES. LAWN AREAS TO BE IRRIGATED WITH LOW FLOW ROTARY NOZZLES ON 4" POP-UP BODIES. POINT OF CONNECTION, BACKFLOW, WYE STRAINER AND SHUT OFF VALVE TO BE INSTALLED PER CITY OF HOUSTON STANDARD IRRIGATION REQUIREMENTS.

TREE DESIGNATION KEY

SYMBOL	DESCRIPTION	MITIGATION RATIO
P	PROTECTED TREE	(1 : 1)
SP	SECONDARY PROTECTED TREE	(1 : .5)
F	FEATURE TREE	(1 : 2)
D	DISEASED TREE PER ARBORIST	(1 : 0)

SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	42,985 S.F.	100 %
IMPERVIOUS	31,708 S.F.	73.8%
BLDG. A / 3 STORY SURFACE AREA	4,962 S.F.	11.5%
BLDG. B / 1 STORY SURFACE AREA	808 S.F.	1.9%
PAVEMENT AREA	21,049 S.F.	48.9 %
PERVIOUS	11,277 S.F.	26.2 %
SIDEWALK AREA	4,889 S.F.	11.4 %
MAX. BUILDING HEIGHT PROPOSED	40 FT 6 IN	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	16,502 S.F.	
PARKING PROVIDED	55	
PARKING REQ'D	55	



NORTH GRAPHIC SCALE SCALE: 1/16" = 1'-0"

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B SCHEDULE AND NOTES

A PLANTING PLAN

409 W WASHINGTON
LANDSCAPE PLANS

Landscape Architecture
TX #2629 NV #583
MAYER Design Studio
2617 Jasmine Lane
Plano, TX 75074
voice (702) 339-0825
mike@mayerdesignstudio.com

REGISTERED LANDSCAPE ARCHITECT
MICHAEL L. MAYER
1-7-2020
2629
STATE OF TEXAS

REVISIONS
BY
DATE

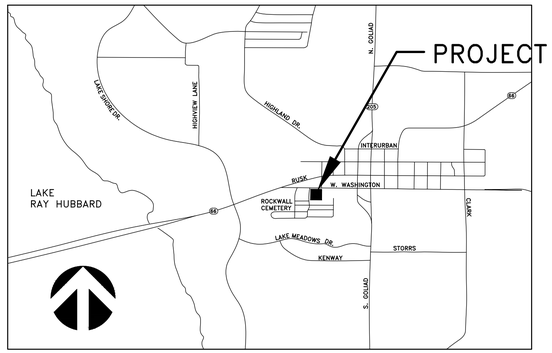
PLANTING PLAN

JOB: BUSINESS PARK
409 W WASHINGTON ST
ROCKWALL, TX 75087

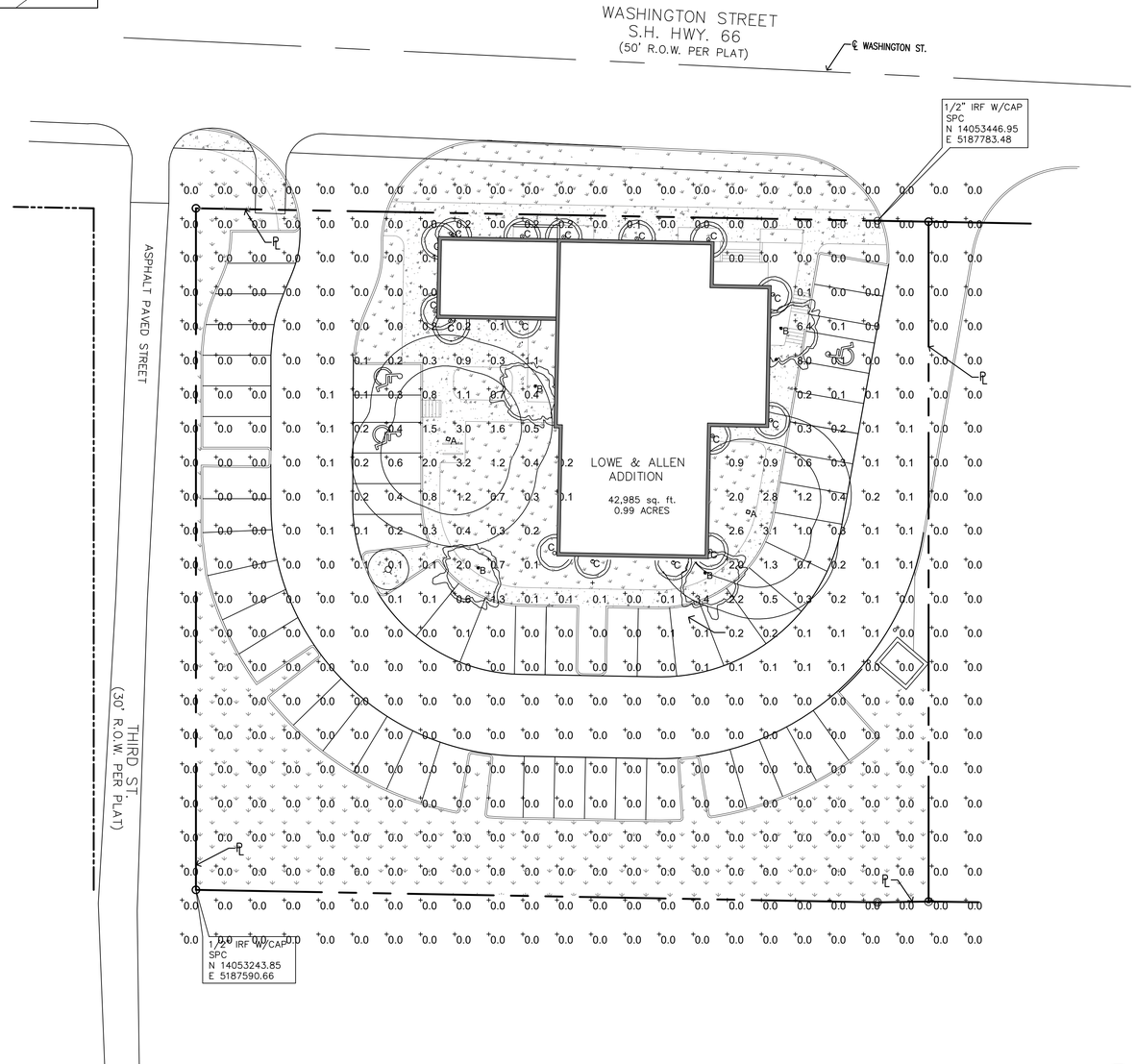
19-20-03
JOB#:

JANUARY 7, 2020
DATE:

L2.1
SHEET:



VICINITY MAP



SITE SUMMARY – COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	42,985 S.F.	100 %
IMPERVIOUS	31,453 S.F.	73.1%
BLDG. A / 3 STORY SURFACE AREA	4,929 S.F.	11.4%
BLDG. B / 1 STORY SURFACE AREA	840	1.9%
PAVEMENT AREA	21,049 S.F.	48.9 %
PERVIOUS	11,532 S.F.	26.8 %
SIDEWALK AREA	4,635 S.F.	10.7 %
MAX. BUILDING HEIGHT PROPOSED	40 FT 6 IN	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	16,469 S.F.	
PARKING PROVIDED	55	
PARKING REQ'D	55	

PHOTOMETRIC SITE PLAN

SCALE: 1"=20'

0 20' 40'

SCALE: 1" = 20'

OWNER/DEVELOPER:
LMGC, LLC
JIMMY McCLINTOCK
(972)983-2222
3021 RIDGE RD.
ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
RAMSAY & REYES, LLC
ROSS RAMSAY
(214)536-5306
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

REGISTERED ARCHITECT ROSS I. RAMSAY 2449 STATE OF TEXAS

RAMSAY & REYES, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS

No.	DESCRIPTIONS/ISSUE	DATE

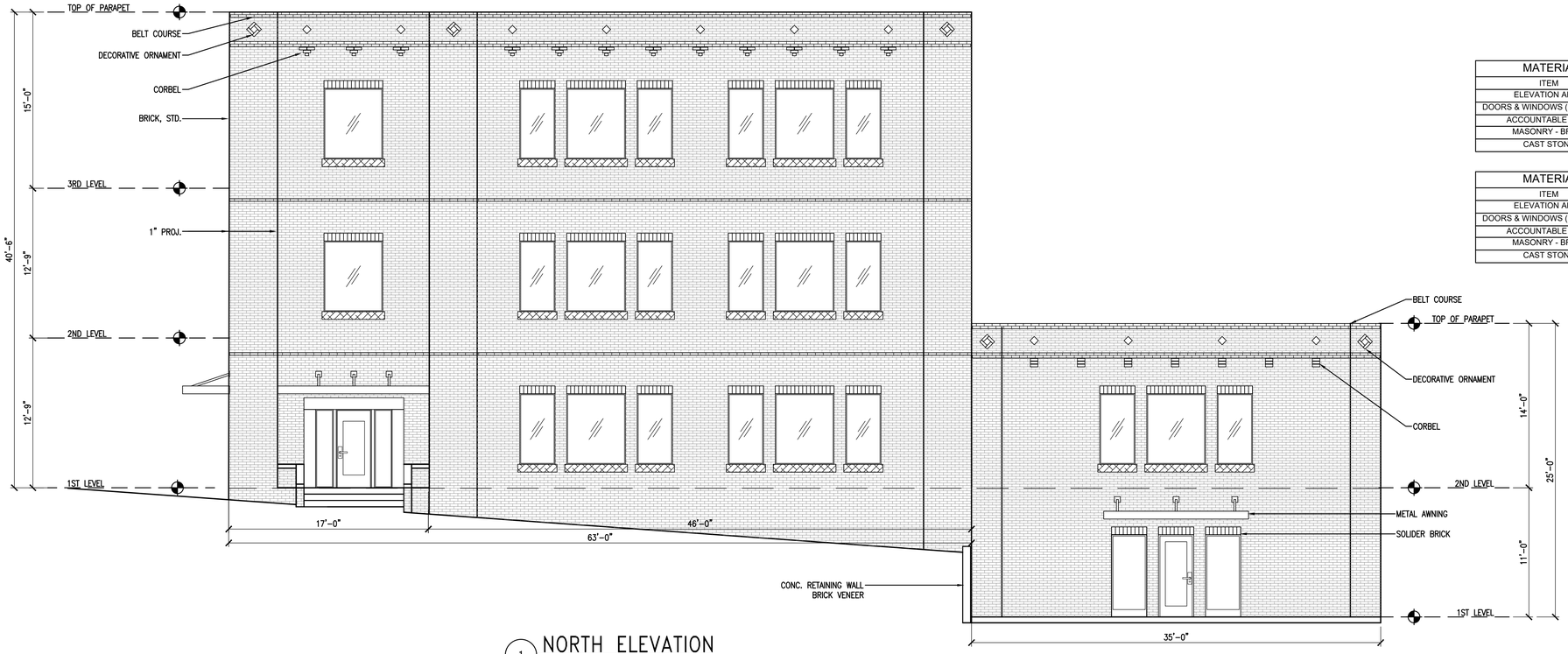
PROJECT NAME AND ADDRESS:
BUSINESS PARK
409 W. WASHINGTON
ROCKWALL, TEXAS 75087

PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	01/07/2020
SCALE	1" = 20'
SHEET NO.	of

DRAWING NAME:
PHOTOMETRIC SITE PLAN

E1

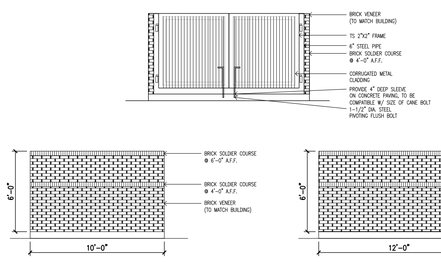
SP2019-044



1 NORTH ELEVATION
SCALE: 3/16" = 1'

MATERIAL USAGE (%) - BLDG 'A' NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		2,743	
DOORS & WINDOWS (DEDUCTED)		488	
ACCOUNTABLE AREA		2,255	100%
MASONRY - BRICK		2,178	96%
CAST STONE		77	4%

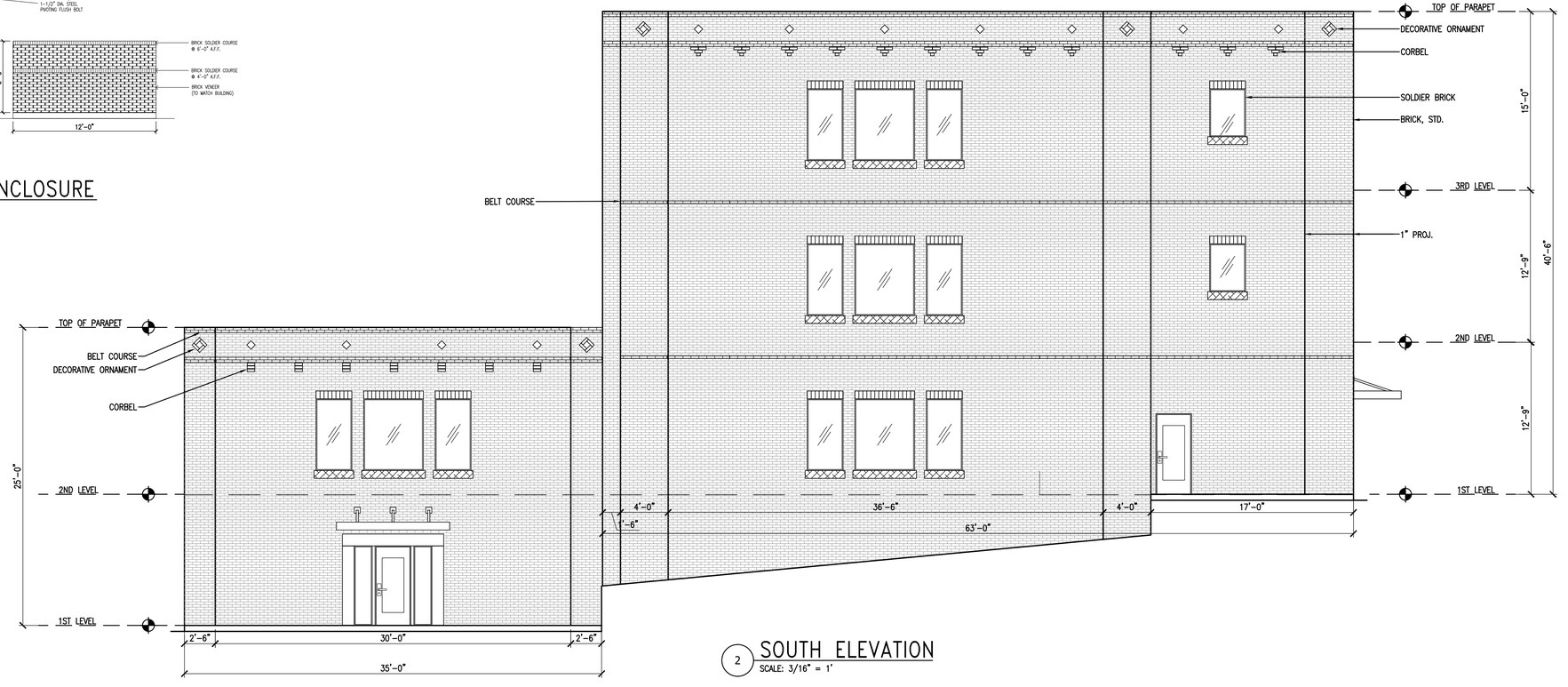
MATERIAL USAGE (%) - BLDG 'B' NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		893	
DOORS & WINDOWS (DEDUCTED)		127	
ACCOUNTABLE AREA		766	100%
MASONRY - BRICK		740	96%
CAST STONE		26	4%



1 DUMPSTER ENCLOSURE
SCALE: 3/16" = 1'

MATERIAL USAGE (%) - BLDG 'A' SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		2,804	
DOORS & WINDOWS (DEDUCTED)		237	
ACCOUNTABLE AREA		2,567	100%
MASONRY - BRICK		1,770	97%
CAST STONE		77	3%

MATERIAL USAGE (%) - BLDG 'B' SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		893	
DOORS & WINDOWS (DEDUCTED)		107	
ACCOUNTABLE AREA		786	100%
MASONRY - BRICK		756	96%
CAST STONE		30	4%



2 SOUTH ELEVATION
SCALE: 3/16" = 1'

REGISTERED ARCHITECT ROSS I. RAMSAY 2449 STATE OF TEXAS

RAMSAY & REYES, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS		
No.	DESCRIPTIONS/ISSUE	DATE

PROJECT NAME AND ADDRESS:
BUSINESS PARK
409 W. WASHINGTON
ROCKWALL, TEXAS 75087

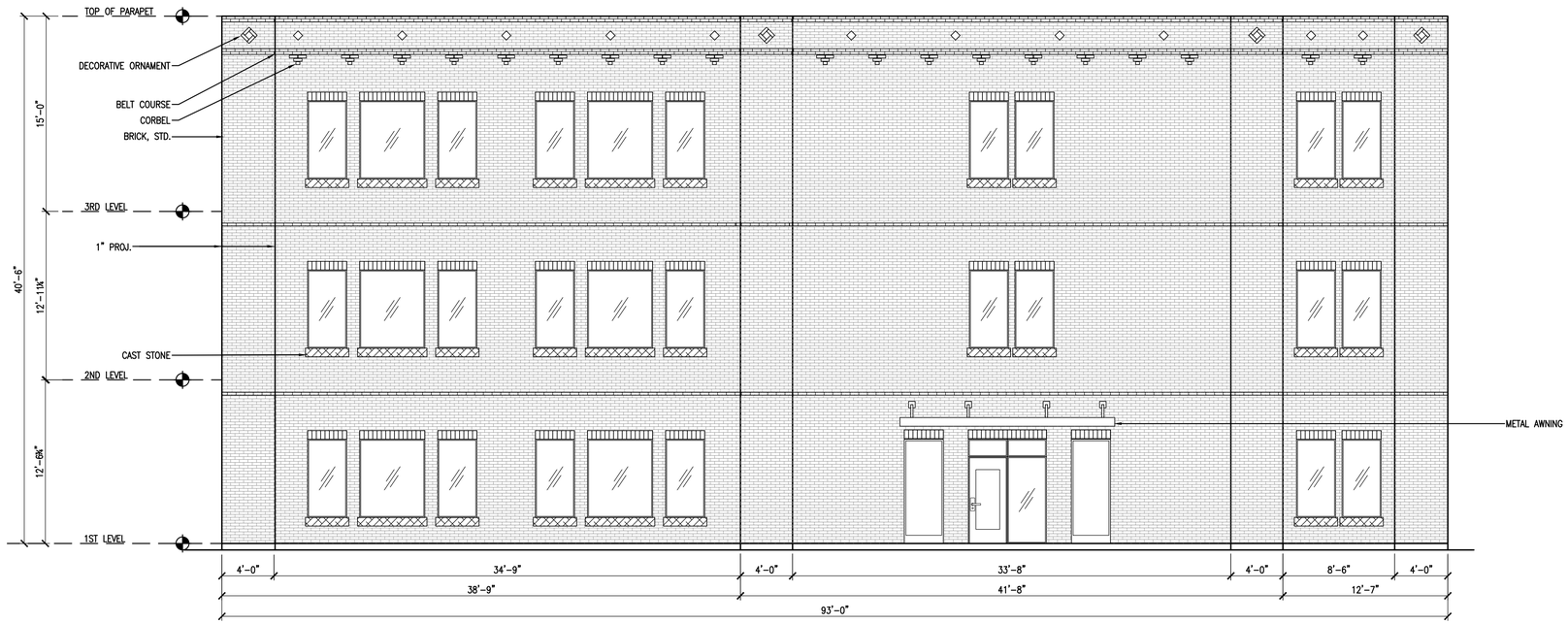
PROJECT No.	----
DRAWN BY	SR
CHECKED BY	RR
DATE	01/07/2020
SCALE	3/16" = 1'
SHEET NO.	of

DRAWING NAME:
ELEVATION
NORTH & SOUTH

A-201

SP2019-044

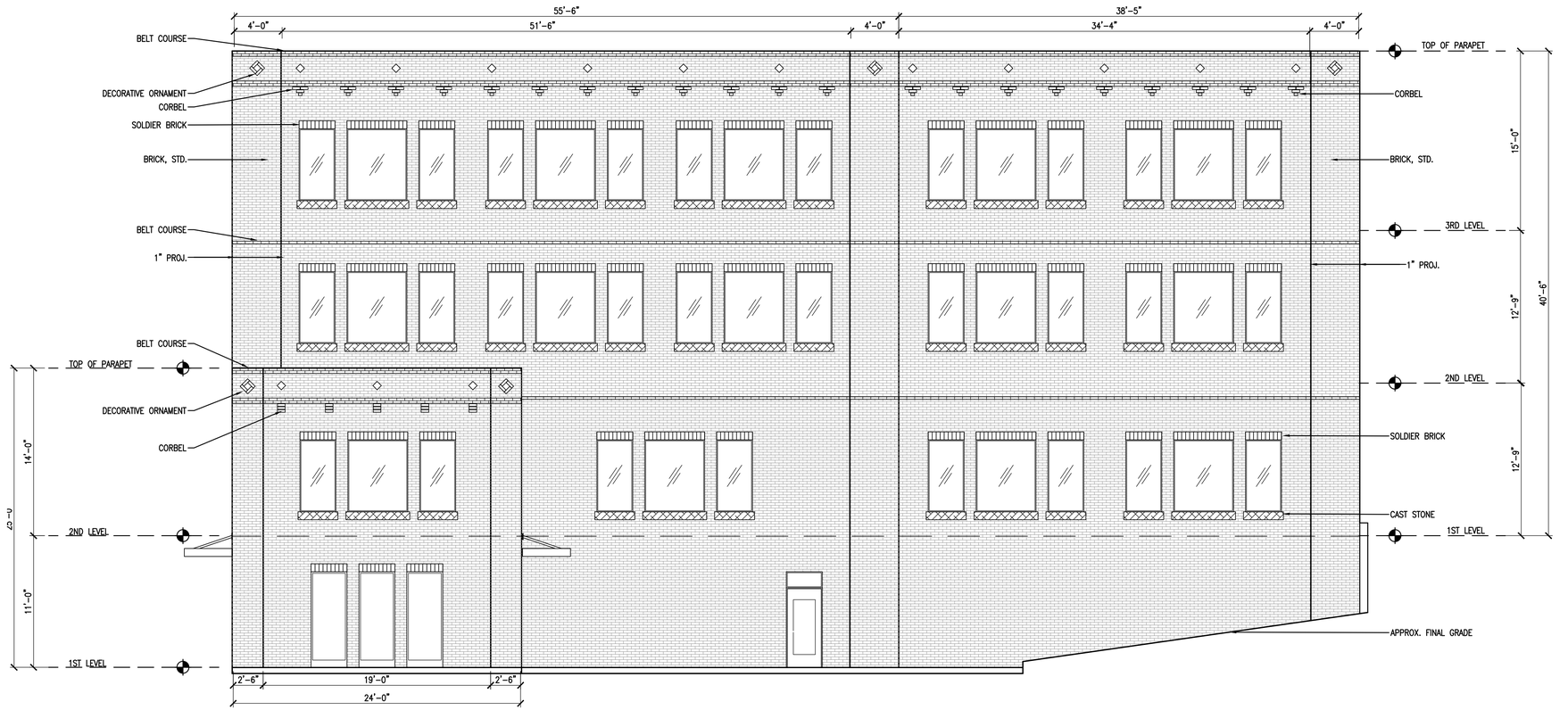
MATERIAL USAGE (%) - BLDG 'A' EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		3,810	
DOORS & WINDOWS (DEDUCTED)		660	
ACCOUNTABLE AREA		3,150	100%
MASONRY		3,080	97%
CAST STONE		70	3%



1 EAST ELEVATION
SCALE: 3/16" = 1'

MATERIAL USAGE (%) - BLDG 'A' WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		4,176	
DOORS & WINDOWS (DEDUCTED)		853	
ACCOUNTABLE AREA		3,323	100%
MASONRY		3,219	97%
CAST STONE		104	3%

MATERIAL USAGE (%) - BLDG 'B' WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		604	
DOORS & WINDOWS (DEDUCTED)		136	
ACCOUNTABLE AREA		468	100%
MASONRY		460	99%
CAST STONE		8	1%



2 WEST ELEVATION
SCALE: 3/16" = 1'

REGISTERED ARCHITECT ROSS I. RAMSAY 2449 STATE OF TEXAS

RAMSAY & REYES, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS		
No.	DESCRIPTIONS/ISSUE	DATE

PROJECT NAME AND ADDRESS:
BUSINESS PARK
409 W. WASHINGTON
ROCKWALL, TEXAS 75087

PROJECT No.	----
DRAWN BY	SR
CHECKED BY	RR
DATE	01/07/2020
SCALE	3/16" = 1'
SHEET NO.	of

DRAWING NAME:
ELEVATION
EAST & WEST

A-202

SP2019-044

RAMSAY & REYES, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REGISTERED ARCHITECT ROSS I. RAMSAY 2449 STATE OF TEXAS

REVISIONS

No.	DESCRIPTIONS / ISSUE	DATE

PROJECT NAME AND ADDRESS:
BUSINESS PARK
409 W. WASHINGTON
ROCKWALL, TEXAS 75087

PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	01/07/2020
SCALE	1" = 20'
SHEET NO.	of

DRAWING NAME:
OUTDOOR LIGHT SPECS.

E2

SP2019-044

NIGHTTIME FRIENDLY™ Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

American Revolution
Series 247 and 247 Cutoff
50-150W HPS, 100-175W MH

PRODUCT OVERVIEW

SERIES 247

SERIES 247 CUTOFF

Features:
Die-cast aluminum housing and hood for long-life performance

Die-cast trigger latch (TL) option available for easy access to internal components

Optical assembly designed for maximum performance

Hinged hood and captive screw provision afford quick, easy access to electrical and optical area for relamping or servicing

Slipfitter with three set screws allows secure installation to pole sizes 2-3/8" or 3" O.D.

E39 mogul base socket standard

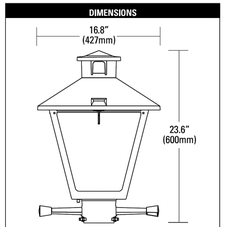
All electrical components warranted by American Electric Lighting's 6-year guarantee

Complies with ANSI: C136.2, C136.10, C136.15, C136.31 (regular only), C136.16 (FC only)

Suitable for -30°C MH & / -40°C HPS

Applications:
Streetscapes
Walkways
Pathways
Parks

DIMENSIONS



Effective Projected Area (EPA)
The EPA for the American Revolution Series 247 is 1.8 sq. ft.
Approx. Wt. = 36 lbs.

PREFERRED SELECTION CATALOG NUMBERS

Series 247
247 10S RN 120 R3 AY
247 15S RN 120 R3 AY
247 10S RN 120 R5 AY
247 15S RN 120 R5 AY

Series 247 Cutoff
247 10S RN 120 R2 FC TL
247 10M XN MT1 R2 FC TL

Decorative DL-247-A

AEL American Electric Lighting

ANTIQUE STREET LAMPS™ RESONANCE™ BOLLARD 1.0 HID
TLRCB10

CATALOG #
PROJECT
TYPE



Construction:
The luminaire is die cast and permanent mold aluminum. The roof has an internal hinge, hidden from view. Roof and ballast lids are sealed with silicone gaskets. All exposed hardware is weather resistant. FINISH:The luminaire has a powder coat finish utilizing a premium TGIC polyester powder. The finish is a three-stage process that consists of drying, powder application and curing. Before coating, the parts are treated with a five-stage pretreatment process, consisting of a heated alkaline cleaner, rinse, phosphate coating, rinse and sealant.

Optics:
The horizontal lens is tempered fl at glass with a continuous seal.The luminaire utilizes an internal anodized and segmented reflector with socket for horizontal lamp. Reflectors are available in Type II, III, IV, and V, full cutoff distributions, are interchangeable and rotatable.

Electrical:
Luminaire is furnished with an HID ballast assembly. Sockets are porcelain, medium base, with a copper alloy nickel-plated screw shell and center contact. Ballasts are core and coil, high-power factor; regulating type. Lamp is not included.

Installation:
The Resonance Bollard offers a patented impact resistant mounting and leveling design ensuring lifelong performance. Three leveling pads within the base mounting plate are easily accessible through the access panel.The leveling pads provide full contact with the concrete pad, providing a high degree of stability.The base mounting plate is fully welded to the bollard post, providing complete structural support from all directions, giving the bollard superior vandal resistance.

Listings:
The luminaire is tested to and meets all NRTL's outdoor requirement standards, wet location use, through the fully accredited and approved CSA laboratory.

Max EPA: 1.8 sq feet
Max Height: 3' 8" (111.8 cm)
Max Width: 1' 1" (33 cm)
Max Weight: 35 lbs (15.8 kg)

Sample Catalog number:

TLRCB10	100M MED	GCF	R3	240	SF	DWH
Series	Lamp Type	Lens	Distribution	Voltage	Options	Finish

ENERGY INDEPENDENCE AND SECURITY ACT 2007 (EISA) NORTHERN PRIDE

Ordering Guide:

Series	Lamp Type	Lens	Distribution	Voltage	Options
TLRCB10	50M MED 70M MED 100M MED 39MHC G12[1] 70MHC G12 26TRT 32TRT 42TRT	GCF	R2 TYPE 2 R3 TYPE 3 R4[2] TYPE 4 R5 TYPE 5	120 208[3] 240 277 MVOLT[4]	SF SINGLE FUSE DF DOUBLE FUSE HF HOUSE SIDE SHIELD (TYPE 2 & 3 ONLY)

Finish
DBL BLACK
DDB DARK BRONZE
DNA NATURAL ALUMINUM
DWH WHITE
CM CUSTOM MATCH
CS CUSTOM SELECT RAL COLORS

Notes:
1. 120V and 277V only
2. Not available with CFL
3. Consult factory for 208 volt available in Canada
4. Multi-tap ballast (120, 208, 240, 277V), only available CFL.

TLRCB10 HID

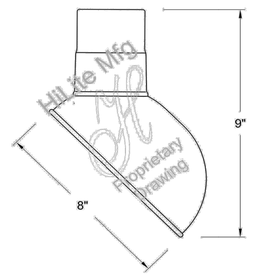
Antique Street Lamps™ | 3825 Columbus Road | Granville, OH 43023 | Phone: 1-800-410-8899 | www.antiquestreetlamps.com Rev. 4/14
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HI-LITE MFG. CO., INC
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com

H-EM-08
Emblem Shade Collection

Job Name:
Type:
Quantity:





FINISH -Offered in exceptional finishes, comprised of: polyester/polished powder coat, baking enamal liquid, raw metal, or galvanized finishes.
Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).
Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16.
For interior finish of fixture refer to color chart on pages 344-348.

MOUNTING - Stem, Arm, and Flush mounting available.

ACCESSORIES - WGR(Wire Guard) and SK(Swivel Knuckle) available.

REFLECTOR - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

SOCKETS/LAMPS - Available in:
Incandescent
- rated 200 watt max/120 volt, medium base.
Compact Fluorescent(CFL)
- rated 13/18/26/32 watt max/120/277 volt, GX24Q base.
Metal Halide(MH)
- rated 35/50/70/100 watt max/120/208/240/277 volt, medium base, 4KV socket.
High Pressure Sodium(HPS)
- rated 50/70/100 watt max/120/277 volt, medium base.

MADE IN THE U.S.A.

Suitable for wet location. (Except when cord mounted)

c UL us LISTED

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, *Planner*
DATE:	February 25, 2025
SUBJECT:	SP2025-005; *Site Plan for 2651 Sunset Ridge Drive*

The applicant, Dhruvjyoti Basu -- *on behalf of Sameer Patel* --, is requesting the approval of a Site Plan for a *Restaurant with 2,000 SF or more without Drive-Through or Drive-In*. On March 6, 2017, the City Council approved a replat [*Case No. P2017-011*] establishing the subject property as Lot 5, Block A, Harbor District Addition. On April 19, 2021, the Planning and Zoning Commission approved a Site Plan [*Case No. SP2021-005*] for a *Restaurant with 2,000 SF or more without Drive-Through or Drive-In* on the subject property. This Site Plan approval was set to expire on April 19, 2023 in accordance with Subsection 03.05(A), *Site Plan Expiration*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC); however, at that time the applicant had an active Engineering submittal [*Case No. E2021-011*]. Based on this, the Site Plan was deemed to be active. The Engineering Plans were approved on July 11, 2023, and were considered to be valid for a period of one (1) year. On January 5, 2023, the applicant submitted a Building Permit [*Case No. COM2023-36*]; however, this permit expired due to inactivity on August 28, 2024. Since the Building Permit was holding both the Site Plan and Engineering Plans open, when it expired the Site Plan and Engineering Plans also expired.

In response to this expiration, the applicant resubmitted the same Site Plan on February 14, 2025. The submitted Site Plan was the same as the original Site Plan approved under *Case No. SP2021-005*, with the exception of minor changes being made to the Photometric Plan. As part of the review for this case, staff has indicated to the applicant that the Photometric Plan will need to be changed to meet the lighting and photometric standards of the Unified Development Code (UDC), and this is considered to be a condition of approval for this case. Staff has attached the original Site Plan case memo as nothing in the Planned Development District 32 (PD-32) has changed that would affect the approval of this case. As part of this case, the Planning and Zoning Commission will be tasked with reviewing the previous Site Plan approval -- *including the variances/exceptions that were granted* -- and determining if the proposal meets the criteria for Site Plan approval as outlined in Subsection 03.04, *Site Plan Review*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). In addition, staff will be taking the proposed building elevations back to the Architectural Review Board (ARB) prior to the meeting on February 25, 2025, and will provide an updated recommendation from the ARB to the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the *February 25, 2025* Planning and Zoning Commission meeting.

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:	April 13, 2021
APPLICANT:	Cameron Slown; *Teague, Nall and Perkins, Inc.*
CASE NUMBER:	SP2021-005; *Site Plan for a Restaurant with 2,000 SF or More without a Drive-Through*

SUMMARY

Discuss and consider a request by Cameron Slown of Teague, Nall and Perkins, Inc. on behalf of Elias Pope of 8020 Hospitality, LLC for the approval of a *Site Plan* for a *Restaurant with 2,000 SF or More without Drive-Through or Drive-In* on a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southeast corner of the intersection of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

BACKGROUND

On July 15, 2015, the Planning and Zoning Commission approved a site plan [*Case No. SP2015-015*] for a 6,800 SF *Restaurant with 2,000 SF or More without Drive-Through or Drive-In* on the subject property. Following this approval, the applicant was granted variances to the stone and masonry requirements by the City Council on July 20, 2015. On September 8, 2015, the City Council approved *Case No. MIS2015-006*. This case involved the applicant requesting to utilize 15 of the 441 parking spaces in the Trend Tower parking garage to meet the required parking requirements. On December 13, 2016, the Planning and Zoning Commission approved an amended site plan [*Case No. SP2016-027*], which approved changes to the building elevations; however, no engineering plans or other submittals were submitted after this approval. According to Subsection 03.05(A), *Site Plan Expiration*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(i)f development of a lot or tract with an approved site plan has not been completed within two (2) years, or more with an extension, of its final approval, the site plan shall be deemed to have expired and a new review and approval of a site plan for development of the property shall be undertaken, and this new approval shall be required before a building permit is issued for development. This review and approval shall be evaluated according to the standards of the Unified Development Code (UDC), taking into account all changes to the Unified Development Code (UDC) which have occurred subsequent to the prior site plan approval." The expiration of the applicant's approved site plan was on December 13, 2018.

PURPOSE

On March 19, 2021, the applicant -- *Cameron Slown of Teague, Nall and Perkins, Inc.* -- submitted an application requesting approval of a site plan for the purpose of developing a ~6,800 SF restaurant on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2651 Sunset Ridge Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is IH-30, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation, six ([6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) tracts of land (*i.e. a portion of Lot 1 of the Village 2 Addition; Tract 3 of the M. J. Barksdale Survey, Abstract No. 11; and the Ranch House Addition*). Situated on the Ranch House Addition is a restaurant (*i.e. Snuffer's Restaurant*). This is followed by railroad right-of-way owned by the M. K. & T. Railroad. All of these properties are zoned Commercial (C) District.

South: Directly south of the subject property is a seven (7) story office building (*i.e. Trend Tower*), which is situated on a 2.0617-acre parcel of land (*i.e. Lot 1, Block A, Harbor District Addition*) that is located within the *Summit Office Sub-District* of Planned Development District 32 (PD-32). Beyond this is a 9.00-acre vacant tract of land (*i.e. Lots 1, 2, 3 & 4, Block 9, Moton Addition*) that is located within the *Hillside Mixed-Use* and *Horizon/Summer Lee Sub-Districts* of Planned Development District 32 (PD-32).

East: Directly east of the subject property is a 1.021-acre vacant tract of land (*i.e. Lot 1, Block A, Harbor District Addition*). Continuing east is a medical office facility (*i.e. Care Now*) followed by Horizon Road, which is identified as a M4U (*i.e. major collector, four [4] lane, roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All of these properties are zoned Planned Development District 32 (PD-32) and are located within the *Summit Office Sub-District*.

West: Directly west of the subject property is Sunset Ridge Drive, which is identified as a *Street Type 'B' & 'E'* according to Planned Development District 32 (PD-32). Beyond this is a 2.893-acre parcel of land (*i.e. Lot 2, Block B, Harbor District Addition*) that is currently under construction for a strip retail center and restaurant facilities and located within the *Hillside Sub-District.* Adjacent to this property are two (2) restaurants (*i.e. the Oar House and Culpepper Steakhouse*). Culpepper Steakhouse is located within the *Hillside Sub-District* and the Oar House is located within the *Freeway Frontage Sub-District*. All of these properties are zoned Planned Development District 32 (PD-32). Beyond this is Shoreline Trail, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to *Ordinance No. 17-22*, the proposed use (*i.e. a restaurant, 2,000 SF or more, without a Drive-Thru or Drive-In*) is permitted *by-right* in the *Summit Office Sub-District*, and will not require any additional approvals by the Planning and Zoning Commission. With the exception of the variances being requested, the submitted site plan, building elevations, and landscape plan, generally conform to the technical requirements contained within the Unified Development Code (UDC) and Planned Development District 32 (PD-32) for a property located within the *Summit Office Sub-District*. A summary of the density and dimensional requirements is as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 SF*	*0.90-Acres; In Conformance*
Minimum Lot Width	*60-Feet*	*217.09-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*173.70-Feet; In Conformance*
Minimum Build-to-Line (Sunset Ridge Drive)	*10-Feet*	*17-Feet; In Conformance*
Minimum Setback (Sunset Ridge Drive)	*5-Feet*	*17-Feet; In Conformance*
Maximum Permitted Encroachment [1]	*5-Feet*	*2-Feet; In Conformance*
Maximum Height	*8 Stories or 120-Feet*	*38-Feet; In Conformance*
Maximum Mechanical Screen Height	*20-Feet*	*6½-Feet; In Conformance*
Minimum Masonry Requirement	*90%*	*48%-59%; Variance Requested*
Minimum Stone Requirement	*20% Natural or Quarried*	*0%; Variance Requested*
Minimum Parking Spaces Required	*68*	*50/18* [2]*; Variance Requested*
Maximum Lot Coverage	*60%*	*17.4%; In Conformance*

Notes:
[1]*: Canopies, awnings, balconies and roof overhangs may encroach over the Build-to-Line.*
[2]*: 50 surface parking spaces are provided and 18 are being requested to be located in the Trend Tower parking garage. This will not put surface parking over the 20% maximum stipulated by Planned Development District 32 (PD-32).*

CONFORMANCE WITH THE CITY'S CODES

Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], provides flexibility in order to create high quality projects for the *Harbor District*. Non-residentially zoned projects are to generally conform to the Commercial (C) District standards. In this case, the subject property is located in the *Summit Office Sub-District* and is within the IH-30 Overlay (IH-30 OV) District,

which is more restrictive than the *Design Guidelines* [*Resolution No. 10-40*] required by PD-32. With this being said, the standards of the IH-30 OV (*i.e. Subsection 06.02, Art. 05, UDC*) shall apply to the development of the subject property. The *Summit Office Sub-District* is intended to capitalize on the views of Lake Ray Hubbard by providing mid-rise buildings that include good visibility and access from IH-30 and Horizon Road. This district also takes advantage of existing slopes and trees, which adds to the characteristics of the *Summit Office Sub-District*. In this case, the applicant's proposal is adjacent to the IH-30 Frontage Road and is accessible from Sunset Ridge Drive. Additionally, by virtue of being in Planned Development District 32 (PD-32) and generally conforming to *Ordinance No. 17-22*, the proposed site plan appears to be in conformance to the majority of the requirements intended for properties within the *Summit Office Sub-District.*

VARIANCES REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following variances to the requirements of the IH-30 Overlay (IH-30 OV) District and the Unified Development Code (UDC):

(1) *Materials and Masonry Composition*. Each exterior wall of a building's façade shall consist of a minimum of 90% *Primary Materials* and/or a maximum of ten (10) percent *Secondary Materials*.

(a) Stone. According to Subsection 06.02(C)(1)(a)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), a minimum of 20% natural or quarried stone is required on all building façades. In this case, the applicant is not incorporating stone on any of the building facades.

(b) Secondary Materials. According to Subsection 06.02(C)(1)(a)(3)(a), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), secondary materials are any material that is not deemed to be a primary material and are limited to a maximum of ten (10) percent of the building's façade. In this case, the applicant is indicating the use of glazed tile, wood screens, metal panels, and steel beams/tube columns that collectively exceed ten (10) percent on each of the building facades (*i.e. north; 42.8%, south; 51.5%, east; 48.9%, and west; 42.8%*).

(2) *Parking*.

(a) *Joint Use Parking*. According to the *Parking Spaces Required by Use* section of *Exhibit 'F-1'* of *Ordinance No. 17-22,* the parking requirement for a *Restaurant* is one (1) parking space per 100 SF of building area. This would equate to a total parking requirement of 68 spaces. Currently, the applicant's site plan shows the provision of 50 parking spaces on site; however, the applicant has asserted that with the public parking provided in the Trend Tower parking garage (*i.e. 441 parking spaces*) and the 37 on-street/surface parking spaces sufficient parking is being provided. This approval would require the City Council to approve a variance to the parking requirements to allow the on-street and public parking spaces in the Trend Tower garage to supplement the restaurants required parking.

According to Section 9, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), and unless otherwise specified by the UDC, "(a)n applicant may request the Planning and Zoning Commission grant a variance 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 cases where a variance or variances is/are being requested, the applicant shall provide compensatory measures that directly offset the requested variances."

In this case, the applicant has provided a letter explaining the exceptions and offering compensatory measures in the form of additional landscaping (*i.e. one (1) canopy tree*) along the IH-30 Frontage Road and four (4) decorative planters underneath the awning facing Sunset Ridge Drive. Additionally, the applicant is indicating increased building articulation and architectural elements that provide a presence for the district, as well as the use of an interstitial space for hiding the mechanical equipment. The Planning and Zoning Commission is tasked with determining if the compensatory measures properly off-set the requested variances. This is a discretionary decision for the Planning and Zoning Commission, which requires approval by a super majority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval. In the event that the variance(s) are denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Harbor District*. The *Harbor District* is considered an entry portal to the City of Rockwall and is intended to provide a pedestrian oriented, mixed use district accommodating residential and non-residential land uses. The *Harbor District* is a live, work, and play district that offers professional offices, scenic condominiums, with restaurants, shopping and entertainment venues, and is intended to be a regional commercial center. When reviewing the strategies for this district, the applicant's site plan is targeted at providing a pedestrian friendly and walkable environment by providing streetscape elements along Sunset Ridge Drive. Additionally, the applicant is providing views of Lake Ray Hubbard with an outdoor dining area on top of the restaurant.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On March 30, 2021, the Architectural Review Board (ARB) approved a motion to recommend approval of the proposed building elevations and the associated variances by a vote of 5-0, with Board Members Miller and Avenetti absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for a *Restaurant with 2,000 SF or More without Drive-Through or Drive-In* on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

(2) Any construction resulting from the approval of this *Site Plan* 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: 2/21/2025

PROJECT NUMBER: SP2025-005
PROJECT NAME: Site Plan for 2651 Sunset Ridge
SITE ADDRESS/LOCATIONS: 2651 SUNSET RIDGE DR

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	02/19/2025	Approved w/ Comments

02/19/2025: SP2025-005; Site Plan for 2651 Sunset Ridge Drive
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Dhruvjyoti Basu on behalf of Sameer Patel for the approval of a Site Plan for a Restaurant with 2,000 SF or More without Drive-Through or Drive-In on a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [Ordinance No. 17-22], situated within the IH-30 Overlay (IH-30 OV) District, and generally located at the southeast corner of the intersection of the IH-30 Frontage Road and Sunset Ridge 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.

M.3 For reference, include the case number (SP2025-005) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. (Subsection 03.04. A, 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

I.5 On April 19, 2021, the Planning and Zoning Commission approved a Site Plan [Case No. SP2021-005] for a Restaurant with 2,000 SF or more without Drive-Through or Drive-In on the subject property. This Site Plan approval was set to expire on April 19, 2023 in accordance with Subsection 03.05(A), Site Plan Expiration, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC); however, at that time the applicant had an active Engineering submittal [Case No. E2021-011].

Based on this, the Site Plan was deemed to be active. The Engineering Plans were approved on July 11, 2023, and were considered to be valid for a period of one (1) year. On January 5, 2023, the applicant submitted a Building Permit [Case No. COM2023-36]; however, this permit expired due to inactivity on August 28, 2024. Since the Building Permit was holding both the Site Plan and Engineering Plans open, when it expired the Site Plan and Engineering Plans also expired.

M.6 Photometric Plan. Please provide a photometric plan that meets the requirements of the UDC. The allowable maximum light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 of one (1) footcandle or 0.2 FC.

I.7 Please note that failure to address all comments provided by staff by 3:00 PM on March 4, 2024 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 Work Session meeting will be held on February 25, 2025.

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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/20/2025	Approved w/ Comments

02/21/2025: 1. What is this line?
2. Update

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Need to resubmit engineering for review due to expiration of engineering plans.
- Move light pole along Sunset 4' from back of curb

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved w/ Comments

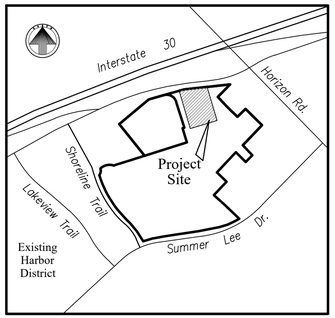
02/18/2025: There are better varieties of turfgrass available now such as Tif Tuf, Lattitude 36 or Tahoma 31 that are more shade, drought, wear and cold tolerant

02/18/2025: All parking must be within 80' of tree canopy

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Need to resubmit engineering for review due to expiration of engineering plans.
- Move light pole along Sunset 4' from back of curb

tnp

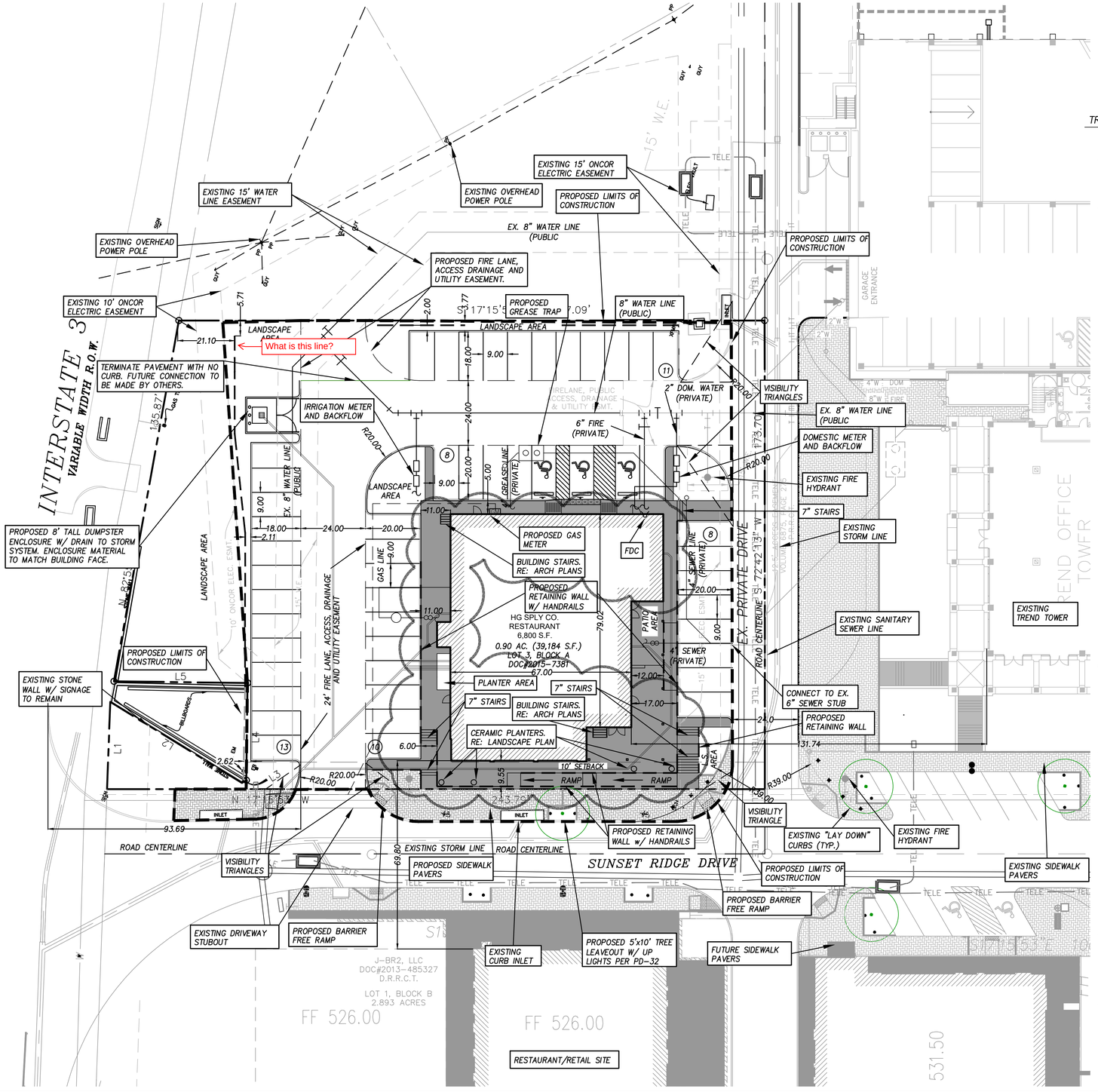
GRAPHIC SCALE
20 0 10 20 40

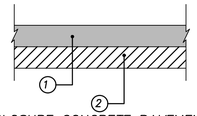


LOCATION MAP

NOTE:

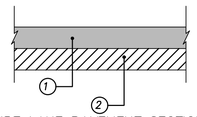
– DUMPSTER ENCLOSURE MATERIAL AND FINISH TO MATCH THAT OF THE RESTAURANT EXTERIOR.





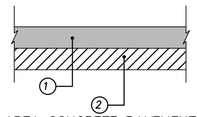
TRASH ENCLOSURE CONCRETE PAVEMENT SECTION
NTS

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



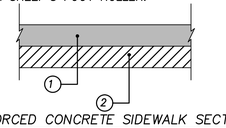
FIRE LANE PAVEMENT SECTION
NTS

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



PARKING AREA CONCRETE PAVEMENT SECTION
NTS

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



REINFORCED CONCRETE SIDEWALK SECTION
NTS

1. 4"–3,000 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

SITE INFORMATION

LAND AREA:	0.90 ACRES (39,184 S.F.)
CURRENT ZONING:	PD–32
EXISTING USE:	UNUSED
PROPOSED USE:	RESTAURANT
BUILDING AREA:	6,800 S.F
BUILDING TO LOT COVERAGE:	6,800/39,184=.174 –> 17.4%
BUILDING HEIGHT:	38 FEET
BUILDING REQUIRED PARKING:	68 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	68 TOTAL (*18 TREND TOWER GARAGE, 50 PARKING LOT) (INCLUDES 3 HANDICAP SPACES)
IMPERVIOUS AREA:	30,505 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	8,679 S.F.

PARKING REQUIREMENT BREAKDOWN:

RESTAURANT SPACE AT 1 SPACE/100 S.F. –> 6,800/100 = 68 SPACES

* TREND TOWER PARKING REQUIREMENT:
OFFICE SPACE AT 1 SPACE/300 S.F. –> 107,129/300 = 357 SPACES
TREND TOWER PARKING GARAGE CURRENTLY PROVIDES 441 PARKING SPACES SO PER THE SHARED PARKING AGREEMENT, A PORTION OF THIS PARKING MAY BE USED BY LOT 3 BLOCK A, THEREFORE 18 PARKING STALLS FROM THE TREND TOWER PARKING GARAGE WILL BE AVAILABLE FOR USE ON LOT 3 BLOCK A.

Update

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 _____, 2021.

Witness our hands this _____ day of _____, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NUMBER: ~~SP2021-005~~

~~FOR CONSTRUCTION~~

no.	revision	by	date

tnp

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

STATE OF TEXAS
CAMERON A. SLOWN
106317
LICENSED PROFESSIONAL ENGINEER

12/12/2022

scale	
when bar is 1 inch long	
horiz	1"=20'
vert	N/A
	December 2022

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

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

tnp project HSP21134
sheet **C1.04**

Drawing: P:\00_FCCurry\Projects\6-Commercial\Harbor District – HG Supply\1-DRAWINGS\1F-DESIGN-CURRENT\04 – HG SUPPLY – SITE PLAN.dwg at Dec 15, 2022-2:30pm by cslown
Layout: C1.04 SITE PLAN – Xref: HG SUPPLY-BASE.dwg – Xref: BORDER.dwg

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2651 Sunset Ridge Road, Rockwall TX 75032			
SUBDIVISION	Harbor District	LOT		BLOCK
GENERAL LOCATION	Interstate 130 and Horizon Road			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

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

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

	☑ OWNER	☑ APPLICANT
CONTACT PERSON	Sameer Patel	Dhruvjyoti Basu
ADDRESS	2010 Greenville Ave Suite D	8088 Park Lane Apt F716
CITY, STATE & ZIP	Dallas, TX 75206	Dallas, TX 75231
PHONE	732-887-9699	510-329-1384
E-MAIL	sameer@unco.com	dhruvbasu92@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

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

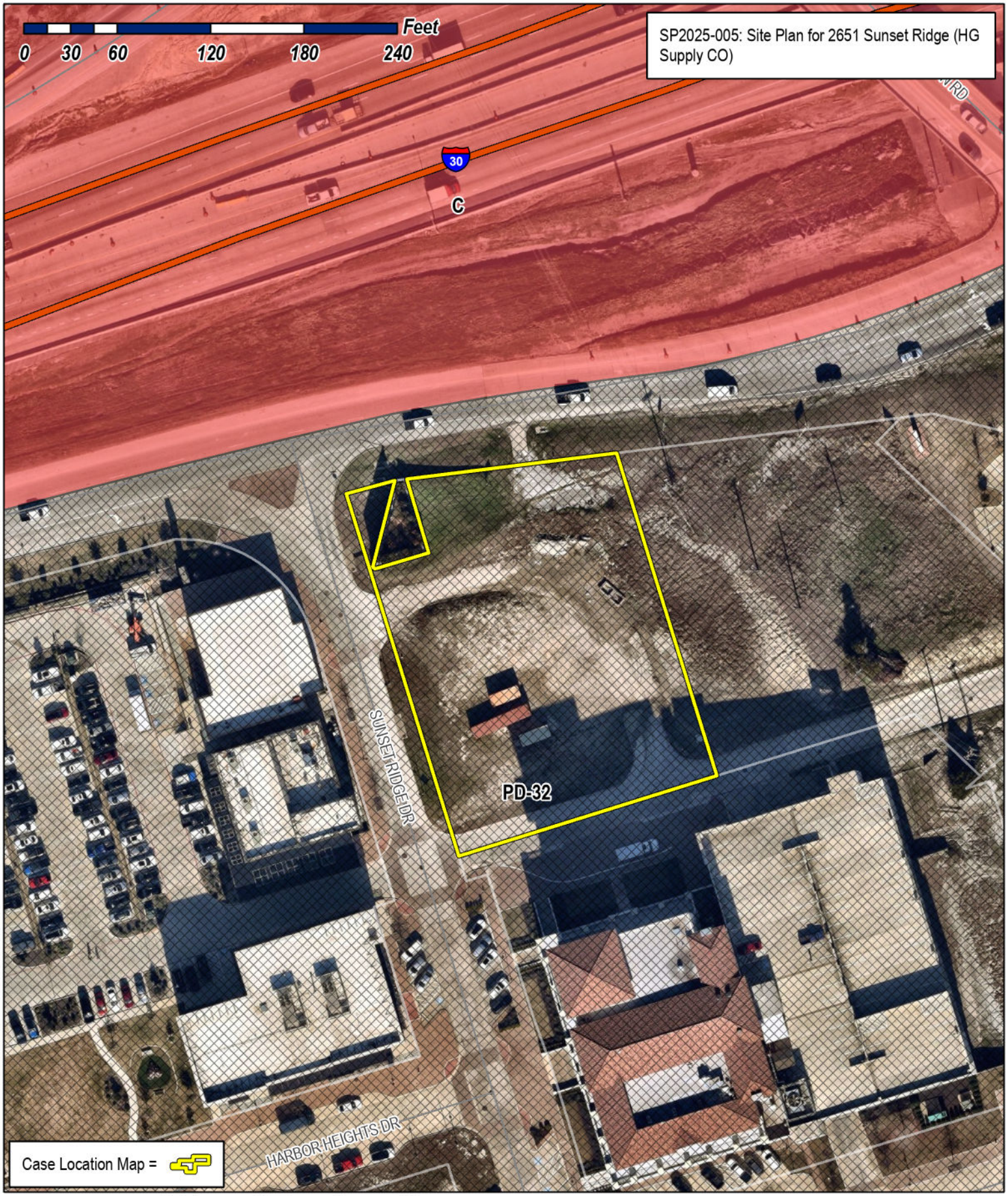
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

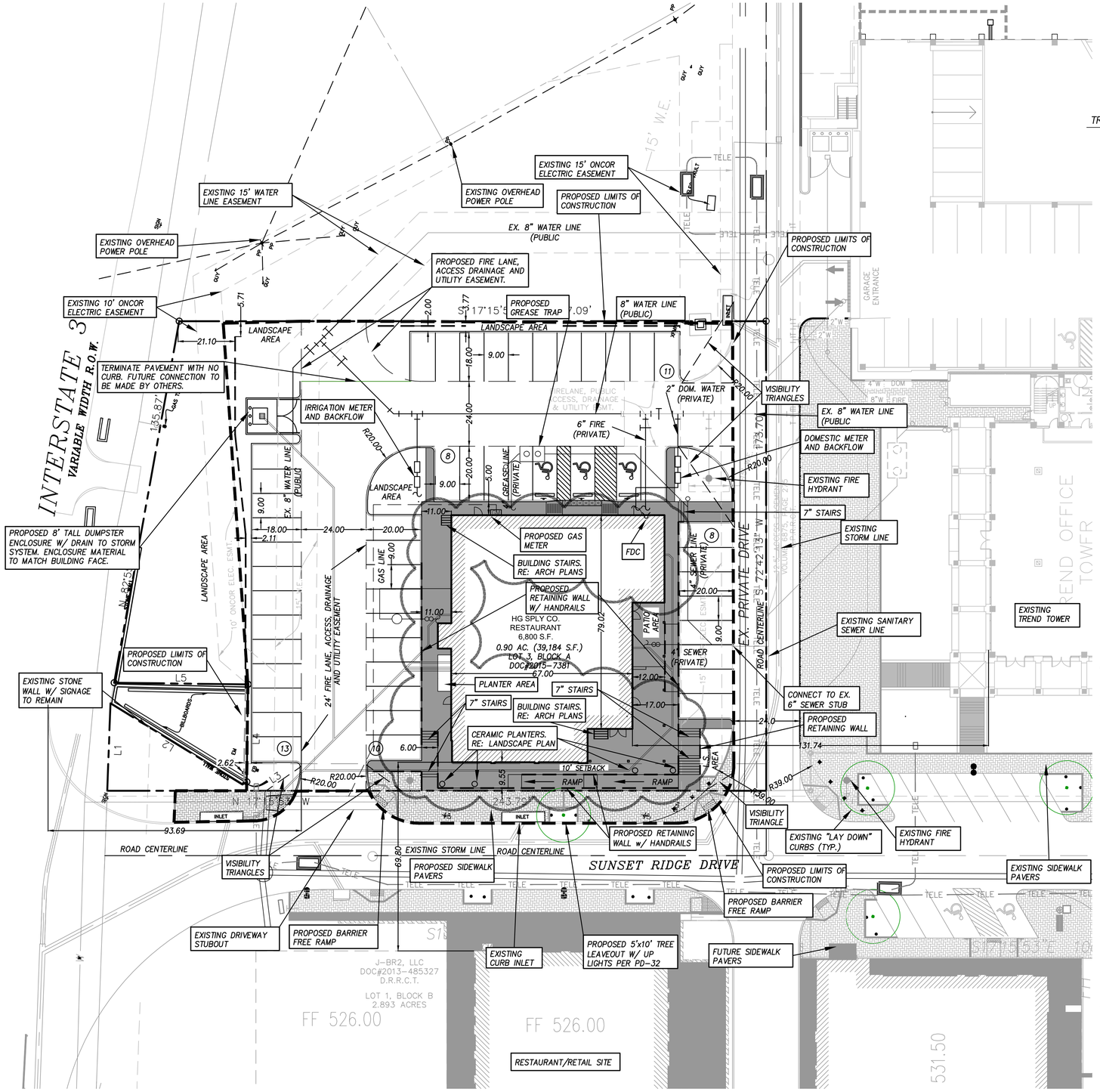
KARLA GALLEGOS
Notary Public, State of Texas
Comm. Expires 08-02-2027
Notary ID 132070391

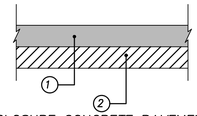


City of Rockwall

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

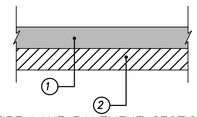
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





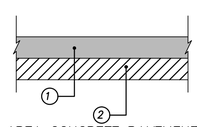
TRASH ENCLOSURE CONCRETE PAVEMENT SECTION
NTS

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



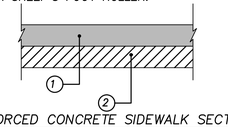
FIRE LANE PAVEMENT SECTION
NTS

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



PARKING AREA CONCRETE PAVEMENT SECTION
NTS

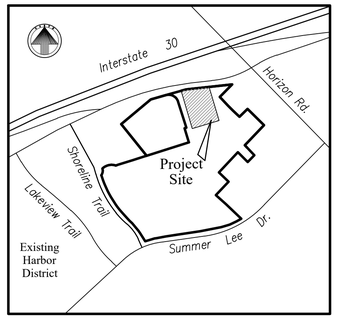
1. 5"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 8" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED.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



REINFORCED CONCRETE SIDEWALK SECTION
NTS

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

GRAPHIC SCALE
20 0 10 20 40



LOCATION MAP

NOTE:

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

SITE INFORMATION

LAND AREA:	0.90 ACRES (39,184 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	UNUSED
PROPOSED USE:	RESTAURANT
BUILDING AREA:	6,800 S.F
BUILDING TO LOT COVERAGE:	6,800/39,184=.174 -> 17.4%
BUILDING HEIGHT:	38 FEET
BUILDING REQUIRED PARKING:	68 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	68 TOTAL (*18 TREND TOWER GARAGE, 50 PARKING LOT) (INCLUDES 3 HANDICAP SPACES)
IMPERVIOUS AREA:	30,505 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	8,679 S.F.

PARKING REQUIREMENT BREAKDOWN:

RESTAURANT SPACE AT 1 SPACE/100 S.F. --> 6,800/100 = 68 SPACES

* TREND TOWER PARKING REQUIREMENT:
OFFICE SPACE AT 1 SPACE/300 S.F. --> 107,129/300 = 357 SPACES
TREND TOWER PARKING GARAGE CURRENTLY PROVIDES 441 PARKING SPACES SO PER THE SHARED PARKING AGREEMENT, A PORTION OF THIS PARKING MAY BE USED BY LOT 3 BLOCK A, THEREFORE 18 PARKING STALLS FROM THE TREND TOWER PARKING GARAGE WILL BE AVAILABLE FOR USE ON LOT 3 BLOCK A.

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 _____, 2021.

Witness our hands this _____ day of _____, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NUMBER: SP2021-005

FOR CONSTRUCTION

no.	revision	by	date

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

STATE OF TEXAS
CAMERON A. SLOWN
106317
LICENSED PROFESSIONAL ENGINEER
12/12/2022

scale
when bar is 1 inch long
horiz 1"=20'
vert N/A
December 2022

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

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

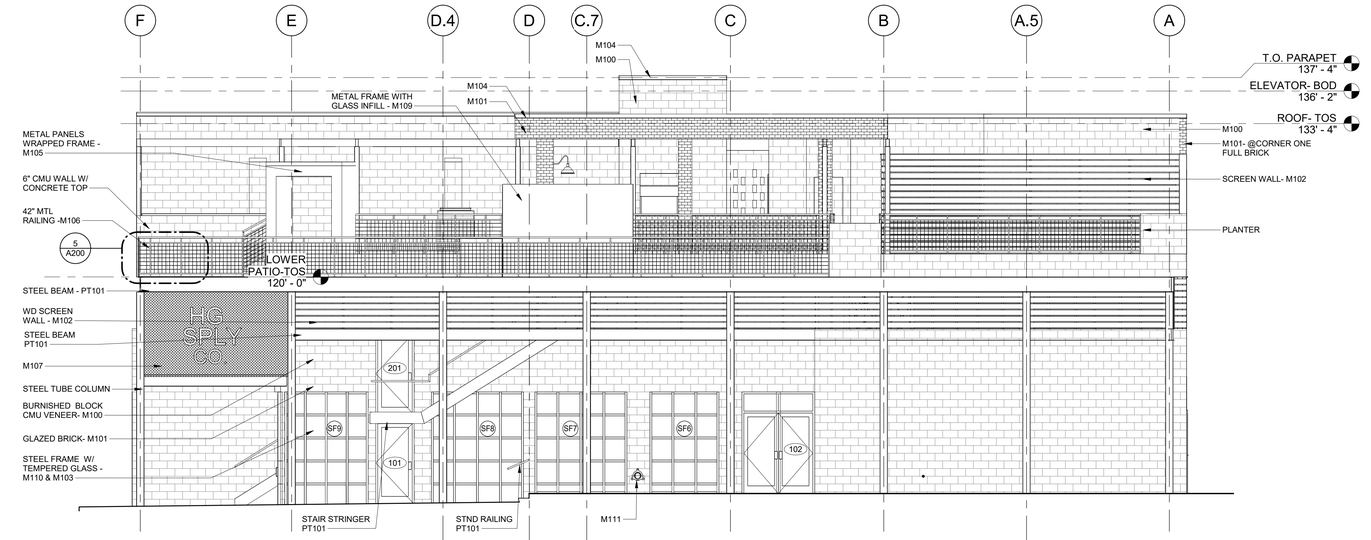
tnp project HSP21134
sheet **C1.04**

Drawing: P:\00_FCCurry\Projects\6-Commercial\Harbor District - HG Supply\1-DRAWINGS\1F-DESIGN-CURRENT\04 - HG SUPPLY - SITE PLAN.dwg at Dec 15, 2022-2:30pm by cslown
Layout: C1.04 SITE PLAN - Xref: HG SUPPLY-BASE.dwg - Xref: ISHOD.dwg

EXTERIOR FINISH SCHEDULE

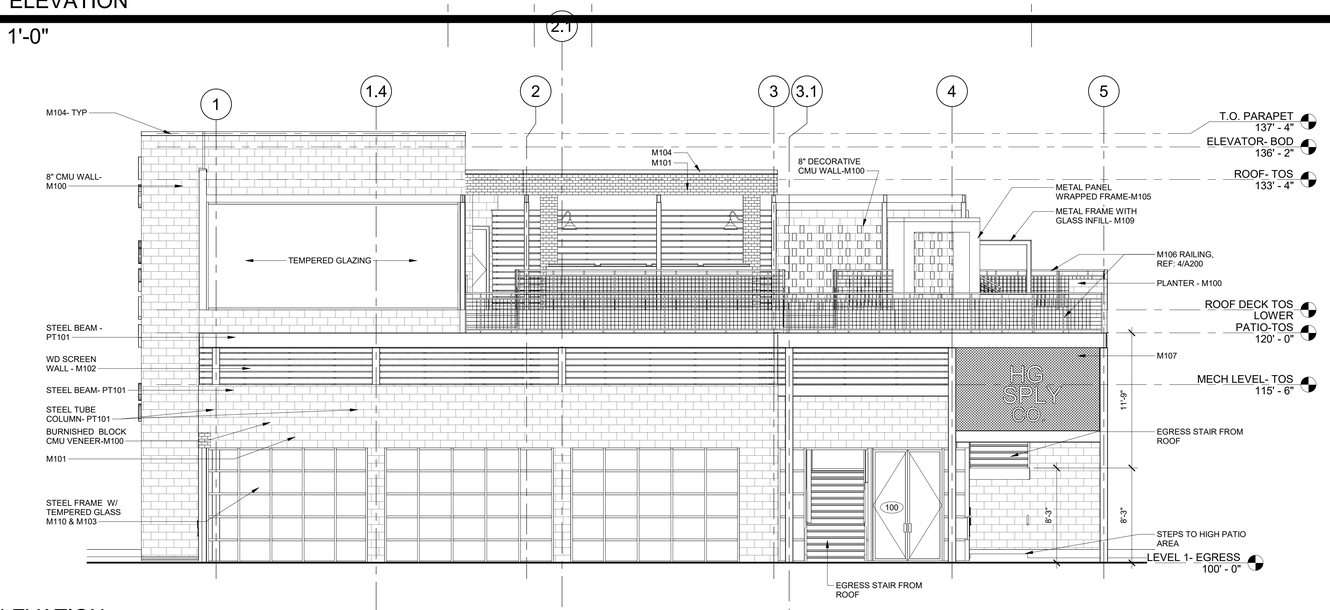
REF.	DESCRIPTION	PRODUCT INFORMATION	VENDOR		SUPPLIED/ INSTALLED BY
M100	GREY BURNISHED BLOCK	HEAD WATER CMU/ COLOR #725 SMOKE/POLISHED FINISH/ GROUT CBP #TBS	STEVE MORRIS	214-552-9527	GC / GC
M101	GLAZED BRICK-STANDARD SIZE	ELGINBUTLER GLAZED BRICK/52, 3 5/8"X 2 1/4"X 8", COLOR: POLAR WHITE #7100	CARL DUNLAP	214-536-7755	GC / GC
M101	GLAZED BRICK-THIN BRICK/ ALTERNATE	ELGINBUTLER GLAZED THIN BRICK/EB, MODULAR 3/4"X2 1/4"X7 5/8", COLOR: POLAR WHITE #7100	CARL DUNLAP	214-536-7755	GC / GC
M102	WOOD SCREEN AND PERGOLAS	2X6 WOLMANIZED PINE, SEALED FOR EXTERIOR APPLICATION. FINISH; STXXX	GC CHOICE	-	GC / GC
M103	CLEAR TEMPERED GLASS	1/2" CLEAR TEMPERED GLASS, PPG SOLARBAN 60 OR BETTER	PPG GLASS	888-774-4332	GC / GC
M104	PREFINISHED METAL COPING	PAC CONTINUOUS CLEAT COPING, PREFINISHED GALVANIZED STEEL, GRIT FINISH NATURAL PAC-TITE WT CANTED FASCIA, COLOR WEATHERED ZINC	PAC CLAD	800-441-8661	GC/ GC
M105	METAL CLADDING	ALUCONBOND PE PANELS- PATRIOT RED: PVDF3	WWW.ALUCOBONDUSA.COM		GC / GC
M106	WIRE MESH RAILING	STERLING DULA'S WIRE MESH RAILING SYSTEM, 3/16" DIA WOVEN WIRE INFILL, 3" OC EW	KANE INOVATIONS	800-773-2439	GC / GC
M107	SCREEN MESH	CRL STANDARD PERFORATED STAINLESS STEEL PANEL SYSTEM	CRLAURENCE	800-421-6144	GC / GC
M108	METAL PNL-2	HOT ROLLED STEEL, NATURAL COLOR, POWDER COATED CLEAR FINISH	GC CHOICE	-	GC / GC
M109	MTL FRAME W/ RED GLASS	2"X4" STEEL TUBE FRAME PTD PT100. W/ 1/2" RUBY RED TEMPERED GLASS (TBS)	GC CHOICE	-	GC / GC
PT100	PAINT- RED	SW6871| POSITIVE RED- EXTERIOR	SHERWIN WILLIAMS	-	GC / GC
PT101	PAINT- BLACK	SW6258| TRICORN BLACK- EXTERIOR	SHERWIN WILLIAMS		GC/ GC
PT102	PAINT- WHITE	SW7646| FIRST STAR- EXTERIOR	SHERWIN WILLIAMS		GC / GC

ALL SUBSTITUTIONS ARE TO BE APPROVED BY THE ARCHITECT AND THE OWNER
GC TO SUBMIT MATERIAL SAMPLES FOR ARCHITECT APPROVAL BEFORE ORDERING



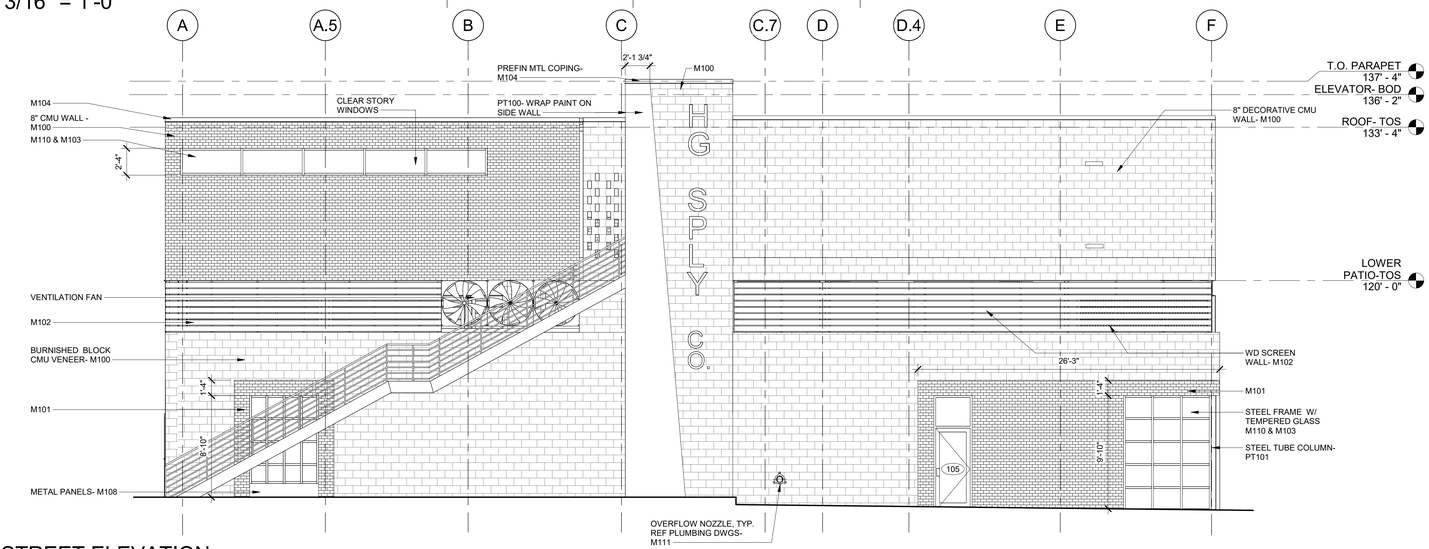
FRONT ELEVATION 1

3/16" = 1'-0"



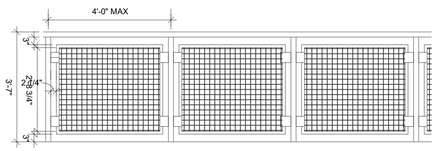
SIDE ELEVATION 2

3/16" = 1'-0"



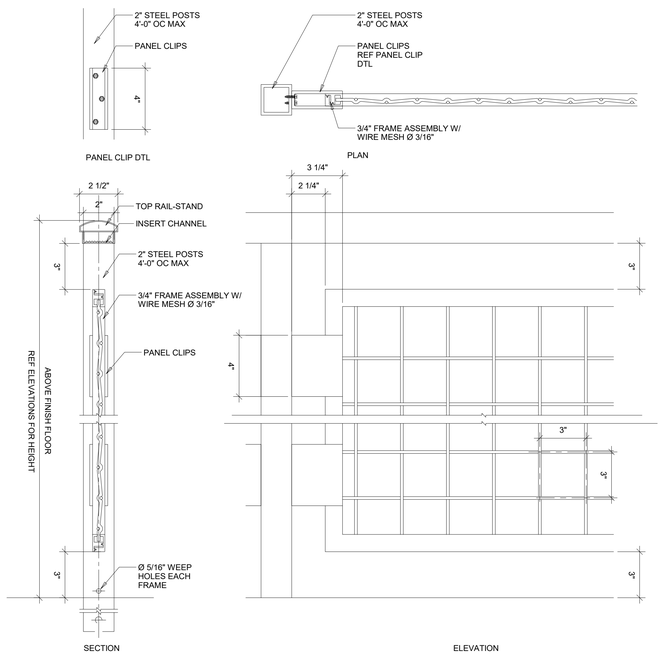
STREET ELEVATION 3

3/16" = 1'-0"



ROOF DECK RAILING 5

1/2"=1'-0"



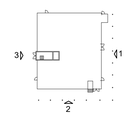
ROOF DECK RAILING DTLS 4

3"=1'-0"

10/14/2022 5:12:00 PM

JONESBAKER
INTERIORS + ARCHITECTURE
1922 S AKARD ST
DALLAS, TX 75215
(214) 426-5600
www.jonesbaker.com

REGISTERED ARCHITECT
THEODORE WATSON
11752-3
STATE OF TEXAS
10-5-22



PROJECT NO. :	2121
DATE :	9/22/2022
DRAWN BY :	
SCALE :	AS NOTED
SQFT :	
REVISIONS :	

BUILDING ELEVATIONS

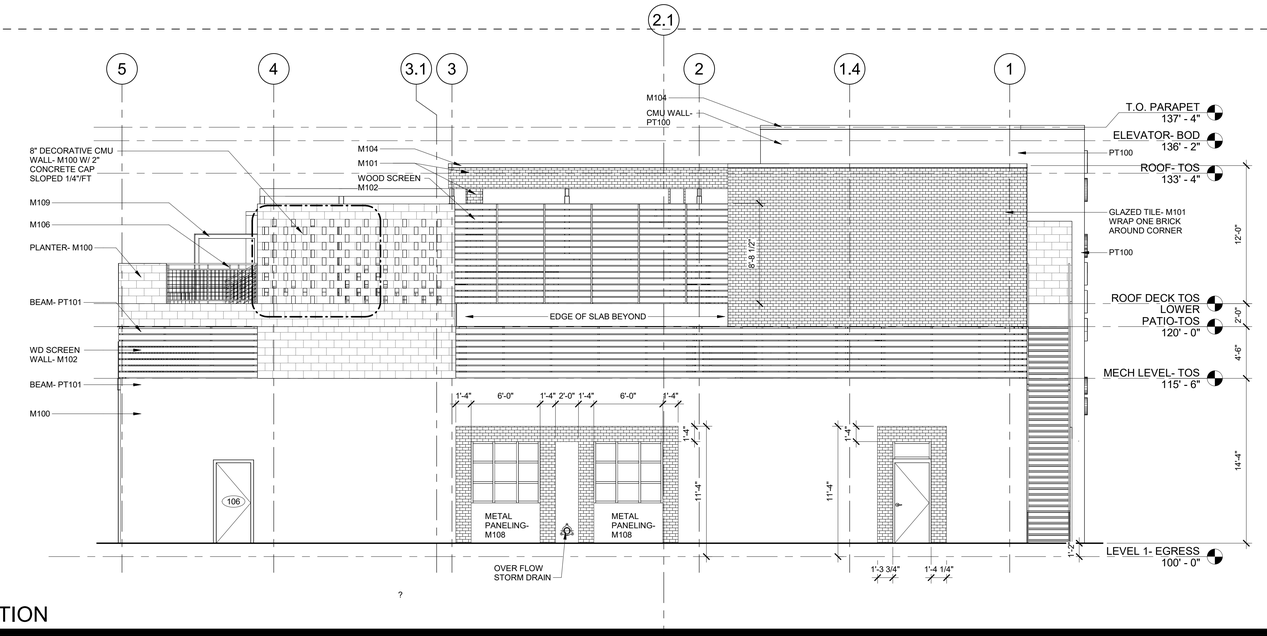
HG SPLY
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75032

A200

EXTERIOR FINISH SCHEDULE

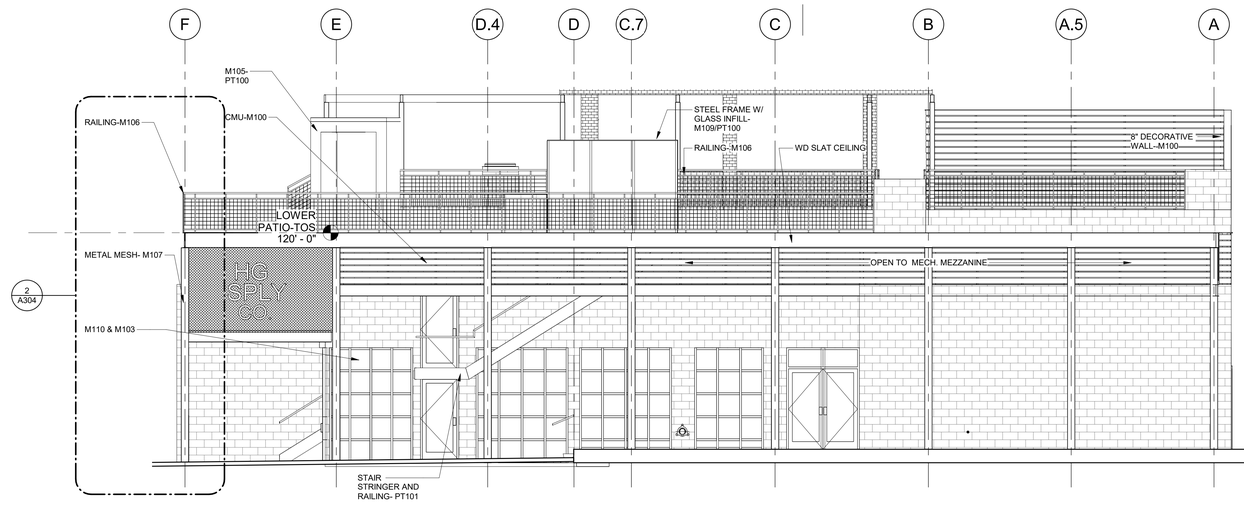
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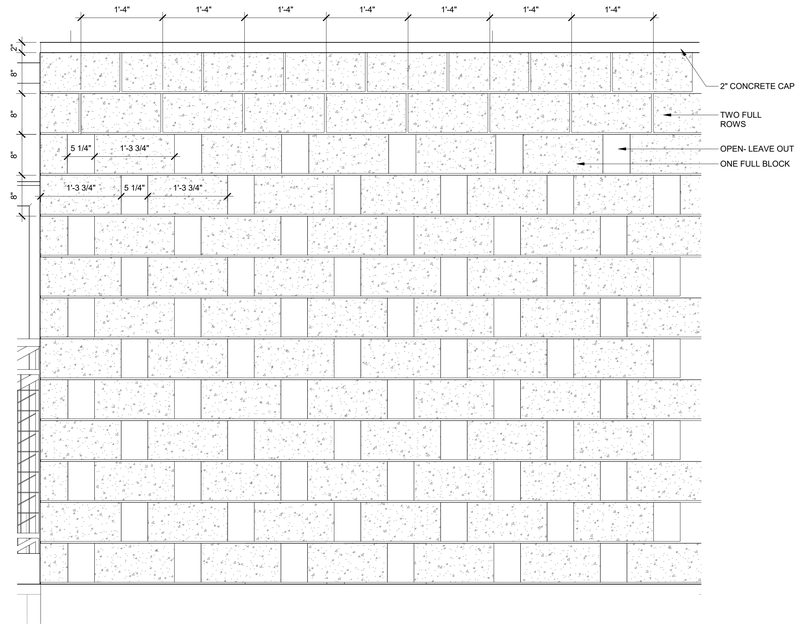
BACK ELEVATION 1

3/16" = 1'-0"



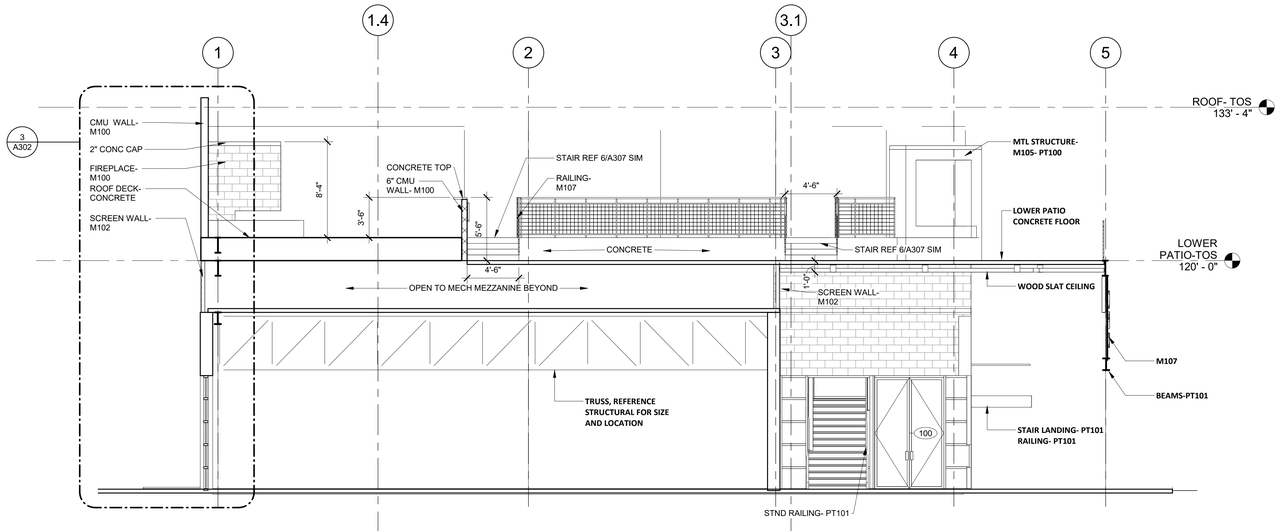
ELEVATION 2

3/16" = 1'-0"



DECORATIVE CMU WALL 4

1" = 1'-0"

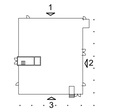


BUILDING SECTION 3

3/16" = 1'-0"

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10/5/22



PROJECT NO. : 2121
DATE : 9/22/2022
DRAWN BY :
SCALE : AS NOTED
SQFT :

REVISIONS :

BUILDING ELEVATIONS

HG SPLY
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75032

A201

10/14/2022 5:12:05 PM

THE HARBOR DISTRICT SELECTED PLANT LIST

THIS IS MASTER HARBOR LIST, NOT ALL PLANTS ARE USED ON THIS SITE LANDSCAPE PLAN

	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
TE–1	LIVE OAK, "LA"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	200 GAL, 8.0"–7.5" CAL. 24–26 FT.HIGH, CLEAR TRUNK TO 8 FEET
TE–2	LIVE OAK, "LB"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	150 GAL, 6.0"–6.5" CAL. 16–18 FT.HIGH, MULIT TRUNK TO 8 FEET,
TE–3	LIVE OAK, "LC"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	100 GAL, 4.0"–4.5" CAL. 14–16 FT.HIGH, CLEAR TRUNK TO 8 FEET
TE–4	SKYROCKET JUNIPER, FULL UPRIGHT	JUNIPERUS "SKYROCKET"	36" BOX, 3.0"–3.5" CAL. 16–18 FT.HIGH, FULL ROUNDED FORM MATCHED HEIGHT INSTALL WITH (3) 2" DIA. 10' STEEL POSTS EA. TIE TO KEEP UPRIGHT, FROM WIND
DECIDUOUS TREES			
TD–1	BALD CYPRESS	TAXODIUM DISTICHUM	100 GAL, 4.0"–4.5" CAL. 16–18 FT.HIGH, CLEAR TRUNK TO 6 FEET
TD–2	CEDAR ELM "CA"	ULMAS CRASSIFOLIA	100 GAL, 4.0"–4.5" CAL. 12–14 FT.HIGH, CLEAR TRUNK TO 8 FEET
TD–3	CEDAR ELM "CB"	ULMAS CRASSIFOLIA	200 GAL, 8.0"–8.5" CAL. 24–26 FT. HIGH, CLEAR TRUNK TO 8 FEET
ORNAMENTAL TREES			
OT–1	DWARF MAGNOLIA LITTLE GEM	MAGNOLIA GRANDIFLORA , LITTLE GEM	65 GAL. 8–10 FT. FULL TO GROUND, MAIN LEADER FORM
OT–2	CREPE MYRTLE; RED	LAGERSTROMEIA INDICA, TUSCORORA	45 GAL. 8–10 FT. THREE TO FIVER UPRIGHT TRUNKS, TWIN LAKES NURSERY
SHRUBS, HEDGES			
SH–1	DWARF YAUPON HOLLY	ILEX VOMITORIA, NANA	3 GAL 16" O.C. MAX, 16" HIGH AT TIME OF PLANTING
SH–2	DWARF BURFORD HOLLY	ILEX CORNUTA BURFORDI	7 GAL. 36" O.C. MAX, 30" HIGH AT TIME OF PLANTING
SH–3	SALVIA LEUCANTHA	SALVIA LEUCANTHA	3 GAL. 24" O.C. MIN. PURPLE
SH–4	AUTUMN SAGE	SALVIA GREGGII	3 GAL. 48" O.C. MIN.
SH–5	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA, E.GOUCHER	3 GAL. 36" O.C. MAX, NO SUBSTITUTE
SH–6	NELLIE R. STEVENS	ILEX ATTENUATTA, "EMERALD"	30 GAL. 6–8 FT HIGH, FULL LOW TO GROUND,
GROUND COVERS			
GC–1	CREEPING LILY TURF	LIRIOPE SPICATA	4" POTS, 12" O.C. MAX.
GC–2	ROSEMARY WOODY	ROSMARINUS OFFICINALIS	3 GAL., 18" O.C. MAX.
GC–3	PURPLE WINTER CREEPER	EUONYMUS FORTUNEI	4" POTS, 12" O.C. MAX. WITH JUTTE MESH AND 3" MULCH
GC–4	MEXICAN FEATHER GRASS	STIPA TENUISSIMA	1 GAL., AS SHOWN, 18" O.C. MAX.
ROOF TOP PLANTS			
RT–1	DRIFT ROSES, RED	ROSA, DRIFT ROSES.	3 GALLON , FULL
RT–2	AGAVE "OCTUPUS"	AGAVE VILMORINIANA "OCTUPUS"	5 GALLON
RT–3	DWARF KATIE PETUNIA, BLUE	RUELLIA BRITTONIANA "KATIE" BLUE	1 GAL. KATIE, BLUE/PURPLE.
PERENNIALS			
PR–1	DAYLILIES, YELLOW ,EVERGREEN	HEMEROCALLIS, "STELLA DE ORO"	1 GAL., 14" O.C. MAX. RE BLOOMING TYPE
PR–2	LANTANA TRAILING, WHITE	LANTANA MONTEVIDENSIS, WHITE	1 GAL., 18" O.C. MAX.
PR–3	TEXAS RED YUCCA	HESPERALOEFLORA	5 GAL., 18" O.C. MAX.
PR–4	VARIGATED YUCCA	YUCCA GLORIOSA VARIGATED	3 GAL., 18" O.C. MAX.
PR–5	FLAX LILLY	DIANELLA TASMANIC VARIGATA	1 GAL., 18" O.C. MAX.
GRASS			
BG–1	BERMUDA GRASS	BERMUDA SPECIES, COMMON	SOLID SOD, ROLL TWO TIMES WITH IN 24 HOURS, AS WETTING

PLANT MINIMUM CRITERIA STATEMENT

1. PLANTS ARE REQUIRED TO MEET MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, MAY 12, 204, AND RECOMMENDED BY THE TEXAS NURSERY & LANDSCAPE ASSOCIATION.

SITE INFORMATION

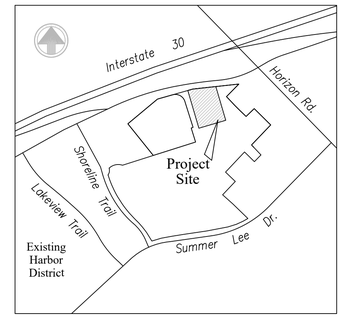
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BUILDING TO LOT COVERAGE:	6,800/39,184=.174 –> 17.4%
BUILDING HEIGHT:	38 FEET
BUILDING REQUIRED PARKING:	68 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	68 TOTAL (*18 TREND TOWER GARAGE, 50 PARKING LOT) (INCLUDES 3 HANDICAP SPACES)
IMPERVIOUS AREA:	29,125 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	10,059 S.F.

TEXAS EXCAVATION SAFETY SERVICES
1–800–344–8377

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

20 10 0 20 40
1" = 20'

LOCATION MAP



LANDSCAPE PLANT LEGEND

1–PGC–1 — QUANTITY / SYMBOL KEY TO PLANT LIST

IRR SLEEVE — IRRIGATION SLEEVE: IRRIGATION WATER SUPPLY 4", WIRES 2" OR AS NOTED ON PLAN

"LA" — "A" LIVE OAK TREES, 200 GALLON, 8" CALIPER, SPREADING SHAPE 20–22 FEET HIGH, MULIT TRUNK, CLEAR 8 FEET

"LB" — "B" LIVE OAK TREES, 150 GALLON, 4" CALIPER, SPREADING SHAPE 16–18 FEET HIGH, MULIT TRUNK, CLEAR 6 FEET

"LC" — "C" LIVE OAK TREES, 100 GALLON, 4" CALIPER, UP RIGHT SHAPE 14–16 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET

"CB" — AUTUMN BLAZE MAPLE TREES, 150 GALLON, 4" CALIPER 16–18 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET

"BC" — BALD CYPRESS TREES, 100 GALLON, 5" CALIPER 16–18 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET

"MG" — MAGNOLIA TREES, 65 GALLON, 8–10 FT HIGH

"IC" — ITALIAN CYPRESS TREES, 48" BOX, 3.0–3.5" CALIPER 16–18 FEET HIGH, SINGLE TRUNK, FULL TO GROUND

SCREENING SHRUB, 25 GAL. EVERGREEN SHRUB SPACE AS SHOWN

EVERGREEN SHRUBS, SEE PLANT LIST

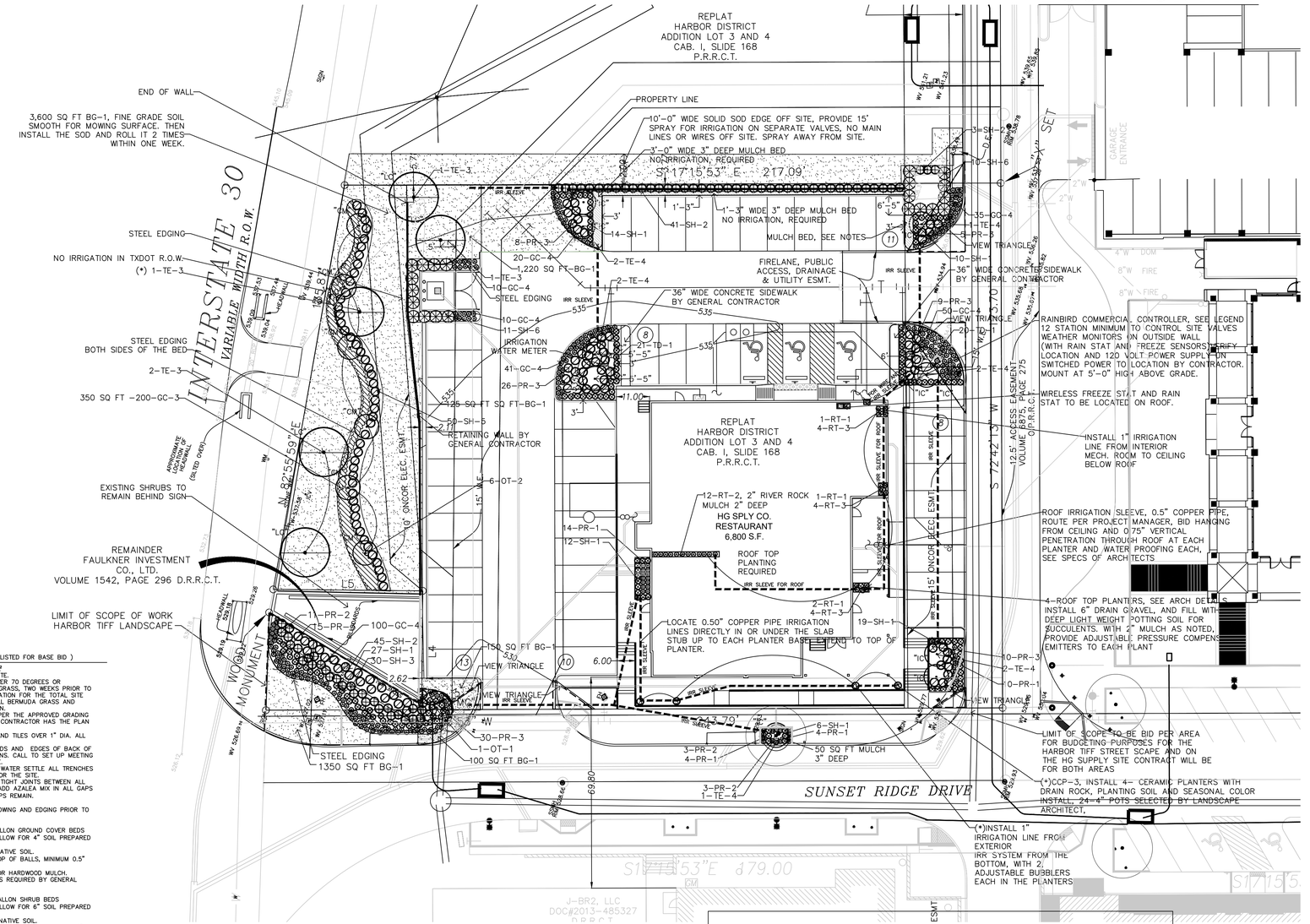
FLOWERING SHRUBS, SEE PLANT LIST

PERINIALS, SEE PLANT LIST

BERMUDA GRASS SOD, SEE NOTES FOR IRRIGATION AND ROLLING

36" WIDE DECOMPOSED GRANITE WALK 2" LAYER OVER FILTER FABRICS WITH STEEL EDGING ON BED SIDE ONLY OR AS NOTED.

CERAMIC PLANTERS (*) ③CCP–3 24" WIDE 30" HIGH , SQUARE TOP, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.



SOIL AMENDMENT NOTES(LISTED FOR BASE BID)

INCLUDE THE NOTES BELOW AND LANDSCAPE SPECIFICATIONS ON SHEET L2–02

SOIL PREPARATION FOR GRASS AREAS ON SITE.
1. SPRAY ROUND UP TWO TIMES IN HEAT OVER 70 DEGREES OR MANUALLY REMOVE THE EXISTING BERMUDA GRASS, TWO WEEKS PRIOR TO SITE WORK AND IRRIGATION SYSTEM INSTALLATION FOR THE TOTAL SITE AREA. CONTINUE TO REVIEW AND REMOVE ALL BERMUDA GRASS AND WEEDS FROM THE SITE DURING CONSTRUCTION.
2. FINE GRADE SOIL AFTER SITE CLEAN UP PER THE APPROVED GRADING AND DRAINAGE PLANS FOR THE SITE. SW–2 CONTRACTOR HAS THE PLAN ON FILE, OR CALL FOR A PDF FILE.
3. REMOVE ALL DEBRIS FROM SITE. ROCKS AND TILES OVER 1" DIA. ALL EXTRA CONCRETE, FORM BOARDS.
4. HAND RAKE SOIL SMOOTH AND SHAPE BEDS AND EDGES OF BACK OF CURB PER LANDSCAPE ARCHITECTS DIRECTIONS. CALL TO SET UP MEETING PRIOR TO ACCEPTANCE OF THE FINAL GRADE.
5. AFTER IRRIGATION SYSTEM INSTALLATION, WATER SETTLE ALL TRENCHES AND RAKE SMOOTH FOR FINISHED GRADES FOR THE SITE.
6. INSTALL SOD SOD GRASS, ALLOWING FOR TIGHT JOINTS BETWEEN ALL SECTIONS OF SOD. DO NO LEAVE GAPS OR ADD AZALEA MIX IN ALL GAPS OVER 0.5" TO FILL IN AFTER SODDING IF GAPS REMAIN.
7. WATER AND ROLL THE SOD TWO TIMES.
8. IN BASE BID ALLOW FOR ONE (1) TIME MOWING AND EDGING PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 4" POTS AND 1 GALLON GROUND COVER BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 4" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 8" AND MIX WITH NATIVE SOIL.
3. INSTALL BEDDING PLANTS SETTING THE TOP OF BALLS, MINIMUM 0.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 3 GALLON AND 5 GALLON SHRUB BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 6" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 12" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 1.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 25 GALLON AND 65 GALLON SHRUB BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 8" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 16" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 2.5" ABOVE SOIL GRADE.
4. MULCH 3" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 100 GALLON AND LARGER TREES
1. SEE TREE PLANTING ON LA–2.

LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

IRRIGATION AFFIDAVIT

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPORATIVE (ET) WEATHER BASED CONTOLLERS ANS SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

CITY OF ROCKWALL MAINTENANCE NOTE;

MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS, REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED O AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1–800–458–7668, INSTALL UB–48–2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 4" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1" ABOVE GRADE.

(*) COMPENSATORY MEASURES PROVIDED ITEMS ADDED TO THE SITE PLAN TO INCLUDE
1. PROVIDING 4 CERAMIC PLANTER UNDER THE AWNING ON SUNSET RIDGE SIDE OF THE BUILDING
2. PROVIDE (1) ONE ADDITIONAL LARGE CANOPY TREE ALONG IH 30 FRONTAGE.

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 _____, 2021.
Witness our hands this _____ day of _____, 2021.
Planning & Zoning Commission, Chairman — *Director of Planning & Zoning*

CASE NUMBER: SP2021–005 FOR CONSTRUCTION

Revision	Date	Description

Owner:
8020 Restaurants, LLC.
2008 Greenville Ave. • Dallas, TX 75206

HG SPLY CO.
RESTAURANT
2651 Sunset Ridge Dr.
Rockwall, Texas 75032

T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
1218 CAMINO LAGO
IRVING, TEXAS 75039
214-697-2580
tom@landdesignplan.com

REGISTERED LANDSCAPE ARCHITECT THOMAS H. PRITCHETT 2115 STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 12/21/2022

Drawn By:	Checked By:
T.H.P.	T.H.P.
Date: 12/21/2022	Project No.: –

Sheet Title: Landscape Planting Plan

Scale:	
1	L1-01

ELCO Lighting

Project name:
Fixture type: L100
Date:

5" Airtight Metal Cone Reflector Trim



Features

- Cone Reflector, self flanged.
- Lamp: LED 15W - PAR30 A19 with ELSIC housings.
- O.D.: 6 1/4"

Specifications

Technical Details

Construction: Meticulously manufactured trim with a powder coated or anodized finish.

Installation: Clips securely mount trim into the housing and keeps ring flush with ceiling.

Compatible Housing: Compatible with 5" Line Voltage IC and Non-IC versions.

Lamp: Compatible with Medium base (E26) PAR type.

Options



White Black

Product Numbers

Item	Finish
ELM501B	Black
ELM501W	White

Product Number Builder

Example: **ELM501B**

5" Cone Reflector Trim	Finish
ELM501	B Black W White

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GARDCO by Signify

Site & Area
Gullwing LED
GL18 Large



Gardco Gullwing LED luminaires combine LED performance excellence and advanced Gardco LED thermal management technology with the distinct Gullwing style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing.

Project:
Location:
Cat.No:
Type: OA1
Lamps: Qty:
Notes:

Ordering guide

Example: GL18-APD-1-4-80LA-4853-NW-120-BRP-LF

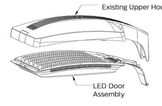
Prefix	Cutoffs	Mounting	Optical System[4,5]	Wattage	LED Color	Voltage	Finish	Options
GL18 18" Gullwing LED Luminaire	— Gullwing Standard Luminaire **DIM** 0-10V Dimming **APD** Automatic Profile Dimming **MBS** Motion Response at 50% Low (luminaire-mounted sensor) **APD-MBS**[1] APD with Motion Response Override (luminaire-mounted sensor) **FAWS**[1] Field Adjustable Wattage Selector **Wireless systems** (Specify wireless controller available.) **LLC7**[1,2] #7 lens for 8' mounting heights **LLC7**[1,2] #7 lens for 9-20' mounting heights **LLC7**[1,2] #7 lens for 21-40' mounting heights **Network system (SiteWise)** **SW** Integral module[3] **SW-MB3** luminaire-mounted sensor option Type 3 **SW-MB7** luminaire-mounted sensor option Type 7	**1** Single **2** 2 @ 180° **2@90** 2 @ 90° **3** 3@90° **3@120** 3@120° **4** 4@90° **W** Wall Mount, Recessed J-Box **WS** Wall Mount, Surface Conduit	**2** Type 2 **2-90** Type 2@90° **2-270** Type 2@270° **3** Type 3 **3-90** Type 3@90° **3-270** Type 3@270° **4** Type 4 **4-90** Type 4@90° **4-270** Type 4@270° **5** Type 5	**50LA-4835** 48 LEDs, 350mA **80LA-4853** 48 LEDs, 530mA **105LA-4870** 48 LEDs, 700mA **180LA-6490** 64 LEDs, 900mA **140LA-4814** 48 LEDs, 1A **208LA-6414** 64 LEDs, 1A **200LA-9670** 96 LEDs, 700mA **230LA-9680** 96 LEDs, 800mA **265LA-9690** 96 LEDs, 900 mA **310LA-961A** 96 LEDs, 1A	**NW** Neutral White 4000K[6] 70 min. CRI **CW** Cool White 5000K, 70 min. CRI **WW** Warm White 3000K, 70 min. CRI	**120** **208** **240** **277** **347** **480** **UNV** (120-277V) **HVU** (347-480V)	**BLP** Black Paint **WP** White Paint **BRP** Bronze Paint **AP** Natural Aluminum Paint **OC** Optional Color Specify optional color or RAL or DDF or IAC/GLV **SC** Special Color Specify *Must supply color chip. Requires factory quote*	**F** Fusing **LF** In-Line/In-Pole Fusing **PC**[9,10] Photocontrol and Receptacle (Includes PCRS) **PCRS**[9,10] Photocell Receptacle only with 2-dimming connections **PCR2**[9,10] Photocell Receptacle only with 2 dimming and 2 auxiliary connections **HS** External Houseside Shield **IS** Internal Houseside Shield (types 2, 3, 4 only) **CLR**[7] Clear Glass Lens (reduces performance) **RPA1** 3" Round Pole Adapter Required for 3" O.D. round or tapered round poles where top O.D. is less than 4" **RPA2** 4" and 5" Round Pole Adapter Required for 4"- 5" O.D. round poles **MA** Mast Arm Fitter - Mounts to a 2-3/8" O.D. mast arm. **TRT**[11] Single Transition **TRT**[11] Twin Transition **PTF2**[11] Pole Top Fitter 2 3/8" - 3" Dia. Tenon **PTF3**[11] Pole Top Fitter 3" - 3 1/2" Dia. Tenon **PTF4**[11] Pole Top Fitter 3 1/2" - 4" Dia. Tenon

1. Available **120-277V** only.
2. Available **120 or 277V** only.
3. Not available with other control options.
4. Not available in **480V**.
5. **LLC7/LLC3/LLC7** wireless system not configurable with **PC/PCRS/PCR2** Options.
6. Luminaire door frame and optic assembly provided standard without glass lens. Specify **CLR** option for clear glass lens.
7. Works with 3-pin or 5-pin NEMA photocell/dimming device.
8. If ordered with **DIM**, **APD**, **MBS**, **APD-MBS**, dimming will not be connected to NEMA receptacle.
9. Works with 3-pin or 5-pin NEMA photocell/dimming device and auxiliary connections are not connected (for future use only).
10. Mounts to a 2-3/8" Top Tenon. Specify a round pole with a 4.50" O.D. for a smooth transition.
11. Not available in 120' mounting configurations.

GL18 Gullwing LED luminaire

Large

GL18-RK LED Retrofit Kit



Note: Removal of all components of existing GL18 Gullwing luminaires, except the upper housing, is required to perform a retrofit.

GL18-RK includes all necessary retrofit components.

Note: TGIC polyester powdercoat will fade somewhat in exterior environments over time. Once the retrofit kit is installed, there is a possibility that the upper housing may have faded to a point where there is a noticeable paint difference between the upper housing (existing) and the new retrofit kit door frame.

LED Wattage and Lumen Value - 3000K

Ordering Code	LED QTY	System Current (mA)	Average System Watts[1]	Color Temp.	Type 2 Lumen Output	Type 2 Efficacy (Lm/W)	Type 2 BUG Rating	Type 3 Lumen Output	Type 3 Efficacy (Lm/W)	Type 3 BUG Rating
GL18-x-50LA-4835-WW	48	350	50	3000K	6638	133	B2-U0-G1	6106	122	B1-U0-G2
GL18-x-80LA-4853-WW	48	530	80	3000K	9570	120	B2-U0-G1	8802	110	B2-U0-G2
GL18-x-105LA-4870-WW	48	700	105	3000K	12139	116	B3-U0-G2	11171	106	B2-U0-G2
GL18-x-160LA-481A-WW	48	1050	160	3000K	16471	103	B3-U0-G2	15142	94	B2-U0-G3
GL18-x-180LA-6490-WW	64	900	180	3000K	19022	106	B3-U0-G2	17846	99	B3-U0-G3
GL18-x-210LA-641A-WW	64	1050	208	3000K	21349	102	B3-U0-G2	20016	96	B3-U0-G3
GL18-x-200LA-9670-WW	96	700	200	3000K	23713	119	B3-U0-G2	21704	109	B3-U0-G3
GL18-x-230LA-9680-WW	96	800	230	3000K	26191	114	B3-U0-G2	23986	104	B3-U0-G4
GL18-x-265LA-9690-WW	96	900	265	3000K	28669	108	B4-U0-G3	26246	99	B3-U0-G4
GL18-x-310LA-961A-WW	96	1050	309	3000K	31366	101	B4-U0-G3	28705	93	B3-U0-G4

Ordering Code	LED QTY	System Current (mA)	Average System Watts[1]	Color Temp.	Type 4 Lumen Output	Type 4 Efficacy (Lm/W)	Type 4 BUG Rating	Type 5 Lumen Output	Type 5 Efficacy (Lm/W)	Type 5 BUG Rating
GL18-x-50LA-4835-WW	48	350	50	3000K	6300	126	B1-U0-G2	6028	133	B3-U0-G1
GL18-x-80LA-4853-WW	48	530	80	3000K	9083	114	B2-U0-G2	9555	119	B3-U0-G2
GL18-x-105LA-4870-WW	48	700	105	3000K	11521	110	B2-U0-G2	1212	115	B4-U0-G2
GL18-x-160LA-481A-WW	48	1050	160	3000K	15633	98	B2-U0-G3	16446	103	B4-U0-G2
GL18-x-180LA-6490-WW	64	900	180	3000K	17943	100	B3-U0-G3	19213	107	B4-U0-G2
GL18-x-210LA-641A-WW	64	1050	208	3000K	20139	97	B3-U0-G4	21564	104	B4-U0-G2
GL18-x-200LA-9670-WW	96	700	200	3000K	22136	111	B3-U0-G4	23847	119	B5-U0-G3
GL18-x-230LA-9680-WW	96	800	230	3000K	24449	106	B3-U0-G4	26339	115	B5-U0-G3
GL18-x-265LA-9690-WW	96	900	265	3000K	26762	101	B3-U0-G4	28830	109	B5-U0-G3
GL18-x-310LA-961A-WW	96	1050	309	3000K	29280	95	B3-U0-G4	31543	102	B5-U0-G3

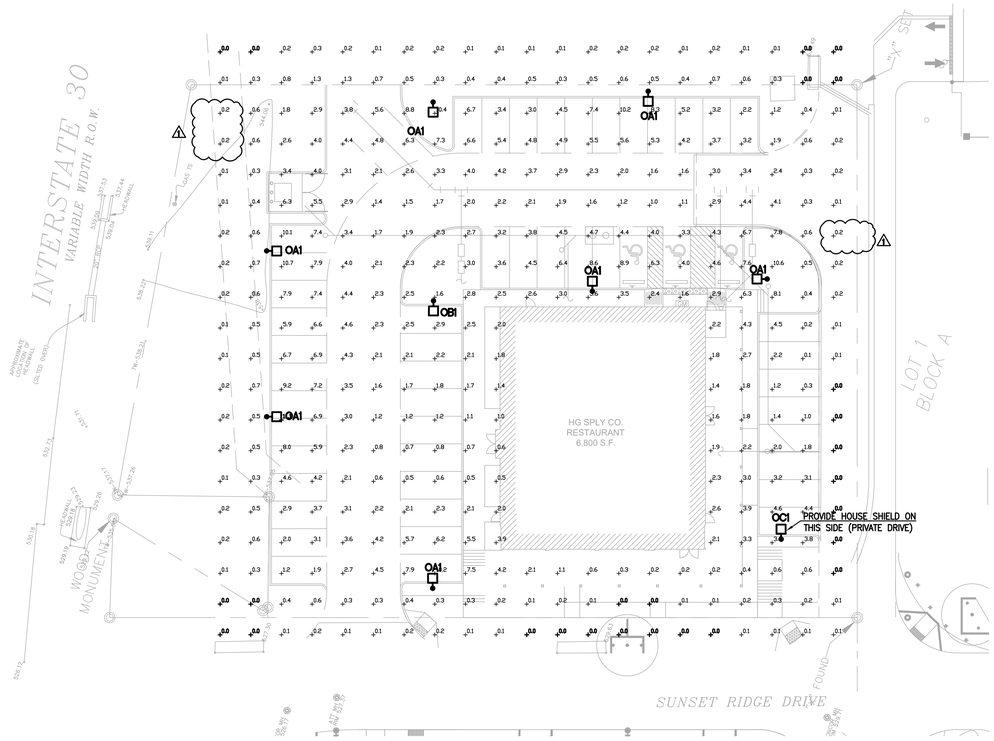
LED Wattage and Lumen Value - 4000K

Ordering Code	LED QTY	System Current (mA)	Average System Watts[1]	Color Temp.	Type 2 Lumen Output	Type 2 Efficacy (Lm/W)	Type 2 BUG Rating	Type 3 Lumen Output	Type 3 Efficacy (Lm/W)	Type 3 BUG Rating
GL18-x-50LA-4835-NW	48	350	50	4000K	7376	148	B2-U0-G1	6784	136	B1-U0-G2
GL18-x-80LA-4853-NW	48	530	80	4000K	10,633	133	B2-U0-G2	9780	122	B2-U0-G2
GL18-x-105LA-4870-NW	48	700	105	4000K	13,488	128	B3-U0-G2	12412	118	B2-U0-G2
GL18-x-160LA-481A-NW	48	1050	160	4000K	18,302	114	B3-U0-G2	16824	105	B3-U0-G2
GL18-x-180LA-6490-NW	64	900	180	4000K	21,135	117	B3-U0-G2	19829	110	B3-U0-G3
GL18-x-210LA-641A-NW	64	1050	208	4000K	23,721	114	B3-U0-G2	22240	107	B3-U0-G4
GL18-x-200LA-9670-NW	96	700	200	4000K	26,347	132	B3-U0-G2	24115	121	B3-U0-G4
GL18-x-230LA-9680-NW	96	800	230	4000K	29,101	127	B4-U0-G3	26651	116	B3-U0-G4
GL18-x-265LA-9690-NW	96	900	265	4000K	31,854	120	B4-U0-G3	29162	110	B3-U0-G4
GL18-x-310LA-961A-NW	96	1050	309	4000K	34,851	113	B4-U0-G3	31894	103	B3-U0-G4

SITE LIGHTING FIXTURE

DESIG	FIXTURE DESCRIPTION	VOLTAGE	WATTAGE	ACCEPTABLE MANUFACTURER	LIGHT FIXTURE MODEL NUMBER:	POLE
OA1	PARKING LOT POLE LIGHTING FIXTURE	208V/1PH	160W-LED	GARDCO GULLWING	GL18-DIM-1-3-160LA-481A -NW-208-BRP-IS-SQFTF	TOTAL FIXTURE HEIGHT (17'-6" POLE + 2'-6" BASE)
OB1	PARKING LOT POLE LIGHTING FIXTURE	208V/1PH	160W-LED	GARDCO GULLWING	GL18-DIM-1-5-160LA-481A -NW-208-BRP-IS-SQFTF	TOTAL FIXTURE HEIGHT (17'-6" POLE + 2'-6" BASE)
OC1	PARKING LOT POLE LIGHTING FIXTURE	208V/1PH	160W-LED	GARDCO GULLWING	GL18-DIM-1-3-160LA-481A -NW-208-BRP-IS-SQFTF (PROVIDE HS ON PRIVATE DRIVE	TOTAL FIXTURE HEIGHT (17'-6" POLE + 2'-6" BASE)
L100	CANOPY RECESSED CAN LIGHT FIXTURE	120V/1PH	15W-LED	ELCO LIGHTING	EL510A HOUSING ELM501B LAMP: GE PAR30 LED15 WARM WHITE	

SITE LIGHTING NOTES:
1. CONTRACTOR SHALL COORDINATE WITH LANDLORD, MANUFACTURERS' SPECIFICATIONS AND CITY REQUIREMENTS PRIOR TO ORDERING AND INSTALLING POLES AND FIXTURES.

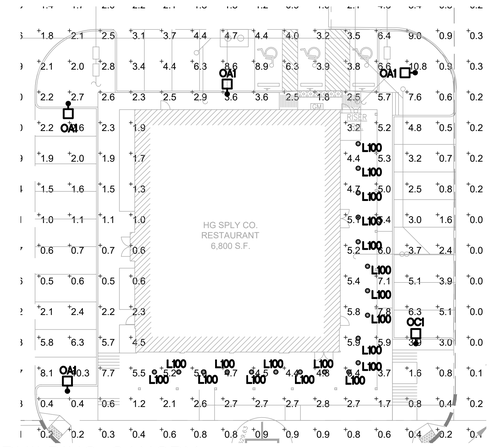


PARKING SITE LIGHTING PHOTOMETRIC PLAN (ZONE #1)

01 Scale: 1"=20'-0"

20 10 0 20 40

1" = 20'



BUILDING CANOPY SITE LIGHTING PHOTOMETRIC PLAN (ZONE #2)

01 Scale: 1"=20'-0"

20 10 0 20 40

1" = 20'

FOOTCANDLES

STATISTICS							
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN	AVG/MAX
CALC ZONE #1	+	2.3 FC	11.1 FC	0.0 FC	N/A	N/A	0.1:1
CALC ZONE #2	+	2.6 FC	11.1 FC	0.0 FC	N/A	N/A	0.1:1

PHOTOMETRIC NOTES

A. THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. VISUAL 2.06.0215 SOFTWARE WAS USED TO GENERATE THIS DOCUMENT ALONG WITH THE IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THIS PLAN INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT CANDLES AT GRAD LEVEL. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION. THE LIGHT LEVELS ARE CALCULATED ON A HORIZONTAL PLANE 0 FT AFG.

B. PHOTOMETRIC CALCULATION DATA:
   B.1. LUMINAIRE LIGHT LOSS FACTOR EQUALS 0.75.
   B.2. MEAN LAMP LUMENS WERE USED FOR IES CALCULATIONS

JONESBAKER
1922 SAKARD ST
DALLAS, TX 75215
(214)426-5600
www.jonesbaker.com



JA_2021 PROJECTS\16 JB.003
LIPPE AND ASSOCIATES
ELECTRICAL ENGINEERS
16950 MOMAY ROAD
CONROE, TEXAS 77302
STATE OF TEXAS FIRM REGISTRATION: F-11339
(972) 387-3500
(972) 387-3649
FAX

PROJECT NO. :	2121
DATE :	9/23/22
DRAWN BY :	
SCALE :	AS NOTED
SQFT :	

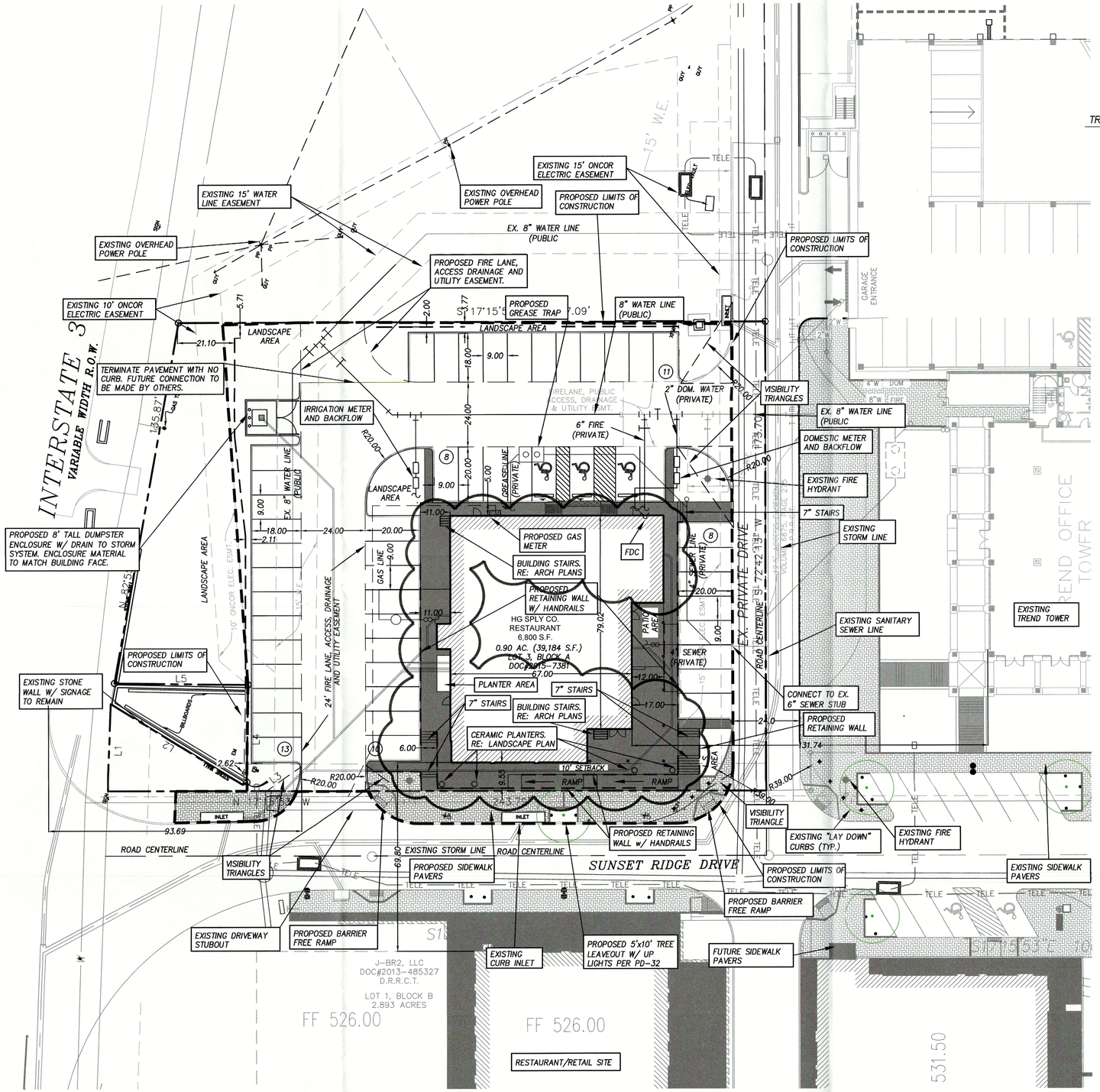
REVISIONS :
1 REVISION-1 PER CITY COMMENTS 5/18/2023

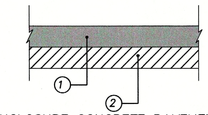
SITE LIGHTING PHOTOMETRIC PLAN

HG SPLY
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75032

ESP1.0

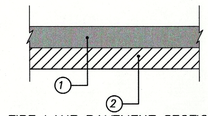
05/18/23





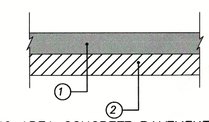
TRASH ENCLOSURE CONCRETE PAVEMENT SECTION
NTS

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



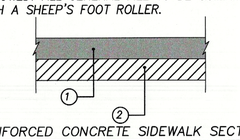
FIRE LANE PAVEMENT SECTION
NTS

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



PARKING AREA CONCRETE PAVEMENT SECTION
NTS

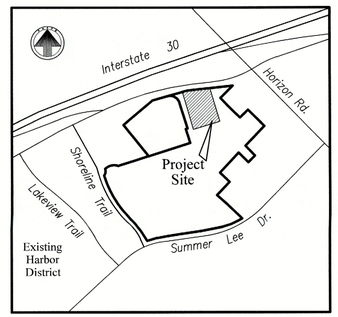
1. 5"–3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 8" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED.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



REINFORCED CONCRETE SIDEWALK SECTION
NTS

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

GRAPHIC SCALE
20 0 10 20 40



LOCATION MAP

NOTE:

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

SITE INFORMATION

LAND AREA:	0.90 ACRES (39,184 S.F.)
CURRENT ZONING:	PD–32
EXISTING USE:	UNUSED
PROPOSED USE:	RESTAURANT
BUILDING AREA:	6,800 S.F.
BUILDING TO LOT COVERAGE:	6,800/39,184=.174 –> 17.4%
BUILDING HEIGHT:	38 FEET
BUILDING REQUIRED PARKING:	68 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	68 TOTAL (*18 TREND TOWER GARAGE, 50 PARKING LOT) (INCLUDES 3 HANDICAP SPACES)
IMPERVIOUS AREA:	30,505 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	8,679 S.F.

PARKING REQUIREMENT BREAKDOWN:

RESTAURANT SPACE AT 1 SPACE/100 S.F. –> 6,800/100 = 68 SPACES

* TREND TOWER PARKING REQUIREMENT:
OFFICE SPACE AT 1 SPACE/300 S.F. –> 107,129/300 = 357 SPACES
TREND TOWER PARKING GARAGE CURRENTLY PROVIDES 441 PARKING SPACES SO PER THE SHARED PARKING AGREEMENT, A PORTION OF THIS PARKING MAY BE USED BY LOT 3 BLOCK A, THEREFORE 18 PARKING STALLS FROM THE TREND TOWER PARKING GARAGE WILL BE AVAILABLE FOR USE ON LOT 3 BLOCK A.

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 3 day of January, 2023

Witness our hands this 3 day of January, 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NUMBER: SP2021–005

FOR CONSTRUCTION

no.	revision	by	date

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

STATE OF TEXAS
CAMERON A. SLOWN
106317
LICENSED
PROFESSIONAL ENGINEER
12/12/2022

scale	
when bar is 1 inch long	
horiz	1"=20'
vert	N/A
December 2022	

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

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

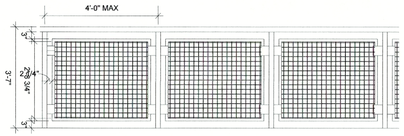
tnp project HSP21134
sheet **C1.04**

Drawing: P:\00_FCDuny\Projects\E-Commercial\Visitor District – HG Supply\1-DRAWINGS\1F-DESIGN-CURRENT\04 – HG SUPPLY – SITE PLAN.dwg at Dec 15, 2022-2:30pm by cslown
Layout: C1.04 SITE PLAN Xrefs: HG SUPPLY-BASE.dwg – XREF-BORDER.dwg

EXTERIOR FINISH SCHEDULE

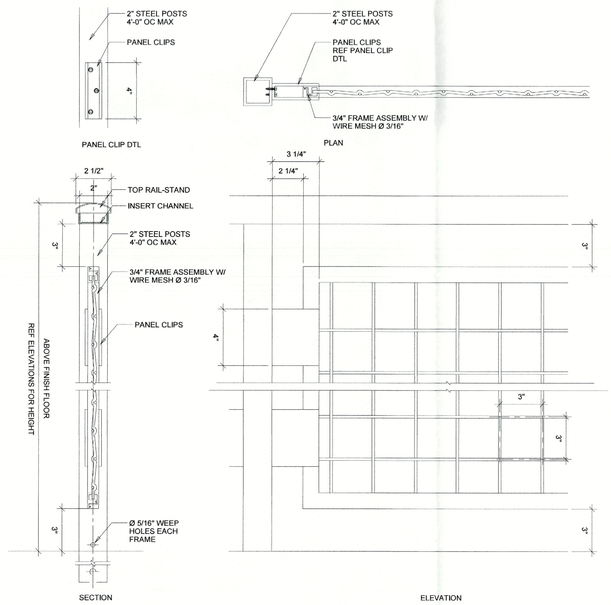
REF.	DESCRIPTION	PRODUCT INFORMATION	VENDOR		SUPPLIED/ INSTALLED BY
M100	GREY BURNISHED BLOCK	HEAD WATER CMU/ COLOR #725 SMOKE/POLISHED FINISH/ GROUT CBP #TBS	STEVE MORRIS	214-552-9527	GC / GC
M101	GLAZED BRICK-STANDARD SIZE	ELGINBUTLER GLAZED BRICK/52, 3 5/8"X 2 1/4"X 8", COLOR: POLAR WHITE #7100	CARL DUNLAP	214-536-7755	GC / GC
M101	GLAZED BRICK-THIN BRICK/ ALTERNATE	ELGINBUTLER GLAZED THIN BRICK/EB, MODULAR 3/4"X2 1/4"X7 5/8", COLOR: POLAR WHITE #7100	CARL DUNLAP	214-536-7755	GC / GC
M102	WOOD SCREEN AND PERGOLAS	2X6 WOLMANIZED PINE, SEALED FOR EXTERIOR APPLICATION. FINISH; STXXX	GC CHOICE	-	GC / GC
M103	CLEAR TEMPERED GLASS	1/2" CLEAR TEMPERED GLASS, PPG SOLARBAN 60 OR BETTER	PPG GLASS	888-774-4332	GC / GC
M104	PREFINISHED METAL COPING	PAC CONTINUOUS CLEAT COPING, PREFINISHED GALVANIZED STEEL, GRIT FINISH NATURAL PAC-TITE WT CANTED FASCIA, COLOR WEATHERED ZINC	PAC CLAD	800-441-8661	GC/ GC
M105	METAL CLADDING	ALUCONBOND PE PANELS- PATRIOT RED: PVDF3	WWW.ALUCOBONDUSA.COM		GC / GC
M106	WIRE MESH RAILING	STERLING DULA'S WIRE MESH RAILING SYSTEM, 3/16" DIA WOVEN WIRE INFILL, 3" OC EW	KANE INOVATIONS	800-773-2439	GC / GC
M107	SCREEN MESH	CRL STANDARD PERFORATED STAINLESS STEEL PANEL SYSTEM	CRLAURENCE	800-421-6144	GC / GC
M108	METAL PNL-2	HOT ROLLED STEEL, NATURAL COLOR, POWDER COATED CLEAR FINISH	GC CHOICE	-	GC / GC
M109	MTL FRAME W/ RED GLASS	2"X4" STEEL TUBE FRAME PTD PT100. W/ 1/2" RUBY RED TEMPERED GLASS (TBS)	GC CHOICE	-	GC / GC
PT100	PAINT- RED	SW6871| POSITIVE RED- EXTERIOR	SHERWIN WILLIAMS	-	GC / GC
PT101	PAINT- BLACK	SW6258| TRICORN BLACK- EXTERIOR	SHERWIN WILLIAMS		GC/ GC
PT102	PAINT- WHITE	SW7646| FIRST STAR- EXTERIOR	SHERWIN WILLIAMS		GC / GC

ALL SUBSTITUTIONS ARE TO BE APPROVED BY THE ARCHITECT AND THE OWNER
GC TO SUBMIT MATERIAL SAMPLES FOR ARCHITECT APPROVAL BEFORE ORDERING



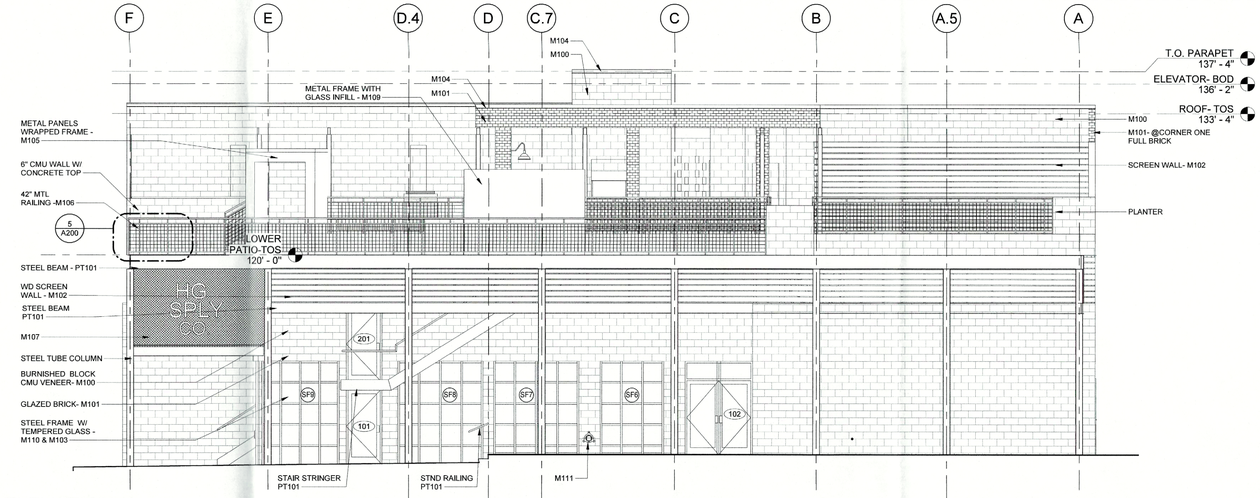
ROOF DECK RAILING 5

1/2"=1'-0"



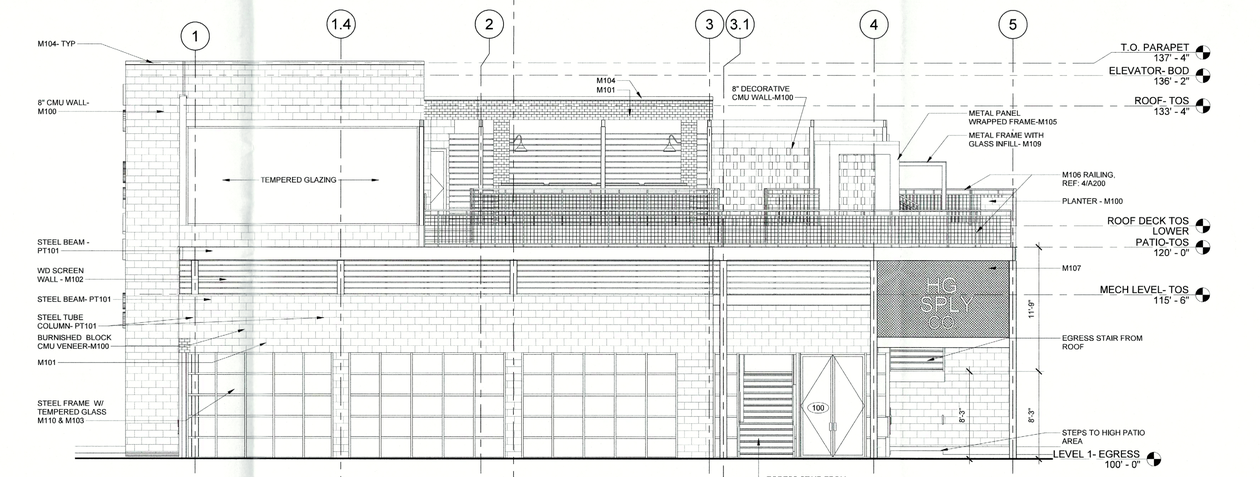
ROOF DECK RAILING DTLS 4

3"=1'-0"



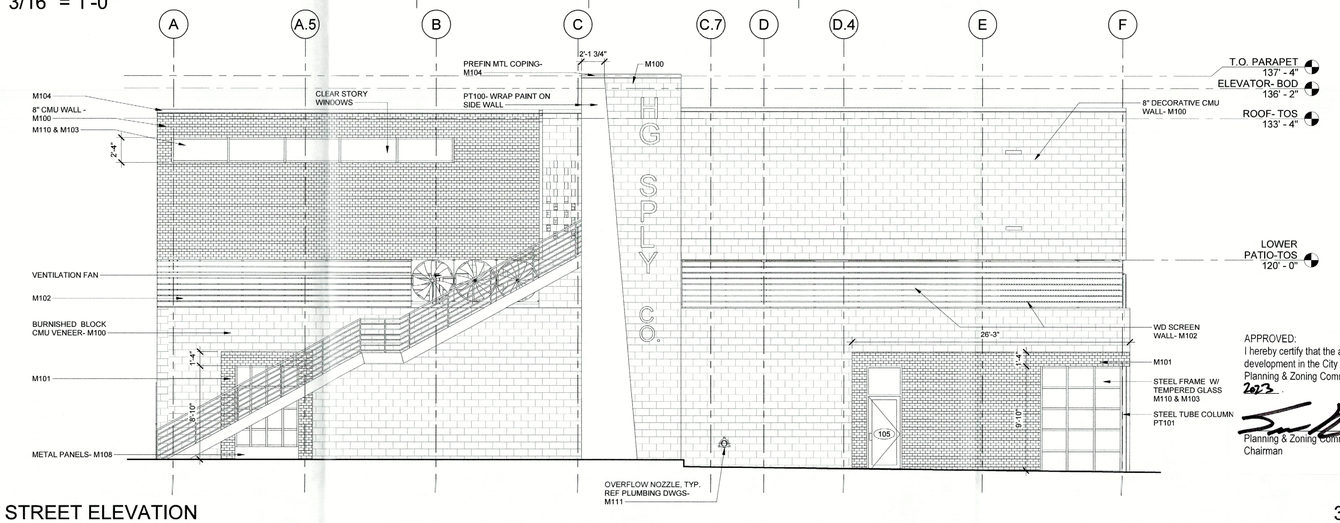
FRONT ELEVATION 1

3/16" = 1'-0"



SIDE ELEVATION 2

3/16" = 1'-0"

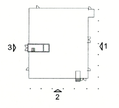


STREET ELEVATION 3

3/16" = 1'-0"

JONESBAKER
1922 S AKARD ST
DALLAS, TX 75215
(214) 826-5600
www.jonesbaker.com

REGISTERED ARCHITECT THEODORE MATTHEW BAKER 17252 STATE OF TEXAS
10/5/22



PROJECT NO. : 2121
DATE : 9/22/2022
DRAWN BY :
SCALE : AS NOTED
SQFT :

REVISIONS :

BUILDING ELEVATIONS

HG SPLY
SUNSET RIDGE DR.
CKWALL, TX 75032

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 3 day of January, 2023.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

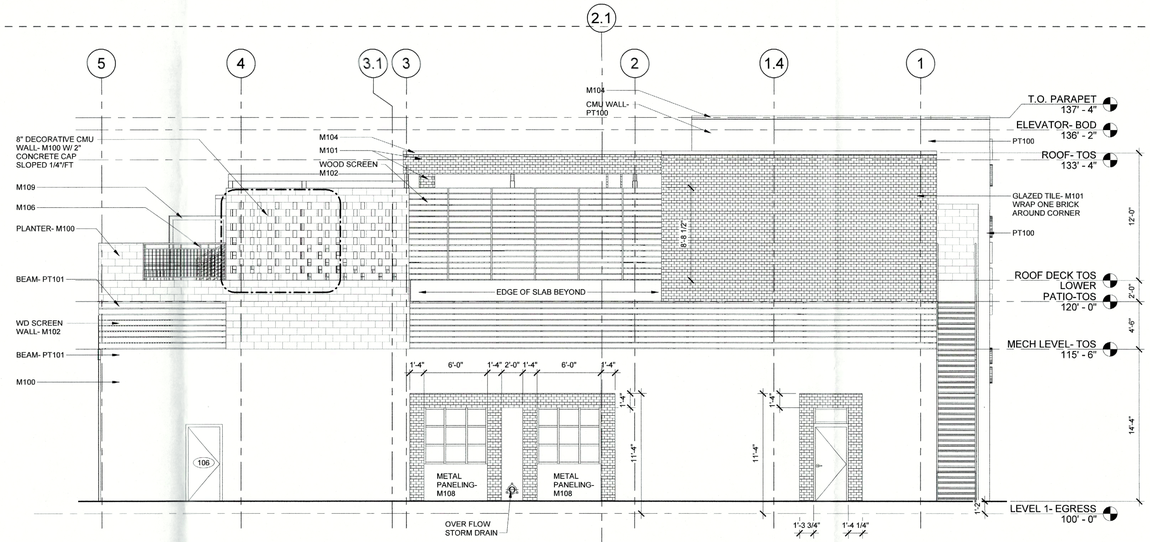
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10/14/2022 5:12:00 PM

EXTERIOR FINISH SCHEDULE

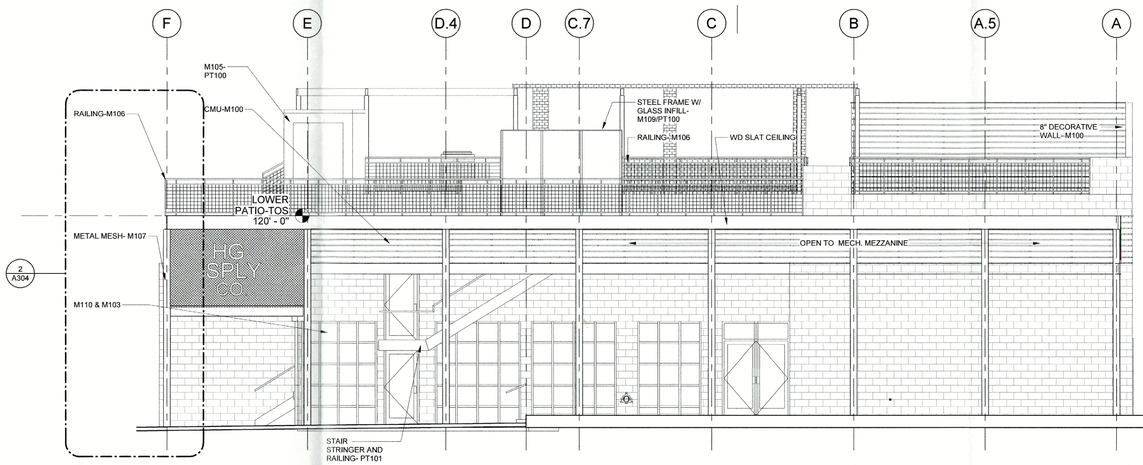
REF.	DESCRIPTION	PRODUCT INFORMATION	VENDOR		SUPPLIED/ INSTALLED BY
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M107	SCREEN MESH	CRL STANDARD PERFORATED STAINLESS STEEL PANEL SYSTEM	CRLAURENCE	800-421-6144	GC / GC
M108	METAL PNL-2	HOT ROLLED STEEL, NATURAL COLOR, POWDER COATED CLEAR FINISH	GC CHOICE	-	GC / GC
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PT100	PAINT- RED	SW6871| POSITIVE RED- EXTERIOR	SHERWIN WILLIAMS	-	GC / GC
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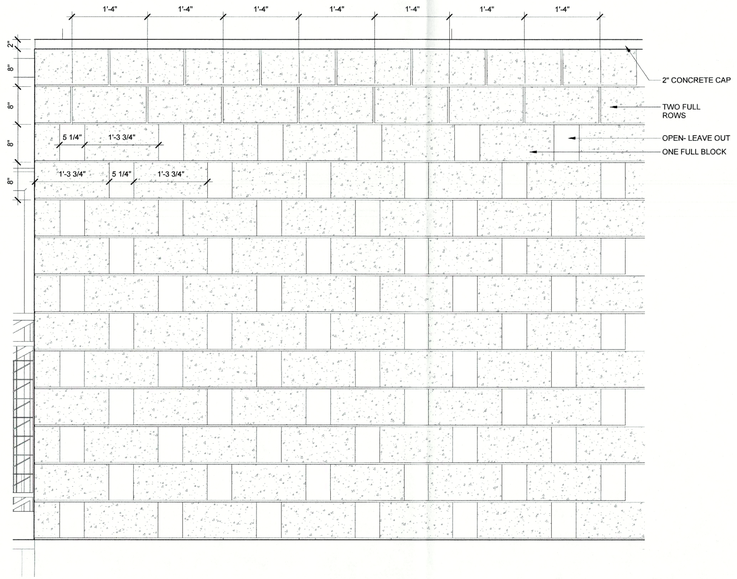
BACK ELEVATION 1

3/16" = 1'-0"



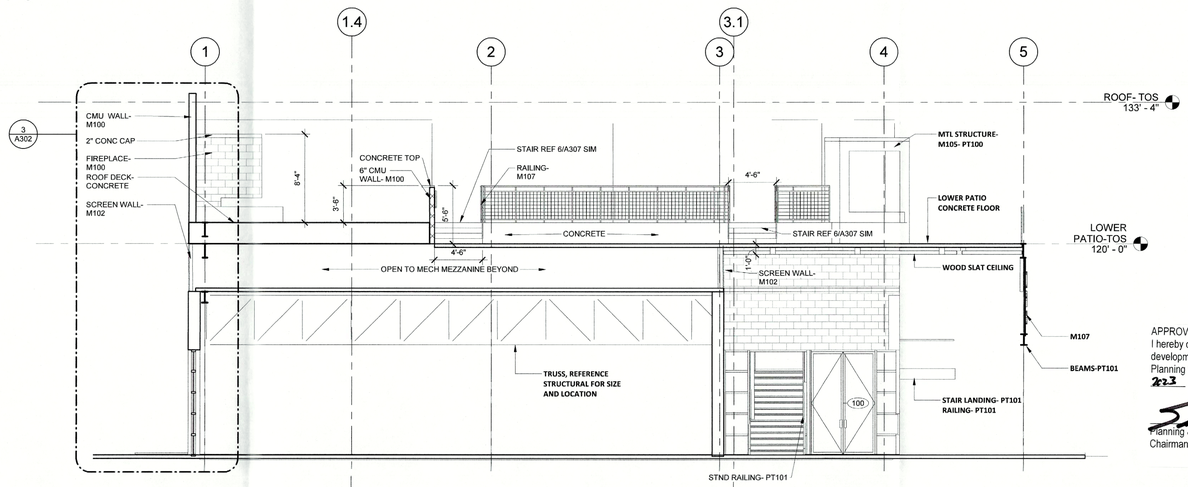
ELEVATION 2

3/16" = 1'-0"



DECORATIVE CMU WALL 4

1" = 1'-0"



BUILDING SECTION 3

3/16" = 1'-0"

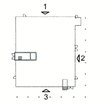
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I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 3 day of January, 2023.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

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ARCHITECTURE + INTERIORS
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DALLAS, TX 75215
(214)426-5600
www.jonesbaker.com

REGISTERED ARCHITECT THEODORE R. JONES 17752 STATE OF TEXAS
10/5/22



PROJECT NO. : 2121
DATE : 9/22/2022
DRAWN BY :
SCALE : AS NOTED
SQFT :

REVISIONS :

BUILDING ELEVATIONS

HG SPLY
SUNSET RIDGE DR.
ROCKWALL, TX 75032

A201

10/14/2022 5:12:05 PM

THE HARBOR DISTRICT SELECTED PLANT LIST

THIS IS MASTER HARBOR LIST, NOT ALL PLANTS ARE USED ON THIS SITE LANDSCAPE PLAN

	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
TE–1	LIVE OAK, "LA"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	200 GAL, 8.0"–7.5" CAL. 24–26 FT.HIGH, CLEAR TRUNK TO 8 FEET
TE–2	LIVE OAK, "LB"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	150 GAL, 6.0"–6.5" CAL. 16–18 FT.HIGH, MULIT TRUNK TO 8 FEET,
TE–3	LIVE OAK, "LC"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	100 GAL, 4.0"–4.5" CAL. 14–16 FT.HIGH, CLEAR TRUNK TO 8 FEET
TE–4	SKYROCKET JUNIPER, FULL UPRIGHT	JUNIPERUS "SKYROCKET"	36" BOX, 3.0"–3.5" CAL. 16–18 FT.HIGH, FULL ROUNDED FORM MATCHED HEIGHT INSTALL WITH (3) 2" DIA. 10' STEEL POSTS EA. TIE TO KEEP UPRIGHT, FROM WIND
DECIDUOUS TREES			
TD–1	BALD CYPRESS	TAXODIUM DISTICHUM	100 GAL, 4.0"–4.5" CAL. 16–18 FT.HIGH, CLEAR TRUNK TO 6 FEET
TD–2	CEDAR ELM "CA"	ULMAS CRASSIFOLIA	100 GAL, 4.0"–4.5" CAL. 12–14 FT.HIGH, CLEAR TRUNK TO 8 FEET
TD–3	CEDAR ELM "CB"	ULMAS CRASSIFOLIA	200 GAL, 8.0"–8.5" CAL. 24–26 FT. HIGH, CLEAR TRUNK TO 8 FEET
ORNAMENTAL TREES			
OT–1	DWARF MAGNOLIA LITTLE GEM	MAGNOLIA GRANDIFLORA , LITTLE GEM	65 GAL. 8–10 FT. FULL TO GROUND, MAIN LEADER FORM
OT–2	CREPE MYRTLE, RED	LAGERSTROMEIA INDICA, TUSCORORA	45 GAL. 8–10 FT. THREE TO FIVER UPRIGHT TRUNKS, TWIN LAKES NURSERY
SHRUBS, HEDGES			
SH–1	DWARF YAUPON HOLLY	ILEX VOMITORIA, NANA	3 GAL 16" O.C. MAX, 16" HIGH AT TIME OF PLANTING
SH–2	DWARF BURFORD HOLLY	ILEX CORNUTA BURFORDI	7 GAL. 36" O.C. MAX, 30" HIGH AT TIME OF PLANTING
SH–3	SALVIA LEUCANTHA	SALVIA LEUCANTHA	3 GAL. 24" O.C. MIN. PURPLE
SH–4	AUTUMN SAGE	SALVIA GREGGII	3 GAL. 48" O.C. MIN.
SH–5	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA, E.GOUCHER	3 GAL. 36" O.C. MAX, NO SUBSTITUTE
SH–6	NELLIE R. STEVENS	ILEX ATTENUATTA, "EMERALD"	30 GAL. 6–8 FT HIGH, FULL LOW TO GROUND,
GROUND COVERS			
GC–1	CREEPING LILY TURF	LIRIOPE SPICATA	4" POTS, 12" O.C. MAX.
GC–2	ROSEMARY WOODY	ROSMARINUS OFFICINALIS	3 GAL. 18" O.C. MAX.
GC–3	PURPLE WINTER CREEPER	EUONYMUS FORTUNEI	4" POTS, 12" O.C. MAX. WITH JUTTE MESH AND 3" MULCH
GC–4	MEXICAN FEATHER GRASS	STIPA TENUISSIMA	1 GAL, AS SHOWN, 18" O.C. MAX.
ROOF TOP PLANTS			
RT–1	DRIFT ROSES, RED	ROSA, DRIFT ROSES,	3 GALLON , FULL
RT–2	AGAVE 'OCTUPUS'	AGAVE VILMORINIANA "OCTUPUS"	5 GALLON
RT–3	DWARF KATIE PETUNIA, BLUE	RUELLIA BRITTONIANA "KATIE" BLUE	1 GAL. KATIE, BLUE/PURPLE.
PERENNIALS			
PR–1	DAYLILIES, YELLOW ,EVERGREEN	HEMEROCALLIS, "STELLA DE ORO"	1 GAL., 14" O.C. MAX. RE BLOOMING TYPE
PR–2	LANTANA TRAILING, WHITE	LANTANA MONTEVIDENSIS, WHITE	1 GAL., 18" O.C. MAX.
PR–3	TEXAS RED YUCCA	HESPERALOEFLORA	5 GAL., 18" O.C. MAX.
PR–4	VARIGATED YUCCA	YUCCA GLORIOSA VARIGATED	3 GAL., 18" O.C. MAX.
PR–5	FLAX LILLY	DIANELLA TASMANIC VARIGATA	1 GAL., 18" O.C. MAX.
GRASS			
BG–1	BERMUDA GRASS	BERMUDA SPECIES, COMMON	SOLID SOD, ROLL TWO TIMES WITH IN 24 HOURS, AS WETTING

PLANT MINIMUM CRITERIA STATEMENT

1. PLANTS ARE REQUIRED TO MEET MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, MAY 12, 204, AND RECOMMENDED BY THE TEXAS NURSERY & LANDSCAPE ASSOCIATION.

SITE INFORMATION

LAND AREA:	0.90 ACRES (39,184 S.F.)
CURRENT ZONING:	PD–32
EXISTING USE:	UNUSED
PROPOSED USE:	RESTAURANT
BUILDING AREA:	6,800 S.F
BUILDING TO LOT COVERAGE:	6,800/39,184=.174 –> 17.4%
BUILDING HEIGHT:	38 FEET
BUILDING REQUIRED PARKING:	68 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	68 TOTAL (*18 TREND TOWER GARAGE, 50 PARKING LOT) (INCLUDES 3 HANDICAP SPACES)
IMPERVIOUS AREA:	29,125 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	10,059 S.F.

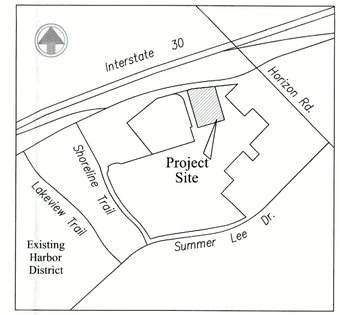
TEXAS EXCAVATION SAFETY SERVICES
1–800–344–8377

CALL BEFORE YOU DIG 1-800-344-8377 TEXAS ONE CALL SYSTEM

N E S W

20 10 0 20 40
1" = 20'

LOCATION MAP



LANDSCAPE PLANT LEGEND

1–PQC–1 — QUANTITY; SYMBOL KEY TO PLANT LIST

IRR SLEEVE — IRRIGATION SLEEVE: IRRIGATION WATER SUPPLY 4", WIRES 2" OR AS NOTED ON PLAN

"LA" — "A" LIVE OAK TREES, 200 GALLON, 8" CALIPER, SPREADING SHAPE 20–22 FEET HIGH, MULIT TRUNK, CLEAR 8 FEET

"LB" — "B" LIVE OAK TREES, 150 GALLON, 4" CALIPER, SPREADING SHAPE 16–18 FEET HIGH, MULIT TRUNK, CLEAR 6 FEET

"LC" — "C" LIVE OAK TREES, 100 GALLON, 4" CALIPER, UP RIGHT SHAPE 14–16 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET

"CB" — AUTUMN BLAZE MAPLE TREES, 150 GALLON, 4" CALIPER 16–18 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET

"BC" — BALD CYPRESS TREES, 100 GALLON, 5" CALIPER 16–18 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET

"MG" — MAGNOLIA TREES, 65 GALLON, 8–10 FT HIGH

"IC" — ITALIAN CYPRESS TREES, 48" BOX, 3.0–3.5" CALIPER 16–18 FEET HIGH, SINGLE TRUNK, FULL TO GROUND

SCREENING SHRUB, 25 GAL. EVERGREEN SHRUB SPACE AS SHOWN

EVERGREEN SHRUBS, SEE PLANT LIST

FLOWERING SHRUBS, SEE PLANT LIST

PERINIALS, SEE PLANT LIST

BERMUDA GRASS SOD, SEE NOTES FOR IRRIGATION AND ROLLING

3" — 36" WIDE DECOMPOSED GRANITE WALK 2" LAYER OVER FILTER FABRICS WITH STEEL EDGING ON BED SIDE ONLY OR AS NOTED.

CERAMIC PLANTERS
(*) CCP–3 24" WIDE 30" HIGH , SQUARE TOP, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.

LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

IRRIGATION AFFIDAVIT

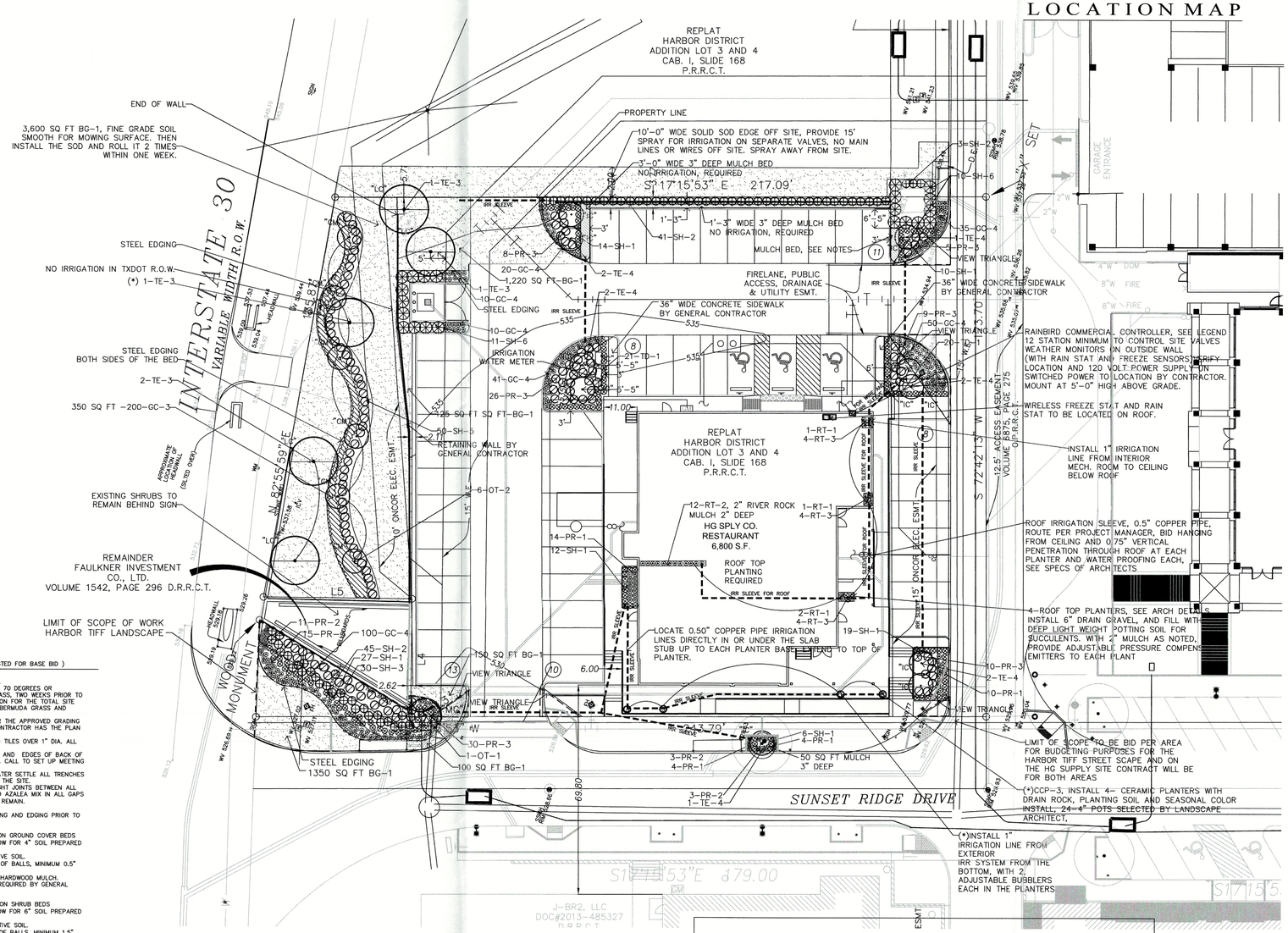
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPORATIVE (ET) WEATHER BASED CONTOLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

CITY OF ROCKWALL MAINTENANCE NOTE;

MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS, REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED O AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1–800–458–7668, INSTALL UB–48–2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 4" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1" ABOVE GRADE.



SOIL AMENDMENT NOTES; (LISTED FOR BASE BID)

INCLUDE THE NOTES BELOW AND LANDSCAPE SPECIFICATIONS ON SHEET L2–02

SOIL PREPARATION FOR GRASS AREAS ON SITE.
1. SPRAY ROUND UP TWO TIMES IN HEAT OVER 70 DEGREES OR MANUALLY REMOVE THE EXISTING BERMUDA GRASS, TWO WEEKS PRIOR TO SITE WORK AND IRRIGATION SYSTEM INSTALLATION FOR THE TOTAL SITE AREA. CONTINUE TO REVIEW AND REMOVE ALL BERMUDA GRASS AND WEEDS FROM THE SITE DURING CONSTRUCTION.
2. FINE GRADE SOIL AFTER SITE CLEAN UP PER THE APPROVED GRADING AND DRAINAGE PLANS FOR THE SITE. SW–2 CONTRACTOR HAS THE PLAN ON FILE. OR CALL FOR A PDF FILE..
3. REMOVE ALL DEBRIS FROM SITE. ROCKS AND TILES OVER 1" DIA. ALL EXTRA CONCRETE, FORM BOARDS,
4. HAND RAKE SOIL SMOOTH AND SHAPE BEDS AND EDGES OF BACK OF CURB PER LANDSCAPE ARCHITECTS DIRECTIONS. CALL TO SET UP MEETING PRIOR TO ACCEPTANCE OF THE FINAL GRADE.
5. AFTER IRRIGATION SYSTEM INSTALLATION, WATER SETTLE ALL TRENCHES AND RAKE SMOOTH FOR FINISHED GRADES FOR THE SITE.
6. INSTALL SOD SOD GRASS, ALLOWING FOR TIGHT JOINTS BETWEEN ALL SECTIONS OF SOD. DO NO LEAVE GAPS OR ADD AZALEA MIX IN ALL GAPS OVER 0.5" TO FILL IN AFTER SODDING IF GAPS REMAIN.
7. WATER AND ROLL THE SOD TWO TIMES.
8. IN BASE BID ALLOW FOR ONE (1) TIME MOWING AND EDGING PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 4" POTS AND 1 GALLON GROUND COVER BEDS
1. SOIL AMENDMENTS. EXCAVATE BEDS OR ALLOW FOR 4" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 8" AND MIX WITH NATIVE SOIL.
3. INSTALL BEDDING PLANTS SETTING THE TOP OF BALLS, MINIMUM 0.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 3 GALLON AND 5 GALLON SHRUB BEDS
1. SOIL AMENDMENTS. EXCAVATE BEDS OR ALLOW FOR 6" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 12" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 1.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 25 GALLON AND 65 GALLON SHRUB BEDS
1. SOIL AMENDMENTS. EXCAVATE BEDS OR ALLOW FOR 8" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 16" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 2.5" ABOVE SOIL GRADE.
4. MULCH 3" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 100 GALLON AND LARGER TREES
1. SEE TREE PLANTING ON LA–2.

(*) COMPENSATORY MEASURES PROVIDED ITEMS ADDED TO THE SITE PLAN TO INCLUDE

1. PROVIDING 4 CERAMIC PLANTER UNDER THE AWNING ON SUNSET RIDGE SIDE OF THE BUILDING
2. PROVIDE (1) ONE ADDITIONAL LARGE CANOPY TREE ALONG IH 30 FRONTAGE.

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 3 *day of* January *, 2023*

Witness our hands this 3 *day of* January *, 2023*

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NUMBER: SP2021–005 FOR CONSTRUCTION

Revision	Date	Description

Owner:
8020 Restaurants, LLC.
2008 Greenville Ave. • Dallas, TX 75206

HG SPLY CO.
RESTAURANT
2651 Sunset Ridge Dr.
Rockwall, Texas 75032

T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
1218 CAMINO LAGO
IRVING, TEXAS 75039
214-697-2580
tom@landdesignplan.com

REGISTERED LANDSCAPE ARCHITECT THOMAS H. PRITCHETT 2115

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 12/21/2022

Drawn By:	Checked By:
T.H.P.	T.H.P.
Date: 12/21/2022	Project No.: –

Sheet Title: Landscape Planting Plan

Scale: 1

L1–01

LANDSCAPE SPECIFICATIONS

SECTION 02900

PART 1 GENERAL

1.1 REFERENCED DOCUMENTS
A. REFER TO BIDDING REQUIREMENTS, SPECIAL PROVISIONS, AND SCHEDULES FOR ADDITIONAL REQUIREMENTS.

1.2 DESCRIPTION OF WORK
A. WORK INCLUDED: FURNISH ALL SUPERVISION, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN THE SPECIFICATIONS AND LANDSCAPE PLANS, INCLUDING:
1. PLANTING (TREES, SHRUBS, GROUND COVERS, PERENNIALS, GRASS)
2. BED PREPARATIONS AND FERTILIZATION
3. NOTIFICATION OF SOURCES OF PLANT MATERIALS AND AMENDMENTS
4. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE
5. GUARANTEE PERIOD DESCRIBED ON DRAWINGS

1.3 REFERENCE STANDARDS
A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; OCTOBER 27, 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (Z60.1)– PLANT MATERIAL.
B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE : ADDITION 1942 EDITION STANDARDIZED PLANT NAMES
C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS
D. HORTIS THIRD 1976 – CORNELL UNIVERSITY

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS
A. THE CONTRACTOR SHALL, WITHIN TEN (10) DAYS FOLLOWING ACCEPTANCE OF BID, NOTIFY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER OF THE SOURCES OF PLANT MATERIALS AND BED PREPARATION REQUIRED FOR THE PROJECT.
B. SAMPLES: PROVIDE REPRESENTATIVE QUANTITIES OF SANDY LOAM SOIL, MULCH, BED MIX MATERIAL PEA GRAVEL, DRAIN GRAVEL, DECOMPOSED GRANITE, STEEL EDGING, HARDWOOD MULCH,JUTTE MESH, SOIL SEPARATOR, STONE NOTED ON DRAWINGS. SAMPLES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER BEFORE USE ON THE PROJECT.
C. PRODUCT DATA: SUBMIT COMPLETE PRODUCT DATA AND SPECIFICATION ON ALL OTHER SPECIFIED MATERIALS.
D. SUBMIT THREE REPRESENTATIVE SAMPLES, JPG FILE PHOTOGRAPHS, OF EACH VARIETY OF LARGE TREES, ORNAMENTAL TREES, SHRUBS, GROUND COVER, PERENNIALS FOR LANDSCAPE ARCHITECT/ENGINEER/OWNER APPROVAL. WHEN APPROVED, TAG, INSTALL, AND MAINTAIN AS REPRESENTATIVE SAMPLES FOR FINAL INSTALLED PLANT MATERIALS.
E. FILE CERTIFICATES OF INSPECTION OF PLANT MATERIAL BY STATE, COUNTY, AND FEDERAL AUTHORITIES WITH LANDSCAPE ARCHITECT/ENGINEER/OWNER , IF REQUIRED.
F. SOIL ANALYSIS: PROVIDE AN EXISTING SOIL ANALYSIS FROM THE SITE WITH RECOMMENDATIONS ON AMENDING THE SOIL BY A LICENSED SOILS AND PLANT LAB. PROVIDED SOILS ANALYSIS TO LANDSCAPE ARCHITECT/ENGINEER/OWNER.

1.5 JOB CONDITIONS:
A. GENERAL CONTRACTOR TO COMPLETE THE FOLLOWING PUNCH LIST: PRIOR TO THE LANDSCAPE CONTRACTOR INITIATING ANY PORTION OF THE LANDSCAPE INSTALLATION, GENERAL CONTRACTOR SHALL LEAVE PLANTING BED AREAS THREE (3") INCHES BELOW FINISHED GRADE OF SIDEWALKS, DRIVES, AND CURBS AS SHOWN ON THE DRAWINGS. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE (1") INCH BELOW THE FINISHED GRADE AT SIDEWALKS, DRIVES AND CURBS. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
B. GENERAL CONTRACTOR SHALL PROVIDE TOPSOIL AS DESCRIBED IN SECTION 02200 – EARTHWORK.
C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CAN NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.6 MAINTENANCE AND GUARANTEE
A. MAINTENANCE
1. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER. NO TREES, SHRUBS, GROUND COVERS OR GRASS TO BE ACCEPTED UNLESS THEY SHOW A HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITION.
2. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEEDING, SPRAYING, PRUNING OF TREES AND SHRUBS, MOWING OF GRASS WEEKLY, SITE LANDSCAPE BED MULCHING, DEBRIS AND TRASH CLEANING UP WEEKLY AND ALL OTHER WORK NECESSARY OF MAINTENANCE.
3. WRITTEN NOTICE REQUESTING FINAL INSPECTION AND FINAL ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST SEVEN (7) DAYS PRIOR TO COMPLETION. AN ON–SITE INSPECTION BY THE OWNER AND LANDSCAPE CONTRACTOR WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.
4. AFTER FINAL ACCEPTANCE LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR WILL NOT BE REQUIRED TO DO ANY OF THE ABOVE MAINTENANCE WORK AS PART OF THESE PLANS.

B. GUARANTEE
1. TREES SHALL BE GUARANTEED FOR TWELVE (12) MONTH PERIOD AFTER FINAL ACCEPTANCE. SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF TWELVE (12) MONTHS AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD PLANT MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER. PLANTS, INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE, OR SYMMETRY HAS BEEN DAMAGED, SHALL BE CONSIDERED SUBJECT TO REPLACEMENT UNDER THE GUARANTEE PERIOD. IN ANY AND ALL CASES THE FINDINGS OF THE OWNER OR OWNER REPRESENTATIVE SHALL BE FINAL.
A. PLANTS USED AS REPLACEMENT SHALL BE OF SAME KIND AND SIZE AS THOSE ORIGINALLY PLANTED AND SHALL BE PLANTED AS ORIGINALLY SPECIFIED, UNLESS APPROVED BY THE OWNER AND ALLOWED ON THE CITY APPROVED LANDSCAPE PLAN MATERIAL LIST. ALL WORK, INCLUDING DEMOLITION OF DEAD PLANTS, MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS, SHALL CARRY A TWELVE (12) MONTH GUARANTEE FROM TIME OF ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE, INCLUDING RUTS, IN LAWN OR BED AREAS, INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
B. AT THE DIRECTION OF THE OWNER, PLANTS MAY BE REPLACED AT THE START OF THE NEXT YEAR'S PLANTING SEASON, IN SUCH CASES, DEAD PLANTS SHALL BE REMOVED FROM THE PREMISES WITHIN TEN (10) DAYS OF NOTIFICATION BY THE OWNER.
C. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE TO BE INCLUDED UNDER "WORK" OF THIS SECTION.
2. THE OWNER AGREES THAT FOR THE GUARANTEE TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS AND CULTIVATE BEDS ONCE A MONTH AFTER FINAL ACCEPTANCE.
3. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER FINAL ACCEPTANCE BECAUSE OF INJURY BY STORMS, HEAT STRESS, HAIL, FREEZE, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES OR THEFT.
4 ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER PROVIDED THE JOB IS IN A COMPLETED, UNDAMAGED CONDITION, AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THIS TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.7 QUALITY ASSURANCE
A. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
B. PERSONNEL: EMPLOY ONLY EXPERIENCED PERSONNEL WHO ARE FAMILIAR WITH THE REQUIRED WORK. PROVIDE FULL–TIME SUPERVISION BY QUALIFIED FOREMAN ACCEPTABLE TO LANDSCAPE ARCHITECT/ENGINEER/OWNER.
C. SELECTION OF PLANT MATERIALS:
1. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL INSURE THE PURCHASED MATERIALS WILL MEET AND OR EXCEED PROJECT SPECIFICATIONS.
2. LANDSCAPE ARCHITGECT/ENGINEER WILL PROVIDE A KEY IDENTIFYING EACH TREE LOCATION ON SITE. WRITTEN VERIFICATION WILL BE REQUIRED TO DOCUMENT MATERIAL SELECTION, SOURCE AND DELIVERY SCHEDULE TO SITE.
3. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER SHALL INSPECT ALL PLANT MATERIALS, WHEN REASONABLE AT PLACE OF GROWTH FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, CULTIVAR/VARIETY, SIZE, AND QUALITY.
4. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER RETAINS THE RIGHT TO FURTHER INSPECT ALL PLANT MATERIALS UPON ARRIVAL AT THE SITE AND DURING INSTALLATION FOR SIZE AND CONDITION OF ROOT BALLS, LIMBS, BRANCHING HABIT, INSECTS, INJURIES, AND LATENT DEFECTS.
5. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER MAY REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING THE PROCESS OF WORK. REMOVE REJECTED MATERIALS FROM THE SITE IMMEDIATELY. PLANTS DAMAGED IN TRANSIT OR AT JOB SITE SHALL BE REJECTED.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING
A. PREPARATION:
1. BALLED AND BURLAPPED (B&B) PLANTS: DIG AND PREPARE SHIPMENT IN A MANOR THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.
2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE PROTECT ROOT MASS.
B. DELIVERY:
1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY.
2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON JOB SITE.
3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS OR DESICCATION OF LEAVES. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.
5. NOTIFY LANDSCAPE ARCHITGECT/ENGINEER/OWNER OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE SO PLANT MATERIAL MAY BE OBSERVED UPON ARRIVAL AT JOB SITE.
6. REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM SITE.
7. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 – PRODUCTS

2.1 PLANTS
A. GENERAL; WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF ROOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT, NOT TO THE OUTER LEAF TIPS. PLANTS WILL BE INDIVIDUALLY APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER AND THAT DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS AND COMPLIMENTARY; ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS A BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON THE PLAN.
C QUALITY AND SIZE: PLANT MATERIALS SHALL CONFIRM TO THE SIZE GIVEN ON THE PLAN, AND SHALL BE HEALTHY, SYMMETRICAL, WELL SHAPED, FULL BRANCHED, AND WELL ROOTED. THE PLANTS SHALL BE FREE FROM INJURIOUS INSECTS, DISEASES, INJURIES TO THE BARK OR ROOTS, BROKEN BRANCHES, OBJECTIONABLE DISFIGUREMENTS, INSECT EGGS AND LARVAE AND ARE TO BE SPECIMEN QUALITY.
E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED, AND SHALL MEET THE TRUNK DIAMETER AND HEIGHT REQUIREMENTS OF THE PLANT SCHEDULE. BALLED AND BURLAPPED SHALL BE FIRM, NEAT, SLIGHTLY TAPERED, AND WELL WRAPPED IN BURLAP. ANY TREE LOOSE IN THE BALL OR WITH BROKEN BALL AT TIME OF PLANTING WILL BE REJECTED. BALLS SHALL BE TEN (10") INCHES IN DIAMETER FOR EACH ONE (1") INCH OF TRUNK DIAMETER, MEASURED SIX (6") INCHES ABOVE THE TOP OF BALL.
1. NOMENCLATURE CONFORMS TO CUSTOMARY NURSERY USAGE; FOR CLARIFICATION, THE TERM "MULTI – TRUNK" DEFINES A PLANT HAVING THREE (3) OR MORE TRUNKS OF NEARLY EQUAL DIAMETER. TO CALCULATE THE TOTAL CALIPER OF MULTI TRUNK TREES, ADD THE CALIPER OF THE LARGEST TRUNK IN INCHES TO THE REMAINING CALIPER IN INCHES DIVIDED BY 2. THEN ADD THAT TOTAL CALIPER INCHES OF TRUNKS FOR THE TOTAL SPECIFIED CALIPER INCHES PROVIDED ON THE MULTI – TRUNK PLANT.
F. PRUNING: ALL PRUNING OF TREES AND SHRUBS, AS DIRECTED BY LANDSCAPE ARCHITECT/ENGINEER, SHALL BE EXECUTED BY LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:
1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, GRASS, STONES OVER ONE (1") INCH AND OTHERS EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASS. LOAM CONTAINING DALLAS GRASS OR NUT GRASS SHALL BE REJECTED.
2. PHYSICAL PROPERTIES AS FOLLOWS
CLAY – BETWEEN 7–27 PERCENT
SILT – BETWEEN 15–25 PERCENT
SAND – LESS THEN 52 PERCENT
3. ORGANIC MATTER SHALL BE 3%–10% OF TOTAL DRY WEIGHT.
4. IF REQUESTED, PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT THE SANDY LOAM MEETS THE ABOVE REQUIREMENTS.
B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.
C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS: PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.
D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN, LIVING EARTH TECHNOLOGY OR APPROVED EQUAL.
F. ORGANIC FERTILIZER: SUSTANE, FERTILAID, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
G. COMMERCIAL FERTILIZER: 10–20–10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM OF 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING: SHALL BE RYERSON "ESTATE CURBING", DARK GREEN, 1/8" X 4" WITH STAKES FOUR (4') FEET ON CENTER OR APPROVED EQUAL.
B. TREE STAKING MATERIAL FOR SHADE TREES:
1. POST; STUDDED "T"– POST, NO 1 ARMCO WITH ANCHOR PLATE; SIX (6') FEET IN LENGTH, PAINT FLAT BLACK, PRIOR TO INSTALLING.
2. WIRE: 12 GAUGE, SINGLE STRAND, GALVANIZED WIRE.
3. RUBBER HOSE: 2 PLY, FIBER REINFORCED HOSE, MINIMUM HALF (.5") INCH INSIDE DIAMETER. COLOR BLACK.
C. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED ONE (1") INCH TO ONE AND HALF (1.5") INCH
D. FILTER FABRIC: MIRAFI 140N CELANESE FIBERS MARKETING COMPANY, AVAILABLE AT CMC REBAR CO., (214)–631–5250 OR AS APPROVED.

PART 3 – EXECUTION

3.1 BED FERTILIZER AND FERTILIZATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE LANDSCAPE ARCHITECT/ENGINEER/OWNER.
B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS;
1. PREPARE NEW PLANTING BED BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. IN ADDITION AT BACK OF CURBS AND EDGES OF PAVING REMOVE THE EXISTING SOIL TO A DEPTH OF SIX (6") INCHES TO ALLOW FOR THE AMENDMENTS. THEN TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO FERTILIZER AND COMPOST APPLICATION. FINAL CONDITION OF EXISTING SOIL TO BE FINE, FRIABLE, CONSISTENT DEPTH, AND FREE OF ROCKS AND ROOTS AND ALL CLODS WHEN COMPLETELY TILLED. APPLY FERTILIZER AS PER MANUFACTURER RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF EXISTING SOIL. APPLY ORGANIC FERTILIZER SUCH AS SUSTANE OR GREEN SENSE AT THE RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.
2. ALL PLANTING BED AREAS SHALL RECEIVE A THREE (3") INCH LAYER OF SPECIFIED MULCH.
3. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS; USE EXISTING TOP SOIL ON SITE, FREE FROM LARGE CLUMPS, ROCK, DEBRIS, CALICHE, SUBSOIL, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.
C. GRASS AREA:
1. AREAS TO BE SOLID SOD GRASS TYPES SPECIFIED; BLOCKS OF SOD SHOULD BE LAID END TO END (WITH STAGGERING JOINTS) AFTER FERTILIZING THE GROUND FIRST. WATER AND ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. ROLLING IS TO BE COMPLETED WITHIN 24 HOURS OF INSTALLING THE SOD. THE LANDSCAPE ARCHITECT/ENGINEER/OWNER MAY REQUEST ADDITIONAL ROLLING BY THE LANDSCAPE CONTRACTOR OVER GRASS AREAS TO ACHIEVE THE FINAL SMOOTH SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOP SOIL WHERE THEY ARE EVIDENTLY GAPED OPEN, THEN WATERED THOROUGHLY.
2. AREAS TO BE HYDRO MULCHED GRASS SEED: HYDRO MULCH WITH SPECIFIED SEED OR COMMON BERMUDA GRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET. USE A FOUR (4') FOOT X EIGHT (8') FOOT BATTER BOARD AGAINST BED AREAS TO REDUCE OVER SPRAY.

3.2 INSTALLATION

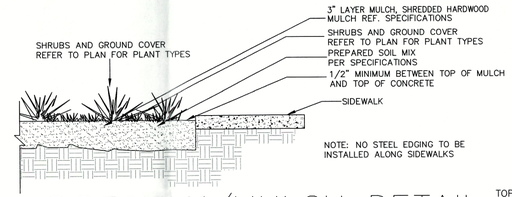
A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.
B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM DRYING WINDS DURING TRANSIT. ALL PLANTS, WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO SITE, SHALL BE WELL PROTECTED AGAINST POSSIBILITY OF DRYING BY WIND AND SUN. BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SAWDUST OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.
C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.
D. NOTIFY THE LANDSCAPE ARCHITECT/ENGINEER FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.
E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OR EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT, WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATION TO THE FINISH GRADE THAT IT DID TO SOIL SURFACE IN PLACE OF GROWTH. NOTE TO ALLOW AS MUCH AS TWO (2') FEET FOR SETTLEMENT IN CLAY SOIL.
F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWO (2') FEET, TWENTY–FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN ITS VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS OR STONES OVER ONE (1") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING FROM CONTAINERS.
G. DIG A WIDE, ROUGH SIDED HOLE EXACTLY THE SAME DEPTH AS THE HEIGHT OF THE BALL, ESPECIALLY AT THE SURFACE OF THE GROUND. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED. DO NOT DRILL OR AUGER HOLES IN CLAY SOILS.
H. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN TWENTY FOUR (24) HOURS, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE TWO FOUR (4') FOOT DEEP PIER HOLE DRAINAGE ADDED.
I. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND ONE (1) PART BED PREPARATION. WHEN HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP THIRD OF THE BALL, AS WELL AS THE NYLON, PLASTIC STRING AND WIRE MESH FROM THE BURLAP. BE AWARE OF SOIL PLACED ON TOP OF THE ROOT BALL DURING DIGGING. THIS SOIL TO BE REMOVED ALONG WITH ANY GRASS, WEEDS, VINES TO EXPOSE THE ROOT FLARE AND NATIVE TOP SOIL.
J. DO NOT WRAP TREES.
K. DO NOT PRUNE TREES. UNLESS DIRECTED BY LANDSCAPE ARCHITECT/ENGINEER.
L. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TREE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL UNPLANTED AND MULCH WITH AT LEAST THREE (3") INCHES OF SPECIFIED AND APPROVED MULCH.

3.2 INSTALLATION (CONTINUED)

M. ALL PANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF THREE (3") INCHES OVER THE ENTIRE BED OR PIT.
N. OBSTRUCTION BELOW GROUND: IN THE EVENT ROCK OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER. WHERE LOCATIONS CAN NOT BE CHANGED, THE OBSTRUCTION SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW BOTTOM OF THE BALL WHEN PLAN IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.
O. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREE AGAINST SEASONAL WINDS. LANDSCAPE CONTRACTOR TO INSPECT AND MAINTAIN STAKES IN A SECURED CONDITION DURING CONSTRUCTION UNTIL FINAL ACCEPTANCE.
P. PRUNING AND MULCHING: EACH AREA SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AND IN THE MANNER FITTING ITS USE IN THE LANDSCAPE DESIGN.
1. DEAD WOOD OR SUCKERS AND BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED ; GENERAL TIPPING OF ALL BRANCHES IS NOT PERMITTED.
2. PRUNING SHALL BE DONE WITH CLEAN SHARP TOOLS.
3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH LAYER OF SPECIFIED MULCH THREE (3") INCHES IN DEPTH. THIS LIMIT OF SPECIFIED MULCH FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT. ALLOW A SPACE OF THREE (3") INCHES FROM TREE BARK TO THE MULCHED SURFACE.
Q. STEEL CURBING INSTALLATION:
1. CURBING SHALL BE ALIGNED AS INDICATED ON DRAWINGS.
2. ALL STEEL CURBING SHALL BE FREE OF KINKS OR ABRUPT BENDS.
3. TOP OF STEEL CURBING SHALL BE ONE (1") HIGHER THAN EXISTING GRADE.
4. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
5. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR BACK OF CURBS.
6. CUT AN EDGE ON THE STEEL CURBING AT 45 DEGREE ANGLE WHERE EDGING MEETS PAVING EDGES. FILE EDGES CUT TO BE ROUNDED, SMOOTH AND NOT SHARP.

3.3 CLEANUP AND FINAL ACCEPTANCE

A. CLEANING: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREA FOR ALL MATERIALS SHALL BE ORGANIZED THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING AT END OF EACH DAY'S WORK.
1. ON LEED APPLIED FOR OR PROJECTS TO BE LEED CERTIFIED COORDINATE WITH THE GENERAL CONTRACTOR FOR ACCEPTABLE DISPOSAL OF TRASH, WASTE, SOILS, PLANT MATERIALS, FERTILIZERS SO AS RECYCLE CREDITS MAYBE TRACKED BY VOLUME.



1 SIDEWALK/MULCH DETAIL
NOT TO SCALE

TOP SOIL NOTES
1. EXCAVATE EXISTING URBAN BLACK CLAY AND LIMESTONE CHALK TO A DEPTH OF 12" FOR GRASS, 24" FOR ALL PLANTING BEDS AND 36" FOR ALL ORNAMENTAL TREE PLANTING AREAS. OVER EXCAVATE IF REQUIRED FOR LARGE TREES TO BE 6" DEEPER THAN HEIGHT OF THE TREE BALL.
2. IMPORTED AND PLACE TOP SOIL. TO BE BLACK CLAY TOP SOIL WITH 10% HUMUS. APPROVED BY LANDSCAPE ARCHITECT. NO ROCKS OVER 1" DIAMETER ALLOWED. SEE DETAIL FOR PLACEMENT OVER 6"DEEP .75" SIZE DRAIN GRAVEL
3. ALL SOIL TO BE FREE OF WEEDS, DEBRIS AND ROOTS. BE FRIABLE AND NO NEMATODES.
4. PLACE SOIL AROUND TREE BALL IN 8" DEEP LIFTS OF SOIL AND COMPACT TO 90 PERCENT. WATER IN AS REQUIRED TO REDUCE CLAY CLUMPS. BREAK DOWN WITH WATER DURING COMPACTION.
5. FILL BEDS TO TOP OF CURB OR PLANTING EDGE. SLOPE UP INTO THE BED AT 1: 7 MAXIMUM.
6. AT MULCH EDGES LEAVE SOIL AT CURB 3" LOWER FOR MULCH AREA 3" HEIGHT MAXIMUM.
7. AT ALL BUILDING FOUNDATION EDGES TOP SOIL TO BE 6" BELOW FINISHED FLOOR, SLOPE TO DRAIN AWAY FROM BUILDING.

SUB DRAINAGE NOTES
1. EXCAVATE TO DEPTH REQUIRED FOR TREE BALL PLUS 6". ALLOW TREE BALL TO BE 4"MAX. ABOVE CURB OR SURROUNDING SOIL AND SLOPE SOIL AWAY FROM TREES TRUNK .SEE DETAIL.
2. INSTALL 6" .75" DRAIN GRAVEL BELOW EACH TREE SLOPEING BOTTOM TO DRAIN TO LOWER PUMP HOLE. CROWN GRAVEL IN MIDDLE FOR TREE BALL TO SET STABLE AND HIGH PER THE DETAILS
3. INSTALL VERTICAL 4" PVC PIPE FROM 4" ABOVE SURFACE TO BOTTOM OF LOWER PUMP HOLE BELOW THE GRAVEL BED. ADD BELL DRAI

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:	February 25, 2025
SUBJECT:	SP2025-007; *Amended Site Plan for 1407 S. Goliad Street*

The applicant, Abed Ajak of Ajak Realty LLC, is requesting the approval of an *Amended Site Plan* for the purpose of updating the existing building elevations. The subject property is a 0.48-acre tract of land (*i.e. Tract 34 of the J. T. Lewis Survey, Abstract 255*), zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, and addressed as 1407 & 1409 S. Goliad Street. According to the Rockwall Central Appraisal District (RCAD) the 4,539 SF building was constructed in 1970. The current building elevations were approved by City Council on September 6, 2011 [*Case No. MIS2011-008*]. In January 2025, the Building Inspections Department engaged the applicant as they began remodeling the exterior of the building without a building permit. Staff informed the applicant that any exterior changes to the building would require the approval of an Amended Site Plan given the subject property is within the SH-205 Overlay (SH-205 OV) District. This prompted the applicant to submit an Amended Site Plan request on February 14, 2025, and in accordance with the Article 11, *Development Applications and Review Procedures*, of the UDC, the applicant was required to pay a $1,000.00 non-compliant structure fee in addition to the Amended Site Plan application fee.

In addition to the development application, the applicant submitted building elevations and building renderings. Based on the proposed building elevations, the applicant is increasing the height of the parapet, extending the parapet, and adding stacked stone to the front façade. According to Subsection 04.01(A), *Roof Design Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), parapet systems must be "…enclosed on all sides…" and "…shall be finished on the interior side using the same materials as the exterior facing wall…" In this case, the proposed parapet extends across the front façade (*i.e. west façade*) and half-way down the side façades (*i.e. the north and south façades*). The applicant has indicated to staff that the increased height and expansion of the parapet is to "… maintain a consistent aesthetic …" and allow for greater screening of the roof top units (*i.e. RTUs*). In addition, the applicant indicated that they are requesting to paint the back of the parapet due to cost and the lack of visibility of this portion of the building. In summary the applicant is requesting approval of an Amended Site Plan with variances to the [*1*] parapet system and [*2*] parapet materials. 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 would create an undue hardship. In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. At this time the applicant is proposing to plant five (5) gallon evergreen shrubs in front of the parking spaces that face onto S. Goliad Street. Staff should also point out that while the proposed improvements are not necessarily in conformance with the *General Overlay District Standards*, they do bring a legally non-conforming building closer to complying with the design criteria of the UDC, and this in itself can be considered a compensatory measure. Requests for exceptions and variances to the *General Commercial District Standards* and *General Overlay District Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the *February 25, 2025* Planning and Zoning Commission meeting.

PROJECT COMMENTS

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

DATE: 2/21/2025

PROJECT NUMBER: SP2025-007
PROJECT NAME: Amended Site Plan for 1407 S. Goliad
SITE ADDRESS/LOCATIONS: 1407 S GOLIAD ST

CASE CAPTION: Discuss and consider a request by Abed Ajak of Abed Ajak/Ajak Realty, LLC for the approval of an Amended Site Plan for an existing General Retail Building on a 0.48-acre tract of land identified as Tract 34 of the J. T. Lewis Survey, Abstract 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1407 & 1409 S. Goliad Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/20/2025	Approved w/ Comments

02/20/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 The applicant is requesting approval of an Amended Site Plan for an existing General Retail Building on a 0.48-acre tract of land identified as Tract 34 of the J. T. Lewis Survey, Abstract 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, and addressed as 1407 & 1409 S. Goliad Street.

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

M.3 Please clarify if there will be any new exterior lighting. If so, please provide a photometric plan that meets the requirements of the Unified Development Code (UDC). (Article 07, UDC)

M.4 Please provide material samples for any new materials being added to the building. (Subsection 03.04. A, of Article 11, UDC)

M.5 Currently the subject property is unplatted. Given this, the subject property will be required to be Final Plat before the issuance of a CO on the property. (Chapter 38 of the Municipal Code of Ordinance)

M.6 For reference, include the case number (SP2025-007) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.7 Please include the Owner Information (i.e. Name, Address, and Phone Number) in the lower right-hand corner of the page. (Subsection 03.04. A, of Article 11, UDC)

M.8 Please include the site plan City Signature block as shown within the Development Packet. (Subsection 03.04. A, of Article 11, UDC)

M.9 Please update the plan date in the lower right-hand corner. (Subsection 03.04. A, of Article 11, UDC)

M.10 Please clarify if the proposed stone will be natural/quarried stone or cultured. Cultured stone will require a Variance approval by the Planning and Zoning Commission. In addition, EIFS is not a permitted material; three (3) part stucco must be utilized (Subsection 06.02. C, of Article 05, UDC)

M.11 Please indicate the surface area (square feet) of each façade and the percentage of each material used on each façade. (Subsection 04.01, of Article 05, UDC)

M.12 The Unified Development Code (UDC) requires all parapet to be an enclosed system and be finished on the back side with the same material as the external facing façade. In this case, you are requesting a non-enclosed parapet system that will be painted on the back. These will require Variances from the Planning and Zoning Commission. (Subsection 04.01, of Article 05, UDC)

M.13 Please delineate/crosshatch all existing and proposed RTUs on the building elevations. (Subsection 01.05. C, of Article 05, UDC)

M.14 Please consider providing five (5) gallon evergreen shrubs in front of the parking spaces that face onto S. Goliad Street. This would bring the property closer into conformance with the Unified Development Code (UDC) and screen headlights from the roadway. (Article 08, UDC)

M.15 Please provide a variance letter that outlines your requested variances and why you are requesting them. (Subsection 03.04. A, of Article 11, UDC)

I.16 Please note the scheduled meeting for this case:
1) Planning & Zoning Work Session meeting will be held on February 25, 2025.

I.17 A representative must be present for the meetings as scheduled above to answer any questions the Commission may have regarding your request. All meetings will be held in person, in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved w/ Comments

02/18/2025: Please provide landscape plans

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	1407 + 1409 S. Goliad				
SUBDIVISION	Losland Industrial Park	LOT	2A	BLOCK	A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	N/A	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	ABED AJAK/AJAK Realty	☐ APPLICANT	ABED AJAK/AJAK REALTY LLC.
CONTACT PERSON	ABED AJAK "AJ"	CONTACT PERSON	ABED AJAK "AJ"
ADDRESS	4002 Broadway Blvd	ADDRESS	4002 Broadway Blvd.
CITY, STATE & ZIP	Garland TX 75126	CITY, STATE & ZIP	Garland TX 75126
PHONE	469-396-5298	PHONE	469-396-5298
E-MAIL	abedajak@gmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kristi Roberts [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 , TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF February , 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

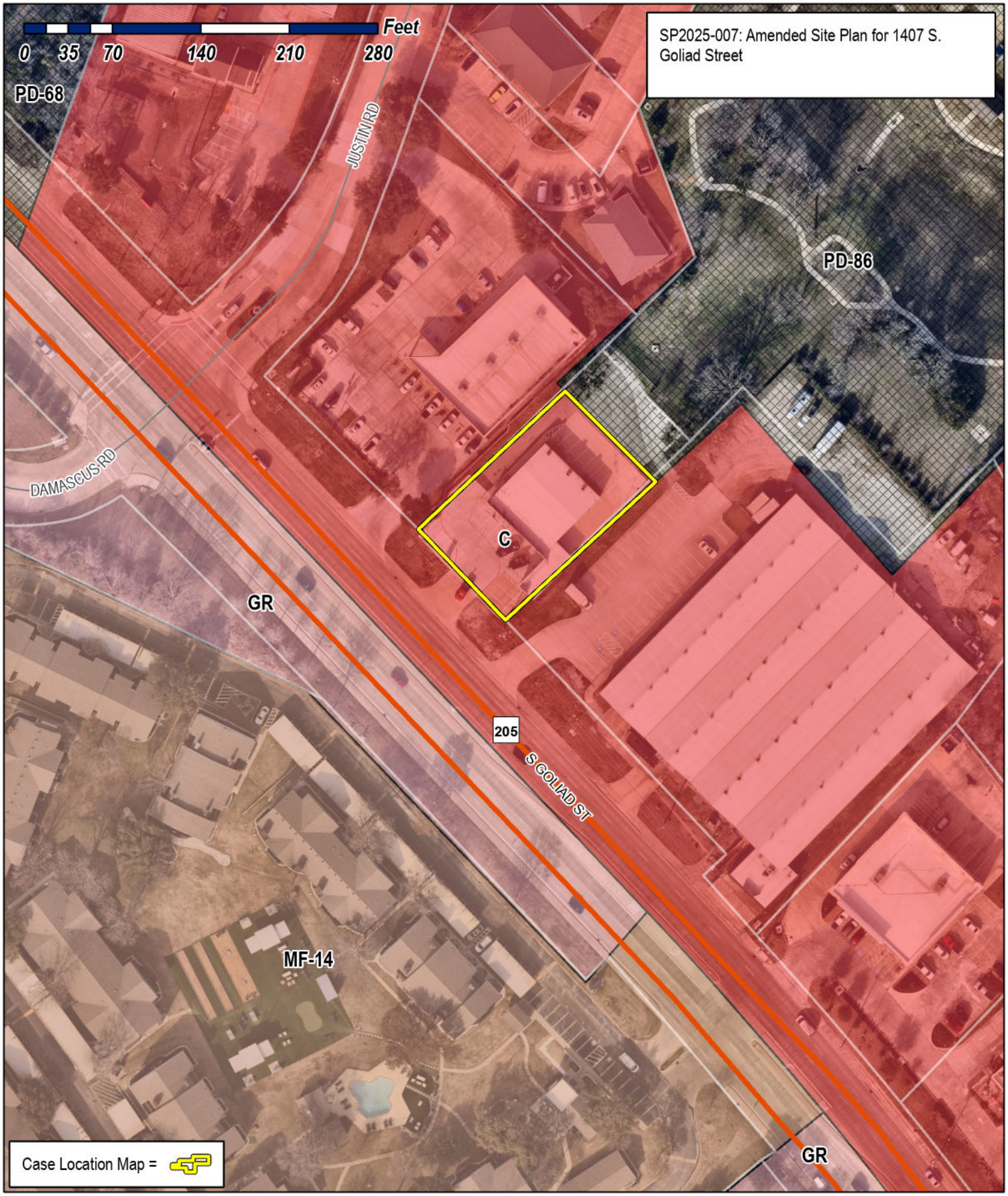
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* February , 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

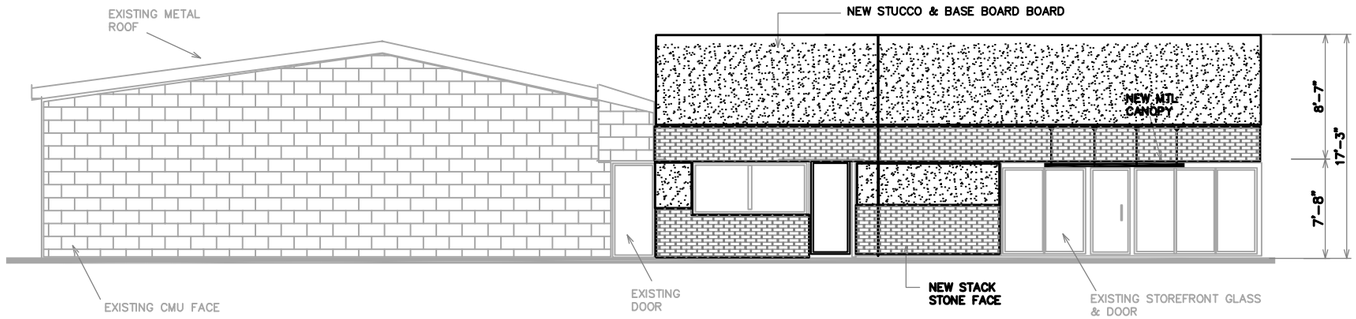
MY COMMISSION EXPIRES 9-21-27

WILLIAM R RAY
Notary ID #134568289
My Commission Expires
September 21, 2027



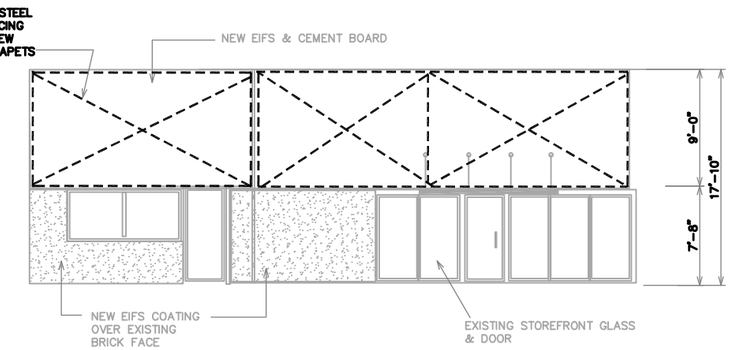
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



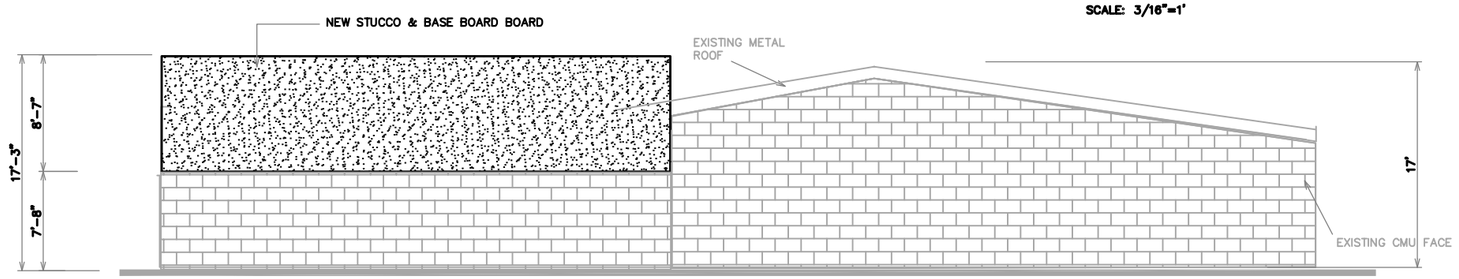
NORTH ELEVATION PROPOSED

SCALE: 3/16"=1'



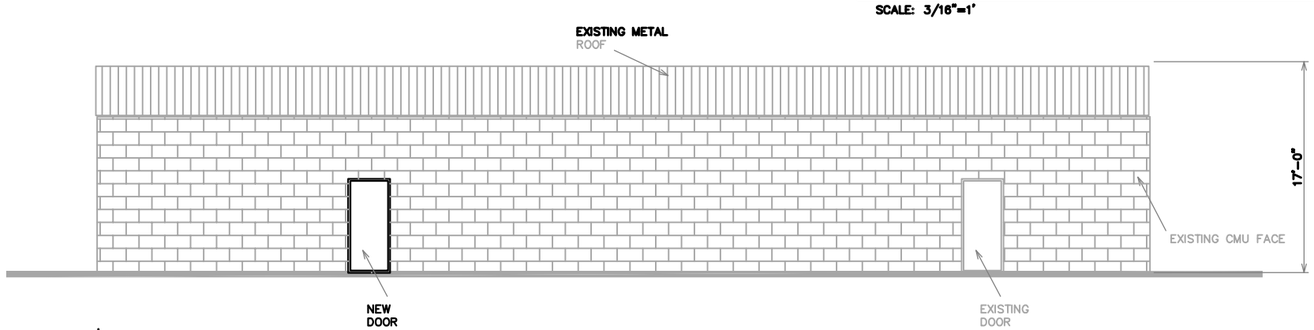
TYPICAL PARAPET BRACING DIAGRAM

SCALE: 3/16"=1'



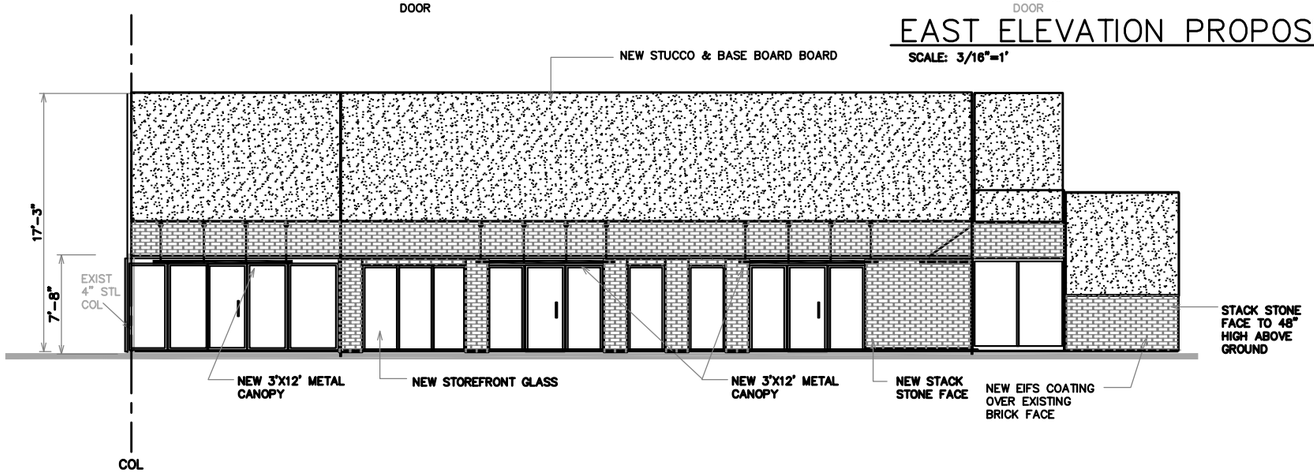
SOUTH ELEVATION PROPOSED

SCALE: 3/16"=1'



EAST ELEVATION PROPOSED

SCALE: 3/16"=1'



WEST ELEVATION PROPOSED

SCALE: 3/16"=1'

ELEVATIONS PROPOSED

SCALE: 3/16"=1'

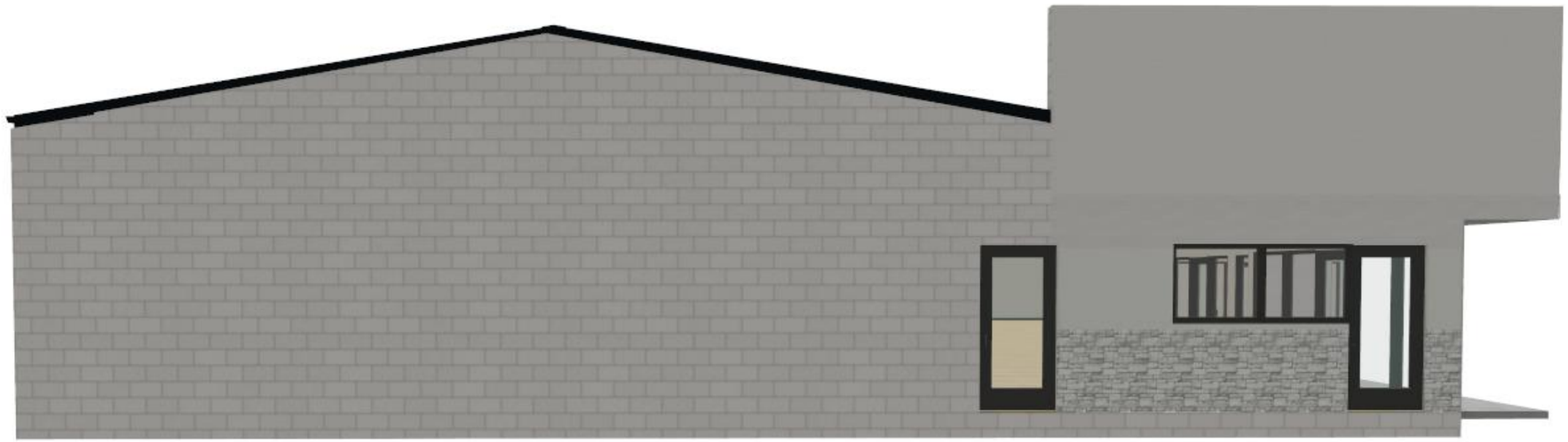
RENOVATION
1407 S GOLIAD ST
ROCKWALL, TX 75087

CONTRACTORS PERMITTING SERVICES
362 W FORK #3115 IRVING, TX 75039
PHONE: 214-874-1524

SHEET
A-4

DATE:10-17-24







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:	February 25, 2025
SUBJECT:	MIS2025-001; *Exception Request for Synthetic Plan Materials at 3445 Ridgecross Drive*

On November 19, 2024, the Neighborhood Improvement Services (NIS) Division proactively engaged Kyle Peterson -- *the property owner at 3445 Ridgecross Drive* --, concerning the construction of a fence and the installation of artificial turf without building permits [*Case No. CE2024-6051*]. In response to this, the property owner applied for a permit for the fence and artificial turf [*Permit No. RES2024-5913 & RES2024-5912*] on November 20, 2024; however, Mr. Peterson also continued with the installation of the artificial turf prior to receiving comments from the Building Inspections Department. In addition, the NIS Division followed up on *Case No. CE2024-6051* on eight (8) different occasions (*i.e. on December 6, 2024, December 11, 2024, December 16, 2024, December 30, 2024, January 14, 2025, January 21, 2025, January 29, 2025, and February 5, 2025*) before the applicant submitted a development application requesting the approval of an exception for the artificial turf. This application was finally received by staff on February 14, 2025. In accordance with Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the applicant was required to pay a $1,000.00 non-compliant structure fee in addition to the development application fee for performing work without the required building permits.

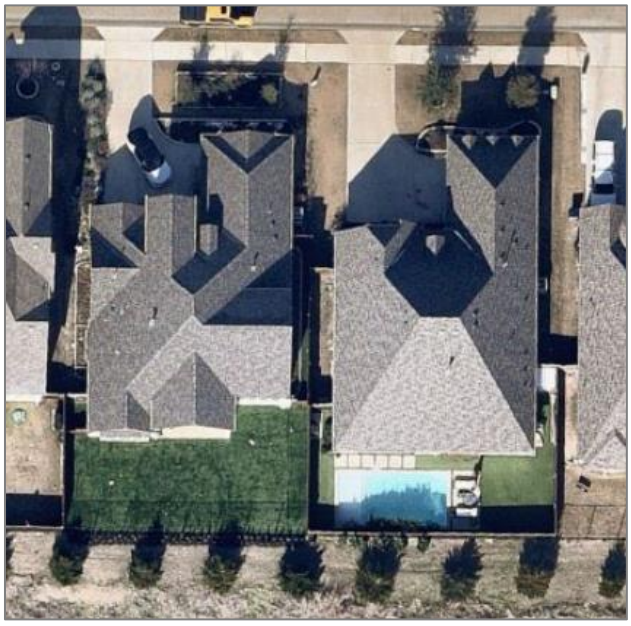


FIGURE 1. THE SUBJECT PROPERTY AT 3445 RIDGECROSS DRIVE ON THE LEFT AND 3441 RIDGECROSS DRIVE ON THE RIGHT.

According to Section 4(B), *Prohibited Planting Materials*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (*e.g. artificial grass, turf, trees, and/or shrubs*) shall be prohibited on all residentially zoned or used property in: [*1*] the required front yard (*i.e. the area that extends from the front property line to the front façade of the primary structure*); [*2*] in areas of the required side or rear yard that are visible from public right-of-way, open space, or public parkland; [*3*] in public rights-of-way; and [*4*] in easements; however, a maximum of 400 square feet of non-PFAS (*i.e. Perfluorinated Alkylated Substances*) artificial grass or turf shall be permitted in the rear yard of all residentially zoned or used property regardless of visibility or screening." In this case, the applicant is requesting an exception to items [*2*] and [*4*] listed above, due to the artificial turf being visible from open space in the side yard and there being greater than 400 SF in the rear yard. Based on the proposed site plan there is approximately 1,700 SF of artificial turf within the rear and side yard of the subject property [*see Figure 1*]. According to Subsection 02.02, *Exceptions to the Landscaping Standards*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(t)he Planning and Zoning Commission may grant an exception to the landscaping standards contained in this Article [*i.e. Article 08; UDC*] upon a finding that the resulting landscaping or Landscaping Plan will be equivalent to or exceed the requirements stipulated by this Article, and provide an improvement to the aesthetics of the surrounding area." In addition, in accordance with Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), variances and exceptions shall be reviewed on a case by case basis and shall require a "…*supermajority vote* (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval." Staff should note that in addition to the fence and artificial turf on the subject property, it

appears the property owner has also planted several rows of shrubs on the Breezy Hill Homeowner's Association's (HOA's) property directly behind the subject property [*see Figure 1*]. In addition, based on the City's aerial images the property directly east of the subject property (*i.e. 3441 Ridgecross Drive*) appears to have also installed artificial turf in the rear yard; however, this property has an existing six (6) foot wood fence that was permitted in error [*see Figure 1*], which would allow the artificial turf if permitted. Regardless, staff was unable to find a valid building permit for the installation of this artificial turf and has turned this matter over to the NIS Division. With all this being said, this is a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on ***February 25, 2025***.

PROJECT COMMENTS

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

DATE: 2/21/2025

PROJECT NUMBER: MIS2025-001
PROJECT NAME: Variance Request for 3445 Ridgecross Drive
SITE ADDRESS/LOCATIONS: 3445 RIDGECROSS DR

CASE CAPTION: Discuss and consider a request by Kyle Peterson for the approval of a Miscellaneous Case for an Exception to allow synthetic plant materials on a 0.17-acre parcel of land identified as Lot 17, Block C, Breezy Hill, Phase X, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District, addressed as 3445 Ridgecross Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved w/ Comments

02/20/2025: DEPENDING ON WHAT IS APPROVED A REVISED PLAN MAY BE REQUIRED TO BE SUBMITTED TO THE BUILDING INSPECTION DEPARTMENT

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/20/2025	Approved w/ Comments

02/20/2025: 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 an Exception to allow synthetic plant materials on a 0.17-acre parcel of land identified as Lot 17, Block C, Breezy Hill, Phase X, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District, and addressed as 3445 Ridgecross Drive.

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 Section 04, Approved Landscape Materials, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (e.g. artificial grass, turf, trees, and/or shrubs) shall be prohibited on all residentially zoned or used property in: (1) the required front yard (i.e. the area that extends from the front property line to the front façade of the primary structure); (2) in areas of the required side or rear yard that are visible from public right-of-way, open space, or public parkland; (3) in public rights-of-way; and (4) in easements; however, a maximum of 400 square feet of non-PFAS (i.e. Perfluorinated Alkylated Substances) artificial grass or turf shall be permitted in the rear yard of all residentially zoned or used property regardless of visibility or screening." In this case, you are requesting approval of non-PFAS artificial turf in excess of 400 SF in the rear and side yard, which requires review by the Planning and Zoning Commission.

I.4 According to Section 4(B), Prohibited Planting Materials, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (e.g. artificial grass, turf, trees, and/or shrubs) shall be prohibited on all residentially zoned or used property in: [1] the required front yard (i.e. the area that extends from the front property line to the front façade of the primary structure); [2] in areas of the required side or rear yard that are visible from public right-of-way, open space, or public parkland; [3] in public rights-of-way; and [4] in easements; however, a maximum of 400 square feet of non-PFAS (i.e. Perfluorinated Alkylated Substances) artificial grass or turf shall be permitted in the rear yard of all residentially zoned or used property regardless of visibility or screening." In this case, you are requesting an exception to items [2] and [4] listed above, due to the artificial turf being visible from open space in the side yard and there being greater than 400 SF in the rear yard.

M.5 Based on aerial images of the subject property there appears to be shrubs planted in the HOA lot adjacent to your property. These are not on the approved landscape plan and must be removed.

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

1) Planning & Zoning meeting will be held on February 25, 2025 at 6:00 PM in the council chambers at City Hall.

I.7 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.

DEVELOPMENT APPLICATION City of Rockwall Planning and Zoning

Department 385 S. Goliad Street
Rockwall, Texas 75087

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:	

STAFF USE ONLY

PLANNING & ZONING CASE NO.	

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	3445 Ridgecross Drive Rockwall Texas 75087				
SUBDIVISION	Breezy Hill Estates	LOT	17	BLOCK	C
GENERAL LOCATION	Rockwall				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Residential		CURRENT USE	Residential	
PROPOSED ZONING	—		PROPOSED USE	—	
ACREAGE	7,560 sqft or .17Ac	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	Kyle Peterson	Applicant	Kyle Peterson
CONTACT PERSON	Kyle Peterson	CONTACT PERSON	

ADDRESS	3445 Ridgecross Drive	ADDRESS	
CITY, STATE & ZIP	Rockwall, Texas, 75087	CITY, STATE & ZIP	
PHONE	214-202-2047	PHONE	
E-MAIL	kyle@roofsbypeterson.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

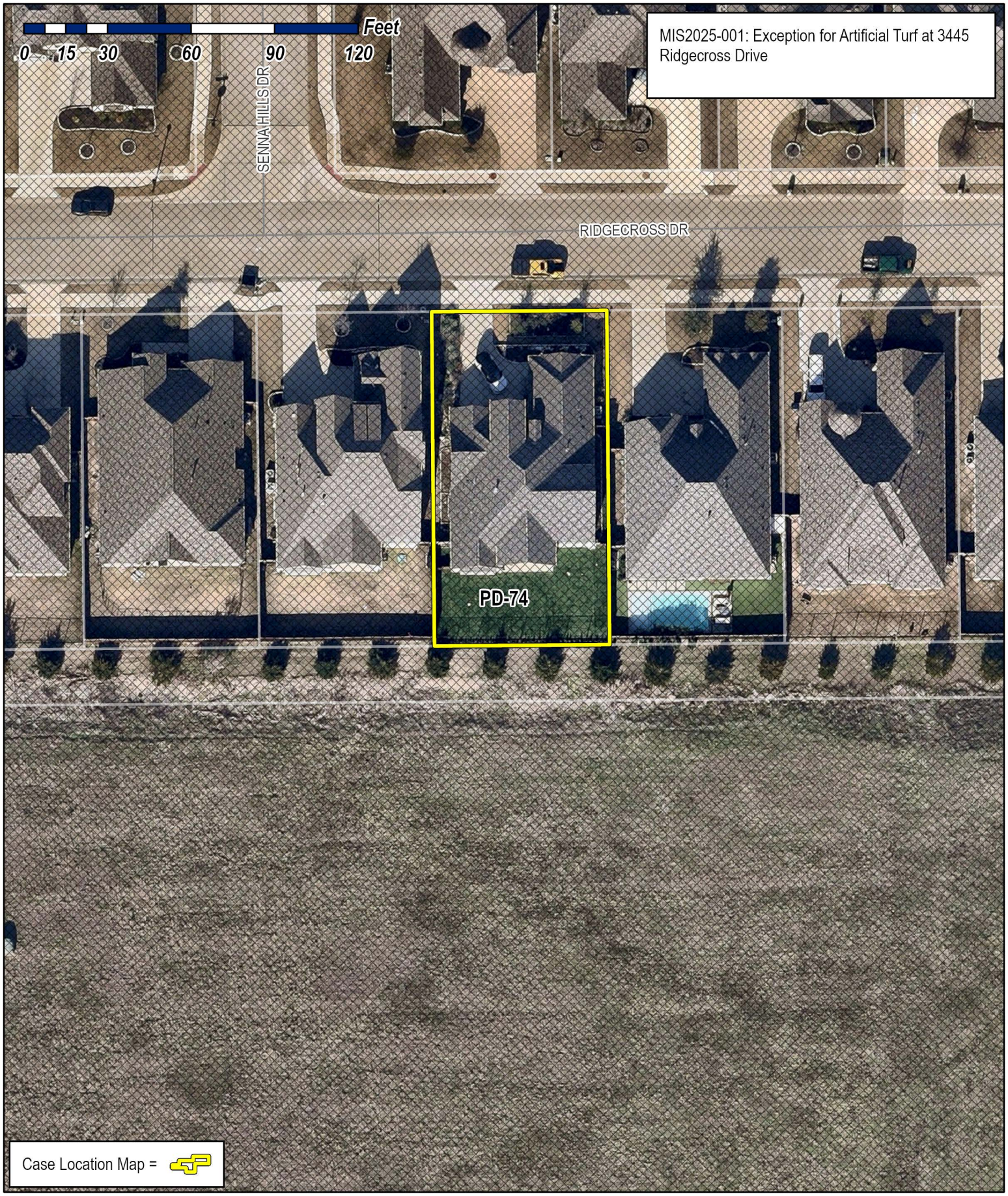
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF , 20 7 Feb. 25

OWNER'S SIGNATURE	Kyle Peterson	2/7/25	
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	Karen Porter	*MY COMMISSION EXPIRES*	07/28/2026

KAREN PORTER
Notary ID #133883341
My Commission Expires
July 28, 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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Kyle Peterson
3445 Ridgecross Drive
Rockwall Texas 75087
Explanation sheet

Good Afternoon,

My name is Kyle Peterson, I've been a resident of Rockwall for over 20 years and love my city. I grew up going to Cain Middle School and Heath High School. When putting in my turf, the main proponent for my reasoning is my wife's bad allergies from grass. I've spent thousands of dollars on allergy shots (insurance didn't cover) to help alleviate her issues to live a better life. Aside from the maintenance, the turf for my family has helped us live a healthier life (my 3 dogs included). The Tiger turf we chose is PFAs free, Lead Free, and is IPEMA certified (please see attached documents).

I'm requesting a variance because the ruling stating that my wrought iron fence limits my ability to have only 400sqft. My backyard is roughly 1,600sqft and is not able to be seen by any neighbors or the street that is roughly 2 acres away. I back up to a 15 acre greenbelt and 552, 552 is 1,000 feet away from my home. The natural slope is almost a 6' rise from 552 to the back of my home as well. Making it impossible to see past the large berm and the trees that were put in by the HOA several years ago. Additionally, the area is zoned for commercial use and will have some type of commercial construction in the next few years making it even more difficult to see into the backyard.

I took some photos for reference, the photos are from the eyes of me standing at 6' tall. You'll notice all you see are several homes (if you're looking while you're driving). The only way to see my home is by zooming in, and even then you'll still see no sign of the turf. I took a few closer shots about 400 feet from my home to show you that still, there's no evidence of what type of grass is in my backyard because of the berm that was put up many years ago. I took photos for a reference point to show you how close I was to the street as well, I'm still about 30 feet away from the street.

All in all, I do a lot of business in Rockwall. Between roofing and construction work, Rockwall has been a huge blessing for my family. I'm asking for a variance because the ruling would apply if it were visible to which it is not. Please consider this variance as it does affect the wellness of my wife and because as you will see in the photos, it's not visible.

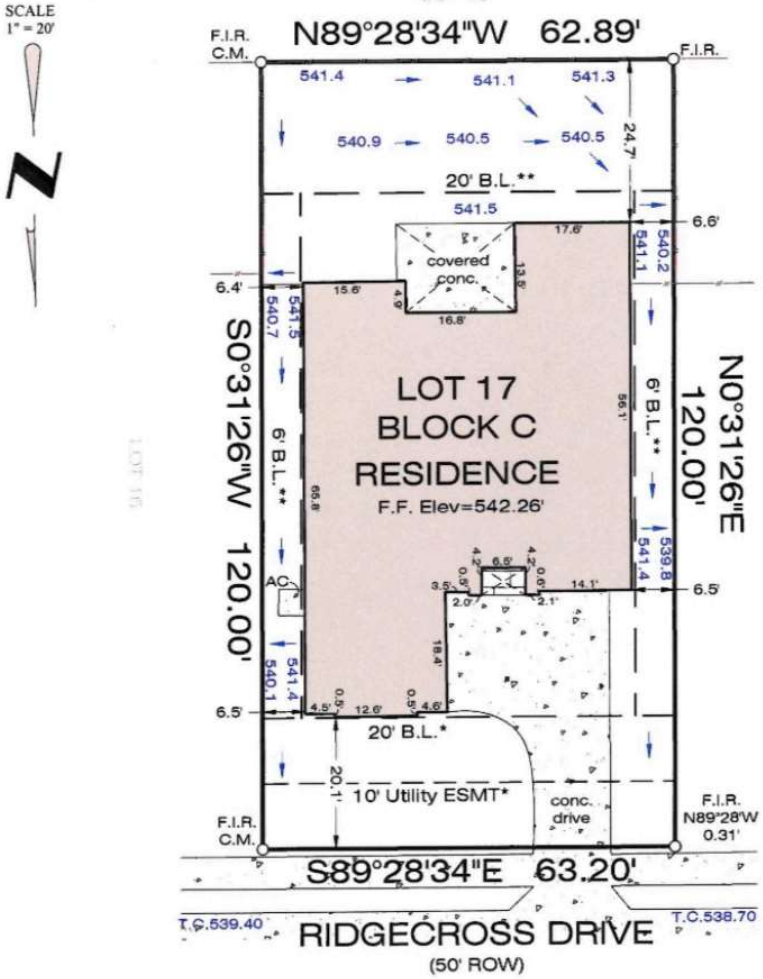
God Bless,

Kyle Peterson

Updates/Revisions	Field Date	Survey Date
Final Survey	09/09/2021	09/14/2021
Added Title Note	-	02/23/2022

3445 RIDGECROSS DRIVE

SCALE
1" = 20'



NOTES:

- Surveyor did not abstract subject property. This survey was prepared with information contained in Title Commitment GF No. 8000222200231 of CHICAGO TITLE INSURANCE COMPANY, effective date of February 15, 2022, issued date of February 21, 2022, and is subject to the limitations of that commitment.
- Subject to Item 1 on Schedule B of the title commitment.
- Subject to easement(s) as recorded under Schedule B, Section 10, b-j, of the title commitment.
- The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.
- C.M.'s shown hereon are the basis for directional control.
- Elevation Datum is relative to a TBM approved by the City of ROCKWALL.

* PER PLAT
** PER PLOT PLAN
(I) INSIDE P.L.
(O) OUTSIDE P.L.

PROPERTY DESCRIPTION:
LOT 17, BLOCK C OF BREEZY HILL PHASE X, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET J, PAGE 287, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

The undersigned have/has received and reviewed a copy of this survey

X _____

X _____

Date: _____

Field Date:	9/9/2021
ASC No.	G2103.1262-FI
Buyer:	
Client	GRAND HOMES
G.F. No.	8000222200231
Drafter/Field Crew	/ N.F.

LEGEND - C.M. = Controlling Monument; Fnd. = Found; I.R.= Iron Rod; I.P = Iron Pipe
OHE = Overhead Electric; I.R.S. = Set Iron Rods 1/2" diameter with yellow cap stamped "Exacta". All found iron rods are 1/2" diameter unless otherwise noted.
(fence/post) — x — — centerline ℄ (overhead electric) — — — —

FLOOD NOTE:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X, PER 480543 0030, DATED: SEPTEMBER 26, 2008.

SURVEYORS CERTIFICATION:
The undersigned, being a Registered Professional Land Surveyor in the State of Texas, does hereby certify that the Plat or Survey hereon correctly represents the results of an actual survey made on the ground under my direction and meets the standards of practice promulgated by the Texas Board of Professional Engineers and Land Surveyors.

ISSUE DATE:2/23/2022

STATE OF TEXAS
REGISTERED
PAUL A. JURICA JR.
4264
PROFESSIONAL
LAND SURVEYOR

GRAND HOMES
GRAND HOMES
15455 DALLAS PARKWAY SUITE 1000
ADDISON, TEXAS 75001



3445 RIDGECROSS DRIVE
ROCKWALL, TEXAS 75087

EXACTA

Headquarter's Office
o: 866.735.1916 | f: 866.744.2882
1955 Lakeway Drive | Ste 220
Lewisville, TX 75057
Firm Re 10063850

Branch Office
o: 866.735.1916 | f: 866.744.2882
11111 Richmond Ave | Suite 550
Houston, TX 77082
Firm Re 10194057





SGW
A TENCATE COMPANY



TigerTurf™

Everglade Fescue Pro

· Features a natural and lush colorway for a perfect lawn year-round.

· K29 Triple-Layered Non-Expansive Backing for greater seam strength.

· Backed by our industry-leading 15-year warranty.

GENERAL FEATURES:

Traffic Level:	Moderate to Heavy Traffic
Applications:	Landscape
Blade Colors:	Field Green / Olive Green

PRODUCT SPECIFICATIONS

Yarn Characteristics

Type: Monofilament PE with Thatch

Composition/Structure: Polyethylene

Denier: 9,000/5,000

Colors: Field Green/Olive Green

Blade Shape: Omega Shape

Turf Characteristics

Total Product Weight: Approx 102 Ounces Per Square Yard

Pile/Face Weight: Approx. 75 Ounces

Pile Height: Approx. 1.75 Inches

Machine Gauge: 3/8 inch

Thatch Color: Green & Tan

Backing Characteristics

Primary Composition: K29 Triple-Layered Non-Expansive Backing

Weight: 7.3 Ounces Per Square Yard | **Tuft Bind:** 10+ Pounds

Finish Coating: Polyurethane 20 Ounces Per Square Yard**

Manufactured Rolls

Width: 15 Feet | **Length:** 100 Feet

Shipping Weight: 1,065 Pounds*

Roll Diameter: 24 Inches

Particulate Infill

Type: Quality Infill

Weight: 1.5-2.5 Lbs Per Sq Ft*†

Colors: Green, Black, or Natural

MADE IN THE USA | 15 YEAR WARRANTY | NO INTENTIONALLY ADDED PFAS | LEAD FREE | RoHS COMPLIANT | IPEMA CERTIFIED ASTM F1292 IPEMA CERT. | PLAYGROUNDS | RESIDENTIAL | COMMERCIAL | PET

Main Advantages:

- Designed to truly replicate grass with enhanced recovery
- Heat and frost resistant/ UV stabilized
- No harmful environmental effects, Not water soluble
- Uniquely formulated backing for greater seam strength

Recommended Maintenance:
Rinse and groom as needed to limit matting

Drainage Rate: 30+ inches of rain per hour per square yard

* Approximate Weight

† **For IPEMA Certification, infill must be 2 pounds of Envirofill per sq ft**

Artificial grass is made from plastic and should not be subject/exposed to open flames or high heat producing items.

Synthetic Grass Warehouse cares about environmental issues and only produces products certified as lead free and free of dioxin emissions. All of our products undergo rigorous stringent testing to ensure safety and non-toxicity. Our products contain no detectable traces of lead or other RCRA hazardous waste heavy metals.

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	February 25, 2025
SUBJECT:	MIS2025-002; *Exception to the Fence Requirements for 1511 Orion Drive*

On February 14, 2025, the applicant -- *Cameron Thatcher* -- submitted a development application requesting the approval of an *Exception* to the fence requirements for the purpose of allowing a fence on a *Keystone Lot* to encroach ten (10) feet beyond the front yard building setback at 1511 Orion Drive. The subject property is a 0.40-acre parcel of land (*i.e. Lot 10, Block D, Winding Creek Subdivision*) that is situated within the Winding Creek Subdivision, and is zoned Planned Development District 91 (PD-91) [*Ordinance No. 21-49*]. Planned Development District 91 (PD-91) was adopted on October 18, 2021 [*Case No. Z2021-036*]. The subject property -- *along with the rest of the Winding Creek Subdivision* -- was established by the *Final Plat* on January 10, 2024 (*approved by City Council on May 16, 2022 by Case No. P2022-017*). At the time of establishment, the Winding Creek Subdivision had three (3) *Keystone Lots* (*i.e. 1503 & 1511 Orion Drive and 1911 Pegasus Lane*). All of these lots were platted with a 25-foot front yard building setback adjacent to both street frontages. This was different than the standard for corner lots, which have both a 25-foot front yard building setback and a ten (10) foot side yard setback adjacent to their street frontages (*see Figure 1*). Staff should point out that all of the *Keystone Lots* in the Winding Creek Subdivision are currently vacant or in the process of being constructed.

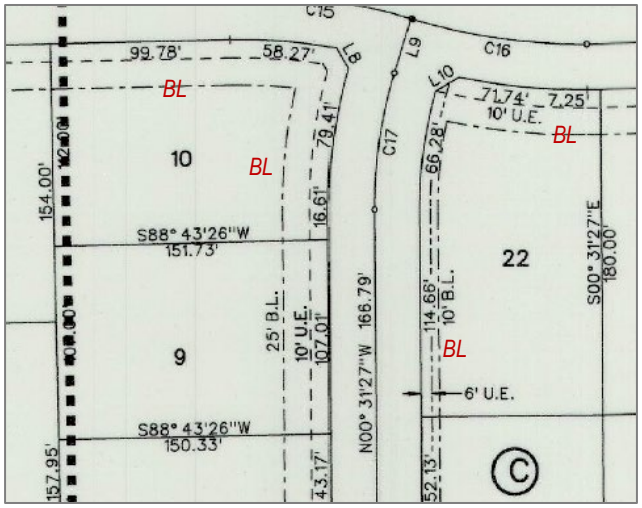
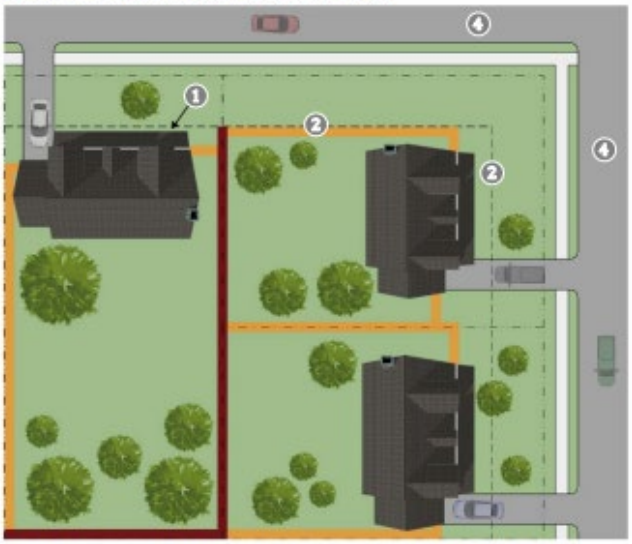


FIGURE 1: DIFFERENCE BETWEEN A KEYSTONE LOT AND A CORNER LOT (WHERE LOT 10 IS A KEYSTONE LOT AND LOT 22 IS A CORNER LOT).
BL = BUILDING SETBACKS

FIGURE 17: FENCES BACKING TO A SIDE YARD



❶: PORCH; ❷: 20-FOOT BUILD LINE; ❸: TEN (10) FOOT BUILD LINE; ❹: STREET; ❺: ALLEYWAY; **REAR YARD FENCE**; SIDE YARD FENCE

A *Keystone Lot* is a corner lot whose rear property line is shared with the side yard property line of another lot (*see Figure 17: Fences Backing to a Side Yard -- from Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC] -- for an example of a Keystone Lot*). According to Subsection 08.03(D), *Fence Placement*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "…(c)orner lots shall be permitted to construct a fence along the side yard property line adjacent to a street (*as depicted in Figure 15*); however, in cases where a house is facing in the same direction as the side yard of a corner lot, the side yard fence adjacent to the street *shall not* extend beyond the front yard building setback (*as depicted in Figure 17*)." The purpose of this requirement is to prevent a *Keystone Lots'* fence from blocking the visibility and view corridor of the property directly behind the *Keystone Lot*. In this case, the applicant is requesting to encroach the 25-foot front building setback line by 15-feet (*see Figure 2*), which will block the visibility and view corridor of the property situated at 2113 Draco Drive.

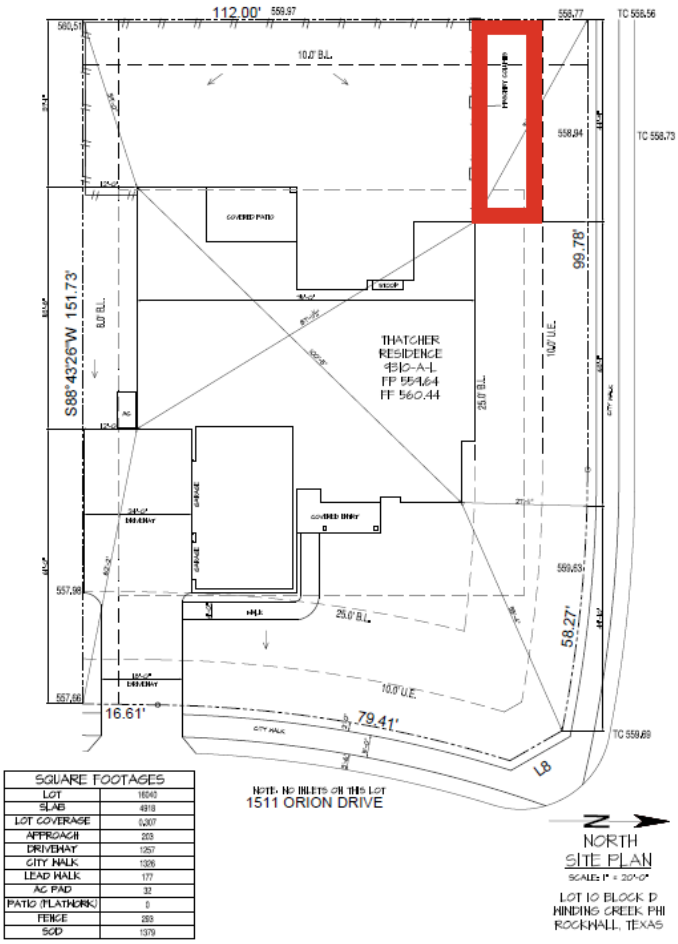


FIGURE 2: APPLICANT'S PLOT PLAN AND REQUEST
RED BOX = ENCROACHMENT INTO THE FRONT YARD BUILDING SETBACK

Since the *Fence Placement* requirements stipulated by Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) don't specifically layout criteria or a process for *Exceptions*, this request is subject to the process and procedures for an *Exception* as stipulated in Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). This section states that "(u)nless otherwise specified by the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant an exception 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 this case, the applicant has not provided staff with an explanation of the request outlining why the requirements of the Unified Development Code (UDC) cannot be met. In addition, this being a relatively new subdivision where only 32 of the 138 lots have been issued building permits, there *does not* appear to be any unique or extraordinary conditions or a hardship that would prevent the applicant from adhering to the *Fence Standards*. Staff should also note that if the applicant's request is approved, this could set a precedence for the remaining two (2) *Keystone Lots* in the subdivision. With this being said, requests for *Exceptions* to the requirements of the Unified Development Code (UDC) are a discretionary decision for the Planning and Zoning Commission. In order to approve a request for an *Exception*, a supermajority vote (*i.e. a three-fourths vote of those members present*) is required with a minimum of four (4) votes in affirmative. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the *February 25, 2025* Planning and Zoning Commission meeting.

PROJECT COMMENTS

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

DATE: 2/21/2025

PROJECT NUMBER: MIS2025-002
PROJECT NAME: Variance Request for 1511 Orion Drive
SITE ADDRESS/LOCATIONS: 1511 ORION DR

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved w/ Comments

02/21/2025: 1. Label Street.
2. Ensure proposed fence stays outside of the 10' utility easement.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved w/ Comments

02/20/2025: IF APPROVED, THE FENCE AND MASONRY COLUMNS WILL NEED TO BE LOCATED OUTSIDE THE UTILITY EASEMENT AND A FENCE PERMIT/PLAN WILL NEED TO BE SUBMITTED TO THE BUILDING INSPECTION DEPARTMENT FOR REVIEW.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	02/21/2025	Approved w/ Comments

02/21/2025: MIS2025-002; Exception to the Fence Requirements for 1511 Orion Drive
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request approval of a Miscellaneous Case for an Exception to the Fence Standards on a 0.40-acre parcel of land identified as Lot 10, Block D, Winding Creek Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 10 (SF-10) District, and addressed as 1511 Orion Drive.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rmiller@rockwall.com.

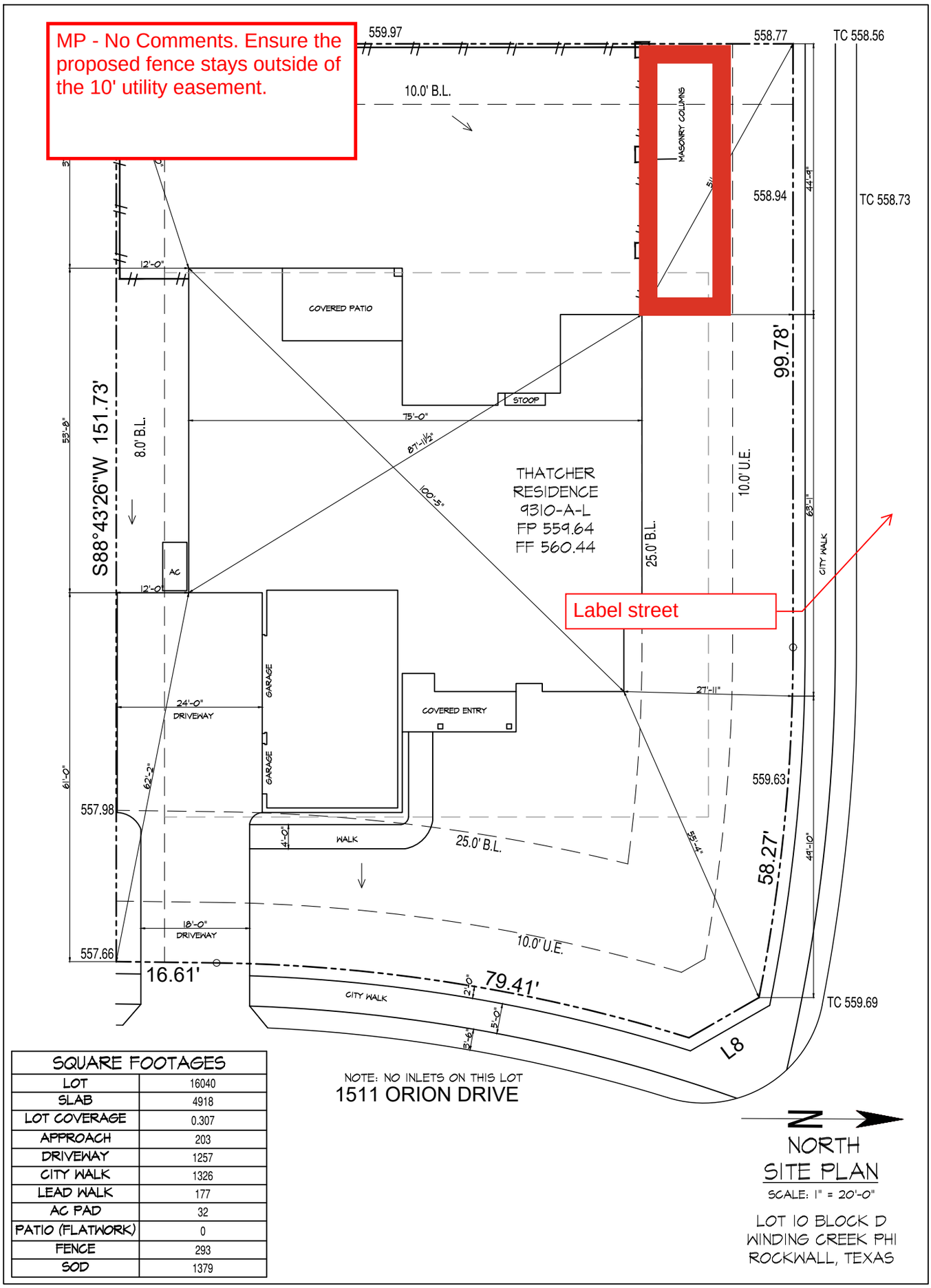
I.3 According to Article 13, Definitions, of the Unified Development Code (UDC), a fence is defined as "(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access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

I.4 According to Subsection 08.03(D), Fence Placement, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "…(c)orner lots shall be permitted to construct a fence along the side yard property line adjacent to a street (as depicted in Figure 15); however, in cases where a house is facing in the same direction as the side yard of a corner lot, the side yard fence adjacent to the street shall not extend beyond the front yard building setback (as depicted in Figure 17)."

I.5 In this case, the subject property is considered to be a Keystone Lot, which is defined as a corner lot whose rear property line is shared with the side yard property line of another lot. Based on this the lot is subject to the requirements stipulated by Subsection 08.03(D) of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC). The request to encroach into the side yard property line adjacent to Draco Drive will require an Exception from the Planning and Zoning Commission. Please note that a supermajority vote (i.e. a three-fourths vote of those members present) is required for the approval of an exception.

I.6 Please note the scheduled meeting for this case will be held on February 25, 2025 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.

MP - No Comments. Ensure the proposed fence stays outside of the 10' utility easement.



SQUARE FOOTAGES	
LOT	16040
SLAB	4918
LOT COVERAGE	0.307
APPROACH	203
DRIVEWAY	1257
CITY WALK	1326
LEAD WALK	177
AC PAD	32
PATIO (FLATWORK)	0
FENCE	293
SOD	1379

NOTE: NO INLETS ON THIS LOT

1511 ORION DRIVE

N
NORTH

SITE PLAN

SCALE: 1" = 20'-0"

LOT 10 BLOCK D
WINDING CREEK PHI
ROCKWALL, TEXAS

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NOTE: FENCE LINE IS SUBJECT TO CHANGE PER COMMUNITY GUIDELINES

UPDATE LOG		ADDRESS	
	SHADDOCK HOMES		1511 ORION DRIVE
		CITY	ROCKWALL, TEXAS
	DRAWN BY: DJ	PLAN: 9310-A-L	DATE: 10/03/24

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	1511 Orion Drive, Rockwall, Texas				
SUBDIVISION	Winding Creek	LOT	10	BLOCK	D
GENERAL LOCATION	North Rockwall - Less than 1 mile southeast of Rockwall ISD 9th Grade Campus				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-91	CURRENT USE	Single-family residential
PROPOSED ZONING	PD-91	PROPOSED USE	Single-family residential
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	Shaddock Homes	☑ APPLICANT	
CONTACT PERSON	Jay Hanna	CONTACT PERSON	Cameron Thatcher
ADDRESS	2400 Dallas Pkwy Ste 460	ADDRESS	724 Fletcher Drive
CITY, STATE & ZIP	Plano, TX 75093	CITY, STATE & ZIP	Fate, Texas 75087
PHONE	214-762-7405	PHONE	(214) 846-2502
E-MAIL	jay@shaddockhomes.com	E-MAIL	camthatcher@gmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jay Hanna / Shaddock Homes [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."

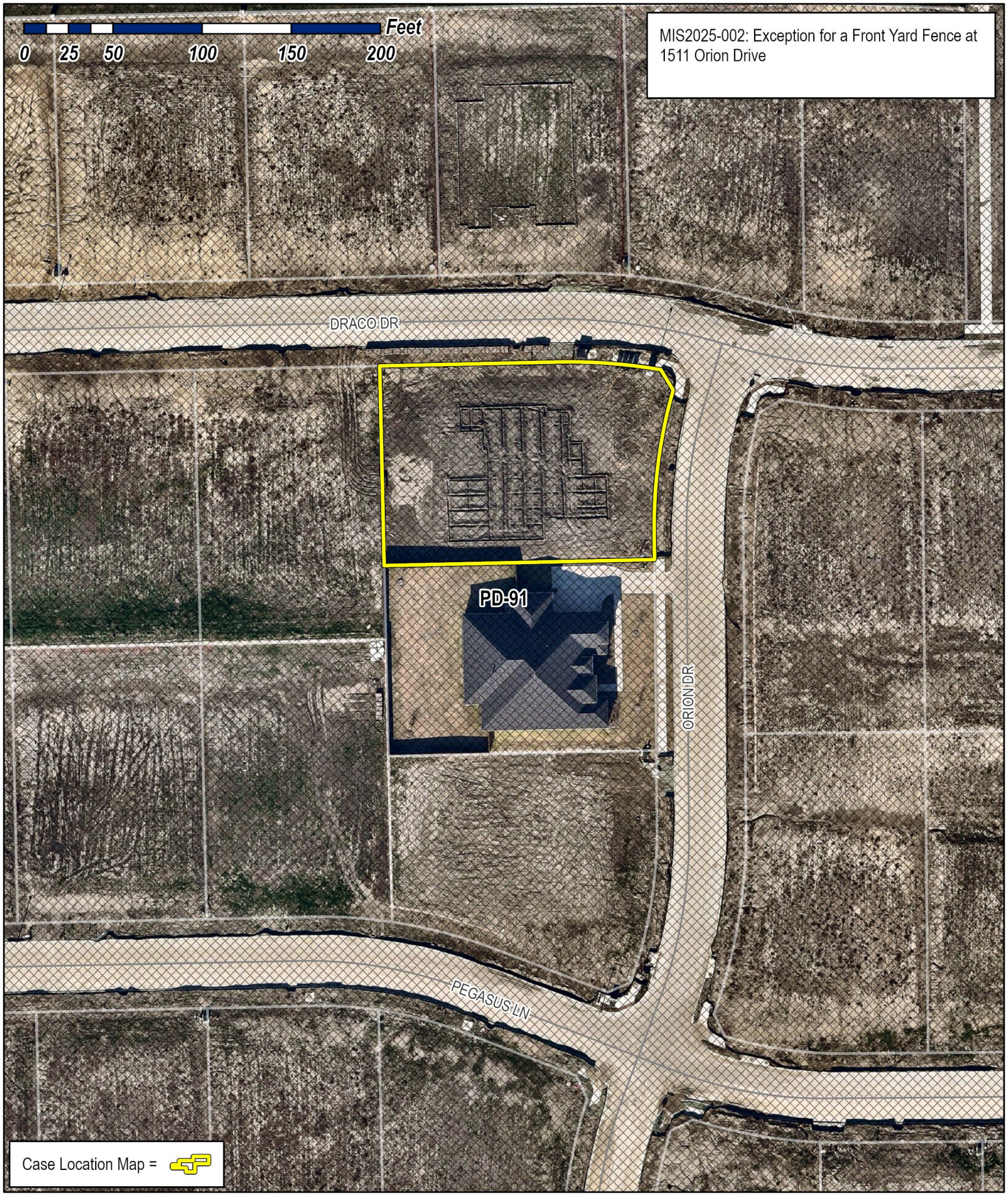
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 *DAY OF* FEBRUARY, *20* 25

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Deanna Walker

MY COMMISSION EXPIRES

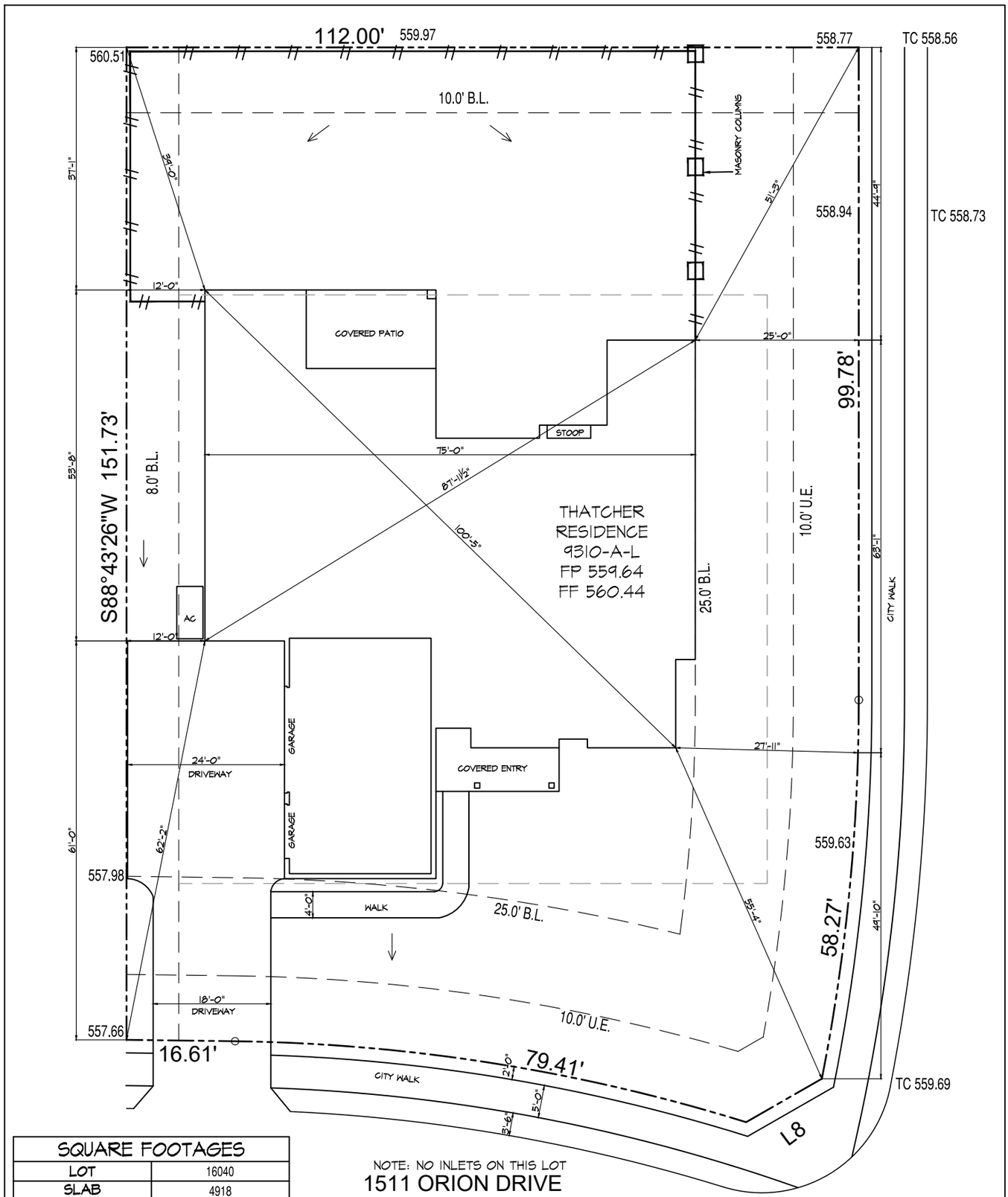
DEANNA WALKER
Notary ID #7476108
My Commission Expires
April 19, 2027



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.



SQUARE FOOTAGES	
LOT	16040
SLAB	4918
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CITY WALK	1326
LEAD WALK	177
AC PAD	32
PATIO (FLATWORK)	0
FENCE	293
SOD	1379

NOTE: NO INLETS ON THIS LOT

1511 ORION DRIVE

N

NORTH

SITE PLAN

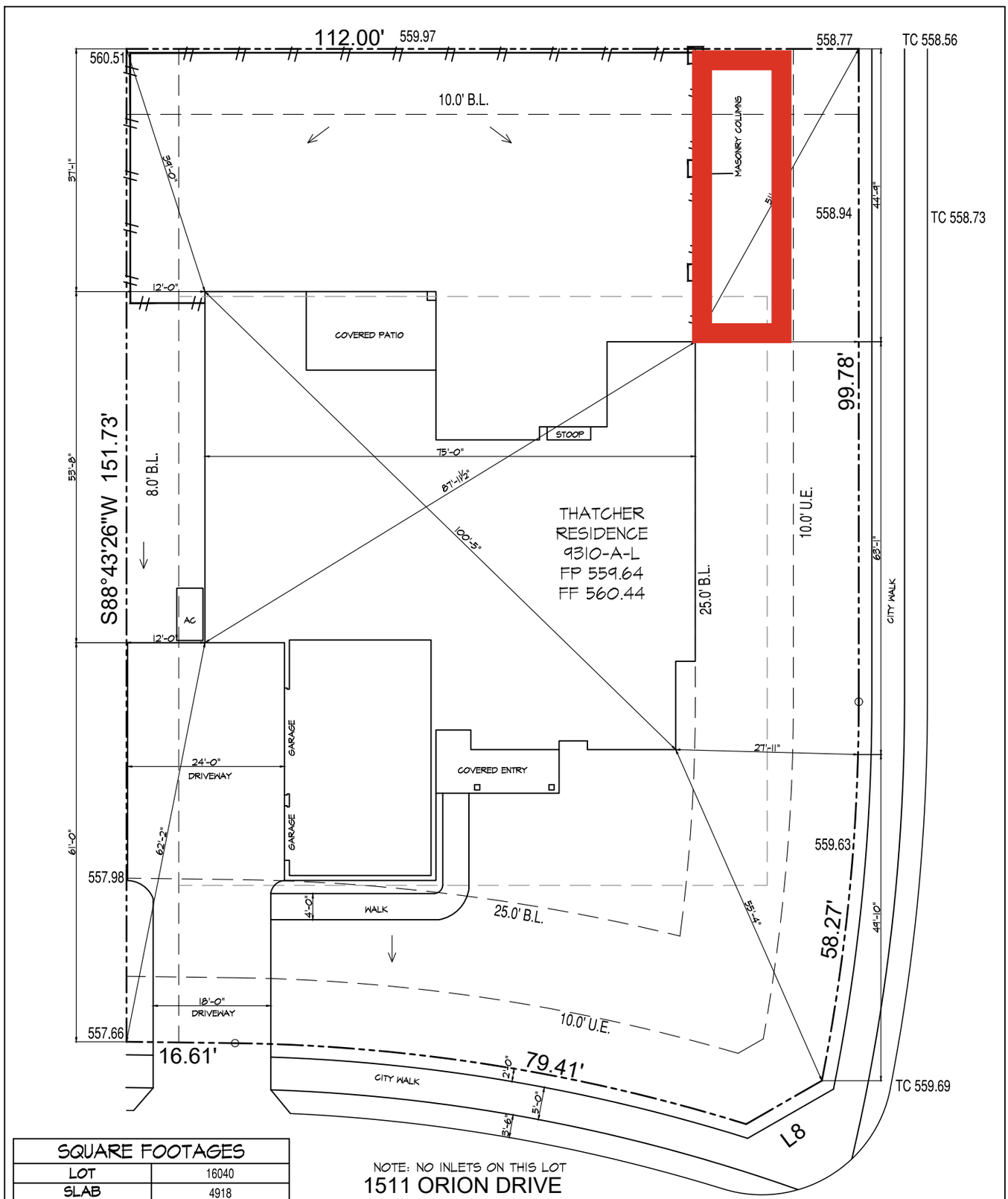
SCALE: 1" = 20'-0"

LOT 10 BLOCK D
WINDING CREEK PHI
ROCKWALL, TEXAS

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NOTE: FENCE LINE IS SUBJECT TO CHANGE PER COMMUNITY GUIDELINES

UPDATE LOG		ADDRESS	
	SHADDOCK HOMES	1511 ORION DRIVE	
		CITY	
	DRAWN BY	ROCKWALL, TEXAS	
	DJ	PLAN	DATE
		9310-A-L	10/03/24



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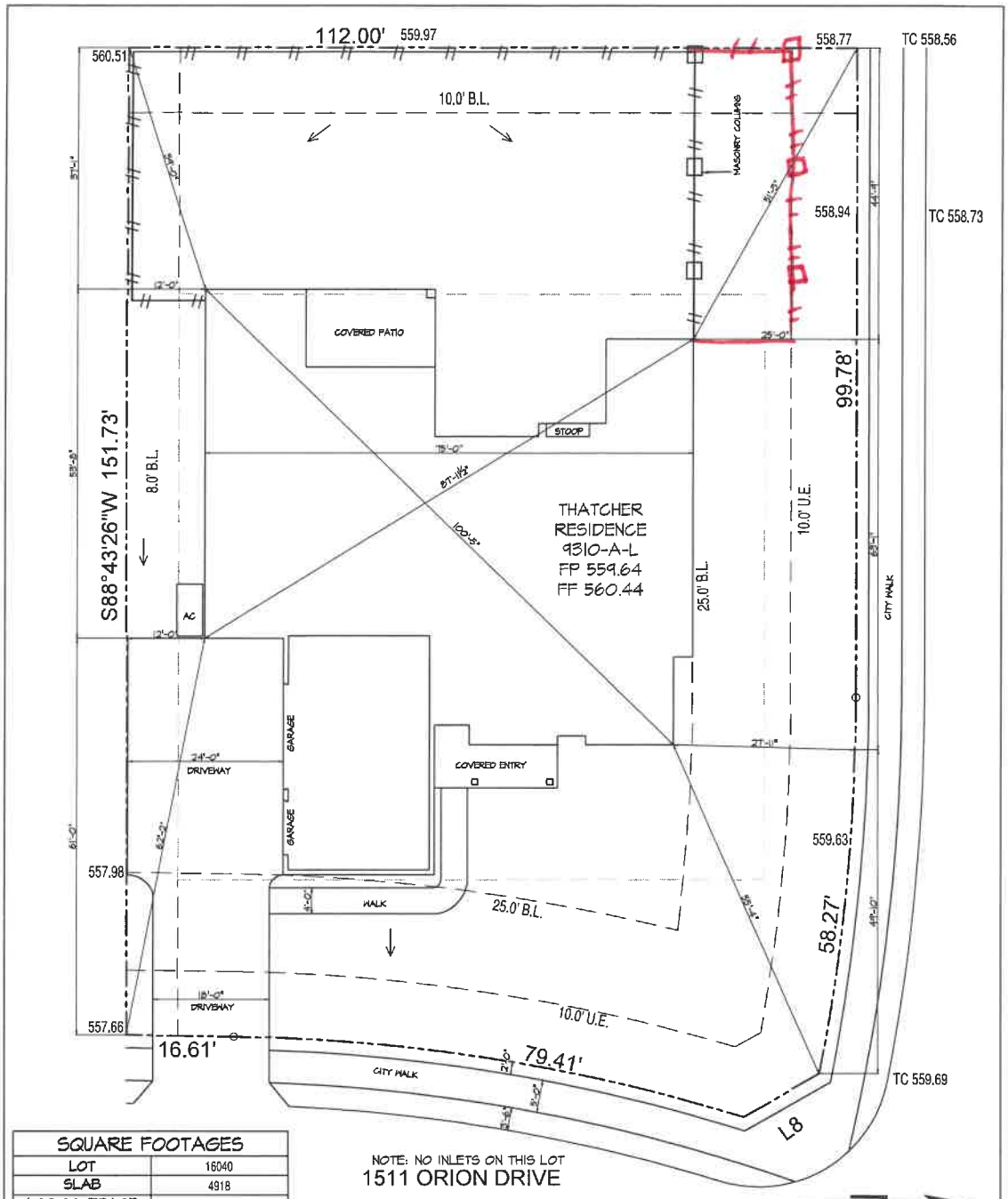
SCALE: 1" = 20'-0"

LOT 10 BLOCK D
WINDING CREEK PHI
ROCKWALL, TEXAS

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		CITY	
	DRAWN BY	ROCKWALL, TEXAS	
	DJ	PLAN	DATE
		9310-A-L	10/03/24



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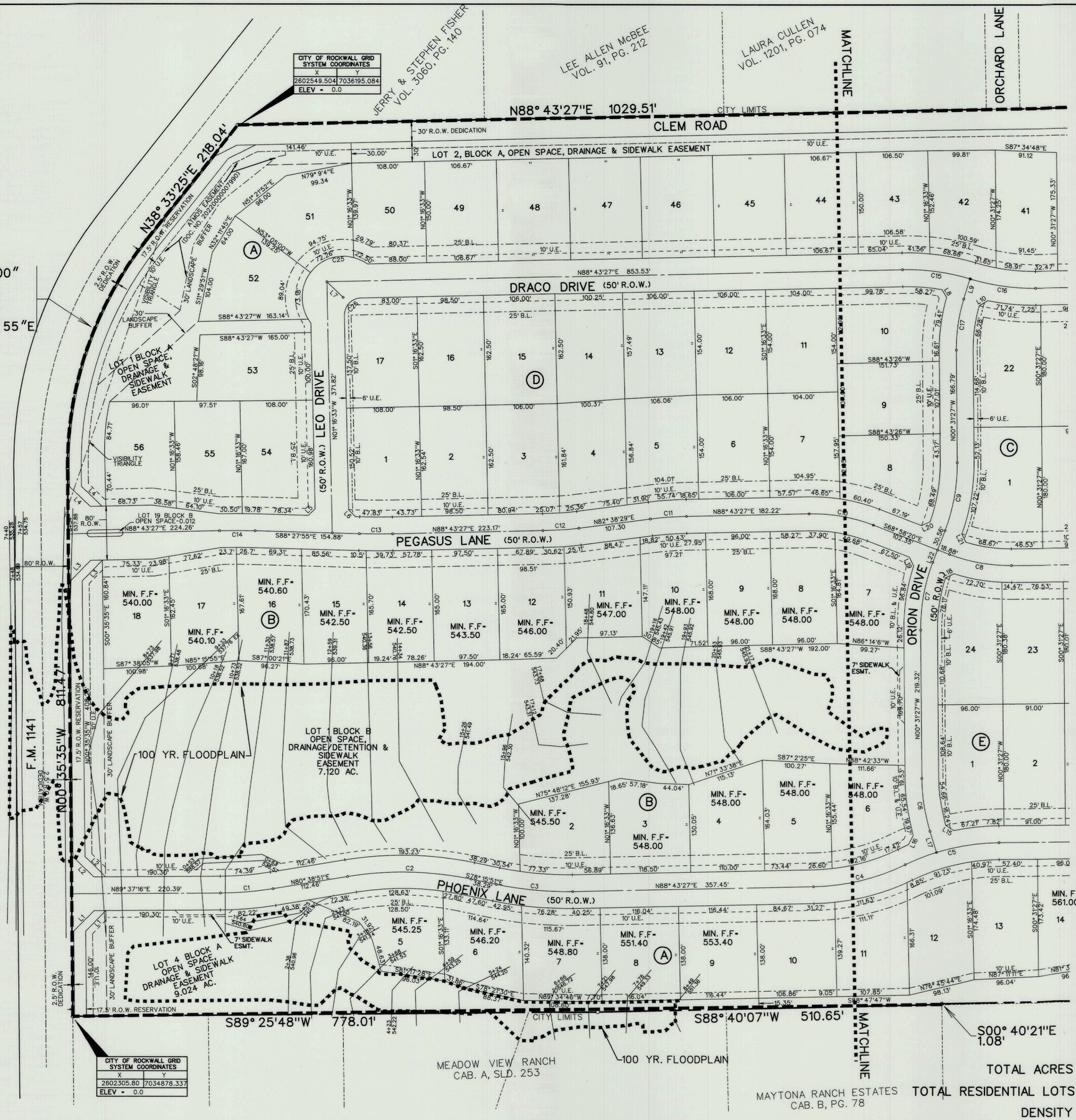
SCALE: 1" = 20'-0"

LOT 10 BLOCK D
WINDING CREEK PHI
ROCKWALL, TEXAS

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	SHADDOCK HOMES	1511 ORION DRIVE	
		CITY	
	DRAWN BY	ROCKWALL, TEXAS	
	DJ	PLAN	DATE
		9310-A-L	10/03/24



0 50 100 200
SCALE: 1" = 100'

N

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 44°30'50" E	42.35'
2.	N 45°29'10" W	42.51'
3.	N 44°03'56" E	42.68'
4.	N 45°56'04" W	42.17'
5.	N 45°07'46" E	13.79'
6.	S 44°52'14" E	14.48'
7.	S 46°16'33" E	33.36'
8.	S 31°05'48" E	13.36'
9.	S 16°58'20" W	31.36'
10.	N 59°47'33" E	14.81'
11.	S 28°38'58" W	29.95'
12.	N 44°28'33" E	14.14'
13.	S 45°31'27" E	14.14'
14.	N 52°35'52" W	20.06'
15.	S 57°40'22" E	14.22'
16.	N 27°24'04" E	15.23'
17.	N 17°03'31" W	32.60'
18.	N 63°33'47" E	14.11'
19.	S 25°03'18" E	14.41'
20.	N 65°57'54" E	14.13'
21.	S 25°25'41" E	13.81'
22.	N 20°47'52" E	19.73'
23.	N 01°06'00" W	23.55'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08°58'25"	500.00'	78.31'	78.23'	N85°08'03"E
2.	21°05'19"	500.00'	184.03'	183.00'	N80°38'51"E
3.	13°00'42"	500.00'	113.55'	113.31'	S84°46'12"E
4.	24°51'04"	325.00'	140.96'	139.86'	N76°33'26"E
5.	25°20'39"	325.00'	143.76'	142.59'	N76°48'14"E
6.	16°32'04"	276.00'	79.65'	79.37'	N08°47'29"W
7.	21°19'19"	276.00'	102.71'	102.12'	N10°08'13"E
8.	21°33'07"	250.00'	94.04'	93.49'	S79°44'53"E
9.	21°19'19"	275.00'	102.34'	101.75'	N10°08'13"E
10.	22°18'13"	250.00'	97.32'	96.71'	S80°07'26"E
11.	06°04'58"	500.00'	53.08'	53.06'	S85°40'58"W
12.	06°04'58"	500.00'	53.08'	53.06'	S85°40'58"W
13.	02°48'38"	1000.00'	49.05'	49.05'	N89°52'14"W
14.	02°48'42"	1077.40'	52.87'	52.87'	S89°58'11"E
15.	18°02'48"	325.00'	102.37'	101.94'	S82°15'09"E
16.	17°17'41"	325.00'	98.10'	97.73'	S81°52'36"E
17.	17°29'47"	251.00'	76.65'	76.35'	N08°13'27"E
18.	48°22'30"	9.50'	8.02'	7.78'	S66°20'12"E
19.	177°10'14"	61.00'	194.65'	121.96'	N46°26'10"E
20.	44°27'16"	9.50'	7.37'	7.19'	N22°45'50"W
21.	90°00'00"	25.50'	40.06'	36.06'	N44°28'33"E
22.	45°51'26"	9.50'	7.60'	7.40'	N22°24'16"E
23.	90°00'00"	25.50'	40.06'	36.06'	N45°31'27"W
24.	30°38'59"	9.50'	5.08'	5.02'	N74°09'04"E
25.	16°24'07"	61.00'	175.03'	120.87'	N43°43'27"E
26.	90°00'00"	25.00'	39.27'	35.36'	N43°43'27"E

FINAL PLAT
OF

WINDING CREEK SUBDIVISION

LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B
LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D;
LOTS 1-24 BLOCK E

BEING

78.831 ACRES or 3,433,878.6 SF
TOTAL RESIDENTIAL LOTS 132
TOTAL OPEN SPACE LOTS 6

BEING

TRACTS 17,17-01, 22, 22-04 & 22-05

OUT OF THE

W.M. DALTON SURVEY, ABSTRACT NO. 72

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

APPLICANT/OWNERS

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087

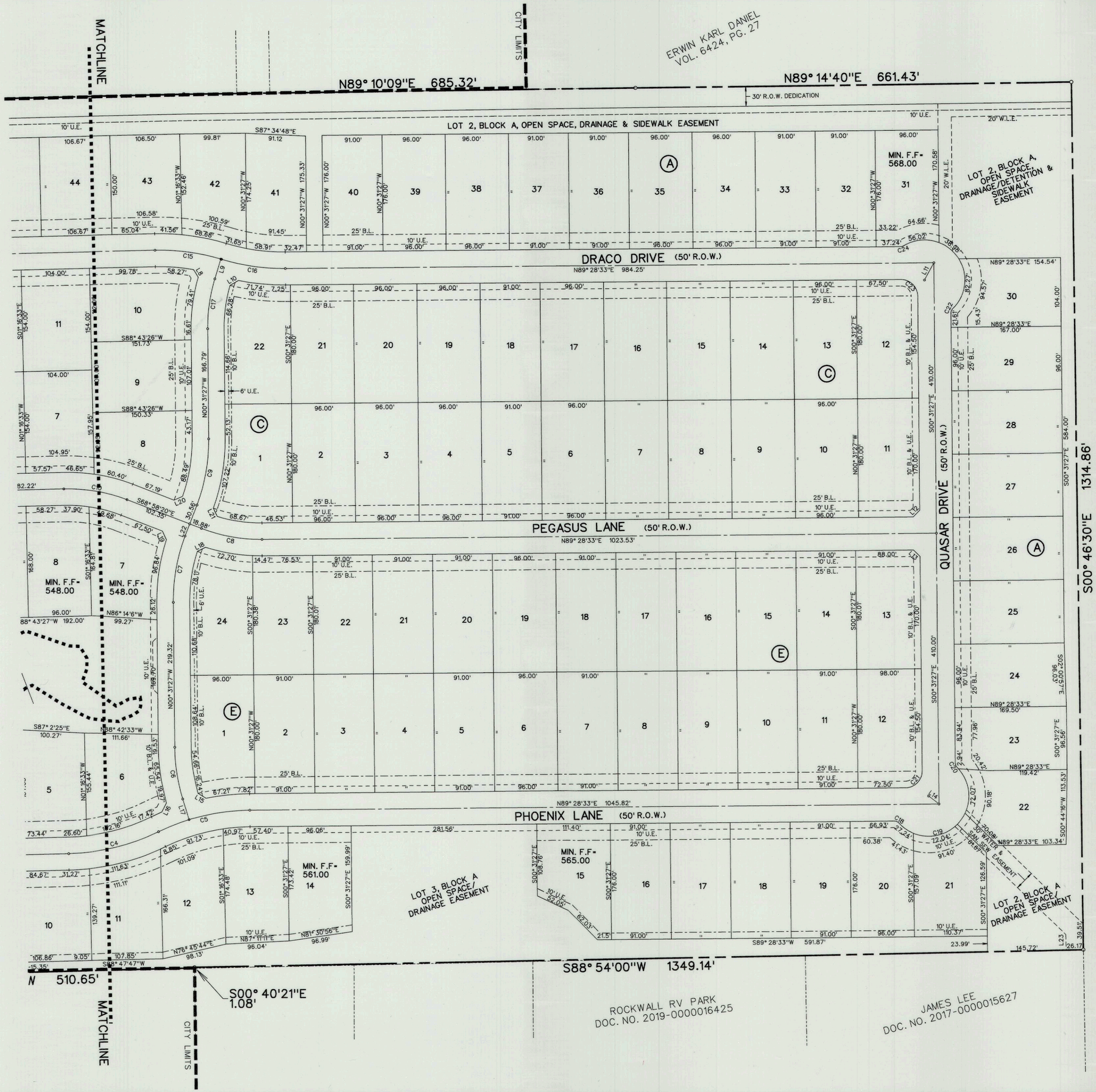
TOTAL ACRES	78.831
TOTAL RESIDENTIAL LOTS	132
DENSITY	1.674

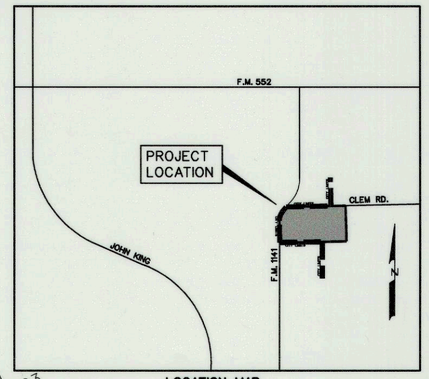
APRIL 2022 SCALE 1" = 100'

CASE #P2022-017

SHEET 1 OF 3

20240000005713 PLAT 01/10/2024 01:47:38 PM





LOCATION MAP
N.T.S.

WILLIAM McCALLUM
DOC. NO. 20150000001423

0 50 100 200
SCALE: 1" = 100'

NOTES

1. Bearings are referenced to the State of Texas Plane Coordinate System, North Central Zone, NAD83.
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. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
5. The HOA will be responsible for maintaining the open space/drainage easement lots.
6. All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

   No trees to be placed in right-of-ways or 10' utility easements
8. along right-of-ways or along lot lines.

FINAL PLAT
OF

WINDING CREEK SUBDIVISION

LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B
LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D;
LOTS 1-24 BLOCK E

BEING

78.831 ACRES or 3,433,878.6 SF
TOTAL RESIDENTIAL LOTS 132
TOTAL OPEN SPACE LOTS 6

BEING

TRACTS 17,17-01, 22, 22-04 & 22-05

OUT OF THE

W.M. DALTON SURVEY, ABSTRACT NO. 72

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

APPLICANT/OWNERS

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087

APRIL 2022 SCALE 1" = 100'

CASE #P2022-017

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owners of the land shown on this plat, and designated herein as the WINDING CREEK SUBDIVISION, 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the WINDING CREEK SUBDIVISION, 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 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. The detention and drainage systems are to be maintained, repaired and owned by the HOA/subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

7. 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 all non-standard street signage (name blades, posts, etc) will be owned and maintained by the HOA.

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; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

FALCON PLACE SF, LTD.
a Texas limited partnership

BY: FALCON PLACE SF GP Corporation
a Texas corporation
Its General Partner

JOHN ARNOLD
Director

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, 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 15th day of December, 2023.

Notary Public in and for the State of Texas

My Commission Expires: 4/23/2024

GENA M HEBERT
Notary ID #132449803
My Commission Expires
April 23, 2024

NOTE: 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 the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGAL DESCRIPTION

BEING, a tract of land situated in the William Dalton Survey, Abstract No. 72 in Rockwall County, Texas, being all of Tracts A, B, C, D, & E, as described in Clerks File No. 20210000034941, in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a mag nail found at the northwest corner of said Tract A, being in the easterly line of F.M. 1141 (80 feet width right-of-way), also being in the approximate center of Clem Road (by use and occupation);

THENCE, North 88° 43'27" East, along said approximate centerline, for a distance of 1029.51 feet, to a mag nail found at the northeast corner of said Tract B and being the northwest corner of said Tract D;

THENCE, North 89° 10'09" East, continuing along said centerline and with north line of said Tract D, for a distance of 685.32 feet, to a mag nail found at the northeast corner of Tract D and being the northwest corner of said Tract E;

THENCE, North 89° 14'40" East, continuing along said centerline and with the north line of Tract E, for a distance of 661.43 feet, to a mag nail found at the northeast corner of Tract E and being the northwest corner of a tract of land in Deed to Craig William McCallum, as described in in Doc. No. 20150000001423 in said Deed Records;

THENCE, South 00° 46'30" East, departing said centerline and along the east line of Tract E and the west line of said Craig William McCallum tract, for a distance of 1314.86 feet, to a 1/2 inch iron rod at the southeast corner of Tract E and the southwest corner of said McCallum;

THENCE, South 88° 54'00" West, along the south line of Tract E, at 661.41 feet, passing a 1/2 inch iron rod at the southwest corner of Tract E, same being the southeast corner of Tract D, continuing for a total distance of 1349.14 feet, to a 1/2 inch iron rod found at the southwest corner of Tract D and being in the east line of Tract A;

THENCE, South 00° 40'21" East, along the east line of said Tract A, for a distance of 1.08 feet, to a 1/2 inch iron rod found at the southeast corner of Tract A being the northeast corner of Meadow View Ranch, an addition to the City of Rockwall, as described in Cab. A, Slide 253, in the Plat Records of Rockwall County, Texas;

THENCE, South 88° 40'07" West, along the south line of Tract A and the north line of said Meadow View Ranch, for a distance of 510.65 feet, to a 1/2 inch iron rod found;

THENCE, South 89° 25'48" West, continuing along said south line and with north line of Meadow View Ranch, for a distance of 778.01 feet, to a 5/8 inch iron found at the southwest corner of Tract A and being in the east line of said F.M. 1141;

THENCE, North 00° 35'35" West, along the west line of Tract A and with the east line of F.M. 1141, for a distance of 811.47 feet, to a 1/2 inch iron found at the point of curvature of a curve to the right, having a radius of 533.14 feet, a central angle of 39° 09'00";

THENCE, continuing along said east and west lines and with said curve to the right, for an arc distance of 364.29 feet (Chord Bearing North 18° 58'55" East 357.25 feet), to a 1 inch iron rod at the point of tangency;

THENCE, North 38° 33'25" East, continuing along said lines, for a distance of 218.04 feet, to the POINT OF BEGINNING and containing 78.831 acres of land.

SURVEYOR CERTIFICATE

I, PATRICK J. BALDASARO, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this 14 day of Dec., 2023.

PATRICK J. BALDASARO
R.P.L.S. No. 5504

STATE OF TEXAS REGISTERED PATRICK BALDASARO 5504 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared PATRICK J. BALDASARO, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 14 day of Dec., 2023.

MARIA HALLFORD
Notary Public, State of Texas
Comm. Expires 02-26-2024
Notary ID 126048221

NOTARY PUBLIC, STATE OF TEXAS

Planning & Zoning Commission

1.9.2024
Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 16th day of MAY, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Counrt Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 4th day of Jan., 2024.

Mayor, City of Rockwall

City Secretary

City Engineer

CITY OF ROCKWALL TEXAS

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
01/10/2024 01:47:38 PM
$147.00
20240000000457

ROCKWALL COUNTY, TEXAS COUNTY CLERK

FINAL PLAT
OF
WINDING CREEK SUBDIVISION
LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B
LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D;
LOTS 1-24 BLOCK E
BEING
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TOTAL RESIDENTIAL LOTS 132
TOTAL OPEN SPACE LOTS 6
BEING
TRACTS 17,17-01, 22, 22-04 & 22-05
OUT OF THE
W.M. DALTON SURVEY, ABSTRACT NO. 72
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

APPLICANT/OWNERS
FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087

APRIL 2022

CASE #P2022-017 SHEET 3 OF 3

Winding Creek final plat.dgn 12/14/2023 11:39:21 AM

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:	February 25, 2025
SUBJECT:	MIS2025-003; *Exception to the Fence Standards for 375 Cornelius*

The applicant, Todd Hargrove, is requesting the approval of an *Exception* to the *Fence Standards* to allow for the construction of a fence on the subject property. The subject property is located on a 2.19-acre parcel of land (*i.e. Lot 3, Block A, Peoples Tract Addition*) and is addressed as 375 Cornelius Road. According to the site plan provided by the applicant, the proposed fence will be a wooden, split-rail fence and will be located along the entire perimeter of the subject property. Additionally, the applicant provided images showing an example of the proposed fence as shown in *Figure 1*.



FIGURE 1: EXAMPLE OF THE PROPOSED FENCE

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." In addition, Subsection 08.03 (C), *Fence Standards for Agricultural and Single-Family Estate Properties*, Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "…(f)ences in the Agricultural (AG), Single-Family Estate 1.5 (SFE-1.5), Single-Family Estate 2.0 (SFE-2.0), and Single-Family Estate 4.0 (SFE-4.0) Districts shall meet all the requirements stipulated for Subsections 08.03(A) & 08.03(B); however, a *metal* split-rail or pipe fencing shall be permitted in these districts. Metal split-rail or pipe fencing shall be a minimum of four (4) feet and a maximum of eight (8) feet in height." In accordance with the UDC requirements outlined above, a split-rail fence is a permitted fence type for the subject property, which is zoned Single-Family Estate 1.5 (SFE-1.5) District; however, in this case, the applicant is proposing a *wood* split-rail fence, which wood is not a permitted fencing material for a property in a Single-Family Estate 1.5 (SFE-1.5) District.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(u)nless otherwise specified by the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant an exception 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 order to approve a request for an *Exception*, a supermajority vote (*i.e. a three-fourths vote of those members present*) is required with a minimum of four (4) votes in affirmative.

In reviewing this case, staff reviewed the surrounding area along Cornelius Road and found that the existing fences were a mixture of wrought-iron, cedar, chain link, metal split-rail, and wooden split-rail fencing. Based on this, the applicant's request does not appear to negatively impact the adjacent properties nor would the wooden split-rail fence be inconsistent with the surrounding area. With all of this being said, the approval of an exception is a discretionary decision for the Planning and Zoning Commission.

Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on *February 25, 2025*.

PROJECT COMMENTS

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

DATE: 2/21/2025

PROJECT NUMBER: MIS2025-003
PROJECT NAME: Exception to the Fence Material Standards
SITE ADDRESS/LOCATIONS: 375 CORNELIUS RD

CASE CAPTION: Discuss and consider a request by Todd Hargrove for the approval of a Miscellaneous Case for an Exception to the Fence Standards on a 2.19-acre parcel of land identified as Lot 3, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 375 Cornelius Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved

02/21/2025: 1. No Comments. You will need to call the developer of Terraces to have them locate the water main. Ensure you are keeping at least 10' of separation from the main to all gate/fence posts, like you have shown.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved w/ Comments

02/20/2025: IF APPROVED, A SEPARATE FENCE PERMIT WILL BE REQUIRED TO BE APPROVED AND ISSUED BY THE BUILDING INSPECTION DEPARTMENT PRIOR TO THE CONSTRUCTION OF THE FENCE

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Angelica Guevara	02/21/2025	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	02/20/2025	Approved w/ Comments

02/20/2025: MIS2025-003; Exception to the Fence Standards for 375 Cornelius Road
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request approval of a Miscellaneous Case for an Exception to the Fence Standards to allow the construction of a fence on a 2.19-acre parcel of land identified as Lot 3, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, and addressed as 375 Cornelius 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 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(C), Fence Standards for Agricultural and Single-Family Estate Properties, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "Fences in the Agricultural (AG), Single-Family Estate 1.5 (SFE-1.5), Single-Family Estate 2.0 (SFE-2.0), and Single-Family Estate 4.0 (SFE-4.0) Districts shall meet all the requirements stipulated for Subsections 08.03(A) & 08.03(B); however, a metal split-rail or pipe fencing shall be permitted in these districts. Metal split-rail or pipe fencing shall be a minimum of four (4) feet and a maximum of eight (8) feet in height."

I.5 In this case, the applicant is requesting to construct a wooden split-rail fence along the perimeter of the subject property. While split-rail fencing is allowed within the district, only metal split-rail fences are permitted per the UDC standards.

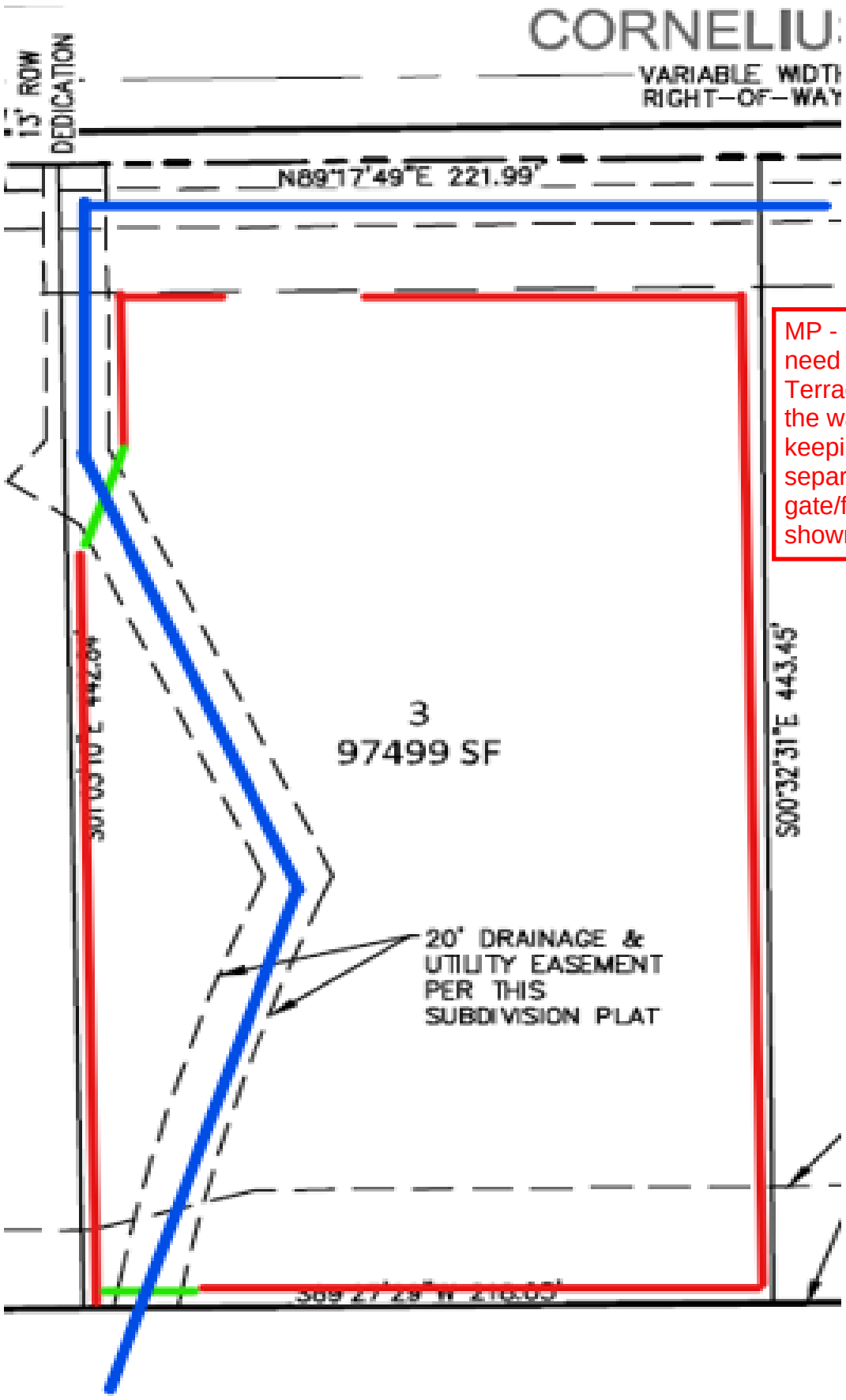
I.6 Please note the scheduled meeting for this case:

(1) Planning & Zoning meeting will be held on February 25, 2025 at 6:00 PM in the City Hall Council Chambers.

I.7 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.

Plat markup only for 375 Cornelius Road, Rockwall Texas 75087

Plat markup with fence proposal



MP - No Comments. You will need to call the developer of Terraces to have them locate the water main. Ensure you are keeping at least 10' of separation from the main to all gate/fence posts, like you have shown.

10 foot Gate across Water Line to meet the 10' requirement x 2

Wood Split Rail Fence

Water Line

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 375 Cornelius Rd.

SUBDIVISION Peoples Tract LOT 3 BLOCK A

GENERAL LOCATION Road connecting FM 1141 and FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SFE 1.5 CURRENT USE

PROPOSED ZONING PROPOSED USE

ACREAGE 2.2 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	Todd Hargrove	☑ APPLICANT	Todd Hargrove
CONTACT PERSON	Todd Hargrove	CONTACT PERSON	Todd Hargrove
ADDRESS	1381 Leeward Dr.	ADDRESS	1381 Leeward Dr.
CITY, STATE & ZIP	Rockwall, TX. 75087	CITY, STATE & ZIP	Rockwall, Tx. 75087
PHONE	214-475-3318	PHONE	214-475-3318
E-MAIL	Todd.Hargrove@wnco.com	E-MAIL	Todd.Hargrove@wnco.com

NOTARY VERIFICATION [REQUIRED]

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

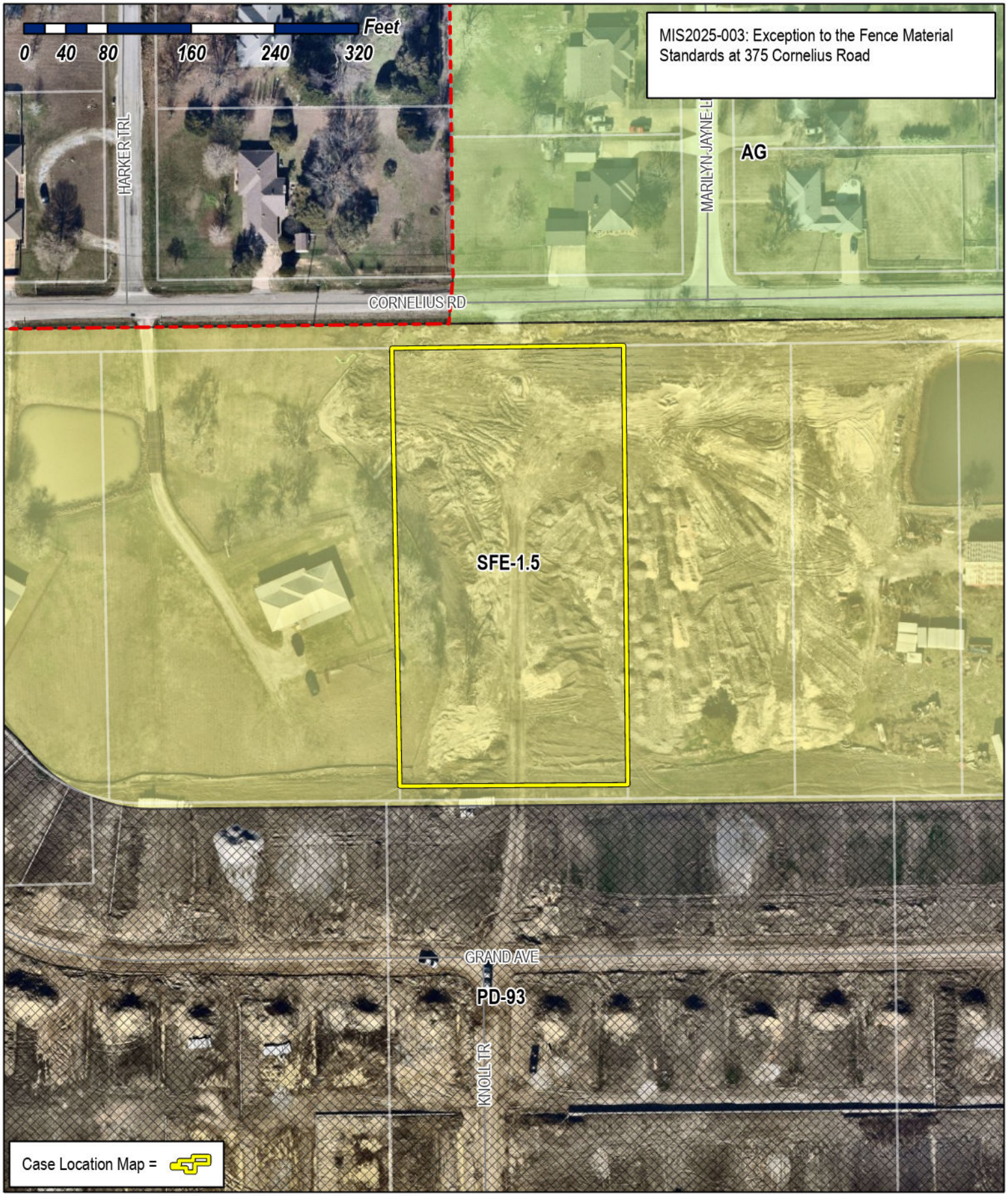
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 100, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, 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 _____ 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

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.

Plat markup only for 375 Cornelius Road, Rockwall Texas 75087

Plat markup with fence proposal



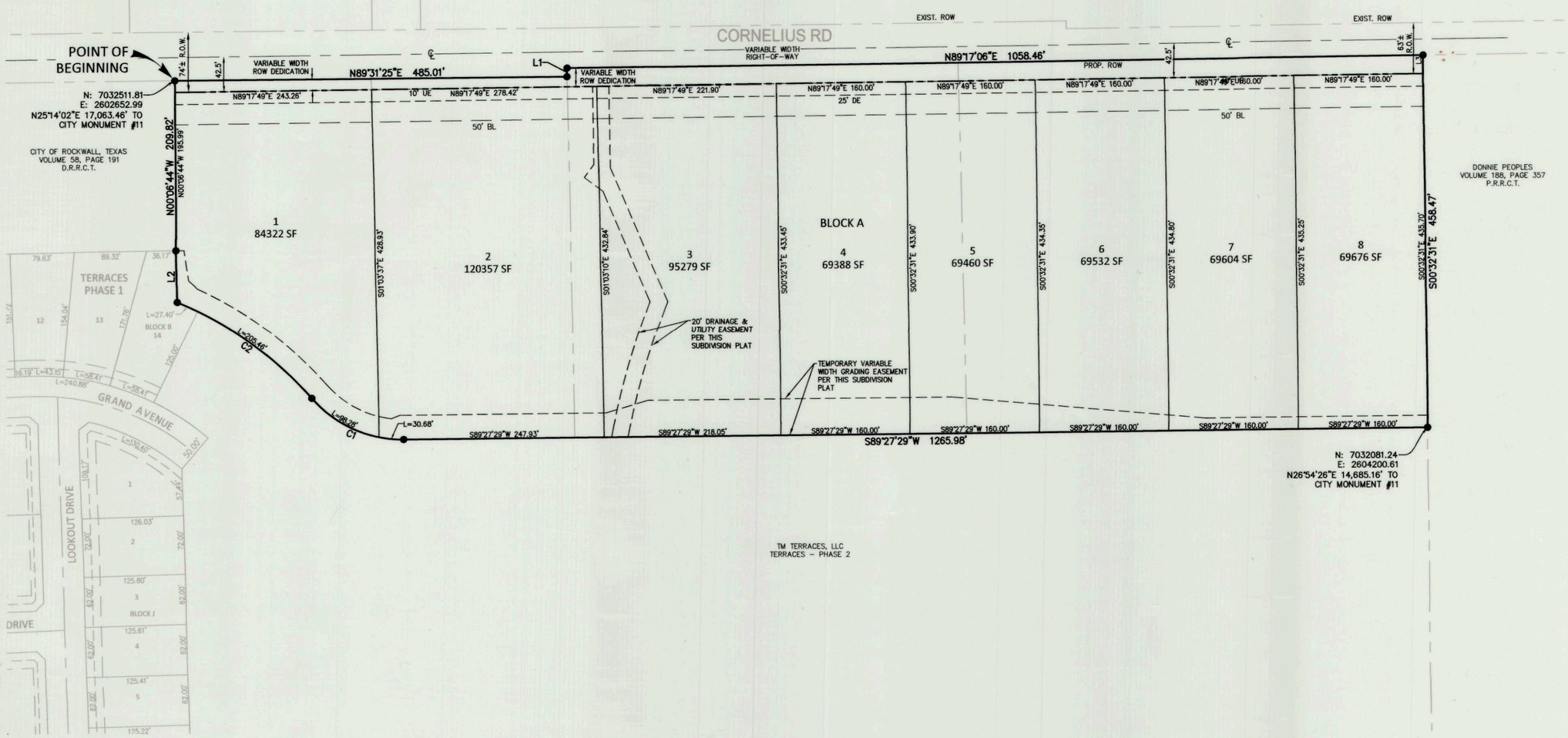
10 foot Gate across Water Line to meet the 10' requirement x 2

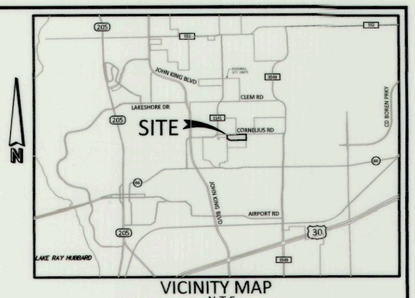
Wood Split Rail Fence

Water Line


Jan 7, 2025 1:57:12 P
32.9425N 96.4302
291-333 Cornelius
Rockwall
Texa


Jan 7, 2025 1:58:06
32.9425N 96.430
333 Cornelius
Rockwall
Tex





VICINITY MAP
N.T.S.

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" IRF (unless otherwise noted)

AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
VE	Visibility Easement
SE	Sidewalk Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas

P.R.R.C.T.= Plat Records of Rockwall County, Texas

100 50 0 100 200

SCALE 1" = 100'

GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. 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 AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY WITHHOLDING UTILITIES AND BUILDING PERMITS.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. 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 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 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.
7. DRAINAGE AND DETENTION EASEMENTS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING AND REPLACING AND SHALL BEAR SOLE RESPONSIBILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
8. ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.
9. 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).
10. 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 LANE IMPROVEMENTS.

Line Table		
Line	Length	Direction
L1	10.64	N00° 28' 35"W
L2	63.06	N01° 28' 22"W
L3	12.77	N00° 32' 31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	128.96	150.00	049°15'27"	125.02	N65° 54' 48"W
C2	205.46	450.00	026°09'34"	203.68	N54° 21' 52"W

FINAL PLAT
LOTS 1-8, BLOCK A
PEOPLES TRACT ADDITION

BEING 8 LOTS
15.561 ACRES OR 677,846 SQ. FT.
8 SINGLE FAMILY LOTS
SITUATED IN THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-009

July 15, 2024
SHEET 1 OF 2

Owner:
Estate of Michael L Peoples, SR
Andrea Danley, Independent Executor
P.O. Box 41
Rockwall, Texas 75087

Developer:
Michael Joyce Properties
767 Justin Rd
Rockwall, Texas 75087
Phone: 512-965-6280

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact:Tom Dayton, PE

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

20240000015144 1/2 PLAT 08/29/2024 04:04:35 PM

LEGAL DESCRIPTION:

BEING a tract of land situated in the William Dalton Survey, Abstract Number 72 Rockwall County, Texas and being portions of those tracts of land conveyed to Mike Peoples, according to the documents filed of record in Volume 1679, Page 190, Volume 1679, Page 196, Volume 173, Page 752 and Volume 184, Page 522, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a point for the northeast corner of that tract of land conveyed to the City of Rockwall, Texas according to the document filed of record in Volume 58, Page 191, (D.R.R.C.T.) same being the northwest corner of the tract of land described herein;

THENCE, North 89 degrees 31 minutes 25 seconds East, a distance of 485.01 feet to a point for a corner of this tract;

THENCE, North 00 degrees 28 minutes 35 seconds West, a distance of 10.64 feet to a point for a corner of this tract;

THENCE, North 89 degrees 17 minutes 06 seconds East, a distance of 1058.46 feet to a point for the northwest corner of that tract of land conveyed to Donnie Peoples according to the document filed of record in Volume 188, Page 357 (D.R.R.C.T.) and being the common northeast corner of this tract;

THENCE, South 00 degrees 32 minutes 31 seconds East, with the west line of said Donnie Peoples tract, same being common with the east line of this tract, a distance of 458.47 feet to a point for the southeast corner of this tract;

THENCE, South 89 degrees 27 minutes 29 seconds West, leaving said common line, a distance of 1265.98 feet to a point for a corner of this tract and being the beginning of a curve to the right, having a central angle of 49° 15' 27", a radius of 150.00 feet, and a long chord bearing and distance of North 65 degrees 54 minutes 48 seconds West, 125.02 feet;

THENCE, with said curve to the right an arc distance of 128.96 feet to a point for a corner of this tract and the beginning of a non-tangent curve to the left, having a central angle of 26° 09' 34", a radius of 450.00 feet, and a long chord bearing and distance of North 54 degrees 21 minutes 52seconds West, 203.68 feet;

THENCE, with said curve to the left an arc distance of 205.46 feet to a point in the east line of Terraces Phase One, an addition to the City of Rockwall, Rockwall County, Texas according to the plat filed of record in Document Number 20240000000459 Plat Records Rockwall County, Texas for the most westerly southwest corner of this tract;

THENCE, North 01 degrees 28 minutes 22 seconds West, with said east line, a distance of 63.06 feet to a point for the northeast corner of said addition, same being the common southeast corner of the above-mentioned City of Rockwall tract and a common corner of this tract;

THENCE North 00 degrees 06 minutes 44 seconds West, with the east line of said City of Rockwall tract and common west line of this tract, a distance of 209.82 feet to the POINT OF BEGINNING and containing 677,846 square feet or 15.561 acres of land.

OWNER'S CERTIFICATION:

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 **PEOPLES TRACT** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **PEOPLES TRACT** 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 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 there 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 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 the same out of the escrow deposit, should the developer and/or owner fail to 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 shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exactions 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 (our) 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.

Signature Andrea Peoples Danley
Name Andrea Peoples Danley
Title Independent Executor

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Andrea Peoples Danley of Micheal L. Peoples, 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 under my hand and seal of office, this 17th day of July, 2024.

Carly Lewis
Notary public in and for the State of Texas

4-16-25
My Commission Expires

CARLY LEWIS
Notary Public, State of Texas
Comm. Expires 04-16-2025
Notary ID 133044766

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, 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.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this 15 day of July, 2024.

Noelle A. Massey
Notary public for and in the State of Texas

My commission expires: 4/28/26

NOELLE A. MASSEY
Notary Public, State of Texas
Comm. Expires 04-28-2026
Notary ID 133733520

Planning & Zoning Commission, Chairperson — Date 8.27.2024

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on the 5th day of April, 2024.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of approval.

WITNESS OUR HANDS, this 27 day of August, 2024.

Mayor, City of Rockwall — Kristy Teague, City Secretary — Amy Williams, P.E., City Engineer

CITY OF ROCKWALL TEXAS

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
06/29/2024 04:04:35 PM
$98.00
20240000015144

FINAL PLAT
LOTS 1-8, BLOCK A
PEOPLES TRACT ADDITION

BEING 8 LOTS
15.561 ACRES OR 677,846 SQ. FT.
8 SINGLE FAMILY LOTS
SITUATED IN THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-009

July 15, 2024
SHEET 2 OF 2

Owner:
Estate of Michael L Peoples, SR
Andrea Danley, Independent Executor
P.O. Box 41
Rockwall, Texas 75087

Developer:
Michael Joyce Properties
767 Justin Rd
Rockwall, Texas 75087
Phone: 512-965-6280

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

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

CITY OF ROCKWALL

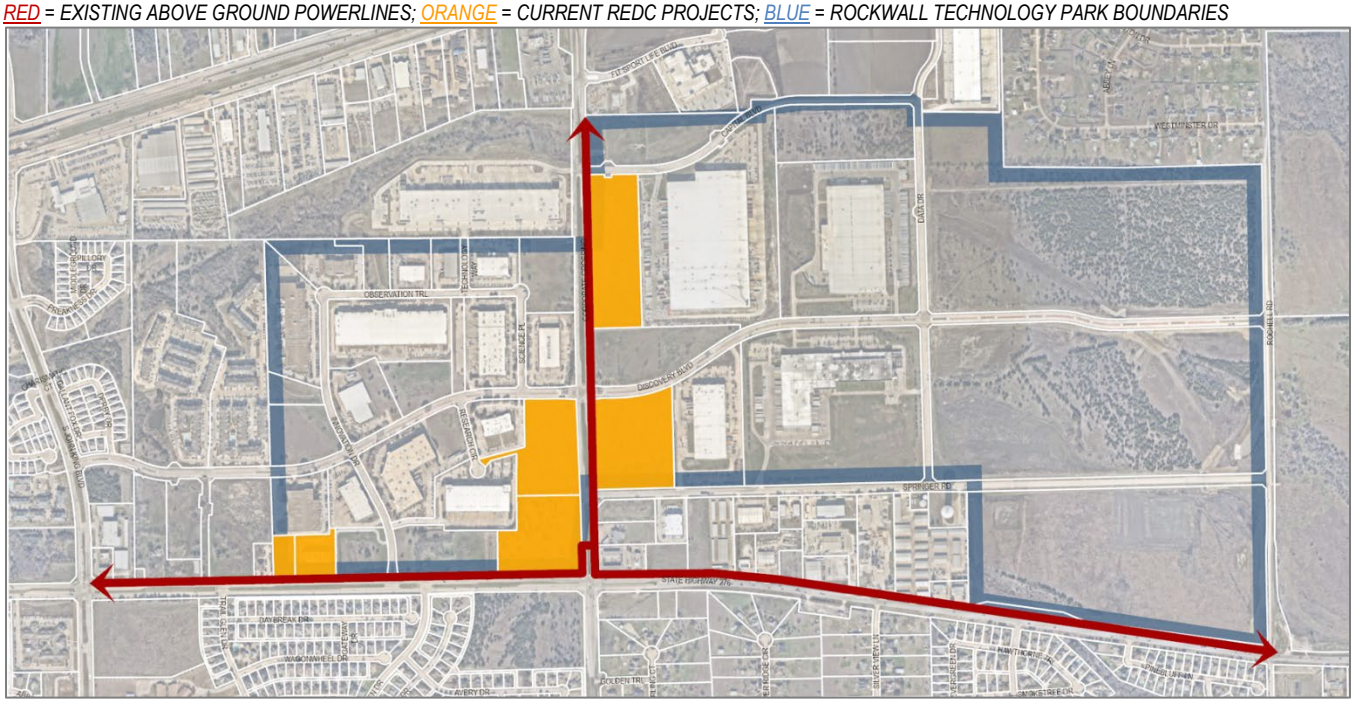
PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	February 25, 2025
SUBJECT:	MIS2025-004; *Variance to the Utility Standards along Corporate Crossing and SH-276*

On July 5, 2022, the City Council approved a request (*i.e. Case No. MIS2022-011*) by the Rockwall Economic Development Corporation (REDC) to allow the overhead powerlines along Corporate Crossing and SH-276 to remain in place until July 5, 2027, at which time the REDC planed to underground the lines (*see Figure 1*). According to a letter submitted by the REDC, this extension was necessary due to "… four (4) projects and two (2) regional detention ponds in the development pipeline that … [*would*] be impacted by these existing OH [*overhead*] utilities [*i.e. the powerlines located adjacent to Corporate Crossing and SH-276*]." Since this approval, the REDC has completed one (1) of the two (2) regional detention ponds, with the second currently in the engineering phase. Additionally, one (1) of the four (4) development projects -- *Integrated Defense Products (IDP)* -- has been completed, while another project -- *Chewters Chocolates* -- is currently under construction.

FIGURE 1. AREA APPROVED FOR TEMPORARY OVERHEAD POWERLINES
RED = EXISTING ABOVE GROUND POWERLINES; ORANGE = CURRENT REDC PROJECTS; BLUE = ROCKWALL TECHNOLOGY PARK BOUNDARIES



On February 14, 2025, the applicant -- *Phil Wagner of the REDC* -- submitted a development application and letter requesting a variance to utility placement requirements to allow the overhead powerlines -- *depicted in Figure 1* – to be allowed to remain in place without the requirement to bury these lines in the future. The requirements stipulating that overhead powerlines be relocated at the time of development are outlined in both the Unified Development Code (UDC) and Municipal Code of Ordinances. These requirements are summarized as follows:

- Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the UDC:

  H. *Utility Placement*. All overhead utilities within any overlay district shall be placed underground.

NOTE: The subject property is located within the SH-205 Overlay (SH-205 OV) District.

- Section 03.03, *Utility Distribution Lines*, of Article 04, *Permissible Uses*, of the UDC:

  All utility distribution lines shall be placed underground. Utility distribution lines placed above-ground shall require special approval of the City Council based upon a recommendation of the Planning and Zoning Commission.

- Section 38-15, *Miscellaneous Requirements*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances:

  (e) *Underground Utilities*. All power and telephone service shall be underground. No overhead service will be allowed without special permission being given by the city council.

According to the applicant's letter "… it is anticipated that the project will cost the REDC approximately $9M, not counting added design costs, nor the $500,000.00 already spent by the REDC [*for the utility costs associated with IDP*]." The applicant's letter goes on to explain that the REDC was established to provide a dedicated funding source to attract businesses that could help broaden the City's tax base for the purpose of offsetting the residential tax base. In the applicant's estimation, the costs of this project could be better utilized for other projects that would have a greater benefit to the community (*see applicant's letter in the attached packet*).

According to Section 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant a variance to any provision contained in Section 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship." In addition, the Unified Development Code (UDC) also tasks the City Council with approving a variance to *Undergrounding Utility Distribution Lines* pending a recommendation from the Planning and Zoning Commission. When considering this request, staff should point that [*1*] the request does appear to have benefits to all property owners along these roadways and [*2*] the cost of the proposed burial project does *not* appear to be reasonable considering *public funds* would be required to be used to complete the project. Based on this, it does appear that the REDC's request could be considered an undue hardship; however, variances to the underground utility requirements are discretionary decisions that are considered on a *case-by-case* basis by the City Council and Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions, staff and a representative of the REDC will be available at the *February 25, 2025* Planning and Zoning Commission work session meeting.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	State Highway 276 and Corporate Crossing				
SUBDIVISION	Rockwall Technology Park	LOT		BLOCK	
GENERAL LOCATION	North side of SH-276, East side of Corporate Crossing				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial		CURRENT USE	Unimproved	
PROPOSED ZONING			PROPOSED USE	Light Industrial	
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	Rockwall Economic Development Corporation	☐ APPLICANT	same
CONTACT PERSON	Phil Wagner	CONTACT PERSON	
ADDRESS	2610 Observation Trail, Suite 104	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	
PHONE	972-772-0025	PHONE	
E-MAIL	pwagner@rockwalledc.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner - REDC [*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* 14th *DAY OF* February *20* 25*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

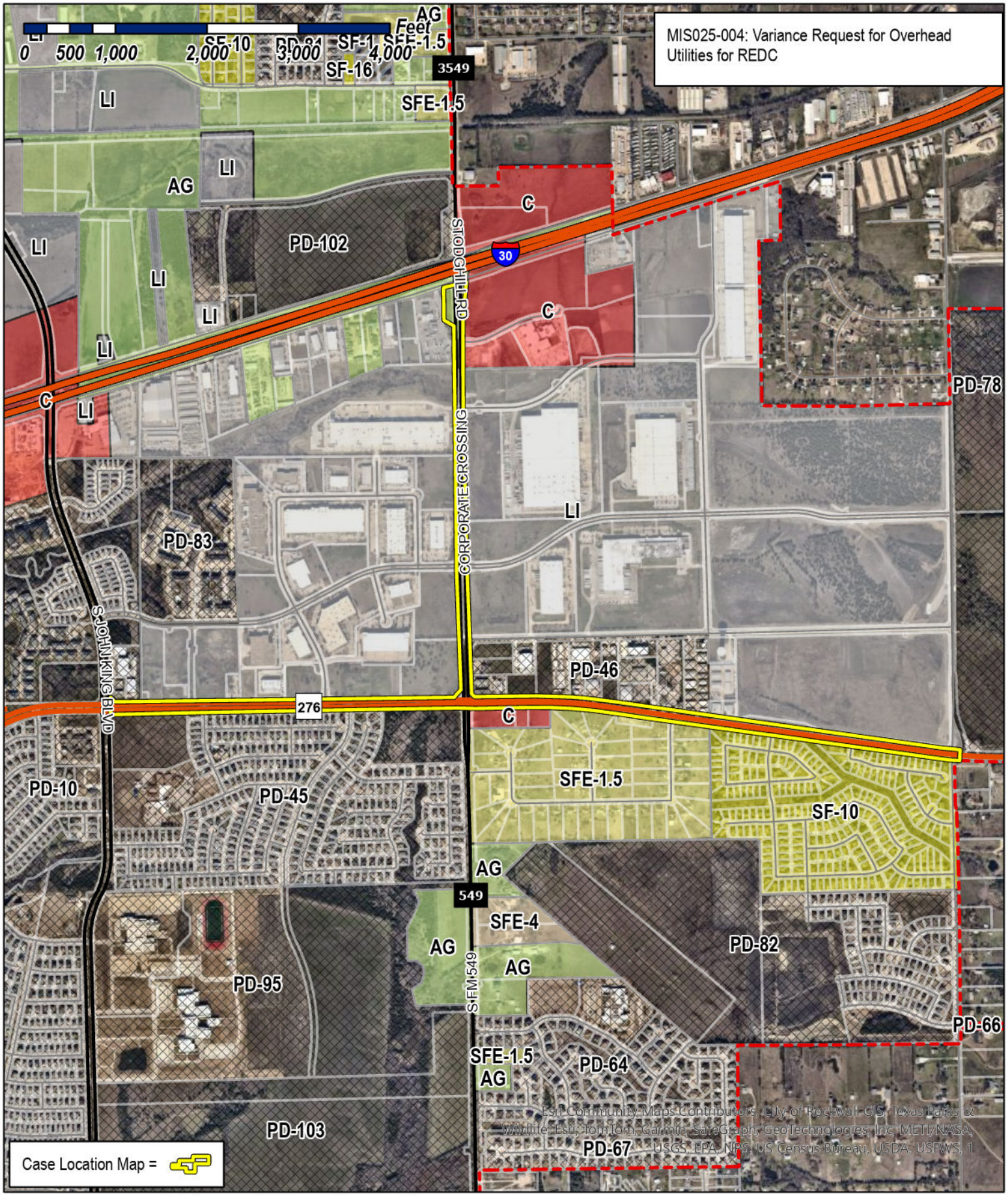
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th *DAY OF* February *20* 25

OWNER'S SIGNATURE Phil W

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer L. Hammonds

JENNIFER L. HAMMONDS
Notary Public, State of Texas
ID # 13230083-8
My Comm. Exp. 04-26-2028

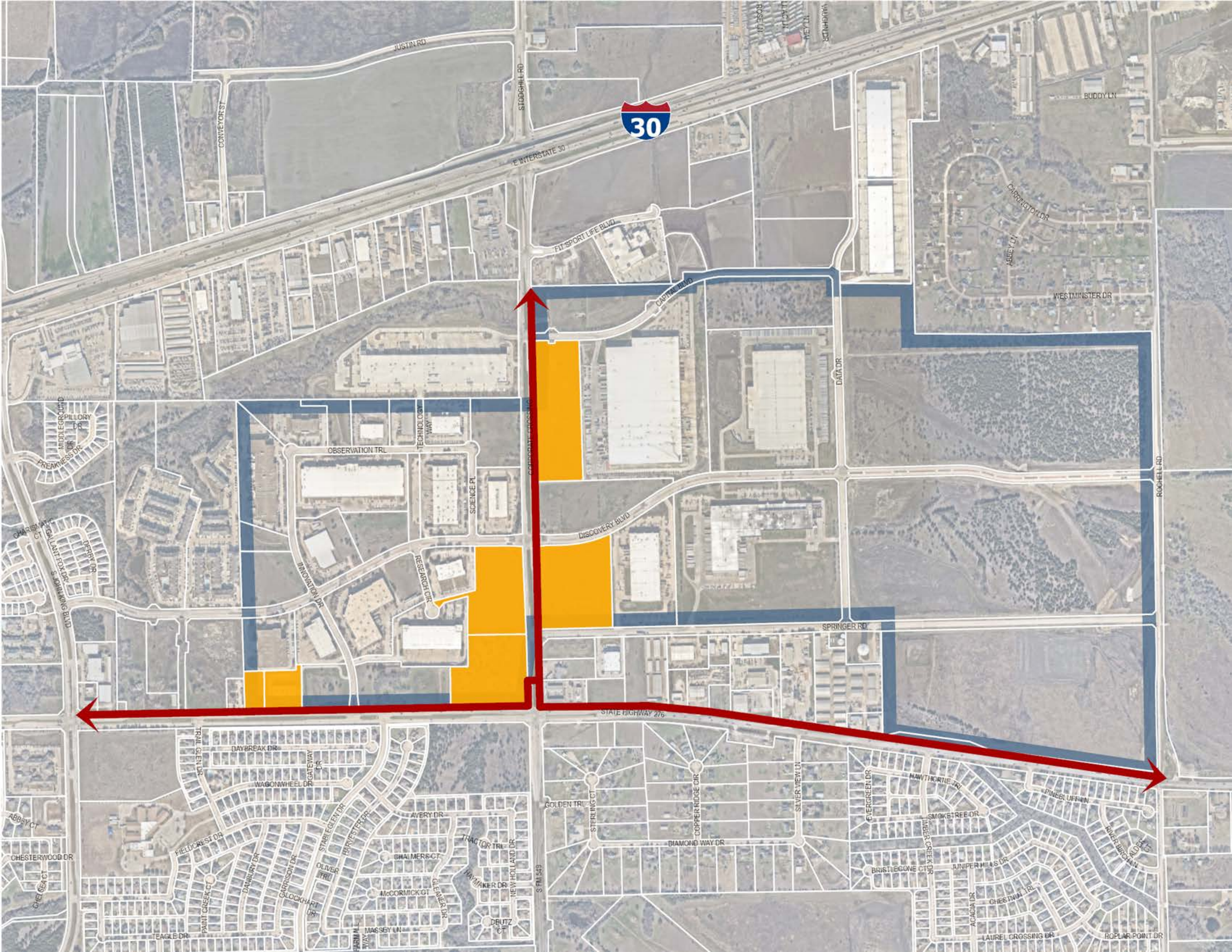
MY COMMISSION EXPIRES 1/6/28



City of Rockwall

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

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


JUSTIN RD
CONVEYOR ST
STODGHILL RD
E INTERSTATE 30
30
ROSE LN
LYNDA LN
IVEY LN
JOHN DR
BUDDY LN
CARRINGTON DR
ABBEY LN
WESTMINSTER DR
FIT SPORT LIFE BLVD
CAPITAL BLVD
DATA DR
ROCHELL RD
MIDDLEGROUND DR
PILLORY DR
FREAKNESS DR
OBSERVATION TRL
TECHNOLOGY WAY
SCIENCE PL
CORPORATE CROSSING
DISCOVERY BLVD
GARRISON CT
GALLANT FOX DR
S JOHN KING BLVD
DERBY DR
INNOVATION DR
RESEARCH CIR
SPRINGER RD
STATE HIGHWAY 276
TRAIL GLEN DR
DAYBREAK DR
WAGONWHEEL DR
GATEWAY CIR
ABBEY CT
CHESTERWOOD DR
CHELSEA CT
FIELDCREST DR
PAINT CREEK CT
DANBURY DR
GARRISON DR
STABLE GLEN DR
HARVESTER DR
OLIVER TRL
GLOCKHART DR
AVERY DR
CHALMERS CT
McCORMICK CT
THACTOR TRL
HAYMAKER DR
NEW HOLLAND DR
GLEANER DR
DEUTZ CT
MASSEY LN
FARMALL WAY
TEAGLE DR
S FM 549
GOLDEN TRL
STERLING CT
COPPER RIDGE CIR
DIAMOND WAY DR
SILVER VIEW LN
EVERGREEN DR
HAWTHORNE TRL
SMOKETREE DR
TIMBER CREEK DR
BRISTLECONE CT
JUNIPER HILLS DR
CHESTNUT TRL
ACACIA DR
LAUREL CROSSING DR
POPLAR POINT DR
PINE BLUFF LN
RIVER BIRCH LN
ALDER CT

CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	July 5, 2022
SUBJECT:	MIS2022-011; *Variance Request to the Utility Standards Along Corporate Crossing and SH-276*

On June 17, 2022, the applicant -- *Matt Wavering of the Rockwall Economic Development Corporation* -- submitted a development application requesting a variance to allow overhead powerlines to remain along Corporate Crossing and SH-276. According to the applicant's letter "(t)he REDC has four [4] projects and two [2] regional detention ponds in the development pipeline that will be impacted by these existing OH [*overhead*] utilities [*i.e. the powerlines located adjacent to Corporate Crossing and SH-276*]." Under the City's requirements each of these projects would be required to underground the powerlines at the time of development. This requirement is stipulated in several sections of the Unified Development Code (UDC) and Municipal Code of Ordinances. Specifically, the sections relevant to these projects are as follows:

☑ Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the UDC:

H. Utility Placement. All overhead utilities within any overlay district shall be placed underground.

☑ Section 03.03, *Utility Distribution Lines*, of Article 04, *Permissible Uses*, of the UDC:

All utility distribution lines shall be placed underground. Utility distribution lines placed above-ground shall require special approval of the City Council based upon a recommendation of the Planning and Zoning Commission.

☑ Section 38-15, *Miscellaneous Requirements*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances:

(e) Underground utilities. All power and telephone service shall be underground. No overhead service will be allowed without special permission being given by the city council.

The applicant's letter goes on to state, that "(m)any utility companies are experiencing material and labor shortages which are driving up costs and extending project timelines … [and] (r)ather than burdening each individual project with the costs and delays associated with the utility undergrounding, the REDC plans to coordinate a more efficient regional effort to take on the costs of undergrounding these utilities at one [1] time." In addition, the REDC plans to coordinate with third-party property owners along Corporate Crossing and SH-276 to allow these properties to participate in the project. This will significantly reduce the costs associated with undergrounding utilities on these properties. In order to achieve this goal, the REDC is requesting that a variance be granted allowing the overhead powerlines to remain in place for a period of five (5) years from the approval of the variance (*i.e. July 5, 2027*). This will allow the REDC time to coordinate this project with ONCOR and third-party property owners, and to allow supply chains and labor shortages to resolve.

According to Section 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant a variance to any provision contained in Section 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship." In addition, the Unified Development Code (UDC) also tasks the City Council with approving a variance to *Undergrounding Utility Distribution Lines* pending a recommendation from the Planning and Zoning Commission. On June 28, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request by a vote of 7-0. Staff should point out that this appears to have benefits to all

property owners along these roadways; however, variances to the unground utility requirements are discretionary decisions that are considered on a *case-by-case basis* by the City Council.

In the attached packet staff has included a map showing the project scope and the applicant's letter. Should the City Council have any questions, staff and a representative for the applicant will be available at the *July 5, 2022* City Council meeting.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	State Highway 276 and Corporate Crossing				
SUBDIVISION	Rockwall Technology Park	LOT		BLOCK	
GENERAL LOCATION	North side of SH-276, East side of Corporate Crossing				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial	CURRENT USE	Unimproved
PROPOSED ZONING		PROPOSED USE	Light Industrial
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	Rockwall Economic Development Corporation	☐ APPLICANT	same
CONTACT PERSON	Matt Wavering	CONTACT PERSON	
ADDRESS	2610 Observation Trl, Suite 104	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	
PHONE	972-772-0025	PHONE	
E-MAIL	mwavering@rockwalledc.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Wavering [*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."

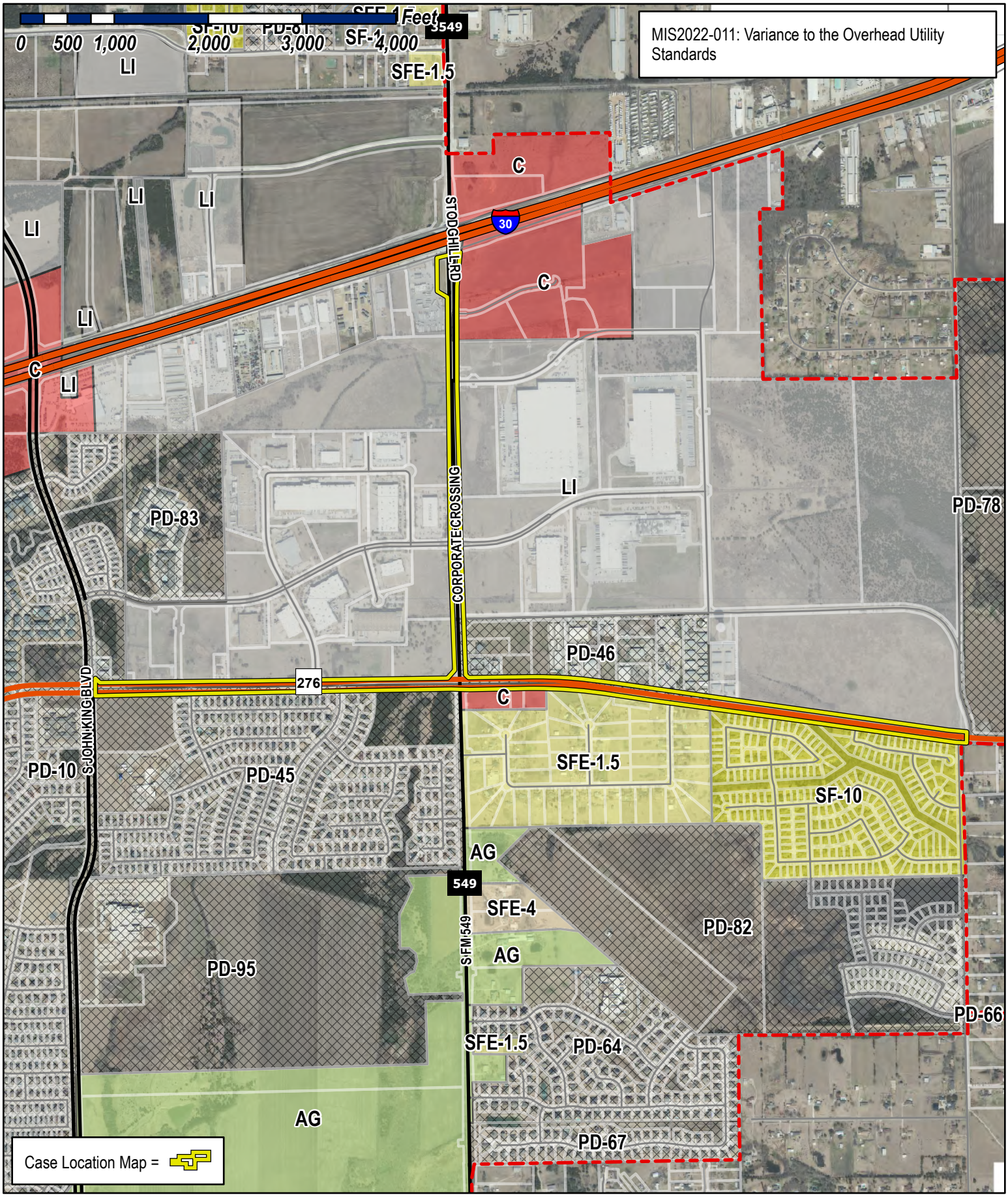
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th *DAY OF* June, 20 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer L. Hammonds

JENNIFER L. HAMMONDS
Notary Public, State of Texas
ID # 13230083-8
My Comm. Exp. 01-06-2024

MY COMMISSION EXPIRES



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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ROCKWALL
Economic Development Corporation

June 17, 2022

Mr. Ryan Miller
Planning Director
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

Re: Overhead Utility Variance – Rockwall Technology Park

Mr. Miller:

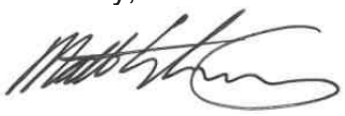
The Rockwall Economic Development Corporation (REDC) is the developer of the Rockwall Technology Park, and owns eight light industrial lots impacted by existing overhead (OH) utility lines on Corporate Crossing and State Highway 276. The attached aerial map shows the OH utilities in red and the impacted lots owned by the REDC in gold. The utility poles are owned by Oncor Electric Delivery and support major feeders for the company. Additional franchise utility providers also lease space on Oncor's utility poles.

The REDC has four projects and two regional detention ponds in the development pipeline that will be impacted by these existing OH utilities. Each project is required to contract with the franchise utility companies and pay for the cost to underground those utility lines at the time of lot development, per City of Rockwall ordinance. Many utility companies are experiencing material and labor shortages which are driving up costs and extending project timelines. Rather than burdening each individual project with the costs and delays associated with utility undergrounding, the REDC plans to coordinate a more efficient regional effort to take on the costs of undergrounding these utilities at one time.

The REDC requests a variance to the City of Rockwall's ordinance to allow the REDC the time necessary to coordinate with the utility companies. Specifically, the variance request is for a period of five years. The REDC plans to underground all OH utilities impacting lots in the Rockwall Technology Park, including the undeveloped lots and the lots currently scheduled for development. Additionally, the REDC will cooperate with third party property owners with adjacent land who wish to benefit from the cost-savings associated with a single utility relocation project. The extended time frame will allow the REDC time to coordinate the regional project and complete the undergrounding in the most cost-effective manner.

We respectfully ask that the Planning & Zoning Commission and the Rockwall City Council consider approval of our variance request.

Sincerely,



Matt Wavering
Director of Project Development

attachment


Project Diamond
Corporate Crossing
Project Cocoa Charlie
Project Bullseye
Regional Detention
Project Cowboy Camp
Regional Detention
State Highway 276

PROJECT COMMENTS

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

DATE: 2/21/2025

PROJECT NUMBER: Z2025-004
PROJECT NAME: SUP for an Accessory Structure
SITE ADDRESS/LOCATIONS: 2201 E FM 550

CASE CAPTION: Hold a public hearing to discuss and consider a request by Corey Smith on behalf of Destiny Smith for the approval of a Specific Use Permit (SUP) allowing a Guest Quarters/Secondary Living Unit and an Agricultural Accessory Building/Barn on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	02/20/2025	Needs Review

02/20/2025: 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) allowing a Guest Quarters/Secondary Living Unit and an Agricultural Accessory Building/Barn on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and addressed as 2201 E. FM-550.

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

M.3 For reference, include the case number (Z2025-004) in the lower right-hand corner of all pages on future submittals.

I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), an Agricultural Accessory Building requires a Specific Use Permit (SUP) in an Agricultural (AG) District. The Conditional Land Use Standards for the Agricultural Accessory Building are as follows:

(1) The property shall be a minimum of ten (10) acres of more in size.
(2) A Barn or Agricultural Accessory Building shall be a minimum of 2,000 SF and a maximum of 4,999 SF in total size (i.e. under roof).
(3) The Barn or Agricultural Accessory Building shall be located behind the front façade of the primary structure, and be subject to the same building setbacks as the primary structure.

I.5 The proposed Agricultural Accessory Building is located on a ten (10) acre property, the proposed Agricultural Accessory Building is 3,225 SF, it is located behind the primary structure, and it meets the building setbacks. Based on this, the Agricultural Accessory Building appears to be in conformance with the standards.

I.6 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Guest Quarters or Secondary Living Unit is permitted by-right as an accessory use in an Agricultural (AG) District. The Conditional Land Use Standards for the Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit are as follows:

(1) Guest Quarters or Secondary Living Units may be allowed on a property in a residential zoning district provided that it is ancillary to a single-family home.

(2) The area of such quarters shall not exceed 30% of the area of the main structure.
(3) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.

I.7 The proposed Guest Quarters/Secondary Living Unit will have a building footprint of 960 SF. According to the Rockwall Central Appraisal District (RCAD), the square footage of the primary structure is 5,260 SF, which would allow a maximum Guest Quarters/Secondary Living Unit size of 1,578 SF. Based on this the proposed structure appears to conform to the requirements for Guest Quarters/Secondary Living Unit.

I.8 The minimum roof pitch for a residential structure is 3:12. In this case, the canopy has a roof pitch of 1:12. This will be a Variance that will be requested as part of this Specific Use Permit (SUP).

M.9 A new site plan/plot plan must be provided to staff. The site plan provided with the submittal does not accurately show the size or location of the proposed Guest Quarters/Secondary Living Unit and Agricultural Accessory Building/Barn.

M.10 The Guest Quarters/Secondary Living Unit and Agricultural Accessory Building/Barn may not have a full kitchen. This must be removed from the structure. That being said a kitchenette (no oven/range) would be permitted. The Unified Development Code (UDC) defines living unit as having separate kitchen facilities. Given this, your property is considered to have two (2) homes on a single-family property.

I.11 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

(1) The development of the Subject Property shall generally conform to the Site Plan and Survey as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
(2) The Guest Quarters/Secondary Living Unit and Agricultural Accessory Building/Barn shall not exceed a maximum size of 4,200 SF.
(3) The Guest Quarters/Secondary Living Unit and Agricultural Accessory Building/Barn shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

I.12 There are two (2) existing accessory structures on the property. The proposed Guest Quarters/Secondary Living Unit and Agricultural Accessory Building/Barn shall be the third accessory structure. According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), there shall be a maximum of two (2) accessory structures permitted on any single-family lot. Given this, the requested SUP will include asking for a third accessory structure.

M.13 Please review the attached Draft Ordinance prior to the February 25, 2025 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 4 2025. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.14 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 March 4, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 11, 2025 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 25, 2025.

I.15 The projected City Council meeting dates for this case will be March 17, 2025 (1st Reading) and April 7, 2025 (2nd Reading).

M.16 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved

02/21/2025: 1. No additional water meter for the guest quarters will be allowed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved

02/20/2025: MUST OBTAIN A BUILDING PERMIT FOR THE BARN AND CONCRETE. WILL REQUIRE A SURVEY INDICATING ALL THE BUILDING SETBACKS AND ENGINEER LETTERS ON THE STRUCTURE AND FOUNDATION

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2201 E FM 550 Rockwall, Tx 75032				
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	Destiny Smith	☐ APPLICANT	Corey Smith
CONTACT PERSON		CONTACT PERSON	
ADDRESS	2201 E FM 550	ADDRESS	
CITY, STATE & ZIP	Rockwall Tx 75032	CITY, STATE & ZIP	
PHONE	972-762 3168	PHONE	972-295 0555
E-MAIL	Smiths42008@gmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 350.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 4TH *DAY OF* FEBRUARY, 2025. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF FEBRUARY, 2025

OWNER'S SIGNATURE: Destiny Smith

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: LGladney

MY COMMISSION EXPIRES: 9/15/2025

NOTARY PUBLIC
LISA GLADNEY
Notary Public, State of Texas
Notary ID 13332909-4
My Commission Exp. 09-15-2025



City of Rockwall

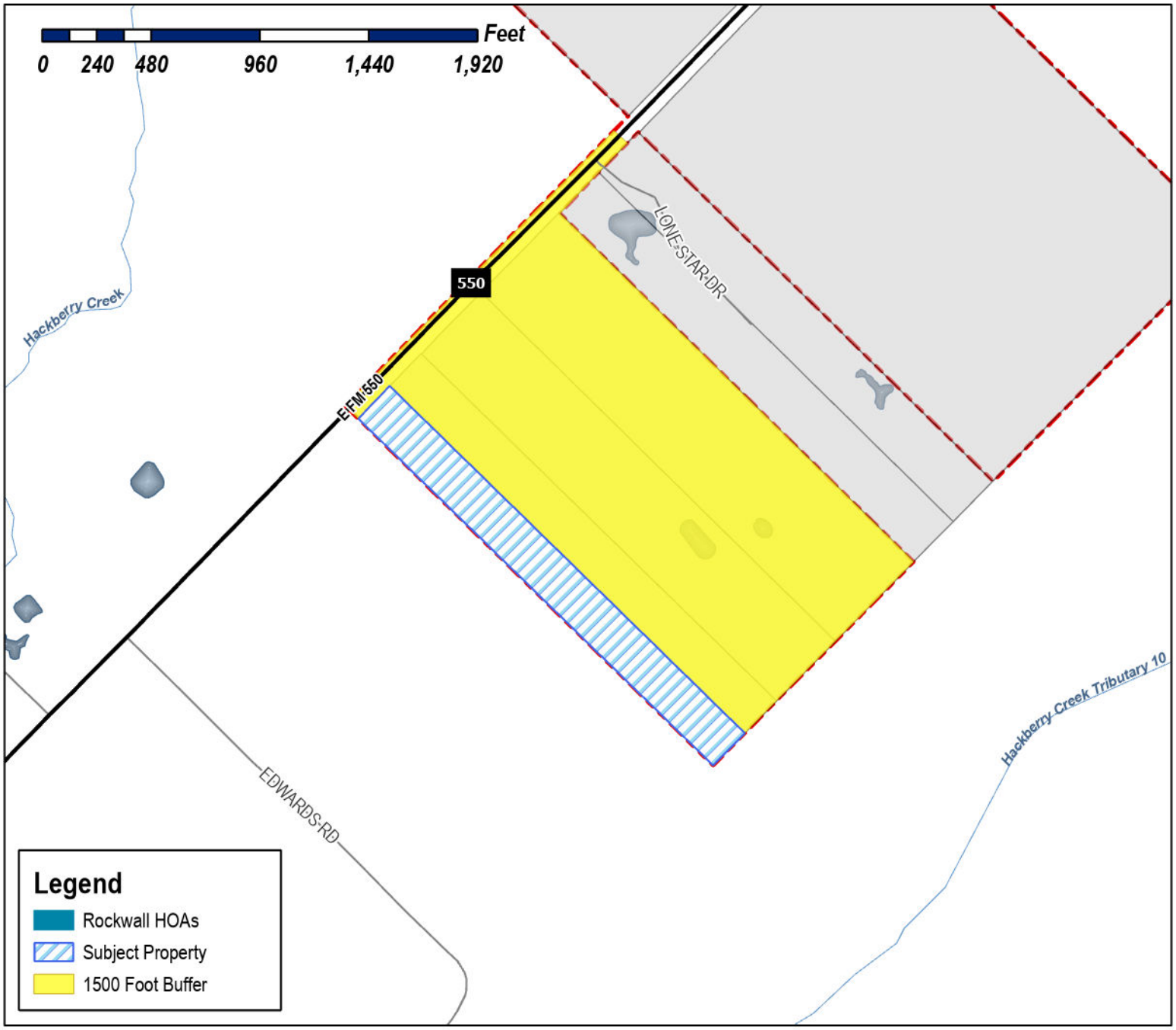
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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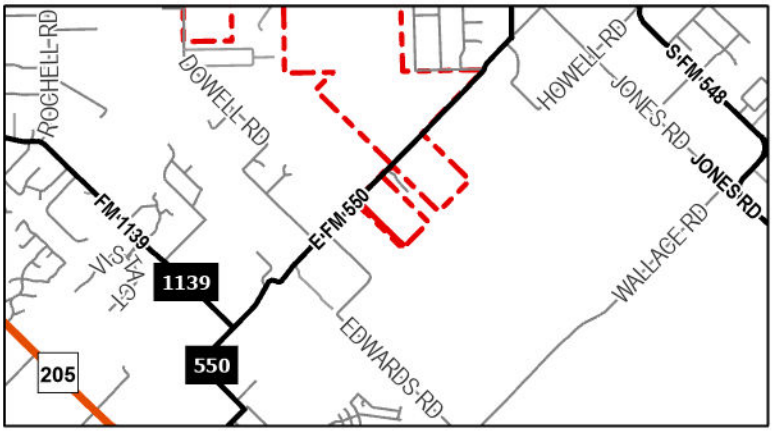
City of Rockwall

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Case Number: Z2025-004
Case Name: Specific Use Permit (SUP) to allow a Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2201 E. FM-550

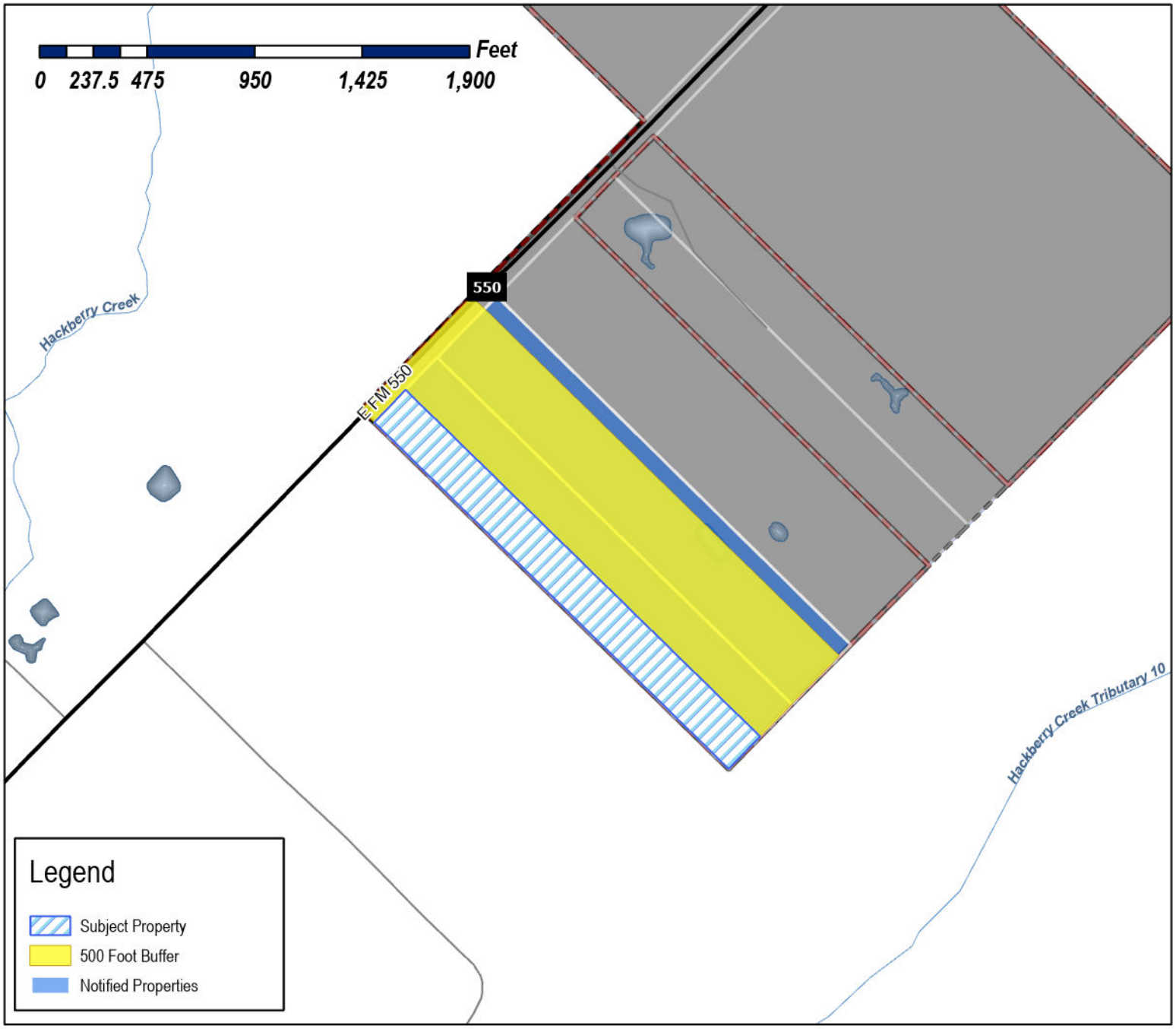


Date Saved: 2/13/2025
For Questions on this Case Call (972) 771-7745

City of Rockwall

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

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Case Number: Z2025-004
Case Name: Specific Use Permit (SUP) to allow a Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2201 E. FM-550

Date Saved: 2/13/2025
For Questions on this Case Call: (972) 771-7745



PURCELL VICTORIA
6705 Emerson Dr
Forney, TX 75126

SMITH COREY & DESTINY
2201 E FM 550
Rockwall, TX 75032

OLMSTEAD S MARK
2261 FM 550
ROYSE CITY, TX 75189

PURCELL VICTORIA
2253 E FM550
ROCKWALL, TX 75032

PUBLIC NOTICE

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

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

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

Z2025-004: SUP for a Guest Quarters/Secondary Living Unit

Hold a public hearing to discuss and consider a request by Corey Smith on behalf of Destiny Smith for the approval of a *Specific Use Permit (SUP)* allowing a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building/Barn* on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, 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, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, March 17, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-004: SUP for a Guest Quarters/Secondary Living Unit

Please place a check mark on the appropriate line below:

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

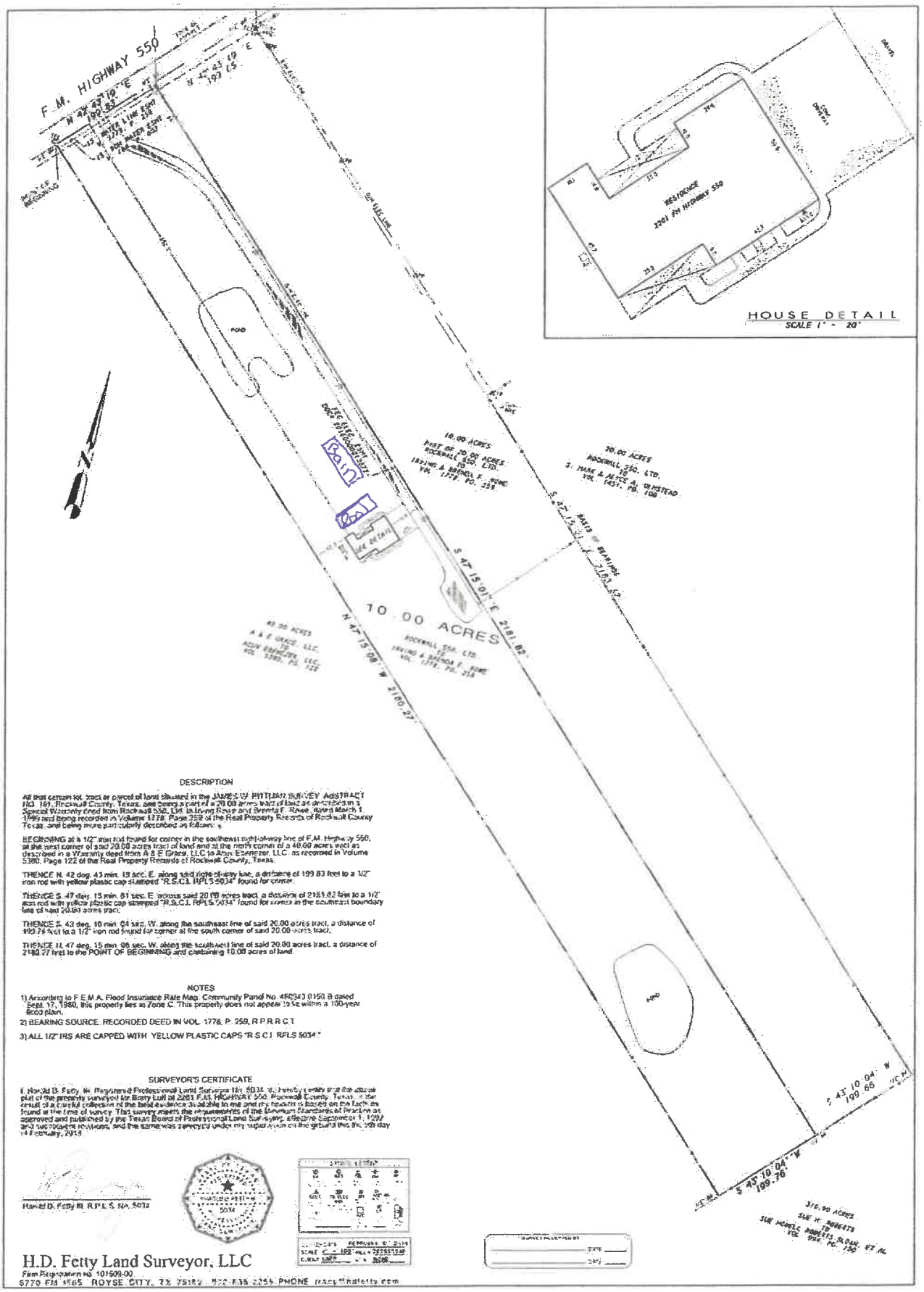
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



DESCRIPTION

All that certain lot, tract or parcel of land situated in the JAMES W. PITTMAN SURVEY, Abstract No. 161, Rockwall County, Texas, and being a part of a 20.00 acres tract of land as described in a Special Warranty deed from Rockwall 550, Ltd. to Irving Burke and Brenda F. Burke, dated March 1, 1995 and being recorded in Volume 1778, Page 259 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the southeast right-of-way line of F.M. Highway 550, at the west corner of said 20.00 acres tract of land and at the north corner of a 40.00 acres tract as described in a Warranty deed from A & E Grace, LLC to Acre Ebenezer, LLC. as recorded in Volume 5380, Page 122 of the Real Property Records of Rockwall County, Texas.

THENCE N. 42 deg. 43 min. 19 sec. E. along said right-of-way line, a distance of 199.83 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner.

THENCE S. 47 deg. 15 min. 01 sec. E. across said 20.00 acres tract, a distance of 2181.82 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the southeast boundary line of said 20.00 acres tract.

THENCE S. 43 deg. 10 min. 04 sec. W. along the southeast line of said 20.00 acres tract, a distance of 199.76 feet to a 1/2" iron rod found for corner at the south corner of said 20.00 acres tract.

THENCE N. 47 deg. 15 min. 08 sec. W. along the southwest line of said 20.00 acres tract, a distance of 2180.27 feet to the POINT OF BEGINNING and containing 10.00 acres of land.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480543 0150 B dated Sept. 17, 1980, this property lies in Zone C. This property does not appear to be within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED IN VOL. 1778, P. 259, R.P.R.R.C.T.

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

SURVEYOR'S CERTIFICATE

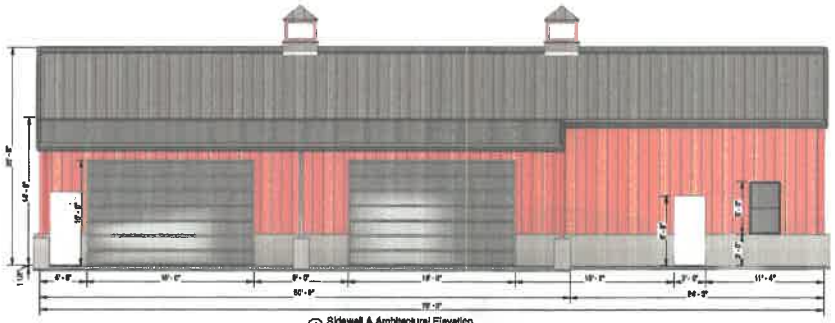
I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Barry Luft at 2301 F.M. HIGHWAY 550, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my research is based 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 February, 2018.

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

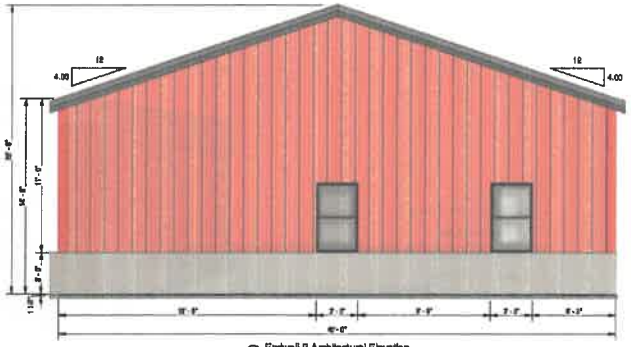
H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
5770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE

B.P. Initial

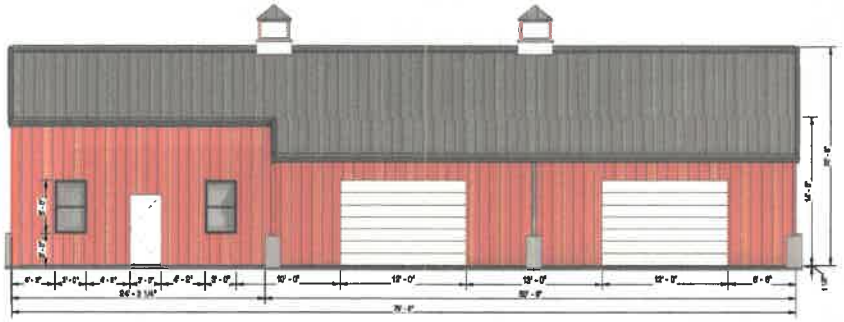
Cust. Initial



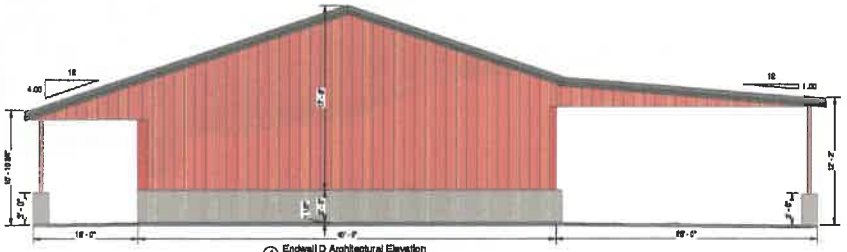
① Sidewall A Architectural Elevation
3/16" = 1'-0"



② Endwall B Architectural Elevation
1/4" = 1'-0"



③ Sidewall C Architectural Elevation
3/16" = 1'-0"



④ Endwall D Architectural Elevation
3/16" = 1'-0"

Wall Sheeting:	PBR Rustic Red
Roof Sheeting:	PBR Burnished Slate
Ridge:	Burnished Slate
Rake:	Burnished Slate
Corners:	Rustic Red
Eave Trim:	None
Head Trim:	Rustic Red
Purlin Cap:	Rustic Red
Gutters:	Burnished Slate
Downspouts:	Burnished Slate
Soffit Sheeting:	None

RAFTER P CONSTRUCTION INC
6901 Wesley Street, Suite B, Greenville, TX 75402
phone: 903-454-8328 fax: 903-450-4795

Corey Smith
989 McDonald St. Heath, TX 75032
40' x 75' x 14' 4:12 w/ 2 Lean-To

No.	Description	Date

Exterior Elevations

Project number	17-2147	A.02
Date	7/25/2017	
Drawn by	Zachary Pearson	
Checked by	Brad Pryor	Scale As Indicated

9/15/2023 12:42:17 PM Printed:

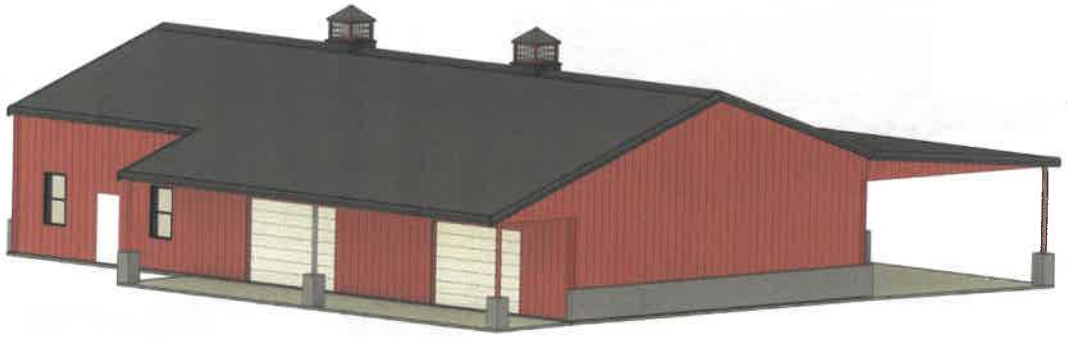
40' x 75' x 14' 4:12 w/ 2 Lean-To

Corey Smith

17-2147

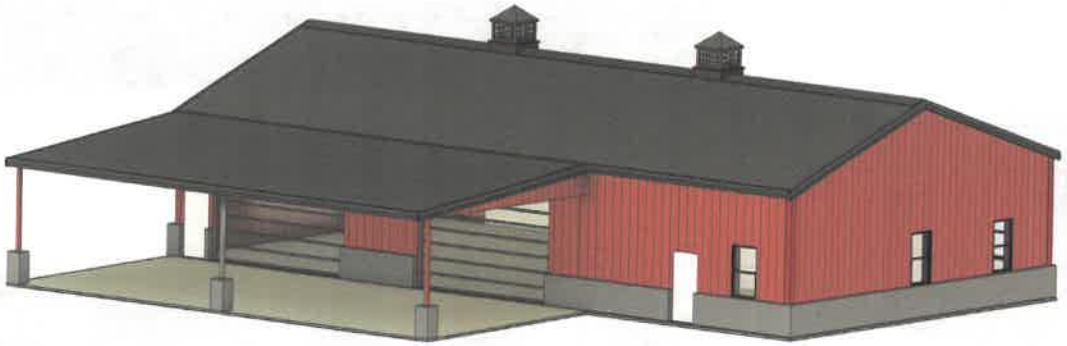
B.P. Initial

Cust. Initial



① Walls C & D

Drawing Schedule	
Sheet #	Sheet Name
A.01	Isometric
A.02	Exterior Elevations
A.03	Main Level Floor Plan



② Walls A & B

Notes:
Building Type: Shop

Building Dimensions: 40' x 75' x 14' 4:12 Pitch
Porch A Dimensions: 10' x 60' x 14' High Side x 10' 6" Low Side 4:12 Pitch
Porch C Dimensions: 25' x 60' x 14' High Side x 12' Low Side 1:12 Pitch
Weld Up: Yes

Doors:
2 - 16'x10' 4' High Lift/ Break Pitch, Glass Sectional Doors w/ Door Openers
2 - 12'x8' 8' High Lift/ Break Pitch, Glass Sectional Doors
1 - 3070 Metal Walk Door w/ Deadbolt
2 - 3068 Residential Walk Door

Windows:
5 - 3060 Single Hung, Vinyl, Low E, Argon Injected Color: TBD

Insulation: 3" VR-R Fiberglass Insulation

Cupolas: 2 - 40" x 40"

Ridge Vents: None

Skylights: None

Stone: Austin Stone Chopped

Wall Sheeting: PBR Rustic Red	
Roof Sheeting: PBR Burnished Slate	
Ridge: Burnished Slate	
Rake: Burnished Slate	
Corners: Rustic Red	
Base Trim:None	
Head Trim: Rustic Red	
Purlin Caps: Rustic Red	
Gutters: Burnished Slate	
Downspouts: Burnished Slate	
Soffit Sheeting: None	

RAFTER P CONSTRUCTION INC
5921 Wesley Street, Suite B, Greenville, TX 75402
phone: 903-454-5333 fax: 903-450-4788

Corey Smith
989 McDonald St. Heath, TX 75032
40' x 75' x 14' 4:12 w/ 2 Lean-To

No.	Description	Date

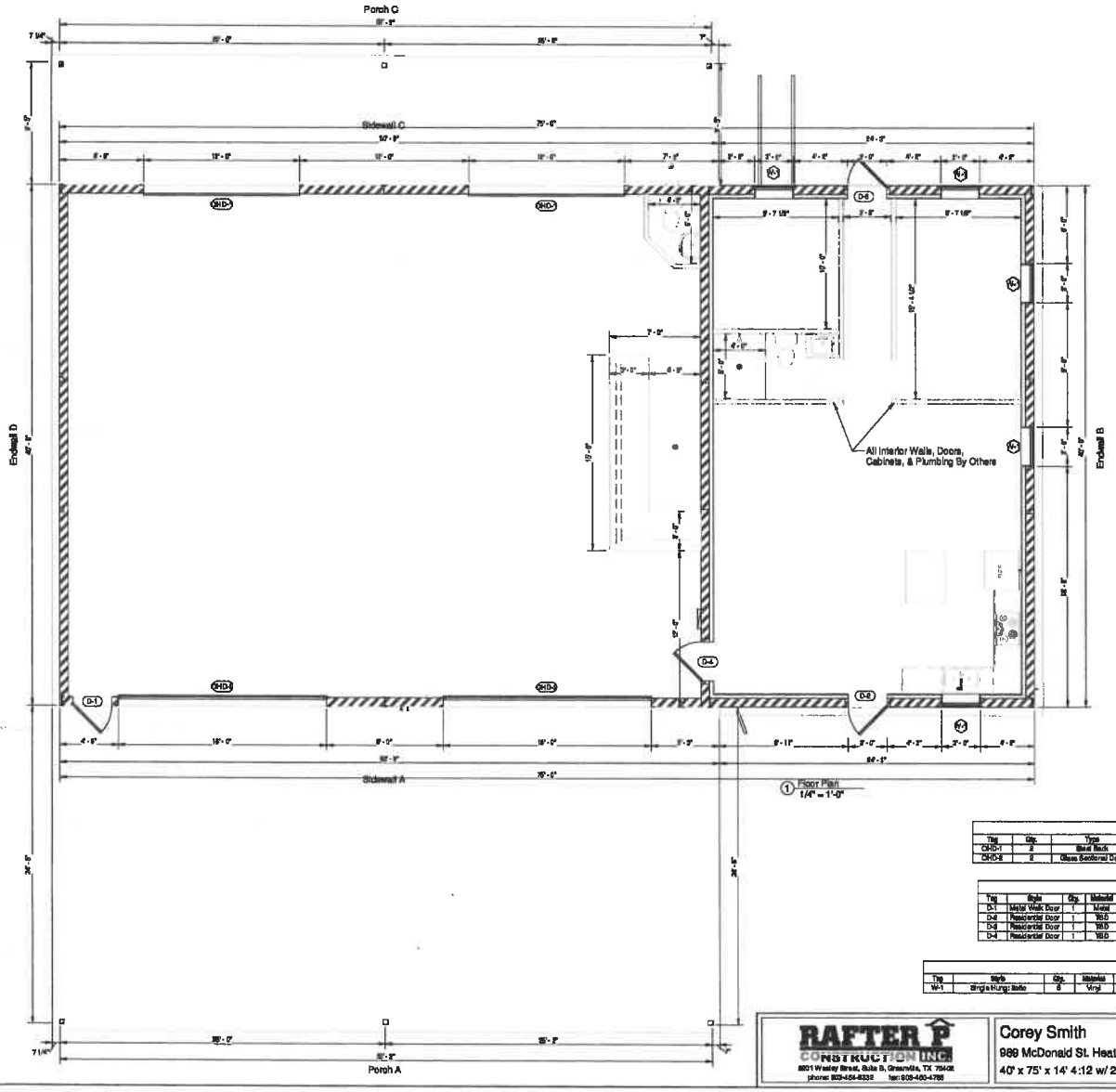
Isometric

Project number	17-2147
Date	7/12/2017
Drawn by	Zachary Pearson
Checked by	Brad Pryor

A.01

Scale

17-2147 Corey Smith 40' x 75' x 14' 4:12 w/ 2 Lean-To Printed: 8/18/2023 12:42:14 PM



B.P. Initial

Cust. Initial

Printed: 9/15/2023 12:42:17 PM

40' x 75' x 14' 4:12 w/ 2 Lean-To

Corey Smith

17-2147

Overhead Door Schedule

Tag	Qty.	Type	Size	Width	Height	Color	Insulated	Comments
OHD-1	2	Steel Rack	10' x 8'	10' - 0"	8' - 0"	Dark Brown Stain	Yes	6" High LIV Break Pitch
OHD-2	2	Glass Sectional Door	10' x 10'	10' - 0"	10' - 0"	Glass	Tempered Glass	4 High LIV Break Pitch & Door Openers

Door Schedule

Tag	Style	Qty.	Material	Width	Height	Rough W	Rough H	Swing	Function	Size	Hardware
D-1	Metal Walk Door	1	Metal	3' - 0"	7' - 0"	6' - 0"	7' - 1 1/2"	Right Outswing	Exterior	Double	
D-2	Residential Door	1	Wood	3' - 0"	6' - 8"	3' - 6 1/8"	6' - 10 3/4"	Left Outswing	Exterior	Double	
D-3	Residential Door	1	Wood	3' - 0"	6' - 8"	3' - 6 1/8"	6' - 10 3/4"	Right Outswing	Exterior	Double	
D-4	Residential Door	1	Wood	3' - 0"	6' - 8"	3' - 6 1/8"	6' - 10 3/4"	Left	Exterior	Double	

Window Schedule

Tag	Style	Qty.	Material	Width	Height	Sill Height	Rough W	Rough H	Insulation	Grid	Color	Comments
W-1	Single Hung / Slide	8	Vinyl	3' - 0"	5' - 0"	3' - 0"	3' - 0"	5' - 0"	Argon Filled/Low E	Yes	Bronze	

RAFTER P CONSTRUCTION INC.
8801 Wesley Street, Suite B, Greenville, TX 75402
phone: 903-454-8330 fax: 903-400-4788

Corey Smith
989 McDonald St. Heath, TX 75032
40' x 75' x 14' 4:12 w/ 2 Lean-To

No.	Description	Date

Main Level Floor Plan

Project number 17-2147
Date 7/24/2017
Drawn by Zachary Pierson
Checked by Brad Pryor

A.03

Scale 1/4" = 1'-0"

To The City of Rockwall,

We are submitting this application for approval on our barn/garage we had built. We will be using the barn as additional garage space for us.

Thanks

Corey and Destiny Smith



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS/SECONDARY LIVING UNIT* AND AN *AGRICULTURAL ACCESSORY BUILDING* ON A 10.00-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 1-5 OF THE J. W. PITMAN SURVEY, ABSTRACT NO. 181, 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 Corey Smith on behalf of Destiny Smith for the approval of a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building* on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building* in accordance with Article 04, *Permissible Uses*, 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 02.01, *Agricultural (AG) District, and* Subsection 03.01, *General Residential 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

DRAFT 02.25.2025

with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building* on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall generally conform to the *Building Elevations* as depicted in *Exhibit 'C'* of this ordinance.

3) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall not exceed a maximum size of 4,300 SF.

4) The *Guest Quarters/Secondary Living Unit* shall *not* have a kitchen, and the existing kitchen that was constructed without a building permit shall be removed prior to a *Building Permit* being completed for the structure.

5) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of

DRAFT ORDINANCE 03-25-2025

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 7th DAY OF APRIL, 2025.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 17, 2025*

2nd Reading: *April 7, 2025*

DRAFT ORDINANCE 02.25.2025

Exhibit 'A':
Location Map

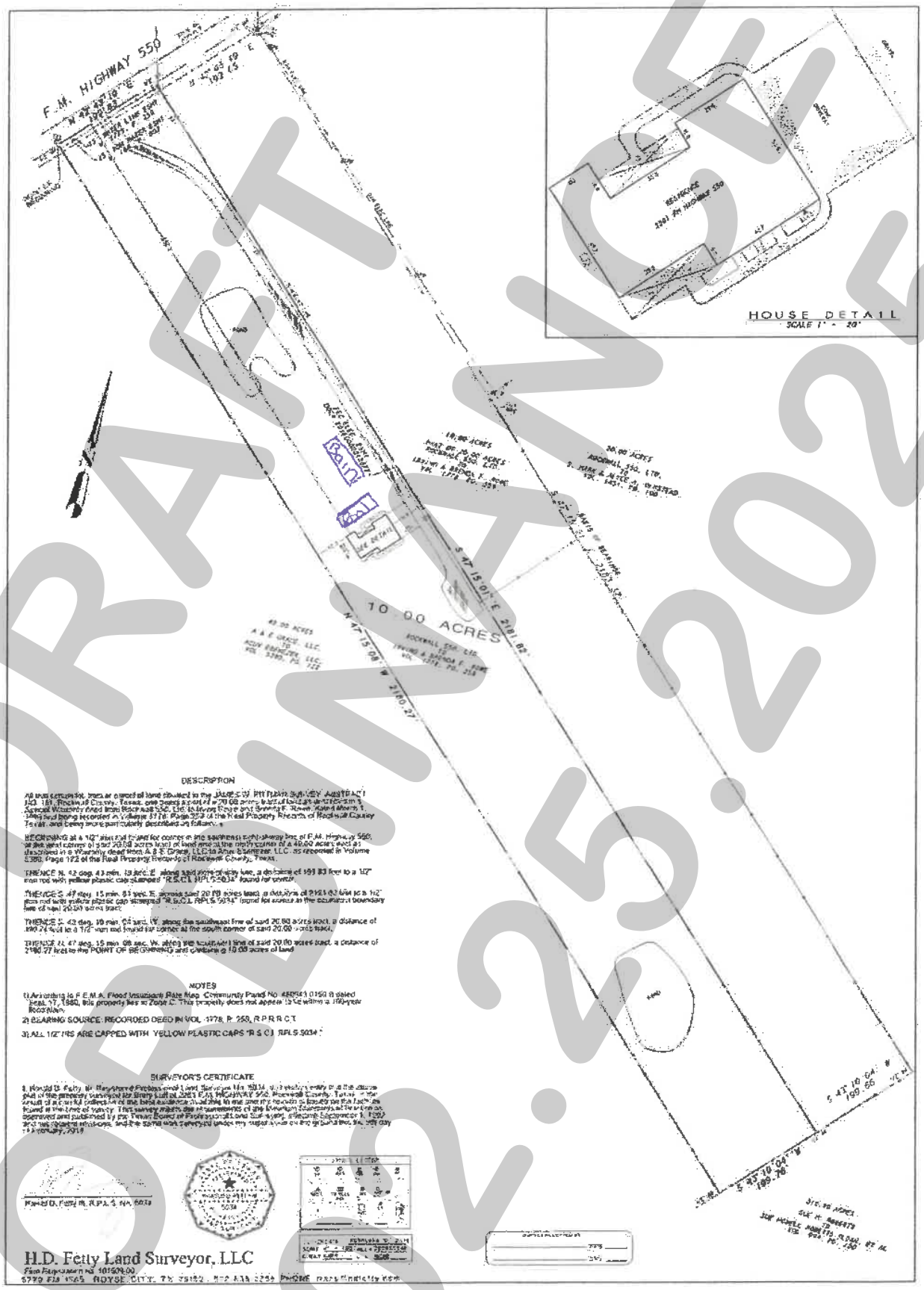
Address: *2201 E. FM-550*

Legal Description: *Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181*



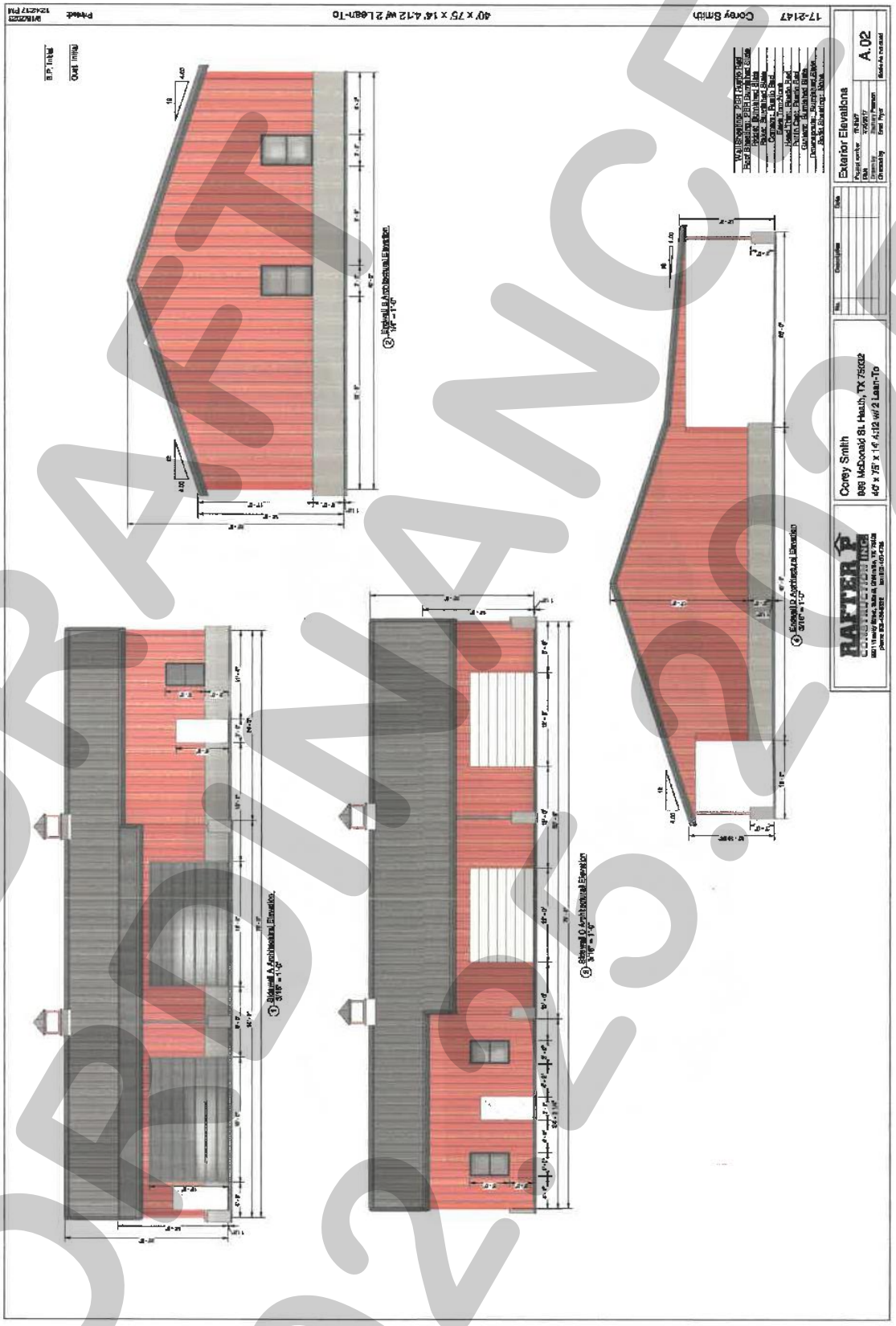
DRAFT 10-07-2025

Exhibit 'B':
Site Plan



DRAFT
02.25.2025

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
02.13.2025

PROJECT COMMENTS

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

DATE: 2/21/2025

PROJECT NUMBER: Z2025-005
PROJECT NAME: Zoning Change from AG to PD for Erwin Farms
SITE ADDRESS/LOCATIONS: 379 N COUNTRY LN

CASE CAPTION: Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 98.40-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 Agricultural (AG) District, 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
	Bethany Ross	02/21/2025	Approved w/ Comments

02/21/2025: Z2025-005; Zoning Change (AG to PD) for Erwin Farms
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 an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 98.316-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 Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141.

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

M.3 For reference, include the case number (Z2025-005) in the lower right-hand corner of all pages on future submittals.

I.4 Conformance to the Codes. Based on the submitted draft ordinance the proposed Planned Development District does not conform to the following requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's Standards of Design and Construction Manual:

(1) Alleyways. The Engineering Department's Standards of Design and Construction Manual stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete…" The code does grant the City Council the ability to "… waive the residential alley requirement, if it is in the best interest of the City." [Page 14; Section 2.11 of the Standards of Design and Construction Manual].

I.5 Future Land Use Map. According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the Northeast Residential District, and according to the Future Land Use Map contained within this document the subject property is designated for Low Density Residential land uses. According to the OURHometown Vision 2040 Comprehensive Plan, "(t)he 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." At 1.25 dwelling units per gross acre the proposed density is below the 2.00 dwelling units per gross acre defined by the Future Land Use Map. Based on this, the applicant meets the Low-Density Residential designation.

I.6 District Strategies. The District Strategies for the Northeast Residential District stipulate the following:

(1) Estate and Rural Residential. The maintenance of the Estate and Rural Residential housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.

(2) 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.

Staff's Response: The proposed plan appears to be a mixture of larger to mid-sized lots and conforms to the Suburban Residential strategy. In addition, the proposed larger lot sizes are complimentary to the estate and rural residential east and west of the subject property and further the desire to have a logical transition of densities from John King Boulevard to FM-3549.

I.7 Residential Design Guidelines. The OURHometown Vision 2040 Comprehensive Plan stipulates various goals and design guidelines for residential developments. The following aspects of the applicant's proposal either do not conform to or could better conform to the stated goals of the City's Comprehensive Plan, and could be revised -- per staff's recommendations below -- to bring the project closer to conformance with these goals:

(1) CH. 1; Section 2.02; Goal #2 | Policy #4 (Page 1-2). At a minimum, new residential development should be equal to or of a higher quality than the existing surrounding residential development.

Staff's Response: The development should use similar architectural styles (i.e. Traditional Neighborhood Design principles, modern tutor, craftsman or farmhouse architectural styles/material mixes, etc.) and lot sizes as the adjacent Nelson Lakes, Northgate, and Winding Creek Subdivisions and the larger estates lots to create a consistent development theme throughout the area.

(2) CH. 8; Section 2.02; Goal #1 | Policy #4 (Page 8-2). Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in developments that propose clusters of smaller lots.

Staff's Response: The development has three (3) lot sizes that are clustered next to each other and do not provide a mixture throughout each phase. This is in part due to requesting the On-Site Sanitary Facilities (OSSF) for the lots on the south side of the development.

(3) CH. 8; Section 2.02; Goal #2 | Policy #1 (Page 8-2). When planning a residential development, open space, drainage areas, trails and tree groupings should be identified prior to laying out the development. This will lead to a development that places an emphasis on preserving the natural environment.

Staff's Response: The applicant has identified the open space, drainage areas, trails and floodplain but has not identified tree groupings. Staff suggests identifying the tree groupings that will be preserved in the development of this plan.

(4) CH. 8; Section 2.02; Goal #3 | Policy #4 (Page 8-2). All parks and open space should provide an integrated trail system that serves the adjacent neighborhood areas.

Staff's Response: The concept plan provided shows an integrated trail system. However, staff suggests strengthening the plan by providing a trail that loops around the amenity area. Staff has provided a drawing to demonstrate this.

(5) CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3). To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, the house on the property should face onto the park and/or public open space, and should not back or side to the park and/or open space.

Staff's Response: The concept plan does not incorporate houses that face onto parks and/or public open space.

(6) CH. 8; Section 2.03; Goal #1 | Policy #5 (Page 8-3). Design neighborhoods utilizing the Housing Tree Model.

Staff's Response: The concept plan is not designed utilizing the Housing Tree Model. The current design includes three (3) lot sizes that are clustered next to each other and do not provide a mixture throughout each phase. This is in part due to requesting the On-Site Sanitary Facilities (OSSF) for the lots on the south side of the development.

M.8 Based on the submitted plans, please make the following corrections or provide the requested information by March 4, 2025:

(1) Staff suggest strengthening the plan by providing a trail that loops around the amenity area. Staff has provided a drawing to demonstrate this.

I.9 In addition to the above required changes, staff is recommending the following:

(1) Due to recent issues with preliminary plats, please ensure that your lots meet the zoning requirements of the Planned Development District as written. For example, the lot on the Southwest corner that is an irregular shape will not meet the lot width requirements of this Planned Development District ordinance. Please revise the shape of that lot in your concept plan. Lot width is defined as “The horizontal distance between side property lines, which cannot be less than the minimum lot width -- per the zoning district -- at any point on the lot.”

I.10 The retained lot for Eric Erwin will need to be rezoned to Single-Family Estate 2.0 (SFE-2.0) District prior to the approval of a Preliminary Plat.

M.11 Please review the attached draft ordinance prior to the March 11, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by March 4, 2025. Please carefully read through this document as staff has incorporated changes from what was originally submitted.

I.12 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 March 4, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 11, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.13 The projected City Council meeting dates for this case will be March 17, 2025 (1st Reading) and April 7, 2025 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved w/ Comments

02/21/2025: General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
- Additional comments may be provided at time of Site Plan.
- ATMOS/Gas company must approve all "crossings" of their easement.

Streets/Paving:
- TIA is required.
- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
- Streets adjacent to a public park must have 60' ROW and 41' B-B street section
- Parallel parking must be a minimum of 22'x9' and must be maintained, repaired, and replaced by HOA.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.

- Cul-de-sac dimensions must meet City of Rockwall Standards.
- All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
- City driveway spacing requirements must be met.
- Any medians must be curbed, and streets draining away from medians.
- Must construct all roadways on the current Master Thoroughfare Plan
- A Major Collector, Undivided 4-Lane Roadway (M4U), with a 65' ROW dedication will be required for N. Country Lane (must build 24' min. on the section adjacent to development if accessing). A minimum 5' sidewalk will be required on both sides of the roadway if building the full width.
- A Minor Collector, Undivided 2-Lane Roadway (MC), with a 60' ROW will be required for Clem Road (must build 24' min. on the section adjacent to development if accessing). A minimum 5' sidewalk will be required on both sides of the roadways if building the full width.
- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.

Water and Wastewater Items:
- An Infrastructure study has been completed. All infrastructure recommendations/requirements in study must be constructed. Still working on required upgrades to existing sewer system.
- Must loop min 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have 8" sewer line minimum through the property.
- Must install 12" water main per City master plans. Dedicate easements or through the subdivision.
- Must install a 8" and 10" sewer main per City master plans. Dedicate easements.
- Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
- Utilities may not cross through a residential property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
- Water not served by the City. This property is located within the Mount Zion WSC CCN.
- Need to opt out of the Mount Zion WSC. If not, must have flow reports that verify fire flow and TCEQ min. standards are met.
- $86.44/acre sewer pro-ratas to be paid

Drainage/Floodplain/Lakes:
- Existing flow patterns must be maintained.
- Flood Study is required
- Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention ponds must be in a drainage easement located at the freeboard elevations to be maintained by the property owner/HOA.
- Detention must be permanently irrigated.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for detention ponds.
- Detention cannot be located in the 100yr floodplain. Detention must be above the 100yr floodplain elevation where adjacent.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- Must show and meet erosion hazard setback for all creeks/streams.
- Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.
- Floodplain must be in a drainage easement and the erosion hazard setback must be in a lot of it's own (HOA/Open Space lot).
- Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Lot to Lot drainage is not allowed.
- Additional geotech will be required where there are existing ponds that will be filled in and houses built. Need to mitigate possible ground water/springs.

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 berms allowed in water or sewer easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved

No Comments

Lot Count	
100' Wide Lot	100
3/4 acres	17
1 acre	6
Total	123

NOTES

* DETENTION, FLOODPLAIN, EROSION HAZARD SETBACKS AND ASSOCIATED EASEMENTS SHALL NOT BE LOCATED WITHIN ANY RESIDENTIAL LOT, BUT FULLY WITHIN AN HOA LOT
* DETENTION PONDS SHALL NOT BE LOCATED WITHIN THE FLOODPLAIN NOR THE EROSION HAZARD SETBACK
* IRRIGATION WATER METERS ARE REQUIRED TO MAINTAIN POND WATER SURFACE ELEVATION TO NORMAL LEVEL (STORM WATER MAY NOT BE USED TO MAINTAIN RETENTION VOLUME)
* PARALLEL PARKING TO BE MAINTAINED BY HOA

0 300′ 600′

NELSON LAKES

CITY OF ROCKWALL PARK

N COUNTRY LN

8′ CONCRETE TRAIL

30′ LANDSCAPE BUFFER

RETENTION POND

FOUNTAIN

10′ LANDSCAPE BUFFER

8′ CONCRETE TRAIL

8′ CONCRETE TRAIL

100-YEAR FLOODPLAIN (PRE-DEVELOPMENT)

12 PARKING STALLS

30′ LANDSCAPE BUFFER

PROPOSED 100′ GAS EASEMENT

RETENTION POND

FOUNTAIN

10′ LANDSCAPE BUFFER

30′ LANDSCAPE BUFFER

8′ CONCRETE TRAIL

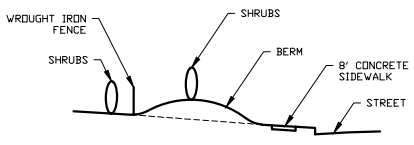
WINDING CREEK

8′ CONCRETE TRAIL

30′ LANDSCAPE BUFFER

CLEM RD

PERIMETER LANDSCAPE BUFFER CROSS-SECTION



Total Acreage	98.40
Total Floodplain Acreage	17.44
Open Space Acreage inside Floodplain	16.04
Open Space Acreage outside Floodplain	17.15
Open Space Percentage (16.04 / 2 + 17.15) / 98.4 = .256 = 25.6%	25.6%
Gross Density	1.25
Net Density 123 / (98.40 - 17.44) = 1.52	1.52

EVERGREENS

SHRUBS

PRIMARY ENTRY MONUMENT (2)

SECONDARY ENTRY MONUMENT (1)

PAVILION (16′x54′)

SPORT COURTS (2)

PARK BENCHES (2)

TUBULAR STEEL FENCING (EVERYTHING ELSE WOOD FENCING)

ERWIN FARMS

CONCEPT PLAN

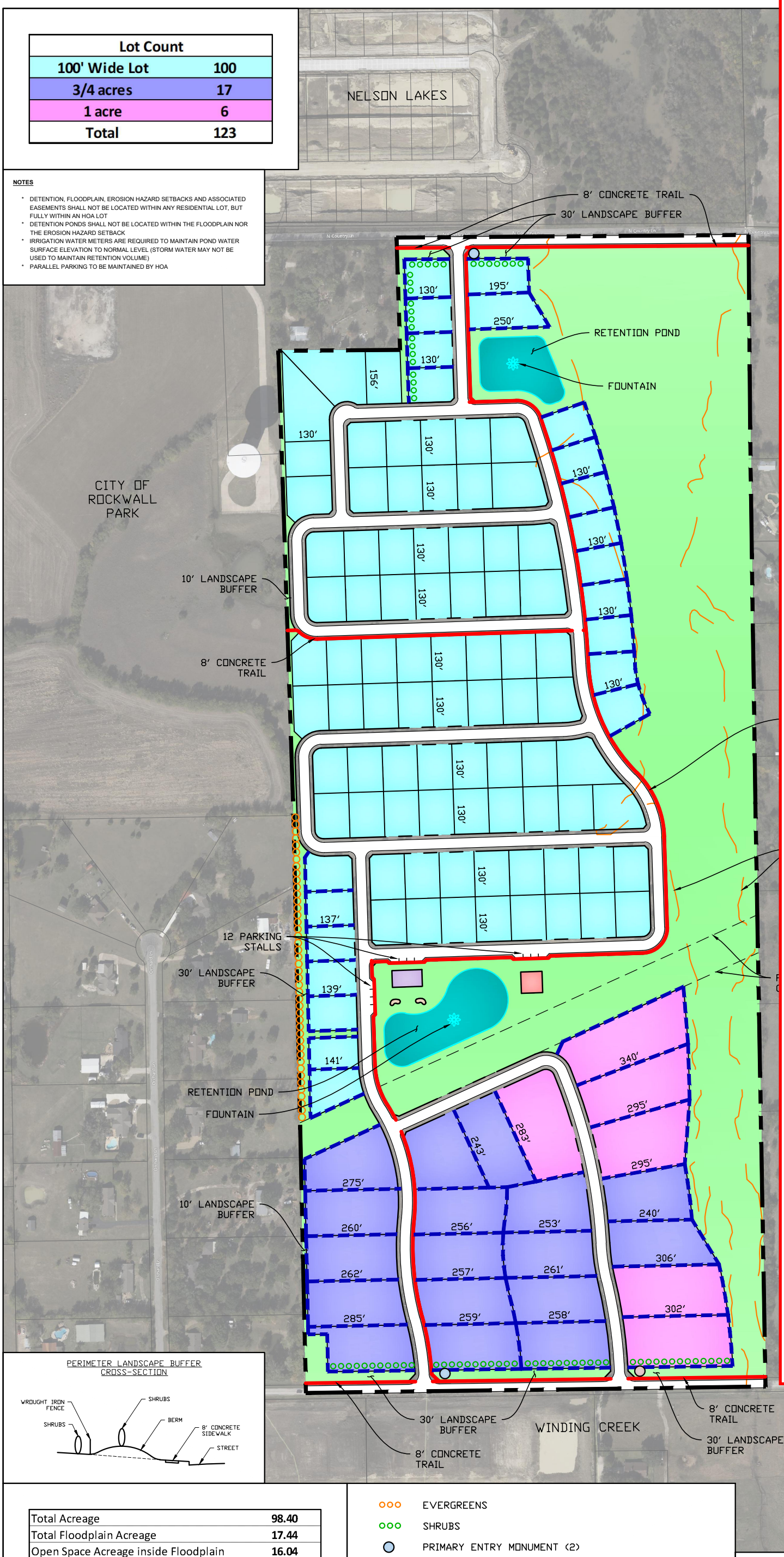
CITY OF ROCKWALL

FEBRUARY 10, 2025

Lot Count	
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1 acre	6
Total	123

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- EVERGREENS
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- PRIMARY ENTRY MONUMENT (2)
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ERWIN FARMS

CONCEPT PLAN

CITY OF ROCKWALL

FEBRUARY 10, 2025

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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 ($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	379 N Country Ln, Rockwall, TX 75087				
SUBDIVISION	J.A. Ramsey, Abstract No. 186, Tract 6	LOT	-	BLOCK	-
GENERAL LOCATION	East of FM 1141 between N Country Ln and Clem Rd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Agricultural (AG)	CURRENT USE	Vacant Land		
PROPOSED ZONING	Planned Development (SF-8.4)	PROPOSED USE	Single Family Residential		
ACREAGE	98.40	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	123

☐ ***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	Estate of Karl W Erwin	☑ APPLICANT	Skorburg Company
CONTACT PERSON	Dr. Karl Erwin, Executor	CONTACT PERSON	Adam Buczek
ADDRESS	2030 Crosswood Ln	ADDRESS	8214 Westchester Dr
			Suite 900
CITY, STATE & ZIP	Irving, Tx 75063	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	(469) 877-4307	PHONE	(214) 522-4945
E-MAIL	kderwindpa@live.com	E-MAIL	abuczek@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dr. Karl Erwin, Executor [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 $1,676 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 10th *DAY OF* FEBRUARY, 2025. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

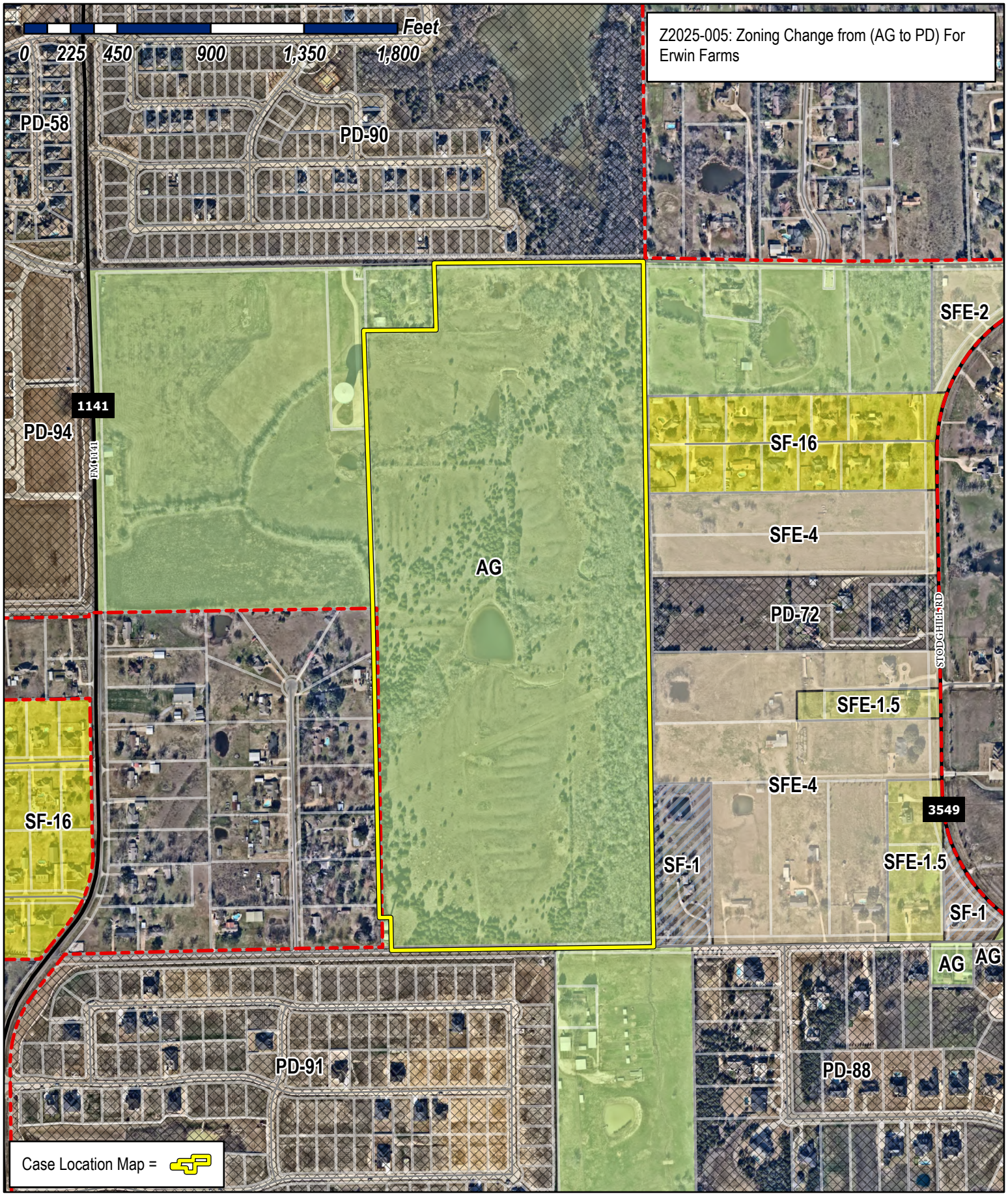
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF February 2025

OWNER'S SIGNATURE Karl D Erwin MD

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Madeline Dunklin

MY COMMISSION EXPIRES

MADELINE C DUNKLIN
Notary ID #132454324
My Commission Expires
April 28, 2028



City of Rockwall

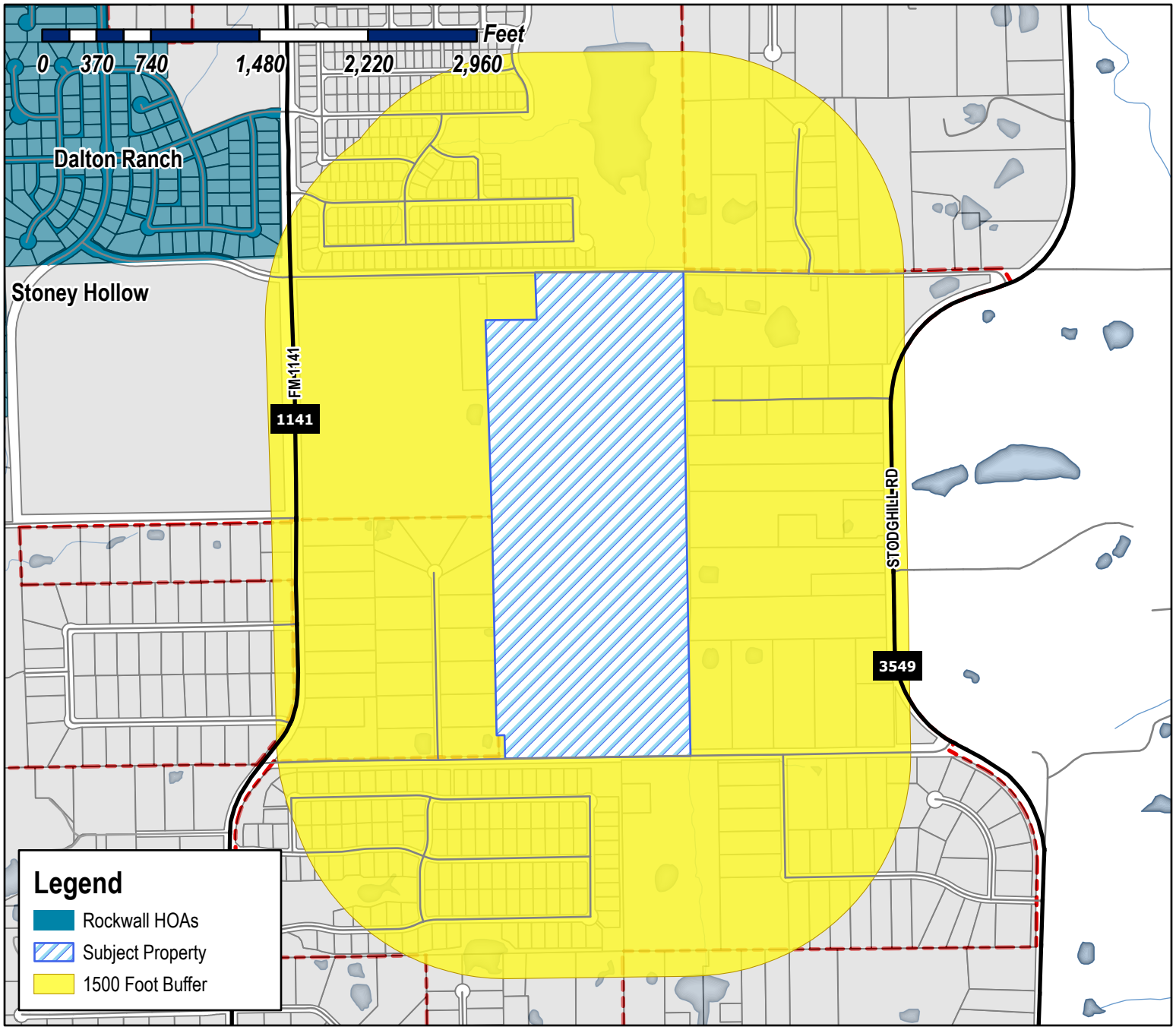
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

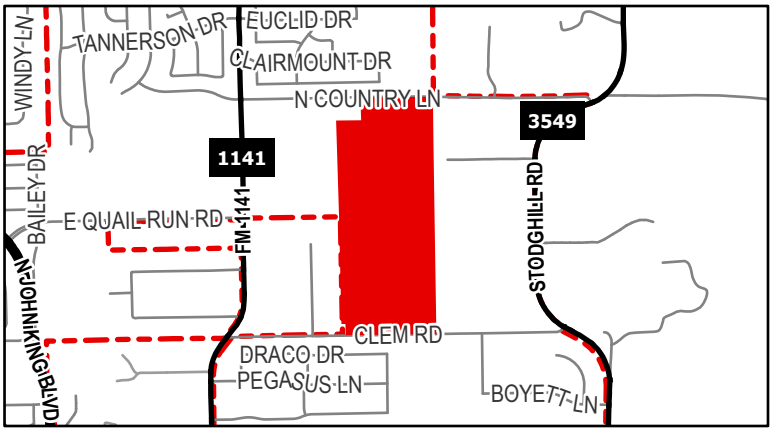
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Case Number: Z2025-005
Case Name: Zoning Change from (AG to PD) for Erwin Farms
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 379 N Country Ln.



Date Saved: 2/14/2025
For Questions on this Case Call (972) 771-7745

Outlook

Neighborhood Notification Program {Z2025-007]

From Zavala, Melanie <MZavala@rockwall.com>
Date Thu 2/20/2025 3:43 PM
Cc Miller, Ryan <RMiller@rockwall.com>; Lee, Henry <HLee@rockwall.com>; Ross, Bethany <bross@rockwall.com>; Guevara, Angelica <AGuevara@Rockwall.com>

2 attachments (1 MB)
HOA Map (02.13.2025).pdf; Public Notice (02.18.2025).pdf;

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, February 21, 2025*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-007: SUP to allow a Church/ House of Worship
Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a *Specific Use Permit (SUP)* allowing a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [*Ordinance No. 25-07*], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take any action necessary.

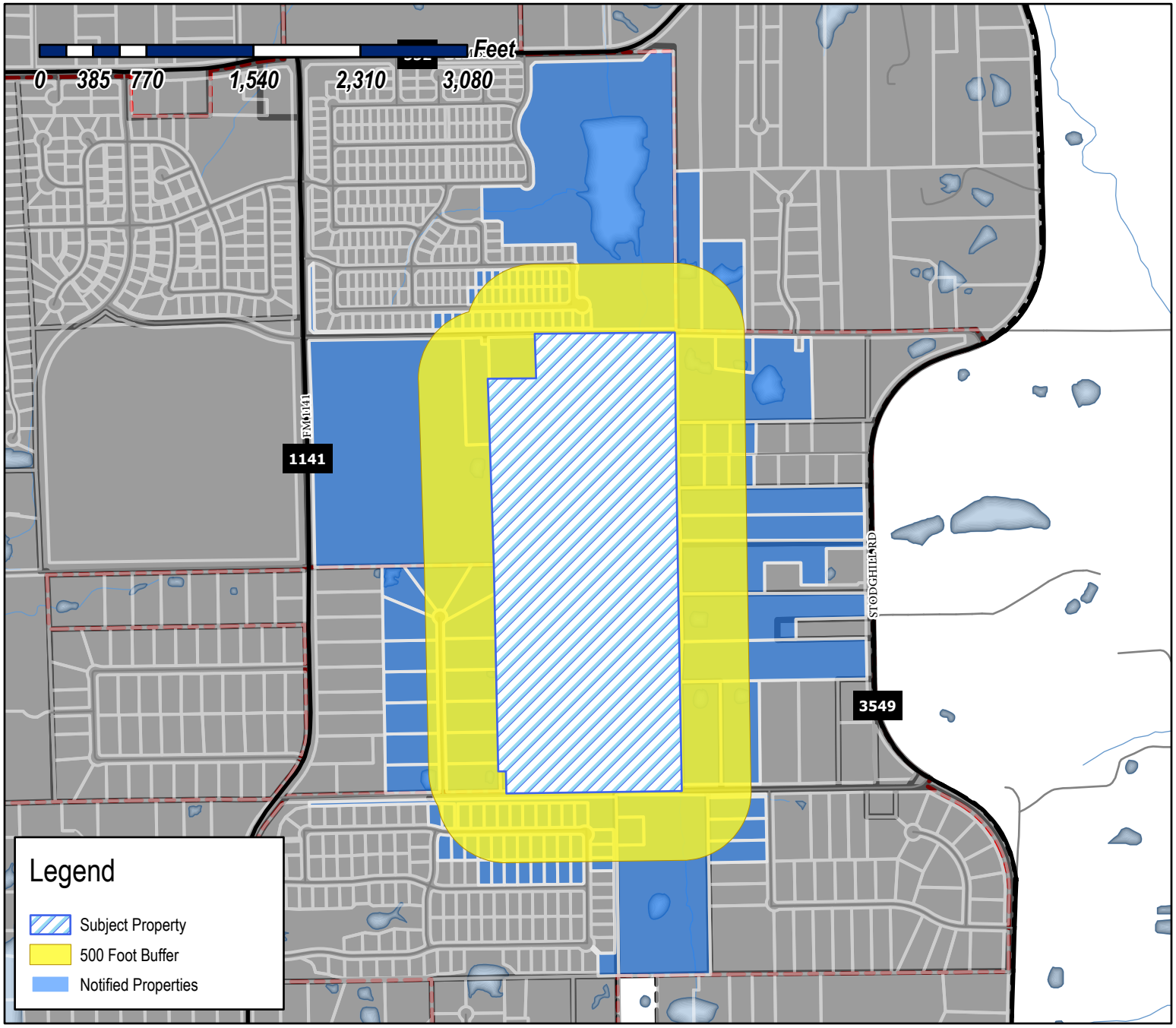
Thank you,

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

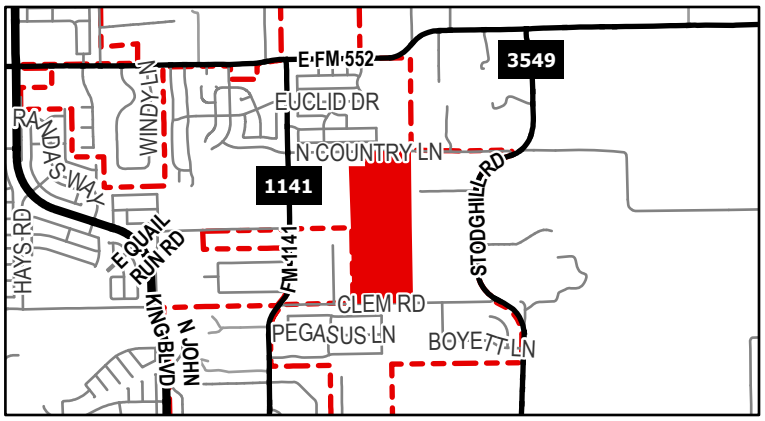
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2025-005
Case Name: Zoning Change from (AG to PD) for Erwin Farms
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 379 N Country Ln.

Date Saved: 2/14/2025
For Questions on this Case Call: (972) 771-7745



RESIDENT
FM1141
ROCKWALL, TX 75087

RESIDENT
FM3549 STODGHILL RD
ROCKWALL, TX 75087

RESIDENT
10 CRESTVIEW CIR
ROCKWALL, TX 75087

ERBERT STEPHEN RICHARD & PATRICIA ERBERT
1004 CEDAR GLEN TRL
ROCKWALL, TX 75032

ERBERT STEPHEN RICHARD & PATRICIA ERBERT
1004 CEDAR GLEN TRL
ROCKWALL, TX 75032

NORTHGATE ROCKWALL HOMEOWNERS ASSOCIATIONS INC
1189 WATERS EDGE DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

RESIDENT
1506 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1510 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1514 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1518 QUASAR DR
ROCKWALL, TX 75087

MCCALLUM CRAIG WILLIAM
1983 N STODGHILL RD
ROCKWALL, TX 75087

ERWIN KARL DANIEL EXECUTOR
KARL W ERWIN ESTATE
2030 CROSSWOOD LANE
IRVING, TX 75063

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

RESIDENT
2105 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2109 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2109 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2110 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2113 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2113 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2114 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2116 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2117 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2117 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2120 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2121 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2121 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2122 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2124 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2125 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2125 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2128 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2129 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2129 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2132 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2201 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2201 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2202 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2203 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2203 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2204 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2205 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2206 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2206 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2207 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2207 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2207 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2209 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2210 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2210 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2211 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2211 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2213 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2214 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2214 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2214 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2215 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2215 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2215 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2218 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2218 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2218 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2219 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2219 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2219 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2219 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2220 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2222 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2222 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2223 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2223 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2225 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2226 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2227 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2227 WICKERSHAM RD
ROCKWALL, TX 75087

ZAMBRANO PEDRO A & LAURA R
2227 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2230 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2231 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2231 WICKERSHAM RD
ROCKWALL, TX 75087

SWIATKIEWICZ CHRISTINE AND GABRIEL
2231 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2235 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2239 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2301 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2302 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2304 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2305 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2306 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2308 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2309 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2310 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2312 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2313 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2314 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2316 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2317 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2318 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2320 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2321 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2322 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2324 PEGASUS LN
ROCKWALL, TX 75087

SHADDOCK HOMES LTD
2400 DALLAS PKWY STE 560
PLANO, TX 75093

GAIL PROPERTIES LLC
2422 BROOKSIDE DR
ROWLETT, TX 75088

OWNBY MITCH AND SANDRA
255 COUNTRY CLUB DR
HEATH, TX 75032

CONNER KEVIN AND AMY
2652 N FM 3549
ROCKWALL, TX 75087

VALK JAMES WILLIAM JR & RENEE LUCILLE BURNS
TRUSTEES OF JAMES WILLIMA VALK JR LIVING TRUST
2730 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

WATSON STANLEY & PATRICIA
2826 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

RESIDENT
325 N COUNTRY LN
ROCKWALL, TX 75087

RESIDENT
379 N COUNTRY LN
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

ROCKWELL TX LLC
4250 W LOVERS LN STE 150
DALLAS, TX 75209

HANKS MICHAEL JOEL AND BATINA L
5 CRESTVIEW CIR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
5310 HARVEST HILL RD SUITE 162
DALLAS, TX 75230

LENZI LEWIS B AND MARY K
6 CRESTVIEW CIRCLE
ROCKWALL, TX 75087

RESIDENT
611 CLEM RD
ROCKWALL, TX 75087

RESIDENT
611 CLEM RD
ROCKWALL, TX 75087

RESIDENT
656 N COUNTRY LN
ROCKWALL, TX 75087

GIPSON ANTHONY D & JOYCE E
7 CRESTVIEW CIR
ROCKWALL, TX 75087

CANAVAN JOHN P & RITA
714 CLEM RD
ROCKWALL, TX 75087

PEARCE CAROL ALLEY
721 N COUNTRY LN
ROCKWALL, TX 75087

PEARCE CAROL ALLEY &
BRIAN S & NICOLE DEJARNETT
721 N COUNTRY LN
ROCKWALL, TX 75087

BELL SALLY REDDICK
768 CLEM RD
ROCKWALL, TX 75087

PRITCHARD BRIAN E AND JENNIFER L
8 CRESTVIEW CIR
ROCKWALL, TX 75087

FALCON PLACE SF LTD
8214 WESTCHESTER DRIVE SUITE 900
DALLAS, TX 75225

BUTLER ZACHARY AND COURTNEY
9 CRESTVIEW CIR
ROCKWALL, TX 75087

BENEDETTO MATTHEW & STEPHANIE
914 IVY LN
ROCKWALL, TX 75087

SKORBURG
COMPANY

Skorburg Company
8214 Westchester Dr., Ste. 900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244

February 11, 2025

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

In conjunction with the February 14, 2025 submittal cycle, the Skorburg Company respectfully requests that our project be taken to the next available Planning and Zoning Commission meeting for a work session as the first step in the zoning change request process. This project is for the proposed development of the ±98.4 acres identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas located between North Country Lane and Clem Road east of FM 1141 and west of N. Stodghill Road (referred to as "Erwin Farms").

The property is currently zoned AG. Our proposed development will comprise a total of 123 single-family residential homes with the following minimum lot sizes / types:

- 100 lots with a minimum lot size of 12,000 SF (100' x 120') – the Type 'A' lots. It should be noted the typical lot size for the Type 'A' lots will be 13,000 SF (100' x 130').
- 17 lots with a minimum lot size of 32,670 SF (3/4 acre lots) – the Type 'B' lots.
- 6 lots with a minimum lot size of 43,560 SF (1 - acre lots) – the Type 'C' lots.

This community will feature high-priced and high-quality homes that will be a beautiful addition to the City of Rockwall. Within the property boundary for this development, we have incorporated extensive 8' wide hike and bike trails and a centralized, linear open space with high-quality amenities for residents to enjoy that will complement the future City park to the adjacent west of the site.

We look forward to working with the City to bring this high-quality community to fruition.

Sincerely,

Skorburg Company

By: _____
Adam J. Buczek, President

PUBLIC NOTICE

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

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

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

Z2025-005: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 98.40-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 Agricultural (AG) District, 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.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, March 17, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-005: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

Lot Count	
100' Wide Lot	100
3/4 acres	17
1 acre	6
Total	123

NOTES

* DETENTION, FLOODPLAIN, EROSION HAZARD SETBACKS AND ASSOCIATED EASEMENTS SHALL NOT BE LOCATED WITHIN ANY RESIDENTIAL LOT, BUT FULLY WITHIN AN HOA LOT
* DETENTION PONDS SHALL NOT BE LOCATED WITHIN THE FLOODPLAIN NOR THE EROSION HAZARD SETBACK
* IRRIGATION WATER METERS ARE REQUIRED TO MAINTAIN POND WATER SURFACE ELEVATION TO NORMAL LEVEL (STORM WATER MAY NOT BE USED TO MAINTAIN RETENTION VOLUME)
* PARALLEL PARKING TO BE MAINTAINED BY HOA

0 300′ 600′

NELSON LAKES

CITY OF ROCKWALL PARK

N COUNTRY LN

8′ CONCRETE TRAIL

30′ LANDSCAPE BUFFER

RETENTION POND

FOUNTAIN

10′ LANDSCAPE BUFFER

8′ CONCRETE TRAIL

8′ CONCRETE TRAIL

100-YEAR FLOODPLAIN (PRE-DEVELOPMENT)

12 PARKING STALLS

30′ LANDSCAPE BUFFER

PROPOSED 100′ GAS EASEMENT

RETENTION POND

FOUNTAIN

10′ LANDSCAPE BUFFER

30′ LANDSCAPE BUFFER

8′ CONCRETE TRAIL

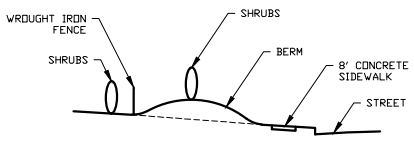
WINDING CREEK

8′ CONCRETE TRAIL

30′ LANDSCAPE BUFFER

CLEM RD

PERIMETER LANDSCAPE BUFFER CROSS-SECTION



Total Acreage	98.40
Total Floodplain Acreage	17.44
Open Space Acreage inside Floodplain	16.04
Open Space Acreage outside Floodplain	17.15
Open Space Percentage (16.04 / 2 + 17.15) / 98.4 = .256 = 25.6%	25.6%
Gross Density	1.25
Net Density 123 / (98.40 - 17.44) = 1.52	1.52

EVERGREENS

SHRUBS

PRIMARY ENTRY MONUMENT (2)

SECONDARY ENTRY MONUMENT (1)

PAVILION (16′x54′)

SPORT COURTS (2)

PARK BENCHES (2)

TUBULAR STEEL FENCING (EVERYTHING ELSE WOOD FENCING)

ERWIN FARMS

CONCEPT PLAN

CITY OF ROCKWALL

FEBRUARY 10, 2025

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 98.316-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. M. GASS SURVEY, ABSTRACT NO. 88, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl Erwin for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 98.316-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of

approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

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

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 17, 2025*

2nd Reading: *April 7, 2025*

Exhibit 'A':
Legal Description

Being a tract of land situated in the John M. Gass Survey, Abstract Number 88, in the City of Rockwall, Rockwall County, Texas, being part of a tract of land described in the Special Warranty Deed to Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust, recorded in Volume 6424, Page 27, Deed Records of Rockwall County Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at mag nail set in asphalt pavement in the approximate center of Clem Road (by use and occupation) at the southeast corner of said Erwin tract;

THENCE South 89 degrees 12 minutes 22 seconds West, with the approximate center of Clem Road and the south line of said Erwin tract, a distance of 1262.89 feet to a mag nail set in asphalt pavement at the southeast corner of a tract of land described in the Warranty Deed to Mt. Zion Water Supply Corp. recorded in Volume 1810, Page 34, D.R.R.C.T.;

THENCE North 01 degrees 14 minutes 17 seconds West, with the east line of said Mt. Zion Water Supply Corp. tract and the west line of said Erwin tract, a distance of 159.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of said Mt. Zion Water Supply Corp. tract;

THENCE South 89 degrees 12 minutes 22 seconds West, with the north line of said Mt. Zion Water Supply Corp. tract and the west line of said Erwin tract, a distance of 55.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northwest corner of said Mt. Zion Water Supply Corp. tract, also being in the east line of J. L. Peoples Subdivision, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 109, Plat Records of Rockwall County, Texas (P.R.R.C.T.);

THENCE North 01 degrees 14 minutes 17 seconds West, with the east line of said J. L. Peoples Subdivision and the west line of said Erwin tract; a distance of 1498.13 feet to a 1/2-inch iron rod found at the northeast corner of said J. L. Peoples Subdivision, also being the southeast corner of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 4695, Page 35, D.R.R.C.T.;

THENCE North 01 degrees 51 minutes 41 seconds West, with the west line of said Erwin tract, the east line of said City of Rockwall tract (Volume 4695, Page 35), and the east line of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 2434, Page 53, D.R.R.C.T., a distance of 1330.51 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 89 degrees 34 minutes 35 seconds East, crossing said Erwin tract, a distance of 349.11 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 01 degrees 51 minutes 41 seconds West, crossing said Erwin tract, a distance of 322.10 feet to a mag nail set in asphalt pavement in the approximate center of North Country Lane (by use and occupation), also being the north line of said Erwin tract;

THENCE North 89 degrees 34 minutes 35 seconds East, with the north line of said Erwin tract and the approximate center of said North Country Lane, a distance of 1009.37 feet to a mag nail set in asphalt at the northeast corner of said Erwin tract;

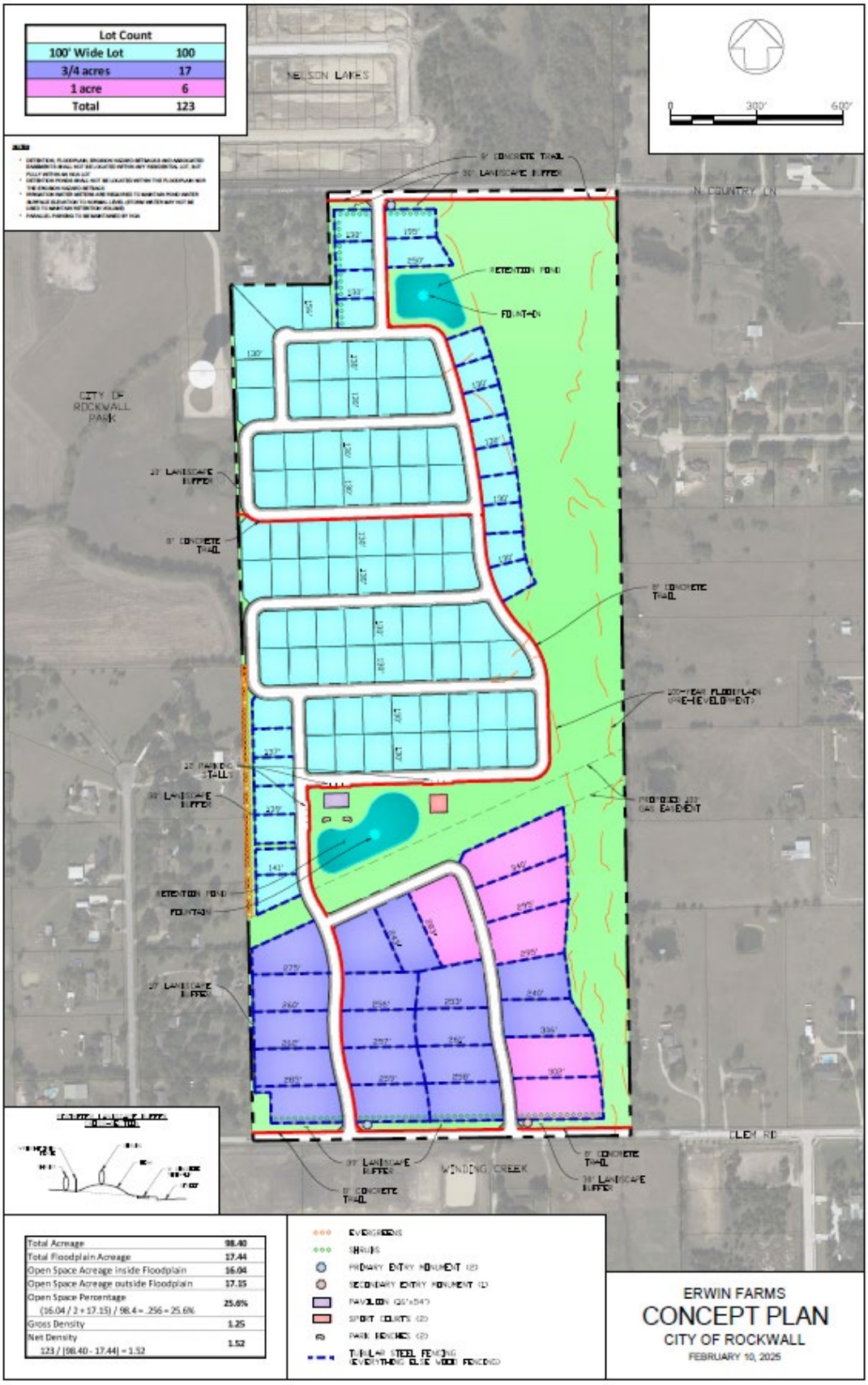
THENCE South 00 degrees 29 minutes 57 seconds East, with the east line of said Erwin tract and generally with the west line of a tract of land awarded to Carol Alley Dejarnett and described as Tract 2 in the Clarified Final Decree of Divorce recorded in Volume 2216, Page 197, D.R.R.C.T., a distance of 644.60 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southwest corner of said Tract 2, also being the northwest corner of Northcrest Estates Addition II, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 303, P.R.R.C.T.;

Exhibit 'A':
Legal Description

THENCE South 00 degrees 49 minutes 09 seconds East, with the east line of said Erwin tract, the west line of said Northcrest Estates Addition II, the west line of a tract of land described in the Warranty Deed to Stephen Richard Erbert and Patricia Erbert recorded in Volume 5722, Page 62, D.R.R.C.T., and the west line of Watson Estates, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet G, Page 319, P.R.R.C.T., a distance of 984.98 feet to a 1/2-inch iron rod found;

THENCE South 00 degrees 59 minutes 53 seconds East, with the east line of said Erwin tract, the west line of said Watson Estates, the west line of a tract of land described in the Warranty Deed to James William Valk, Jr. and Renee Lucille Burns, as Trustees of the James William Valk, Jr. Living Trust, recorded in Volume 6107, Page 305, D.R.R.C.T., the west line of a tract of land described in the General Warranty Deed to Kevin Conner and Amy Conner recorded in Document Number 20140000015800, Official Public Records of Rockwall County, Texas, and the west line of Mustang Acres Subdivision, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 54, P.R.R.C.T., a distance of 1671.08 feet to the POINT OF BEGINNING and containing 4,277,500 square feet (98.198 acres) of land.

Exhibit 'B':
Concept Plan



Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

(2) *Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	100' x 120'	12,000 SF	100	81.30%
B	120' x 230'	32,670 SF	17	13.82%
C	120' x 275'	43,560 SF	6	04.88%
		Maximum Permitted Units:	123	100.00%

Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *2.00* dwelling units per gross acre of land; however, in no case should the proposed development exceed *123* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	A	B	C
Minimum Lot Width [1]	100'	120'	120'
Minimum Lot Depth	120'	230'	275'
Minimum Lot Area	12,000 SF	32,670 SF	43,560 SF
Minimum Front Yard Setback [2] & [5]	20'	30'	30'
Minimum Side Yard Setback	10'	10'	10'
Minimum Side Yard Setback Adjacent to a Street [2], [5], & [6]	20'	20'	20'
Minimum Length of Driveway Pavement	25'	30'	30'
Maximum Height [3]	36'	36'	36'
Minimum Rear Yard Setback [4]	10'	30'	30'
Minimum Area/Dwelling Unit (SF) [7]	2,800 SF	3,000 SF	3,000 SF
Maximum Lot Coverage	65%	60%	60%

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

[6]: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

[7]: Air-Conditioned Space.

(3) *Building Standards*. All development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 100.00% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 50.00% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitious fiberboard in excess of 50.00% of the masonry requirement.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



(b) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors*. This development shall adhere to the following garage design and orientation requirements

(1) *Type 'A', 'B' & 'C' Lots (all Lot types)*. All lots as depicted in Exhibit 'B' may be oriented in a traditional swing (or j-swing) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

(2) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [*1*] coach lighting, [*2*] decorative wood doors or wood overlays on insulated metal doors, [*3*] include two (2) of the upgraded or enhanced finishes from *Figure 3 & 4* below, and [*4*] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished. [*see Figures 1 – 3 for examples of the aforementioned garage and driveway features*].

FIGURE 2. EXAMPLE OF COACH LIGHTING



FIGURE 3: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING



ORNAMENTAL PAVING

FIGURE 4: EXAMPLES OF UPGRADED GARAGES



Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 5 & 6 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	100' x 120'	(1), (2), (3), (4)
B	120' x 230'	(1), (2), (3), (4)
C	120' x 275'	(1), (2), (3), (4)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or Clem Road or North Country Lane shall

not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

FIGURE 5: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.

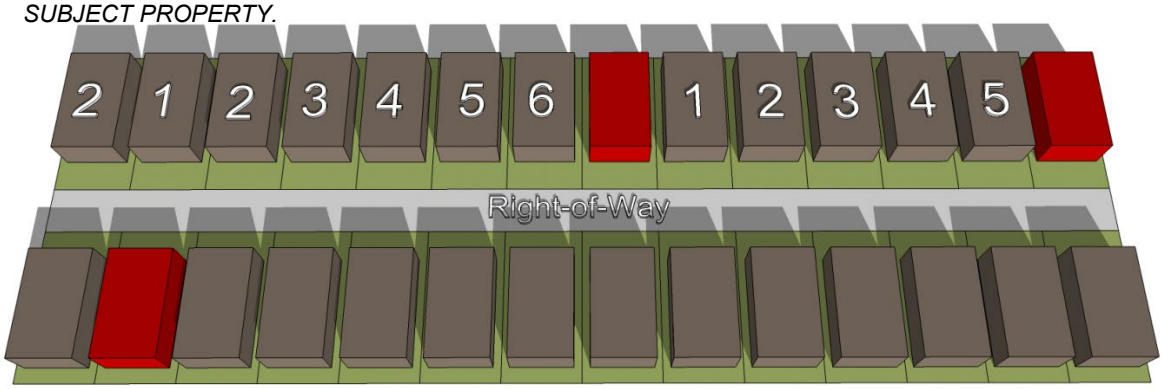
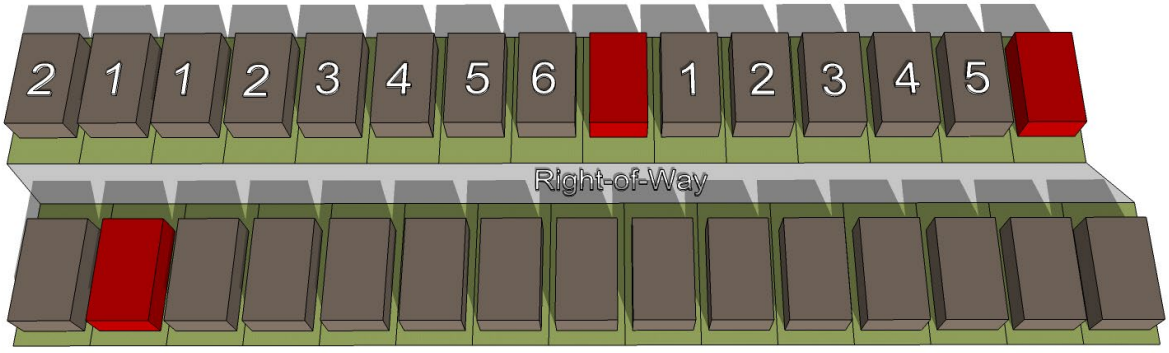


FIGURE 6: PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



(4) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. North Country Lane and Clem Road*), abutting open space contiguous to perimeter roads, greenbelts and parks shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height and a minimum of four (4) feet in height.

(d) *Corner Lots*. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.

(5) *Landscape and Hardscape Standards*.

(a) *Landscape*. Landscaping shall be reviewed and approved with the *PD Site Plan*. 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.

a. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

b. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required shall also be required to plant a row of shrubs within the residential lot located along the wrought iron/tubular fencing that abuts the required 30-foot HOA maintained landscape buffer, which shall be maintained by the homeowner.

c. 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.

d. A minimum 30-foot HOA maintained landscape buffer (which shall include a 20' drainage easement) shall be incorporated between the Type 'A' Lots abutting the existing residences located in the City of Rockwall extraterritorial jurisdiction as depicted on Exhibit 'B'. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees – *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Director of Planning and Zoning* -, a minimum of four (4) caliper inches in size at the time of planting, that will be planted on 20-foot centers.

(b) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA). All trail locations shall generally be in accordance with *Exhibit 'B'* of this ordinance.

(1) *Landscape Buffer and Sidewalks (North Country Lane)*. A minimum of a 30-foot landscape buffer shall be provided along North Country Lane (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (Clem Road)*. A minimum of a 30-foot landscape buffer shall be provided along Clem Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.

(3) *Landscape Buffer Adjacent to Open Spaces and Public Parks*. 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.

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines that are less than ten (10) inches in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no

street trees shall be allowed to be located within public right-of-way. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'B'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of one (1), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(6) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(7) *Parallel Parking*. All parallel parking shall be a minimum of 22' x 9' *face-to-face*, be within a *Parking Maintenance Easement*, built to the City's design standards, and be maintained by the Homeowner's Association (HOA).

(8) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(9) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width; however, trails adjacent to residential lots -- *as depicted in Exhibit 'B' of this ordinance* -- shall be eight (8) feet in width and shall be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.

(10) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* and the existing power-lines adjacent to North Country Lane shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(11) *Open Space*. The development shall consist of a minimum of 20.00% open space (*or a minimum of 19.68 acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'B'* of this ordinance. All open space areas (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).

(12) *Trails*. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'B'* of this ordinance.

(13) *Amenities*. Amenities shall be constructed in generally the same areas as depicted in *Exhibit 'B'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*; however, the proposed pavilion shall be of a quality that is better than or equal to the pavilion picture in *Figure 6* below. The amenities will feature at least one (1) pavilion, two (2) multi-use sport courts (e.g. pickle ball and basketball courts), two (2) retention ponds each with a fountain, and two (2) benches.

FIGURE 6: PAVILION



(14) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*; however, the design of the two (2) primary entry monuments shall be substantial and at a minimum be equal to or better than the representative monument signage examples in *Figure 7*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan.*

FIGURE 7: REPRESENTATIVE EXAMPLES OF PRIMARY ENTRY MONUMENT SIGNAGE



(15) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(16) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

11 NORTHEAST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

1. *Estate and Rural Residential*. The maintenance of the *Estate* and *Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
2. *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.
3. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
4. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
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.

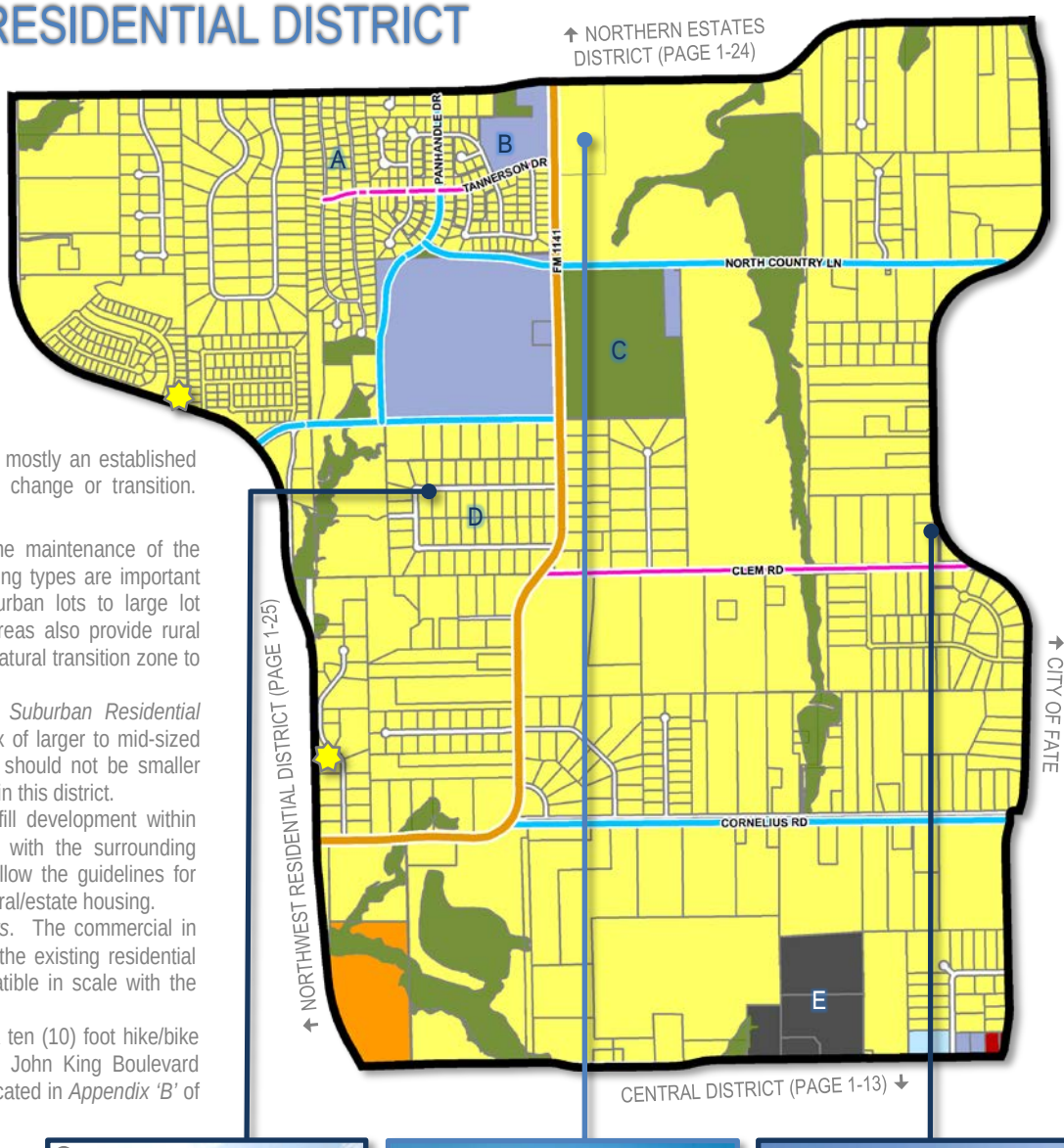
POINTS OF REFERENCE

A. Stoney Hollow Subdivision
B. Celia Hays Elementary School
C. North Country Lane Park
D. Saddlebrook Estates Subdivision
E. Resthaven Funeral Home

LAND USE PALETTES

Current Land Use
Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon




2 Current Suburban Residential

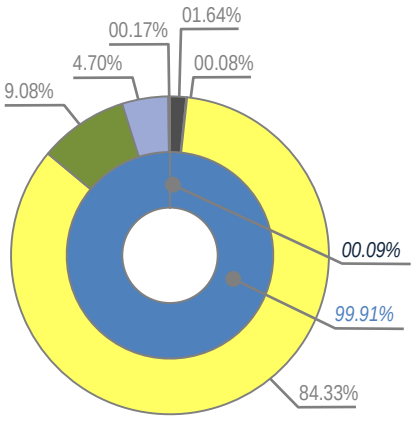

2 Future Suburban Residential


1 Current Rural Residential

BUILD OUT
1,964
5,794

% OF ROCKWALL
3.13%
0.99%
3.10%

CURRENT
625
18
1,844



MINOR COLLECTOR	
M4U	
M4D	

COMMERCIAL	0.09%
RESIDENTIAL	99.91%
MIXED USE	0.00%

CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-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*).

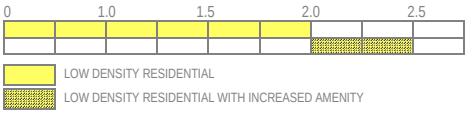
DESIGNATION CHARACTERISTICS

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*).

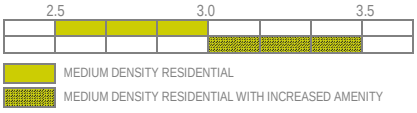
DESIGNATION CHARACTERISTICS

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.

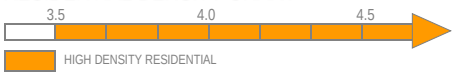
DESIGNATION CHARACTERISTICS

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.

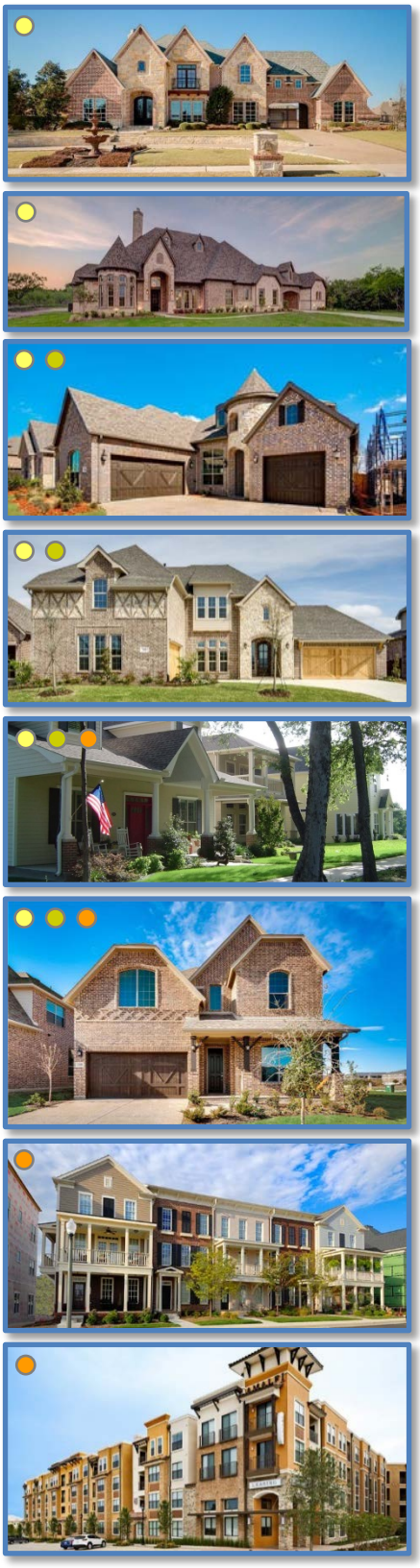
EXISTING LAND USE EXAMPLES

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. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 98.316-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. M. GASS SURVEY, ABSTRACT NO. 88, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl Erwin for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 98.316-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of

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approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

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(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

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

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 17, 2025*

2nd Reading: *April 7, 2025*

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Exhibit 'A':
Legal Description

Being a tract of land situated in the John M. Gass Survey, Abstract Number 88, in the City of Rockwall, Rockwall County, Texas, being part of a tract of land described in the Special Warranty Deed to Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust, recorded in Volume 6424, Page 27, Deed Records of Rockwall County Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at mag nail set in asphalt pavement in the approximate center of Clem Road (by use and occupation) at the southeast corner of said Erwin tract;

THENCE South 89 degrees 12 minutes 22 seconds West, with the approximate center of Clem Road and the south line of said Erwin tract, a distance of 1262.89 feet to a mag nail set in asphalt pavement at the southeast corner of a tract of land described in the Warranty Deed to Mt. Zion Water Supply Corp. recorded in Volume 1810, Page 34, D.R.R.C.T.;

THENCE North 01 degrees 14 minutes 17 seconds West, with the east line of said Mt. Zion Water Supply Corp. tract and the west line of said Erwin tract, a distance of 159.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of said Mt. Zion Water Supply Corp. tract;

THENCE South 89 degrees 12 minutes 22 seconds West, with the north line of said Mt. Zion Water Supply Corp. tract and the west line of said Erwin tract, a distance of 55.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northwest corner of said Mt. Zion Water Supply Corp. tract, also being in the east line of J. L. Peoples Subdivision, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 109, Plat Records of Rockwall County, Texas (P.R.R.C.T.);

THENCE North 01 degrees 14 minutes 17 seconds West, with the east line of said J. L. Peoples Subdivision and the west line of said Erwin tract; a distance of 1498.13 feet to a 1/2-inch iron rod found at the northeast corner of said J. L. Peoples Subdivision, also being the southeast corner of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 4695, Page 35, D.R.R.C.T.;

THENCE North 01 degrees 51 minutes 41 seconds West, with the west line of said Erwin tract, the east line of said City of Rockwall tract (Volume 4695, Page 35), and the east line of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 2434, Page 53, D.R.R.C.T., a distance of 1330.51 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 89 degrees 34 minutes 35 seconds East, crossing said Erwin tract, a distance of 349.11 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 01 degrees 51 minutes 41 seconds West, crossing said Erwin tract, a distance of 322.10 feet to a mag nail set in asphalt pavement in the approximate center of North Country Lane (by use and occupation), also being the north line of said Erwin tract;

THENCE North 89 degrees 34 minutes 35 seconds East, with the north line of said Erwin tract and the approximate center of said North Country Lane, a distance of 1009.37 feet to a mag nail set in asphalt at the northeast corner of said Erwin tract;

THENCE South 00 degrees 29 minutes 57 seconds East, with the east line of said Erwin tract and generally with the west line of a tract of land awarded to Carol Alley Dejarnett and described as Tract 2 in the Clarified Final Decree of Divorce recorded in Volume 2216, Page 197, D.R.R.C.T., a distance of 644.60 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southwest corner of said Tract 2, also being the northwest corner of Northcrest Estates Addition II, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 303, P.R.R.C.T.;

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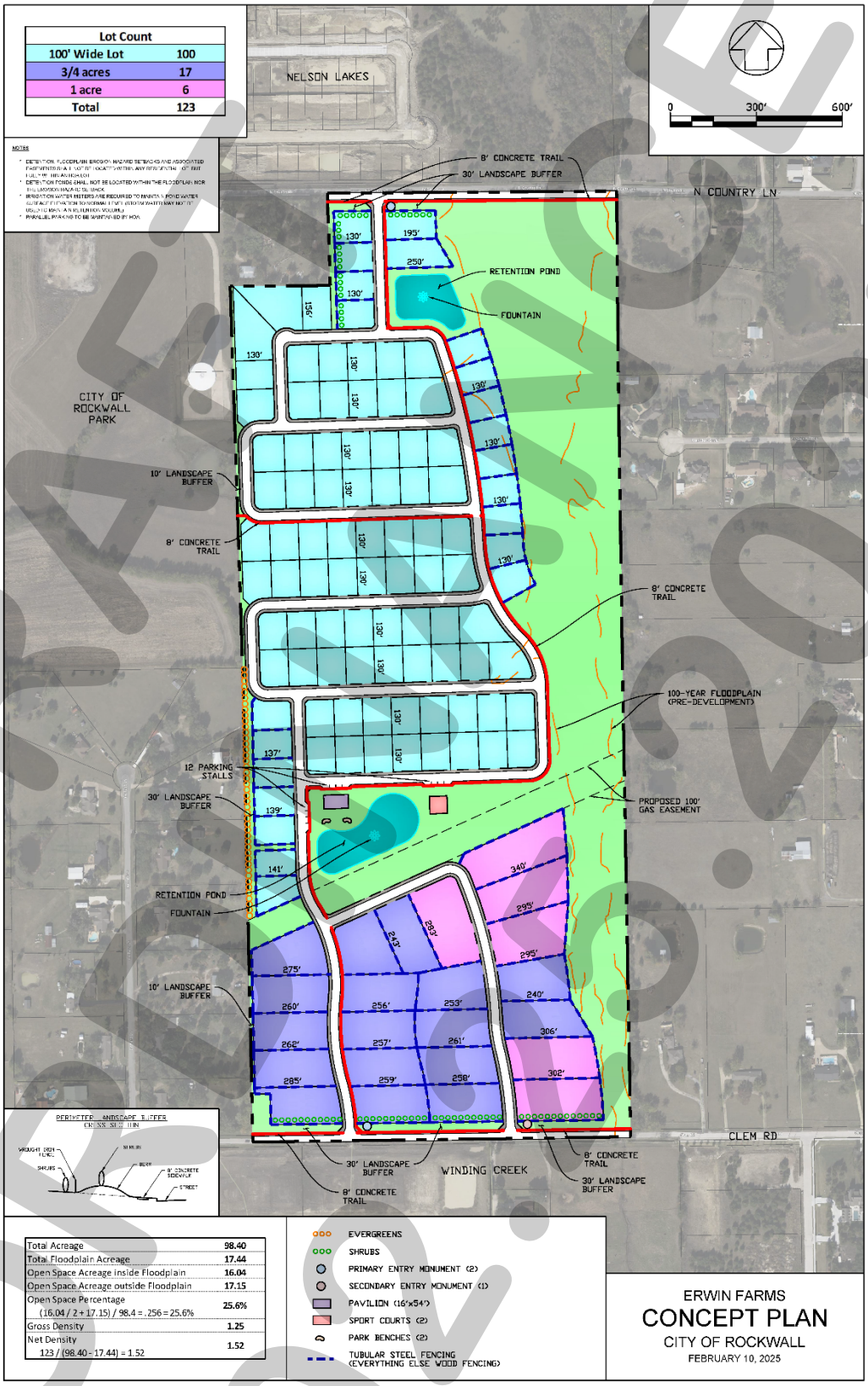
Exhibit 'A':
Legal Description

THENCE South 00 degrees 49 minutes 09 seconds East, with the east line of said Erwin tract, the west line of said Northcrest Estates Addition II, the west line of a tract of land described in the Warranty Deed to Stephen Richard Erbert and Patricia Erbert recorded in Volume 5722, Page 62, D.R.R.C.T., and the west line of Watson Estates, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet G, Page 319, P.R.R.C.T., a distance of 984.98 feet to a 1/2-inch iron rod found;

THENCE South 00 degrees 59 minutes 53 seconds East, with the east line of said Erwin tract, the west line of said Watson Estates, the west line of a tract of land described in the Warranty Deed to James William Valk, Jr. and Renee Lucille Burns, as Trustees of the James William Valk, Jr. Living Trust, recorded in Volume 6107, Page 305, D.R.R.C.T., the west line of a tract of land described in the General Warranty Deed to Kevin Conner and Amy Conner recorded in Document Number 20140000015800, Official Public Records of Rockwall County, Texas, and the west line of Mustang Acres Subdivision, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 54, P.R.R.C.T., a distance of 1671.08 feet to the POINT OF BEGINNING and containing 4,277,500 square feet (98.198 acres) of land.

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Exhibit 'B':
Concept Plan



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Exhibit 'C':
Density and Development Standards

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

(2) *Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	100' x 120'	12,000 SF	100	81.30%
B	120' x 230'	32,670 SF	17	13.82%
C	120' x 275'	43,560 SF	6	04.88%
		Maximum Permitted Units:	123	100.00%

Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *1.25* dwelling units per gross acre of land; however, in no case should the proposed development exceed *123* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	A	B	C
Minimum Lot Width [1]	100'	120'	120'
Minimum Lot Depth	120'	230'	275'
Minimum Lot Area	12,000 SF	32,670 SF	43,560 SF
Minimum Front Yard Setback [2] & [5]	25'	30'	30'
Minimum Side Yard Setback	10'	10'	10'
Minimum Side Yard Setback Adjacent to a Street [2], [5], & [6]	20'	20'	20'
Minimum Length of Driveway Pavement	25'	30'	30'
Maximum Height [3]	36'	36'	36'
Minimum Rear Yard Setback [4]	10'	30'	30'
Minimum Area/Dwelling Unit (SF) [7]	2,800 SF	3,000 SF	3,000 SF
Maximum Lot Coverage	65%	60%	60%

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

[6]: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

[7]: Air-Conditioned Space.

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(3) *Building Standards*. All development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 100.00% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 50.00% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitious fiberboard in excess of 50.00% of the masonry requirement.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



(b) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors*. This development shall adhere to the following garage design and orientation requirements

(1) *Type 'A', 'B' & 'C' Lots (all Lot types)*. All lots as depicted in *Exhibit 'B'* may be oriented in a traditional swing (or j-swing) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

(2) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [*1*] coach lighting, [*2*] decorative wood doors or wood overlays on insulated metal doors, [*3*] include two (2) of the upgraded or enhanced finishes from *Figure 3 & 4* below, and [*4*] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished. [*see Figures 1 – 3 for examples of the aforementioned garage and driveway features*].

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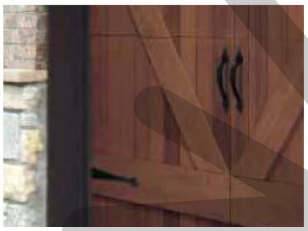
FIGURE 2. EXAMPLE OF COACH LIGHTING



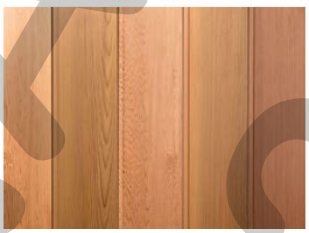
FIGURE 3: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING

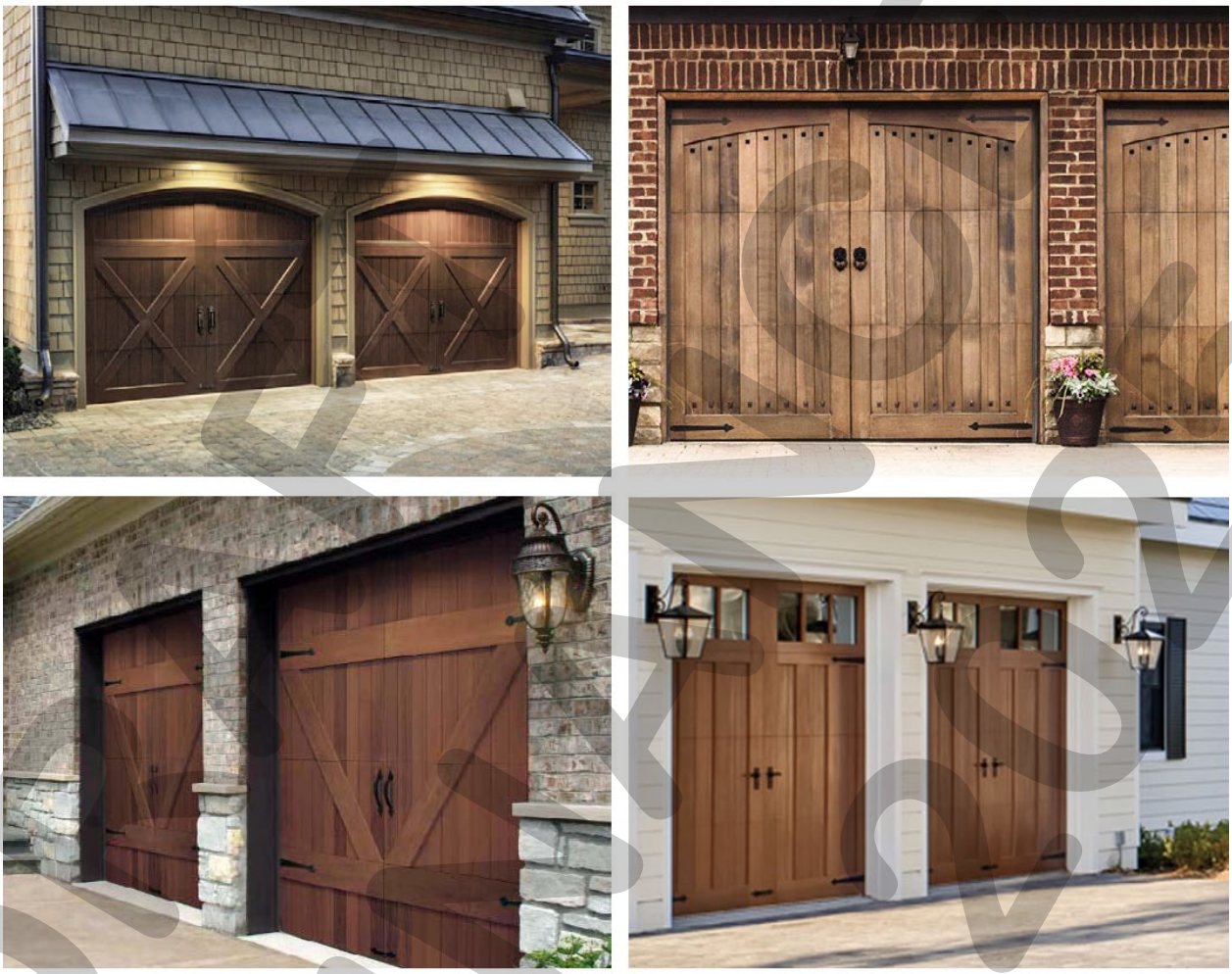


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FIGURE 4: EXAMPLES OF UPGRADED GARAGES



(4) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (*for spacing requirements see Figures 5 & 6 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	100' x 120'	(1), (2), (3), (4)
B	120' x 230'	(1), (2), (3), (4)
C	120' x 275'	(1), (2), (3), (4)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or Clem Road or North Country Lane shall not repeat without at least five (5) intervening homes of differing appearance. Homes

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are considered to have a differing appearance if any of the following two (2) items deviate:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

FIGURE 5: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.

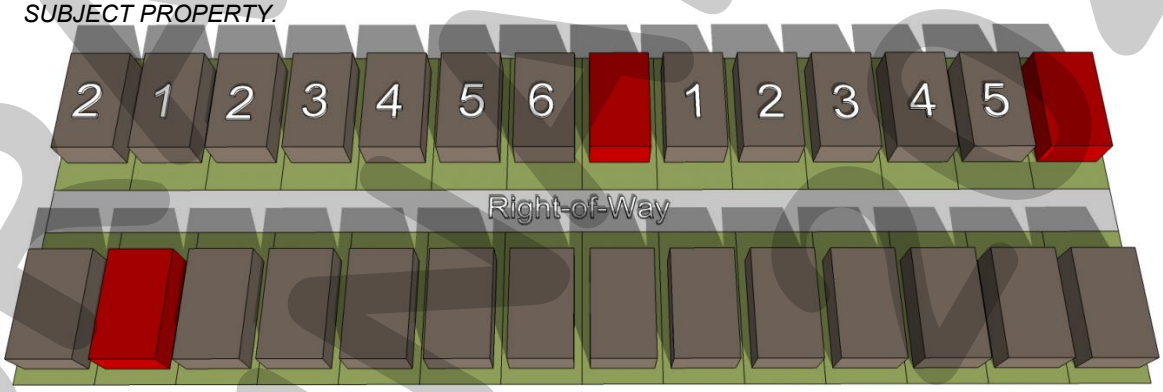
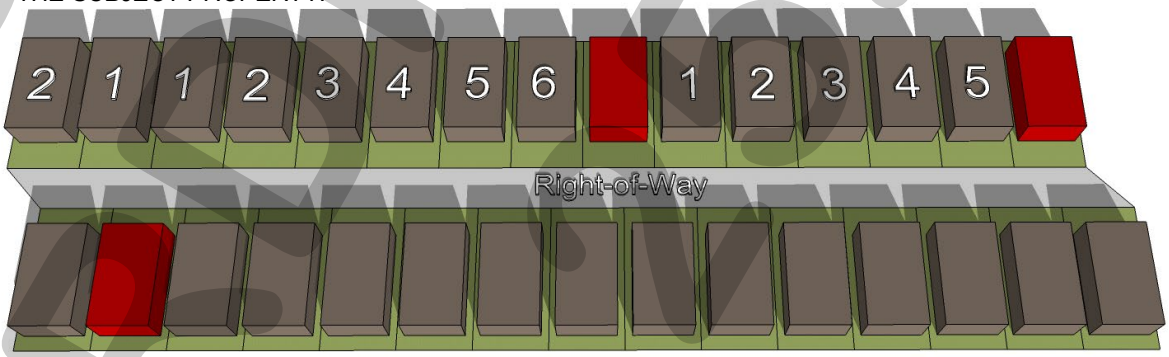


FIGURE 6: PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



(5) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, adhere to the *Concept Plan* depicted in *Exhibit 'B'*, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

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(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. North Country Lane and Clem Road*), abutting open space contiguous to perimeter roads, greenbelts and parks shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height and a minimum of four (4) feet in height.

(d) *Corner Lots*. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.

(6) *Landscape and Hardscape Standards*.

(a) *Landscape*. Landscaping shall be reviewed and approved with the *PD Site Plan*. 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.

(1) Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(2) Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required shall also be required to plant a row of shrubs within the residential lot located along the wrought iron/tubular fencing that abuts the required 30-foot HOA maintained landscape buffer, which shall be maintained by the homeowner.

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(3) 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.

(4) A minimum 30-foot HOA maintained landscape buffer (*which shall include a 20' drainage easement*) shall be incorporated between the *Type 'A'* Lots abutting the existing residences located in the City of Rockwall extraterritorial jurisdiction as depicted on Exhibit 'B'. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees – *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Director of Planning and Zoning* -, a minimum of four (4) caliper inches in size at the time of planting, that will be planted on 20-foot centers.

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA). 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. All trail locations shall generally be in accordance with *Exhibit 'B'* of this ordinance.

(1) *Landscape Buffer and Sidewalks (North Country Lane)*. A minimum of a 30-foot landscape buffer shall be provided along North Country Lane (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (Clem Road)*. A minimum of a 30-foot landscape buffer shall be provided along Clem Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.

(3) *Landscape Buffer Adjacent to Open Spaces and Public Parks*. 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.

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines that are less than ten (10) inches in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no

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street trees shall be allowed to be located within public right-of-way. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'B'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of one (1), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(7) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(8) *Parallel Parking*. All parallel parking shall be a minimum of 22' x 9' *face-to-face*, be within a *Parking Maintenance Easement*, built to the City's design standards, and be maintained, repaired and replaced by the Homeowner's Association (HOA).

(9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width; however, trails adjacent to residential lots -- *as depicted in Exhibit 'B' of this ordinance* -- shall be eight (8) feet in width and shall be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.

(11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* and the existing power-lines adjacent to North Country Lane shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(12) *Open Space*. The development shall consist of a minimum of 20.00% open space (*or a minimum of 19.68 acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'B'* of this ordinance. All open space areas (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).

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(13) *Trails*. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'B'* of this ordinance.

(14) *Amenities*. Amenities shall be constructed in generally the same areas as depicted in *Exhibit 'B'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*; however, the proposed pavilion shall be of a quality that is better than or equal to the pavilion picture in *Figure 6* below. The amenities will feature at least one (1) pavilion, two (2) multi-use sport courts (e.g. pickle ball and basketball courts), two (2) retention ponds each with a fountain, and two (2) benches.

FIGURE 6: PAVILION



(15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*; however, the design of the two (2) primary entry monuments shall be substantial and at a minimum be equal to or better than the representative monument signage examples in *Figure 7 & 8*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan.*

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FIGURE 7 & 8: REPRESENTATIVE EXAMPLES OF PRIMARY ENTRY MONUMENT SIGNAGE





(16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(17) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

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PROJECT COMMENTS

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

DATE: 2/21/2025

PROJECT NUMBER: Z2025-006
PROJECT NAME: Zoning Change from AG to GR
SITE ADDRESS/LOCATIONS: SE corner of John King and E Quail Run

CASE CAPTION: Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	02/21/2025	Approved w/ Comments

02/21/2025: Z2025-006; Zoning Change from AG to GR
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, and located at the southeast corner of the intersection of John King Boulevard and Quail Run Road.

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

M.3 For reference, include the case number (Z2025-006) in the lower right-hand corner of all pages on future submittals.

I.4 According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for Low Density Residential land uses and is situated within the Northeast Residential District. The Northeast Residential District, is "…characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density residential development." Currently, the subject property is designated for Low Density Residential land uses, which is defined as two (2) to two and one-half (2 ½) dwelling units per acre. If this zoning change is approved, the applicants' proposed request would require this designation to be changed from Low Density Residential to a Commercial/Retail designation.

1.5 According to the Land Use Designations contained in the Comprehensive Plan, "(t)he 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 serve adjacent residential subdivisions … (t)hese areas should be designed with the pedestrian in mind and provide connections between the commercial land use and the adjacent residential subdivisions."

I.6 When looking at the District Strategies for the Northeast Residential District, District Strategy #4 does address the establishment of Neighborhood/Convenience Centers stating that "…commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures…" In addition, when examining strategies for existing residential developments, the Housing section of the Comprehensive Plan states that the City should "…(p)rotect existing single-family residential subdivisions from the negative effects of non-residential developments by requiring separation and screening using large berms, landscaping, and

buffers to create a natural transition." [Policy #3, Goal 01; Section 02.01, Chapter 08]. In addition, the Non-Residential section of the Comprehensive Plan states that "(n)on-residential buildings adjacent to residential properties should be designed to a residential scale to assist the transition of land uses, and mitigate any potential negative visual impacts of the commercial development." [Policy 3, Goal 04; Chapter 09].

M.7 Provide a survey and legal description of the property.

M.8 Please review the attached Draft Ordinance prior to the February 25, 2025 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 4, 2025.

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 March 4, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 11, 2025 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 25, 2025.

I.10 The projected City Council meeting dates for this case will be March 17, 2025 (1st Reading) and April 7, 2025 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved w/ Comments

02/21/2025: 1. 64'x15' striped and signed "No Parking" turnaround for dead end parking
2. Future connection will require reconstruction of roadway along frontage.
3. 200' Min Spacing
4. Does not match other layout.

General Comments:
General Items:
- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- The site will need to be platted.
- 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.
- Additional comments may be provided at time of Site Plan.
- Dumpsters may not directly face a roadway.

Drainage Items:
- Detention is required. Detention is based on zoning, not specific land area use.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
- Detention pond is required to have an emergency spillway.
- Existing flow patterns must be maintained.
- No water or sewer lines can be in detention easement.
- Detention ponds must be irrigated.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.

- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- All dumpster areas shall drain to an oil/water spectator and then into the storm system.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- 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 an existing 12" water main along E Old Quail Run available for use.
- Minimum public sewer is 8".
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is an existing 10" sewer main along John King Blvd and E Quail Run Road available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in an easement. Min 20' utility easements.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- $593.37/acre sewer pro-rata due + $279 (single payment) sewer pro-rata

Roadway Paving Items:
- All driveways must meet City spacing requirements.
- All parking, storage, drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- 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) must be engineer designed, 18" minimum, and reinforced concrete pipe with safety end treatments.
- TIA is required. Review fees shall apply
- Install 10' trail along John King.
- Install 5' sidewalk along E. Quail Run Road.
- Must dedicate half of the ROW for E. Old Quail Run (25' from centerline)
- If you ever connect to E. Old Quail Run, you'll need to construct 24' of steel reinforced concrete adjacent to your property.

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	02/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

02/19/2025: Not reviewed for fire code compliance at this time.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

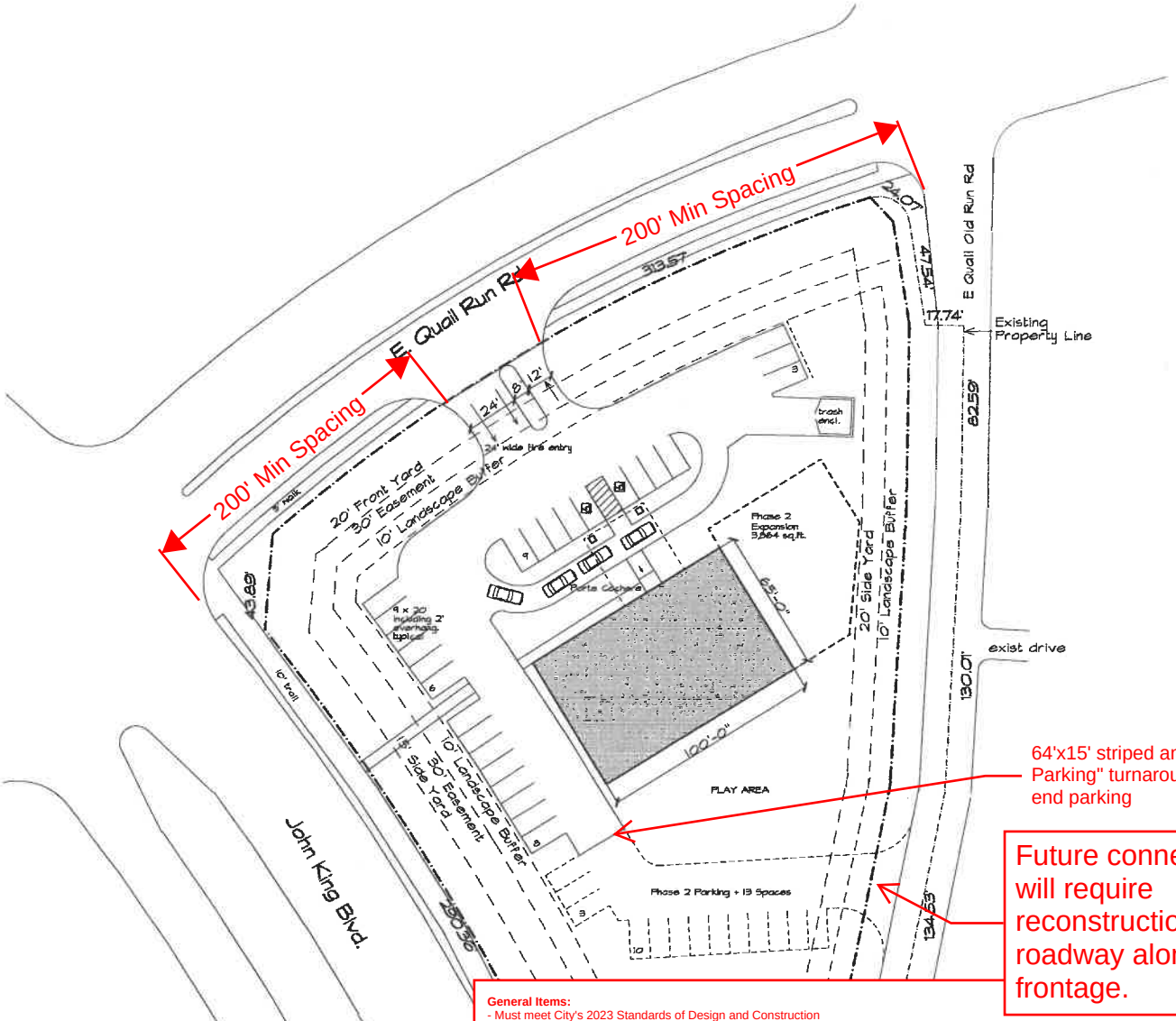
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved

No Comments



64'x15' striped and signed "No Parking" turnaround for dead end parking

Future connection will require reconstruction of roadway along frontage.

Site Tabulations	
ITEMS	
Building Area	6,500 sq.ft.
Phase 2 building Area (3,864 s.f.)	3,684 sq.ft.
Total Building	10,184 sq.ft.
Site Area	119,877 sq.ft.
Parking for Phase 1 (1/300)	22
Drop off Quing	4
Total Parking Required Phase 1	22 + 4
Total Parking Provided Phase 1	26 + 4 Spaces
Parking for Phase 2 (1/300)	13
Total Parking Required All Phases	35 +4 spaces
Total Parking Provided	39 + 4 spaces
Landscape Tabulations	
ITEMS	
Site Area	119,877 sq.ft.
Landscaped Area	85,961 sq.ft.
Percent Landscaped	71.7 %
Area of Front Yard - John King	19,723 sq.ft.
Landscaped Front Yards	11,316 sq.ft.
Percent Landscaped	57.3 %
(Area along John King for extent of street parking to building)	

General Items:
- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- The site will need to be platted.
- 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.
- Additional comments may be provided at time of Site Plan.
- Dumpsters may not directly face a roadway.

Drainage Items:
- Detention is required. Detention is based on zoning, not specific land area use.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
- Detention pond is required to have an emergency spillway.
- Existing flow patterns must be maintained.
- No water or sewer lines can be in detention easement.
- Detention ponds must be irrigated.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- All dumpster areas shall drain to an oil/water spectator and then into the storm system.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- 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 an existing 12" water main along E Old Quail Run available for use.
- Minimum public sewer is 8".
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is an existing 10" sewer main along John King Blvd and E Quail Run Road available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in an easement. Min 20' utility easements.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- $593.37/acre sewer pro-rata due + $279 (single payment) sewer pro-rata

Roadway Paving Items:
- All driveways must meet City spacing requirements.
- All parking, storage, drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- 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) must be engineer designed, 18" minimum, and reinforced concrete pipe with safety end treatments.
- TIA is required. Review fees shall apply
- Install 10' trail along John King.
- Install 5' sidewalk along E. Quail Run Road.
- Must dedicate half of the ROW for E. Old Quail Run (25' from centerline)
- If you ever connect to E. Old Quail Run, you'll need to construct 24' of steel reinforced concrete adjacent to your property.

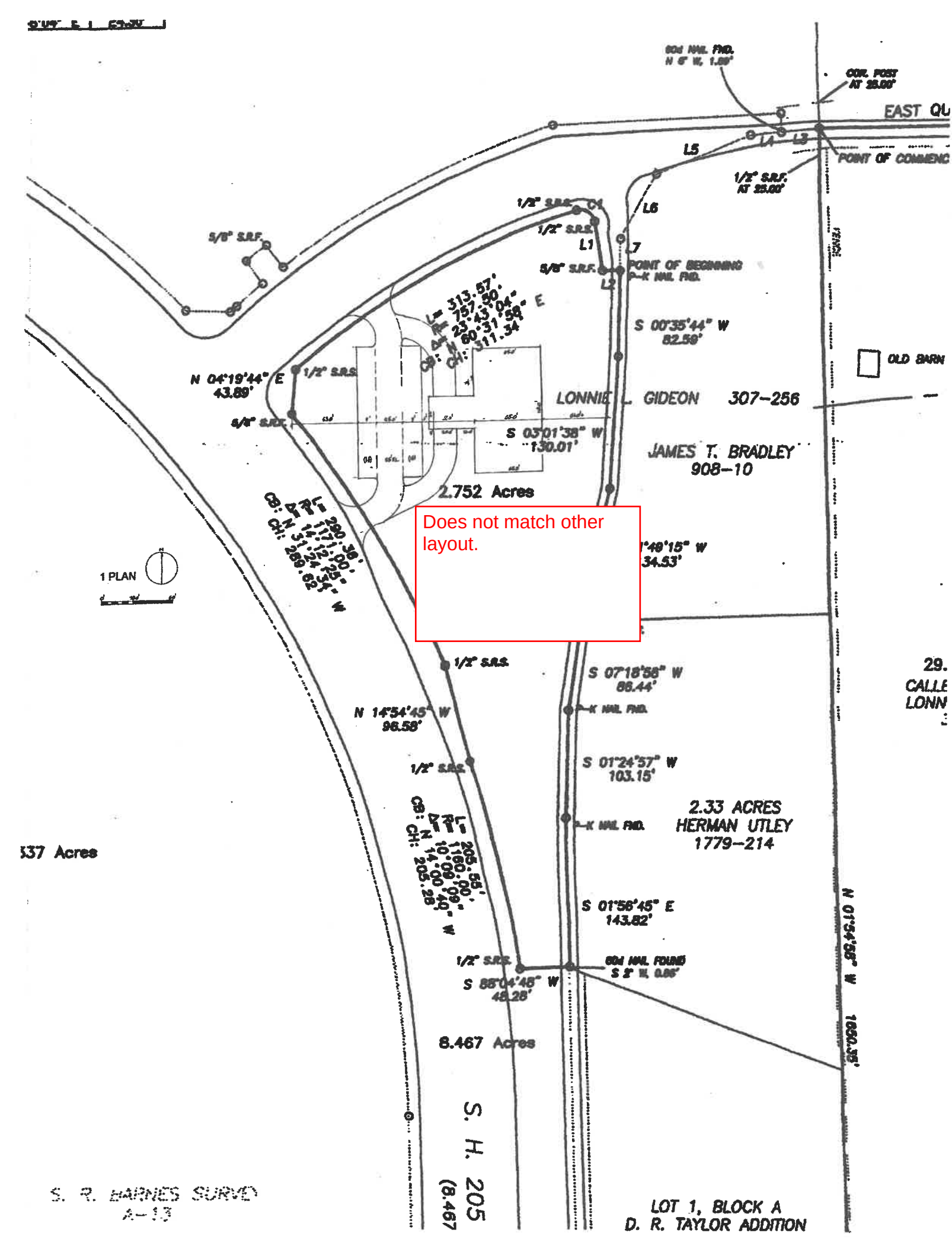
Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

PROPOSED DAY CARE

Lot
Block

Rockwall, Te

creativearchitects
www.creative-architect.com
scott@cr-ar.com
972-530-4872


EAST QU
POINT OF COMMENC
1/2" S.R.F. AT 25.00'
L5
L4
L3
L6
L7
L1
L2
1/2" S.R.S.
5/8" S.R.F.
POINT OF BEGINNING
P-K NAIL FND.
S 00°35'44" W
82.59'
OLD BARN
N 04°19'44" E
43.89'
LONNIE L. GIDEON 307-256
S 03°01'38" W
130.01'
JAMES T. BRADLEY
908-10
2.752 Acres
Does not match other layout.
1 PLAN
S 07°18'58" W
86.44'
N 14°54'45" W
96.58'
S 01°24'57" W
103.15'
2.33 ACRES
HERMAN UTLEY
1779-214
S 01°56'45" E
143.82'
S 85°04'48" W
48.28'
8.467 Acres
537 Acres
S. H. 205
(8.467
N 01°54'58" W
1650.35'
LOT 1, BLOCK A
D. R. TAYLOR ADDITION
S. R. BARNES SURVEY
A-13

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	SE Corner John King & E Quail Run (A0012 SR Barnes, Tract 1-04)				
SUBDIVISION	DR Taylor Addition	LOT	1	BLOCK	A
GENERAL LOCATION	Southeast corner of John King & E Quail Run				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Agriculture	CURRENT USE	Vacant
PROPOSED ZONING		PROPOSED USE	Childcare Facility
ACREAGE	2.751	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	N/A

☐ ***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	Makeway LLC	☒ APPLICANT	Makeway LLC
CONTACT PERSON	Lisa Brooks & Rene'e Holland	CONTACT PERSON	Lisa Brooks & Rene'e Holland
ADDRESS	1215 Ridge Road West	ADDRESS	1215 Ridge Road West
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	Rockwall, Texas 75087
PHONE	L - 214-402-2349; R - 214-402-6511	PHONE	L - 214-402-2349; R - 214-402-6511
E-MAIL	L - aalcbrooks@yahoo.com R - jholland1977@yahoo.com	E-MAIL	L - aalcbrooks@yahoo.com R - jholland1977@yahoo.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LISA BROOKS + RENE'E HOLLAND [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 $ 341.25 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* February *2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

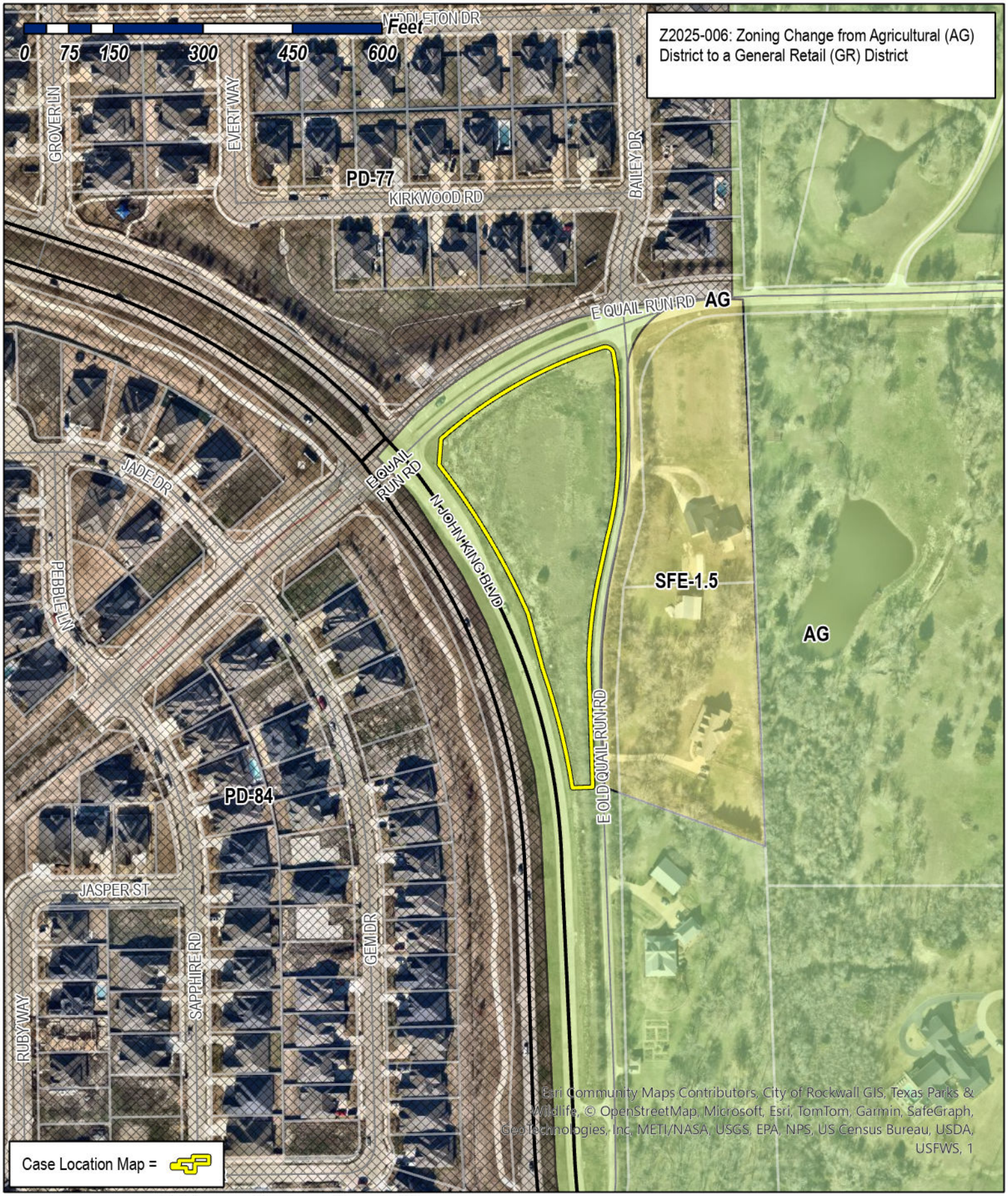
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12TH *DAY OF* FEBUARY *2025*

OWNER'S SIGNATURE Brooks Renee Holland

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COLTON KEARBY
Notary ID #133909449
My Commission Expires
August 15, 2026

MY COMMISSION EXPIRES 08/15/2026



City of Rockwall

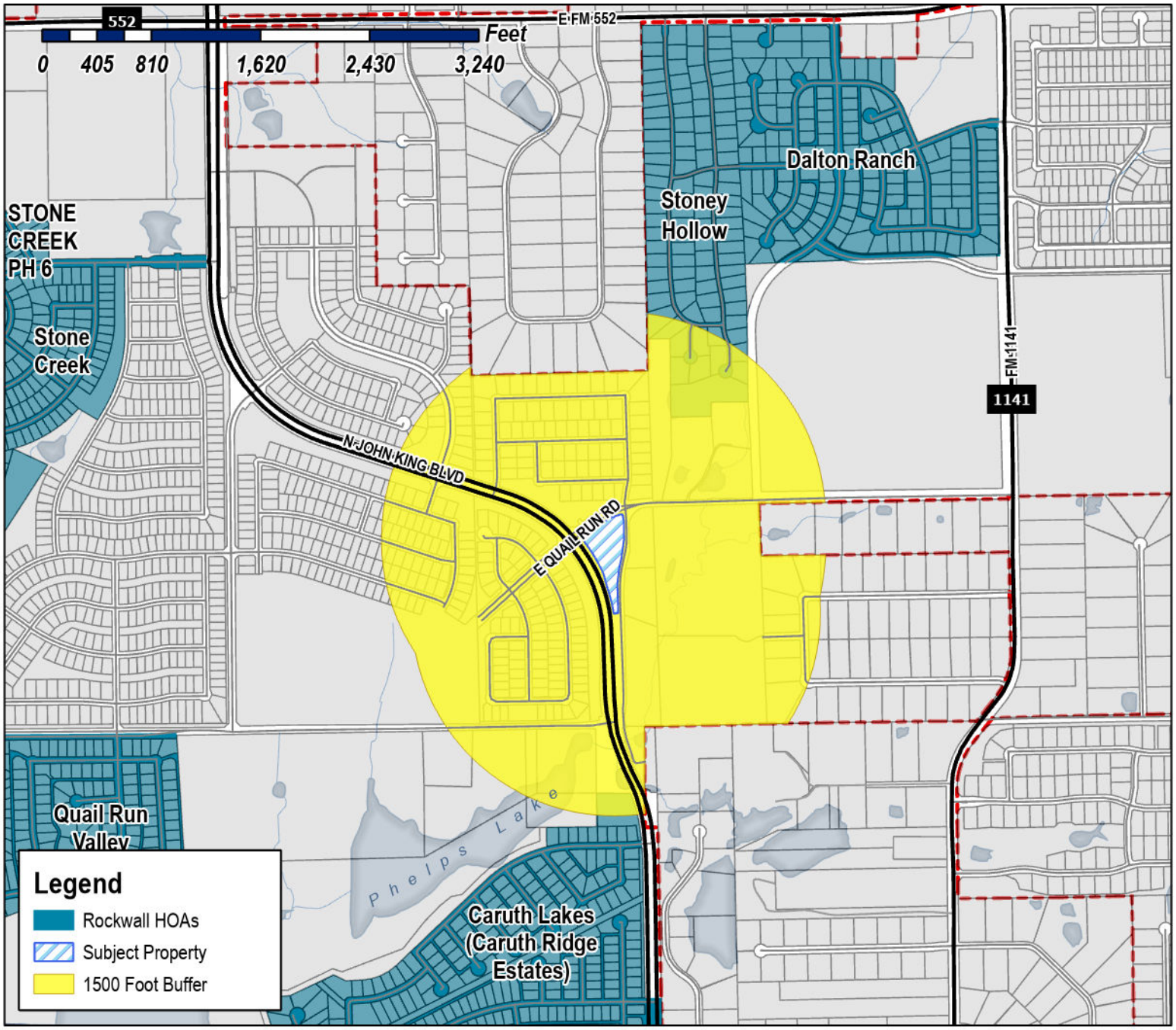
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

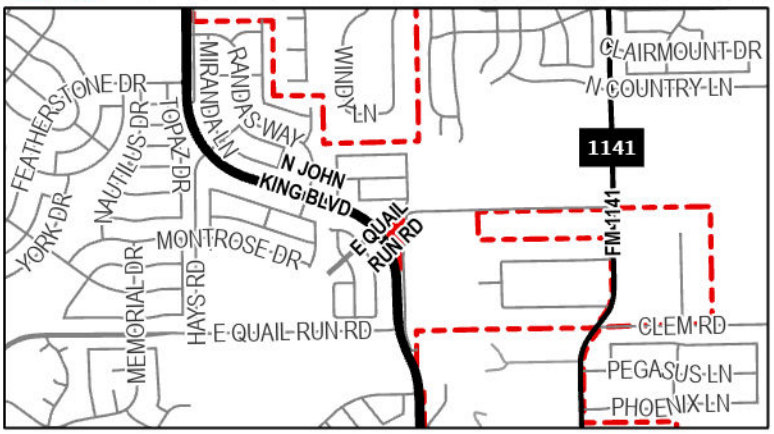
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Case Number: Z2025-006
Case Name: Zoning Change from Agricultural (AG) District to a General Retail (GR) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Intersection of John King and Quail Run



Date Saved: 2/14/2025
For Questions on this Case Call (972) 771-7745

Outlook

Neighborhood Notification Program {Z2025-006]

From Zavala, Melanie <MZavala@rockwall.com>
Date Thu 2/20/2025 3:32 PM
Cc Miller, Ryan <RMiller@rockwall.com>; Lee, Henry <HLee@rockwall.com>; Ross, Bethany <bross@rockwall.com>; Guevara, Angelica <AGuevara@Rockwall.com>

2 attachments (1,002 KB)
HOA Map (02.14.2025).pdf; Public Notice (02.18.2025).pdf;

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, February 21, 2025*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

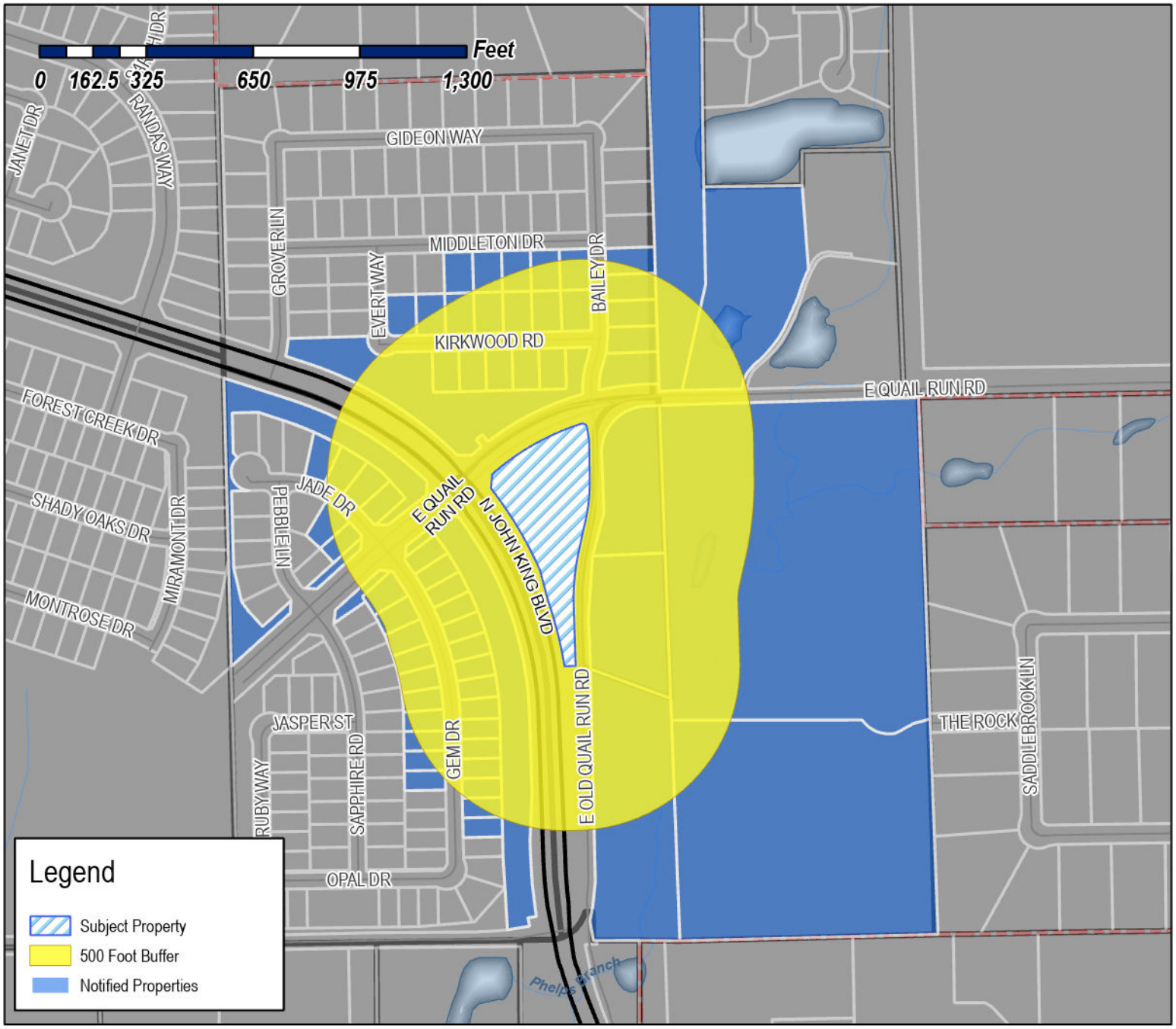
Z2025-006: Zoning Change from AG to GR
Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run 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

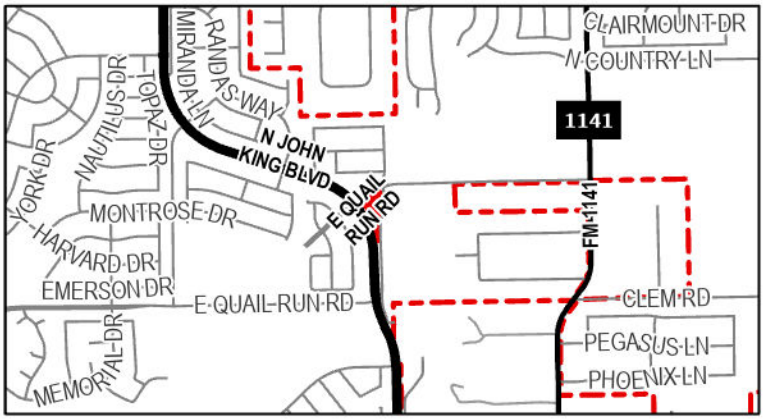
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2025-006
Case Name: Zoning Change from Agricultural (AG) District to a General Retail (GR) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Intersection of John King and Quail Run



Date Saved: 2/14/2025
For Questions on this Case Call: (972) 771-7745

GIDEON GROVE HOMEOWNERS ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

HUNTER MICHELLE ZERBE AND TRACY GIL HUNTER
1304 KIRKWOOD ROAD
ROCKWALL, TX 75087

VALENCIA BRANDON AND AMANDA
1308 KIRKWOOD ROAD
ROCKWALL, TX 75087

SMITH SAMUEL CURTIS & CHRISTEN SWEARENGIN
1309 Kirkwood Rd
Rockwall, TX 75087

ABU BAKR BILAL & NADIA BILAL
1311 MIDDLETON DRIVE
ROCKWALL, TX 75087

MCDANIEL TIMMY E & SHIRLEY G
1312 KIRKWOOD RD
ROCKWALL, TX 75087

WOLFGRAM FAMILY LIVING TRUST
MARK WOLFGRAM AND TIFFANY WOLFGRAM - TRUSTEES
1313 KRIKWOOD ROAD
ROCKWALL, TX 75087

STOCK EDWARD J AND KAREN G
1315 MIDDLETON DRIVE
ROCKWALL, TX 75087

CLEMENT MICHAEL BRENT AND ANDREA KRISTINA
1316 KIRKWOOD RD
ROCKWALL, TX 75087

PETTY STEPHEN E AND SHIRLENE L
1317 KIRKWOOD ROAD
ROCKWALL, TX 75087

FARRELL SALLY A AND JOHN T
1319 MIDDLETON DRIVE
ROCKWALL, TX 75087

FARRELL ERIN ELIZABETH AND TIMOTHY DANIEL
1320 KIRKWOOD ROAD
ROCKWALL, TX 75087

RUTTER KENT DOUGLAS AND MARIA ELENA
1321 KIRKWOOD ROAD
ROCKWALL, TX 75087

JORDAN RAYSHAWN AND LANDRIA
1323 MIDDLETON DRIVE
ROCKWALL, TX 75087

BOLES GEORGE AND JANET
1324 KIRKWOOD ROAD
ROCKWALL, TX 75087

KANDIMALLA RAHUL
1325 KIRKWOOD
ROCKWALL, TX 75087

SMALLWOOD GENE R AND SHIRLEY J
1327 MIDDLETON DR
ROCKWALL, TX 75087

LAMPI MATTHEW OLAVI AND LISA CHARMAGNE
1328 KIRKWOOD RD
ROCKWALL, TX 75087

KOUVELIS HILDA & PETER
1415 E QUAIL RUN RD
ROCKWALL, TX 75087

LARRIVIERE MICHAEL R & LISA J
1425 E QUAIL RUN RD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

LEFERE MARCY NICOLE AND ALIDOR PHILLIP IV
1691 OLD EAST QUAIL RUN RD
ROCKWALL, TX 78087

AZBILL THOMAS & CHRISTINA CHEW
1714 GEM DR
ROCKWALL, TX 75087

BONNER URSULA L
1720 Gem Dr
Rockwall, TX 75087

DFW FARMLAND ESTATES LLC
1722 PREAKNESS DR
ROCKWALL, TX 75032

HOLLOWAY BETTYE
1726 GEM DR
ROCKWALL, TX 75087

BOGISAM VENKATA RAMESHBABU & SIREESHA KANDULA
1727 GEM DR
ROCKWALL, TX 75087

GIBSON JASON M & CAMIE
1732 GEM DR
ROCKWALL, TX 75087

RESIDENT
1733 GEM DR
ROCKWALL, TX 75087

JONES CHRISTOPHER JR & JUSTICE JONES
1738 Gem Dr
Rockwall, TX 75087

RESIDENT
1739 GEM DR
ROCKWALL, TX 75087

SKINNER PATRICIA KAY
1744 Gem Dr
Rockwall, TX 75087

VAIRAGYAM RAHUL & LAKSHMI
NARAYANACHARI SRIRAMACHARI
1745 Gem Dr
Rockwall, TX 75087

PICHARDO ROGER FRANCISCO AND COURTNEY
RAE
1751 E QUAIL RUN
ROCKWALL, TX 75087

RESIDENT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

JENNINGS RYNE THOMAS
1804 GEM DR
ROCKWALL, TX 75087

RESIDENT
1805 GEM DR
ROCKWALL, TX 75087

NGUYEN JASON &
KATHY HOANG DOAN
1810 GEM DR
ROCKWALL, TX 75087

RESIDENT
1815 E OLD QUAIL RUN RD
ROCKWALL, TX 75087

GREWAL MANJINDER S MANJIT K GREWAL
1815 Gem Dr
Rockwall, TX 75087

SAMUEL JOY C & DICKSON I
1816 GEM DR
ROCKWALL, TX 75087

RESIDENT
1822 GEM DR
ROCKWALL, TX 75087

RESIDENT
1823 GEM DR
ROCKWALL, TX 75087

RESIDENT
1828 GEM DR
ROCKWALL, TX 75087

RESIDENT
1831 GEM DR
ROCKWALL, TX 75087

GRACEVILLA BLESSY KUNJUMON
1832 Gem Dr
Rockwall, TX 75087

RESIDENT
1837 GEM DR
ROCKWALL, TX 75087

SCHULZE KYLER W AND
JANETTE SCHULZE
1838 GEM DR
ROCKWALL, TX 75087

PITTI VIKRAM AND
PRATHIBHA ANKALA
1844 GEM DR
ROCKWALL, TX 75087

RESIDENT
1845 GEM DR
ROCKWALL, TX 75087

RESIDENT
1850 GEM DR
ROCKWALL, TX 75087

RESIDENT
1906 JADE DR
ROCKWALL, TX 75087

RESIDENT
1907 JADE DR
ROCKWALL, TX 75087

JARAMILLO JOE & NORA
1912 JADE DR
ROCKWALL, TX 75087

BRUMFIELD ADRIENNE & STANLEY BRUMFIELD
1913 Jade Dr
Rockwall, TX 75087

LOPEZ MICHAEL A & TYLER C SMOCK-LOMBARDI
1918 Jade Dr
Rockwall, TX 75087

SIMMONS LAKEYA
1924 Jade Dr
Rockwall, TX 75087

BERHE MERHAWI
2002 BAILEY DRIVE
ROCKWALL, TX 75087

GARDNER-NEWELL FAMILY TRUST
JAMES K GARDNER JR AND KARIN B NEWELL-
COTRUSTEES
2006 BAILEY DRIVE
ROCKWALL, TX 75087

DEAPEN RICHARD AND ALICIA
2010 BAILEY DRIVE
ROCKWALL, TX 75087

HARRIS ALBERT G AND JENNIFER O
2014 BAILEY DRIVE
ROCKWALL, TX 75087

WIMPEE JAKE M AND REBECCA K
2018 BAILEY DRIVE
ROCKWALL, TX 75087

SHANE HOMES (TEXAS) INC
325 N SAINT PAUL ST STE 3100 # 2901
DALLAS, TX 75201

SHANE HOMES (TEXAS) INC
325 N SAINT PAUL ST STE 3100 # 2901
DALLAS, TX 75201

SHANE HOMES INC
325 N SAINT ST STE 3100 #2901
DALLAS, TX 75201

SHANE HOMES INC
325 N SAINT ST STE 3100 #2901
DALLAS, TX 75201

WINDSOR HOMES CUMBERLAND LLC
5310 Harvest Hill Rd Ste 162
Dallas, TX 75230

WINDSOR HOMES CUMBERLAND LLC
5310 Harvest Hill Rd Ste 162
Dallas, TX 75230

MAKEWAY LLC
805 EAGLE PASS
HEATH, TX 75032

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L Townsend Dr Ste 101
Rockwall, TX 75087

PUBLIC NOTICE

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

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

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

Z2025-006: Zoning Change from AG to GR

Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run 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, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, March 17, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-006: Zoning Change from AG to GR

Please place a check mark on the appropriate line below:

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

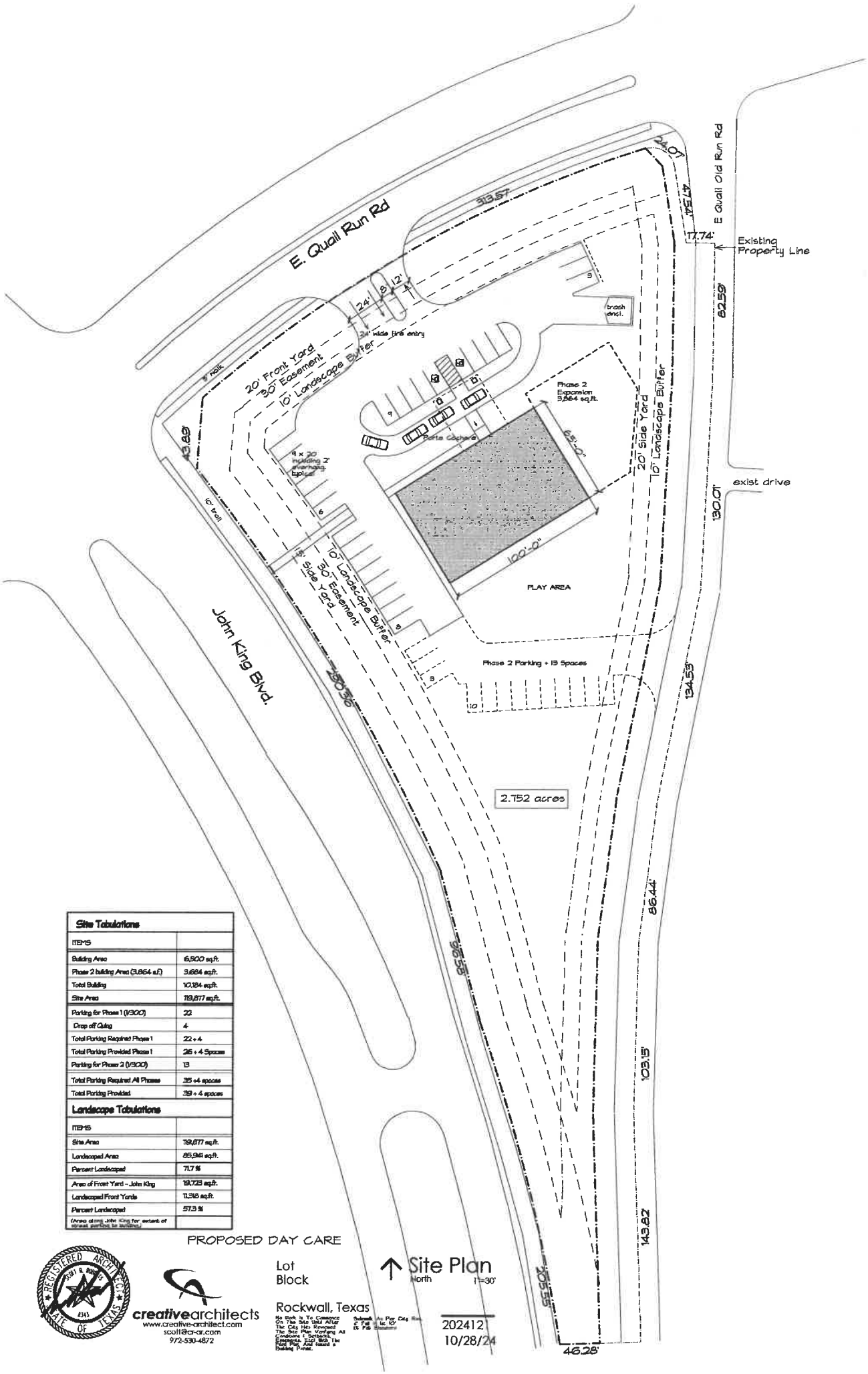
☐ I am opposed to the request for the reasons listed below.

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



Site Tabulations	
ITEMS	
Building Area	6,500 sq.ft.
Phase 2 building Area (3,864 s.f.)	3,684 sq.ft.
Total Building	10,184 sq.ft.
Site Area	119,877 sq.ft.
Parking for Phase 1 (1/300)	22
Drop off Quing	4
Total Parking Required Phase 1	22 + 4
Total Parking Provided Phase 1	26 + 4 Spaces
Parking for Phase 2 (1/300)	13
Total Parking Required All Phases	35 +4 spaces
Total Parking Provided	39 + 4 spaces
Landscape Tabulations	
ITEMS	
Site Area	119,877 sq.ft.
Landscaped Area	85,961 sq.ft.
Percent Landscaped	71.7 %
Area of Front Yard - John King	19,723 sq.ft.
Landscaped Front Yards	11,316 sq.ft.
Percent Landscaped	57.3 %
(Area along John King for extent of street parking to building)	

PROPOSED DAY CARE

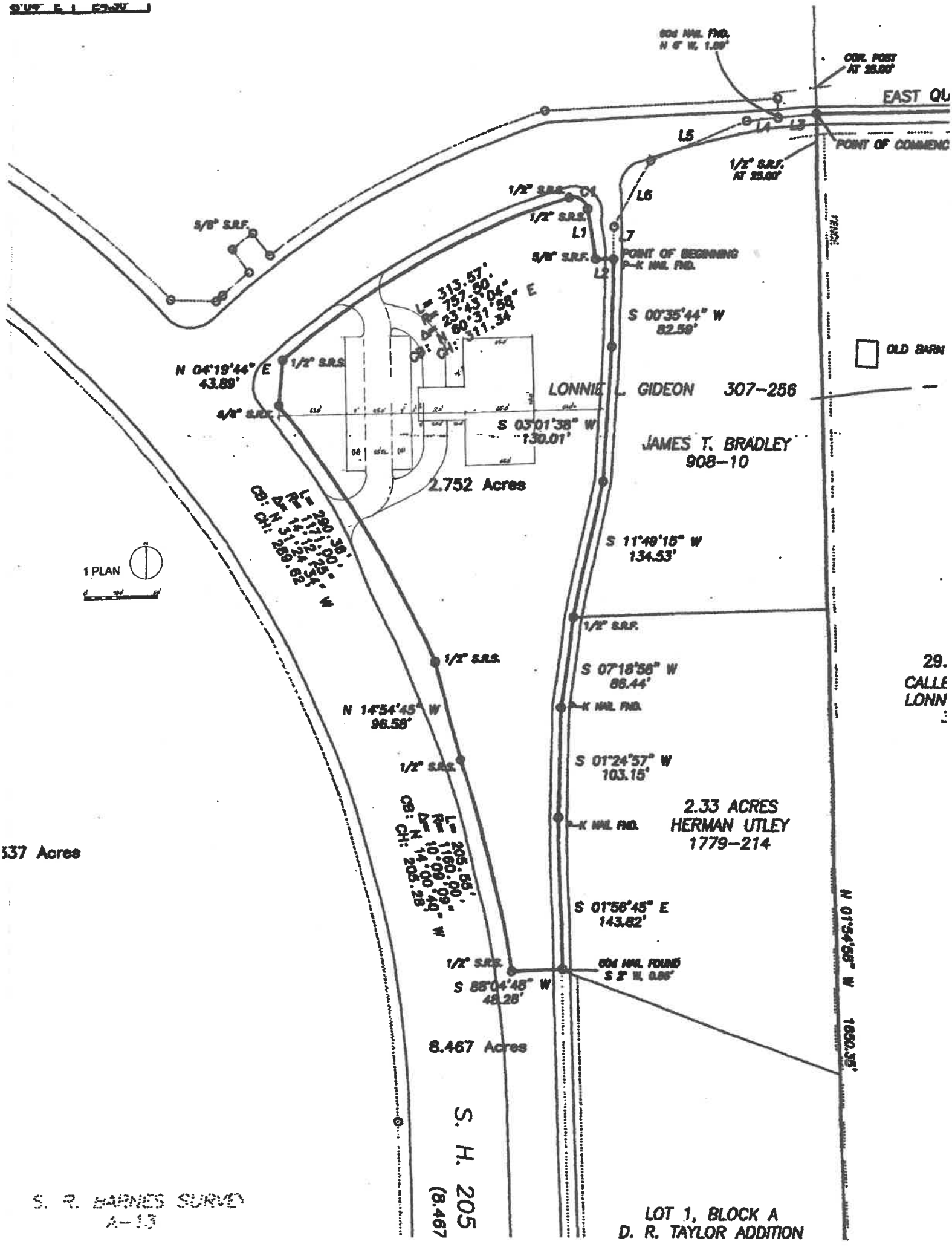
Lot
Block

Rockwall, Texas

↑ Site Plan
North 1"=30'

202412
10/28/24

creativearchitects
www.creative-architect.com
scott@cr-ar.com
972-530-4872


60d NAIL FND.
N 6° W, 1.09'
CDR. POST
AT 25.00'
EAST QU
POINT OF COMMENC
L5
L4
L3
1/2" S.R.F.
AT 25.00'
1/2" S.R.F.
C1
L6
1/2" S.R.F.
L1
L7
5/8" S.R.F.
POINT OF BEGINNING
P-K NAIL FND.
5/8" S.R.F.
L2
L= 313.57'
R= 757.50'
Δ= 23°43'04"
CH: 311.34'
60°31'58" E
CB:
S 00°35'44" W
82.59'
OLD BARN
N 04°19'44" E
43.89'
1/2" S.R.S.
5/8" S.R.F.
LONNIE L. GIDEON 307-256
S 03°01'38" W
130.01'
JAMES T. BRADLEY
908-10
2.752 Acres
L= 290.36'
R= 1171.00'
Δ= 14°12'25"
CB: N 31°24'54" W
CH: 289.62'
S 11°49'15" W
134.53'
1 PLAN
1/2" S.R.F.
1/2" S.R.S.
S 07°18'58" W
86.44'
29.
CALLE
LONN
N 14°54'45" W
96.58'
P-K NAIL FND.
1/2" S.R.S.
S 01°24'57" W
103.15'
2.33 ACRES
HERMAN UTLEY
1779-214
537 Acres
L= 205.55'
R= 1160.00'
Δ= 10°09'09"
CB: N 14°00'40" W
CH: 205.28'
P-K NAIL FND.
S 01°56'45" E
143.82'
N 01°54'58" W
1650.35'
1/2" S.R.S.
60d NAIL FOUND
S 2° W, 0.86'
S 85°04'48" W
48.28'
8.467 Acres
S. H. 205
(8.467
S. R. BARNES SURVEY
A-13
LOT 1, BLOCK A
D. R. TAYLOR ADDITION

February 11, 2025

Lisa Brooks & Rene'e Holland
1215 Ridge Road West
Rockwall, Texas 75087

Planning and Zoning Commission
City of Rockwall, Texas
385 S Goliad Street
Rockwall, TX 75087

Subject: Request for Rezoning Approval – Proposed Childcare Facility

Dear Planning and Zoning Commission,

I am writing to formally request the rezoning of the property at the southeast corner of John King and East Quail Run (A0012 SR Barnes, Tract 1-04) to allow for the construction and operation of a childcare facility. We intend to improve the land and provide a much-needed neighborhood service by establishing a high-quality childcare center that will support the growing needs of families in our community.

Currently, the property does not have the appropriate zoning designation for the facility and services we plan to offer. However, there is a clear and pressing demand for childcare in this area:

- There are seven schools within a two-mile radius, with Rockwall ISD planning an additional elementary school in the northern part of town.
- The surrounding area is experiencing significant residential growth, with hundreds of new homes and developed lots.
- The site is located on John King Boulevard, a major thoroughfare for parents commuting to and from work. Additionally, John King will eventually become State Highway 205, further increasing accessibility and visibility for families needing childcare services.
- There are currently no childcare facilities along John King Boulevard, leaving a gap in essential services for families in the area.

We believe this rezoning request aligns with the city's vision for responsible growth and development. Our facility will not only enhance the surrounding neighborhood but also provide a valuable resource to families, supporting working parents and contributing to the overall well-being of our community.

Thank you for your time and consideration. We appreciate the opportunity to work with the Planning and Zoning Commission and look forward to discussing our proposal further. Please do not hesitate to reach out if additional information is needed.

Sincerely,
Lisa Brooks & Rene'e Holland

11 NORTHEAST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

1. *Estate and Rural Residential*. The maintenance of the *Estate* and *Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
2. *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.
3. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
4. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
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.

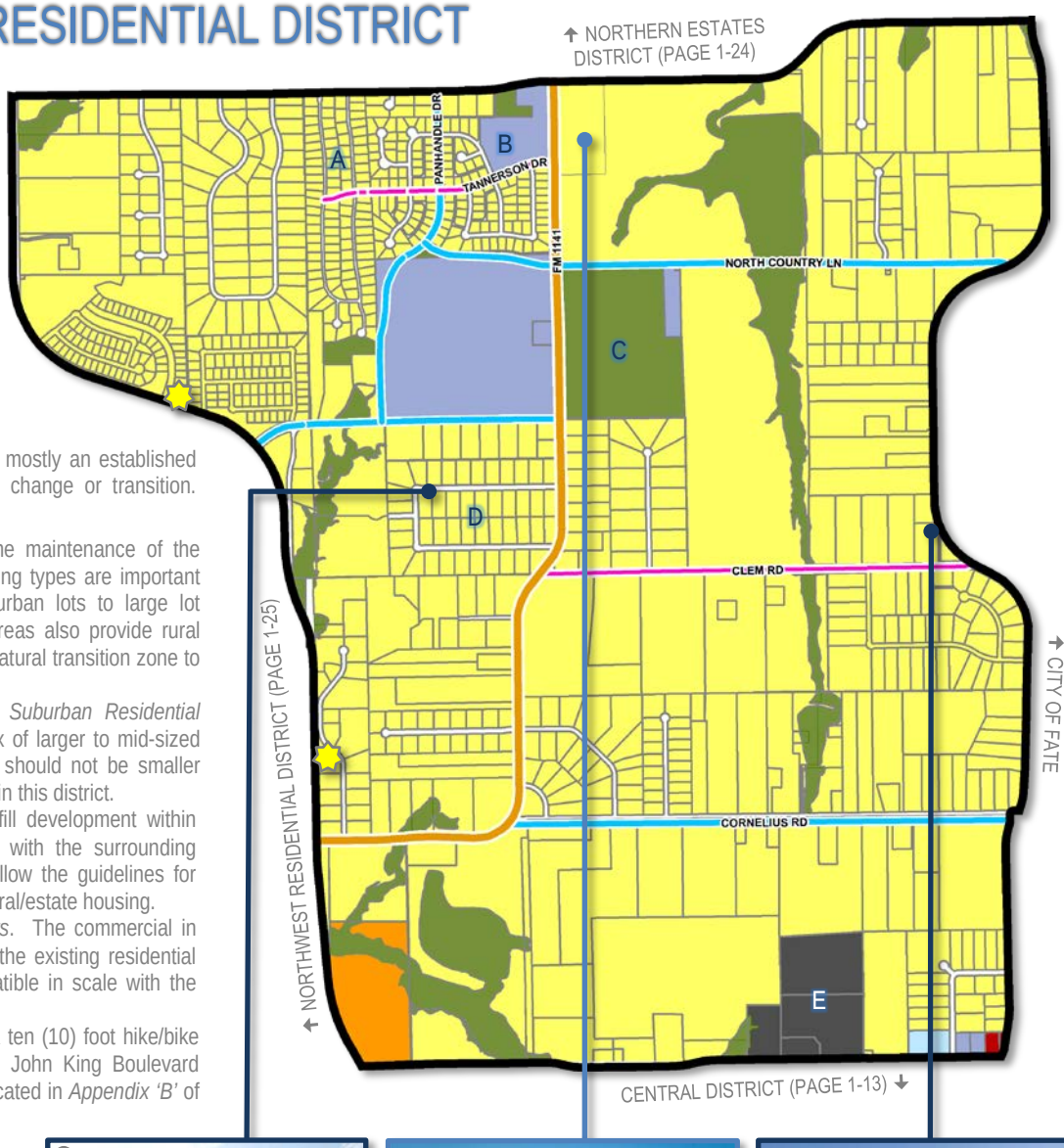
POINTS OF REFERENCE

A. Stoney Hollow Subdivision
B. Celia Hays Elementary School
C. North Country Lane Park
D. Saddlebrook Estates Subdivision
E. Resthaven Funeral Home

LAND USE PALETTES

Current Land Use
Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon




2 Current Suburban Residential

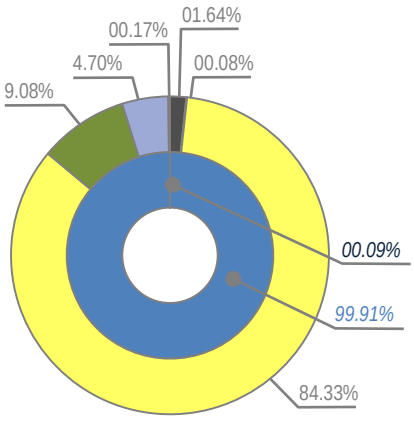

2 Future Suburban Residential


1 Current Rural Residential

BUILD OUT
1,964
5,794

% OF ROCKWALL
3.13%
0.99%
3.10%

CURRENT
625
18
1,844



MINOR COLLECTOR	
M4U	
M4D	

COMMERCIAL	0.09%
RESIDENTIAL	99.91%
MIXED USE	0.00%

CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-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*).

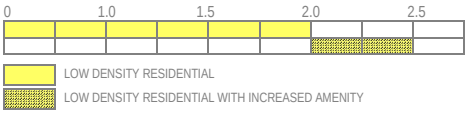
DESIGNATION CHARACTERISTICS

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*).

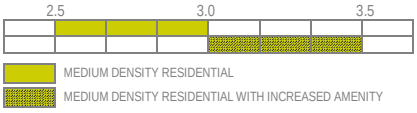
DESIGNATION CHARACTERISTICS

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.

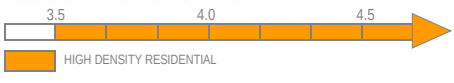
DESIGNATION CHARACTERISTICS

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.

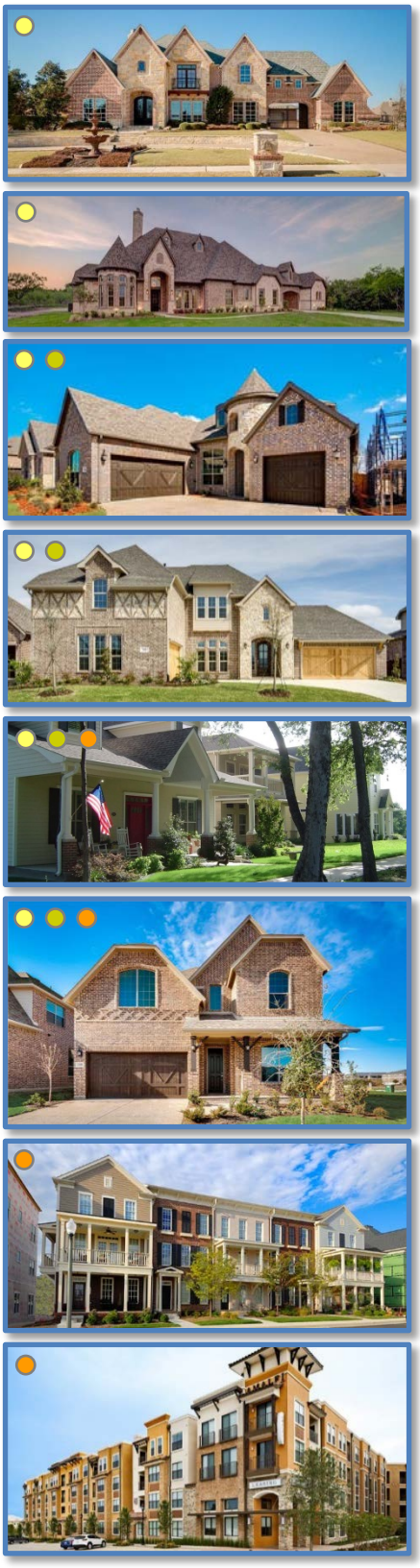
EXISTING LAND USE EXAMPLES

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



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 GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) 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)	S
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		S
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
Convent, Monastery, or Temple	(4)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
Private Sports Court with Standalone or Dedicated Lighting	(22)	(18)	P
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Emergency Ground Ambulance Services	(10)		P
Group or Community Home	(11)	(5)	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
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)		S
Social Service Provider (*Except Rescue Mission or Homeless Shelter*)	(26)		S
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

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PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
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
Indoor Commercial Amusement/Recreation	(2)	(2)	S
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	S
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
Public Park or Playground	(12)		P
Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)	(14)		S
Theater	(15)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Alcoholic Beverage Package Sales	(1)	(1)	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
Craft/Micro Brewery, Distillery and/or Winery	(12)	(5)	S
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
Private Museum or Art Gallery	(22)		P
Night Club, Discotheque, or Dance Hall	(23)		S
Permanent Cosmetics	(25)	(9)	A

LEGEND:	
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PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Rental Store without Outside Storage and/or Display	(28)	(10)	S
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)	S
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)	S
Secondhand Dealer	(33)		P
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Locksmith	(11)		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)	
Minor Auto Repair Garage	(2)	(2)	S
Full Service Car Wash and Auto Detail	(5)	(4)	S
Self Service Car Wash	(5)	(4)	S
Non-Commercial Parking Lot	(9)		P
Service Station	(11)	(8)	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 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
Helipad	(9)		S
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
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		S

LEGEND:	
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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 GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
TV Broadcasting and Other Communication Service	(20)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT FOR A 2.751-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-04 OF THE S. R. BARNES SURVEY, ABSTRACT NO. 13, 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 Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, 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 an Agricultural (AG) District to a General Retail (GR) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *General Retail (GR) District* as stipulated in Subsection 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses*, and Subsection 04.04*, General Retail (GR) District,* and Subsection 06.10, *SH-205 By-Pass Overlay (SH-205 BY OV) District*, of Article 05*, 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;

DRAFT 02.25.2025

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 7TH DAY OF APRIL, 2025.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 17, 2025*

2nd Reading: *April 7, 2025*

DRAFT ORDINANCE 02.25.2025

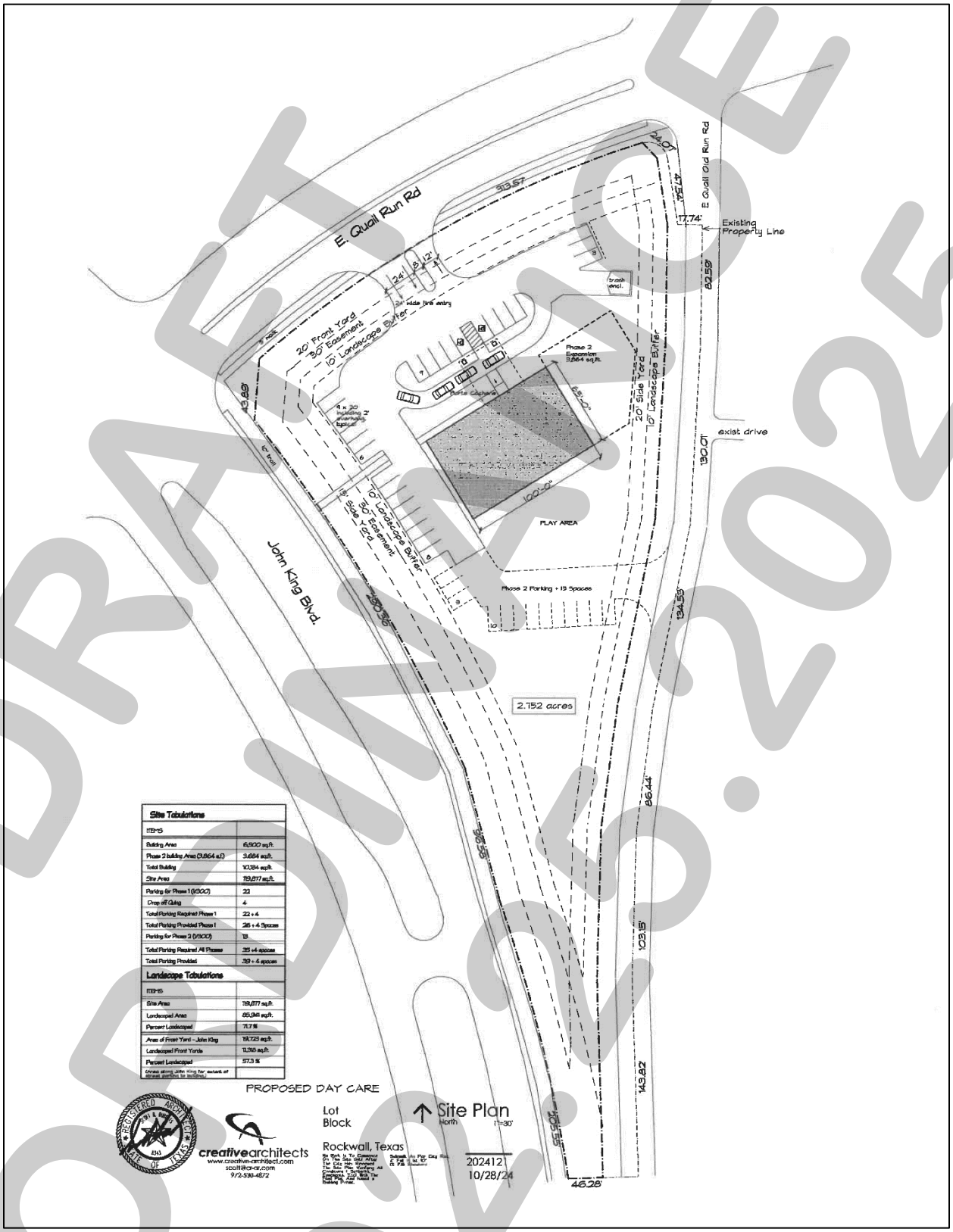
Exhibit 'A'
Legal Description

Legal Description: Tract 1-04, Abstract No. 13, of the S.R. Barnes Survey



DRAFT 02.05.2025

Exhibit 'B'
Concept Plan/Survey



Site Tabulations	
ITEMS	
Building Area	6,900 sq.ft.
Phase 2 building Area (3,864 sf)	3,684 sq.ft.
Total Building	10,584 sq.ft.
Site Area	119,877 sq.ft.
Parking for Phase 1 (6300)	23
Drop off Qing	4
Total Parking Required Phase 1	22 + 4
Total Parking Provided Phase 1	26 + 4 Spaces
Parking for Phase 2 (7300)	13
Total Parking Required All Phases	35 +4 spaces
Total Parking Provided	39 + 4 spaces

Landscape Tabulations	
ITEMS	
Site Area	119,877 sq.ft.
Landscaped Area	85,941 sq.ft.
Percent Landscaped	71.7 %
Area of Front Yard - John King	19,723 sq.ft.
Landscaped Front Yards	11,316 sq.ft.
Percent Landscaped	57.3 %
(Areas along John King for extent of street parking to building)	

DRAFT ONLY 02.25.2025

PROJECT COMMENTS

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

DATE: 2/21/2025

PROJECT NUMBER: Z2025-007
PROJECT NAME: SUP for House of Worship at 917 & 918 N Goliad
SITE ADDRESS/LOCATIONS: 917 N GOLIAD ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a Specific Use Permit (SUP) allowing a Church/House of Worship on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [Ordinance No. 25-07], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	02/20/2025	Approved w/ Comments

02/20/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) allowing a Church/House of Worship on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of allowing a Church/House of Worship on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [Ordinance No. 25-07], situated within the North Goliad Corridor Overlay (NGC OV) District, and addressed as 917 N. Goliad Street.

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

M.3 For reference, include the case number (Z2025-007) in the lower right-hand corner of all pages on future submittals.

I.4 If the requested SUP is approved, the following is an outline of the remaining development processes: (1) Site Plan, (2) Engineering, (3) Final Plat, (4) Building Permit.

I.5 According to Subsection 02.02(C)(4), Institutional and Community Service Land Uses, of Article 13, Definitions, of the Unified Development Code (UDC), states that a Church/House of Worship is an "…facility or area primarily used for religious gatherings, ceremonies, and worship services. It typically includes a sanctuary or worship hall, administrative offices, classrooms for religious education, and often ancillary facilities such as a fellowship hall, kitchen, and parking lot. These facilities serve as places for spiritual practice, community gatherings, and religious observance for adherents of a particular faith or denomination."

I.6 The subject property is Planned Development District 50 (PD-50) for Residential Office (RO) land uses. In Planned Development District 50 (PD-50) the Church/House of Worship land use is permitted by Specific Use Permit (SUP). The SUP process allows "…discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." In this case, the proposed Church/House of Worship is located at 917 N. Goliad Street and must be reviewed by the Planning and Zoning Commission and City Council to determine if the land use is appropriate for the proposed location.

I.7 The existing single-family home will be required to all applicable non-residential building and fire code requirements.

I.8 Based on the anticipated size (i.e. 10-20 attendees) of the House of Worship -- indicated in the applicant's letter -- and the size of the existing single-family home (i.e. 906 SF),

the provided concept plan appears to satisfy the Unified Development Code's (UDC) parking requirements (i.e. Office, 1 parking space per 300 SF; House of Worship, 1 per 4 seats). That being said, this will be reviewed at the time of site plan.

M.9 Please review the attached Draft Ordinance prior to the February 25, 2025 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 7, 2025.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 11, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.11 The projected City Council meeting dates for this case will be March 17, 2025 (1st Reading) and April 7, 2025 (2nd Reading).

M.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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved w/ Comments

02/21/2025: General Comments:
General Items:
- Must meet City's 2023 Standards of Design and Construction Manual
- 4% Engineering Inspection Fees
- Impact Fees (Roadway, Water, Sewer)
- 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.
- Additional comments may be provided at time of Site Plan.

Drainage Items:
- Existing flow patterns must be maintained.
- Detention must be provided if increasing impervious area. Detention is based on property zoning, not use of specific area. Storm water cannot increase off the property.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
- No water or sewer lines can be in detention easement.
- Detention ponds must be irrigated.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- Dumpster areas shall drain to an oil/water spectator and then into the storm system.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- 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 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" in Alamo 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.

Roadway Paving Items:
- All parking, storage, drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without a City approved turnaround area.
- 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.
- Fire lane (if needed) to end in a fire department approved turn around.
- Culverts (if needed) must be engineer designed, 18" minimum, and reinforced concrete pipe.
- Access easement will be required from adjacent property owner.
- Existing driveway will have to be removed.
- Must install 5' sidewalk along Alamo

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 shall be located on top of City utilities.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

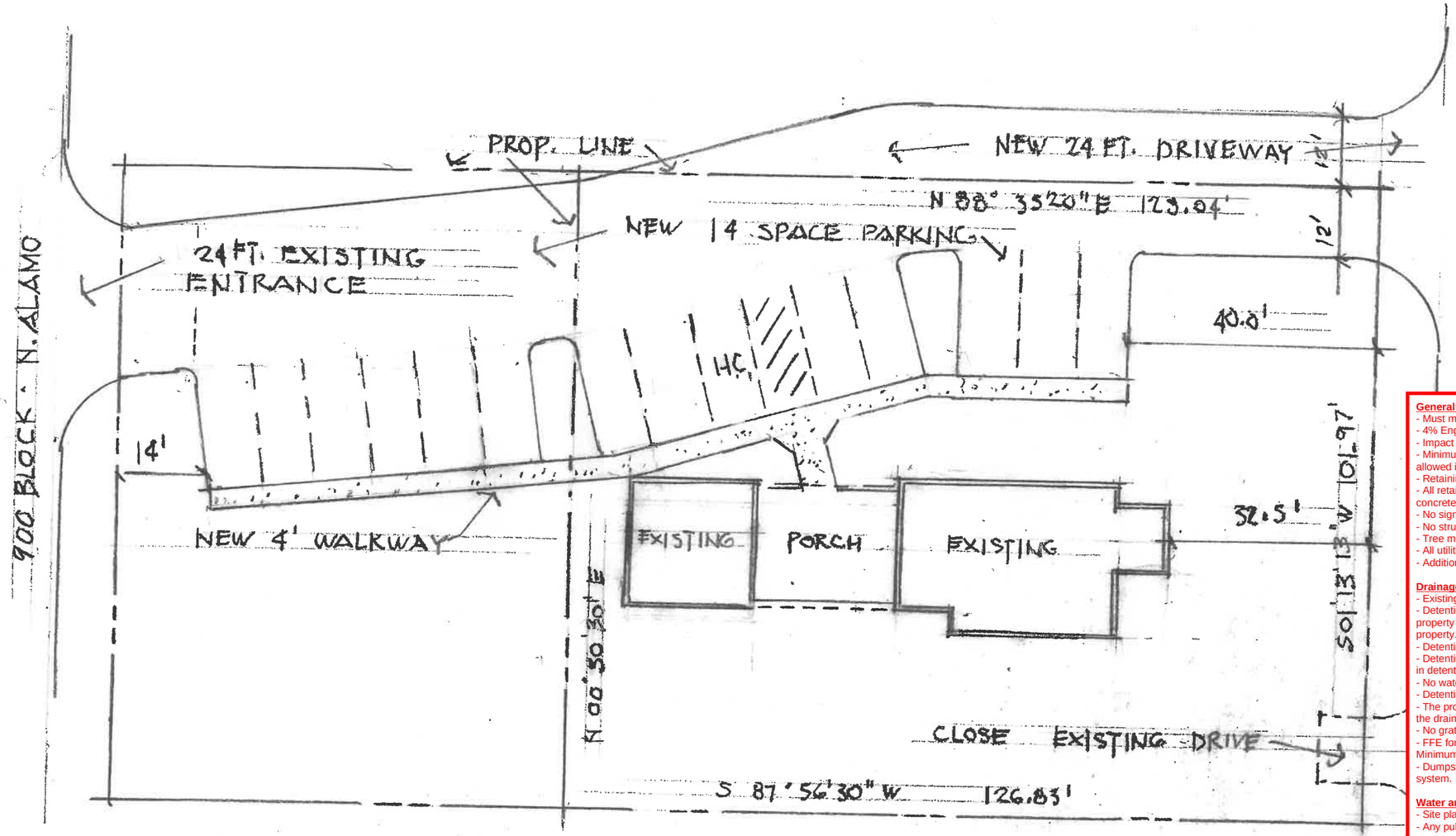
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved

No Comments



REGISTERED ARCHITECT
ROSS I. RAMSAY
2449
STATE OF TEXAS

RAMSAY
SCALE 1"=20'
DECEMBER, 10, 2024
r7ramsay@yahoo.com
469-974-8589

SITE PLAN
917 N. GOLIAD
ROCKWALL TEXAS

General Items:
- Must meet City's 2023 Standards of Design and Construction Manual
- 4% Engineering Inspection Fees
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- No landscape berms shall be located on top of City utilities.

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	917 N Goliad / 918 N Alamo Rockwall, TX 75087				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	N Goliad Corridor				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD 50	CURRENT USE	R/O
PROPOSED ZONING		PROPOSED USE	SUP for House of Worship
ACREAGE	.3/.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		☐ APPLICANT	
CONTACT PERSON	Tzemach Moshe Kalmenson	CONTACT PERSON	
ADDRESS	1950 Hidden Valley	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	
PHONE	469-350-5735	PHONE	
E-MAIL	rabbi@jewishrockwall.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 215, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF February, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

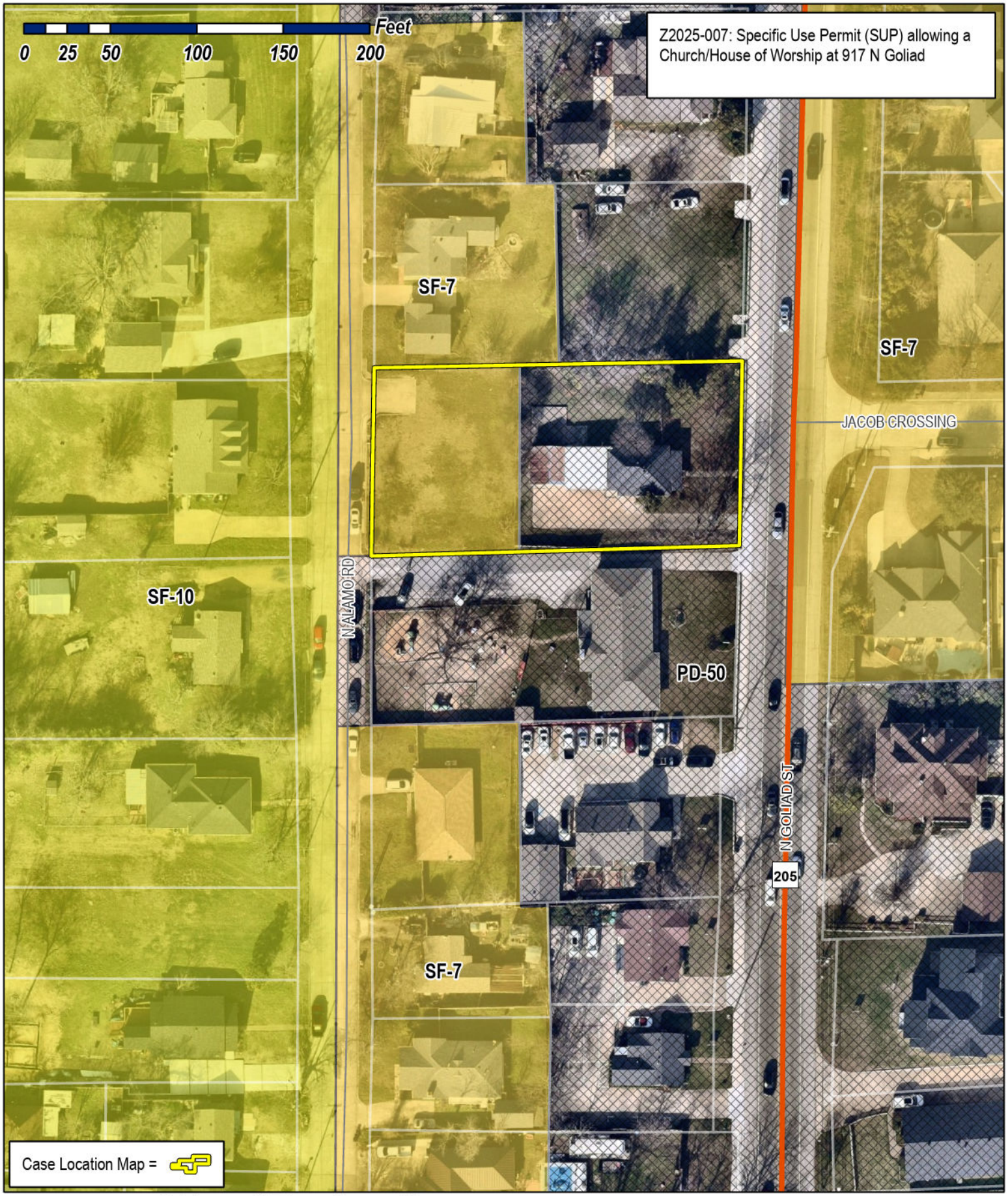
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF February, 2025

OWNER'S SIGNATURE [signature]

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

NOTARY PUBLIC STATE OF TEXAS
KAREN PORTER
Notary ID #133883341
My Commission Expires
July 28, 2026

MY COMMISSION EXPIRES 07/28/2026



City of Rockwall

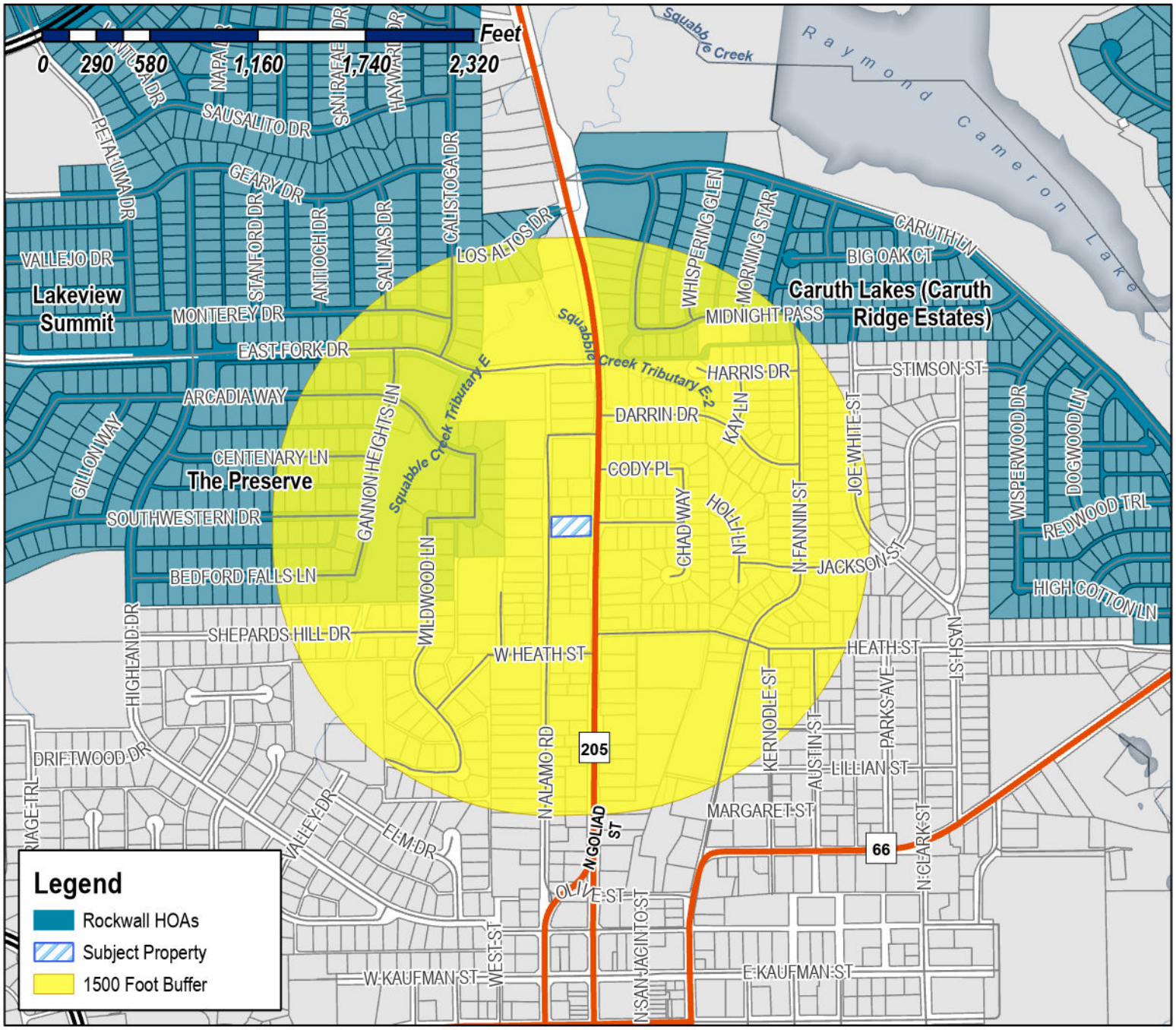
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

City of Rockwall

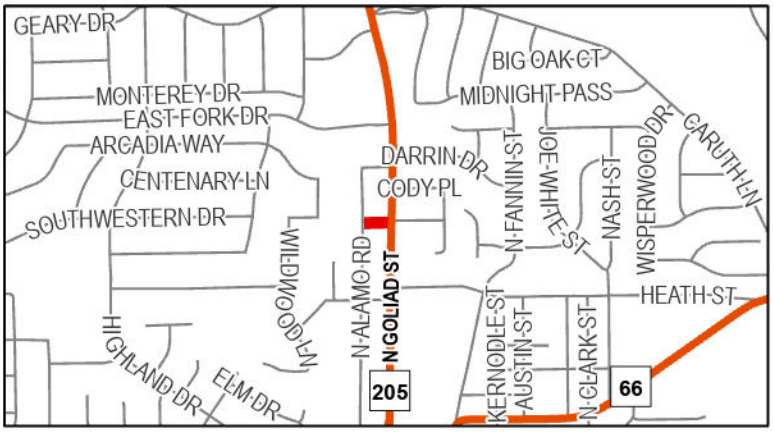
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Case Number: Z2025-007
Case Name: Specific Use Permit (SUP) allowing a Church/ House of Worship
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 917 N. Goliad Street

Date Saved: 2/13/2025
For Questions on this Case Call (972) 771-7745



From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program {Z2025-007]
Date:	Thursday, February 20, 2025 3:43:55 PM
Attachments:	HOA Map (02.13.2025).pdf Public Notice (02.18.2025).pdf

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HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, February 21, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-007: SUP to allow a Church/ House of Worship
Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a Specific Use Permit (SUP) allowing a Church/House of Worship on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [Ordinance No. 25-07], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take any action necessary.

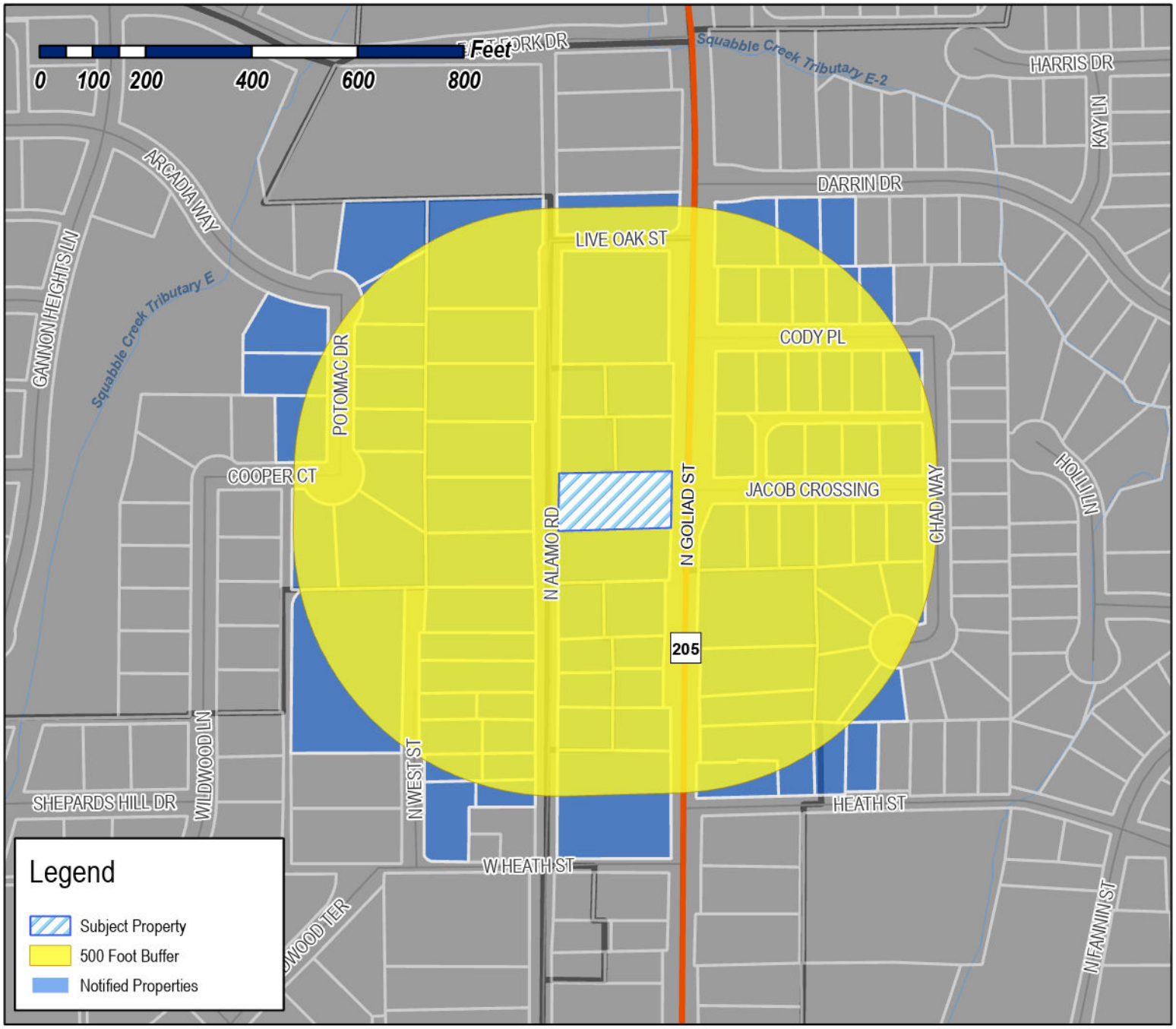
Thank you,

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

City of Rockwall

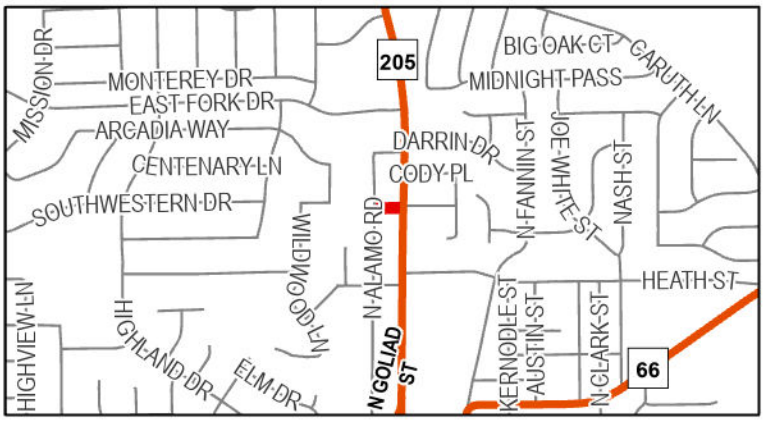
Planning & Zoning Department
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Rockwall, Texas 75087
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For Questions on this Case Call: (972) 771-7745



RESIDENT
1001 N GOLIAD
ROCKWALL, TX 75087

CALLIER JENNA AND LOGAN
104 RUSH CREEK
HEATH, TX 75032

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

RESIDENT
115 E HEATH ST
ROCKWALL, TX 75087

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

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

380 PROPERTY INC
12207 DARK HOLLOW RD
ROCKWALL, TX 75087

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

VANDERSLICE ROBERT
1408 S LAKESHORE DRIVE
ROCKWALL, TX 75087

STRATEGIC MANAGEMNET SERVICES LLC
14124 EDGECREST DR
DALLAS, TX 75254

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

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

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

CARLON WILLIAM ANDREW
192 JACOB CROSSING
ROCKWALL, TX 75087

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

RESIDENT
194 CODY PLACE
ROCKWALL, TX 75087

CROY DANNY L
195 CODY PL
ROCKWALL, TX 75087

RESIDENT
196 JACOB CROSSING
ROCKWALL, TX 75087

STEWART DEBORAH LYNN
196 DARRIN DR
ROCKWALL, TX 75087

RESIDENT
198 CODY PLACE
ROCKWALL, TX 75087

KANSIER GAYLE
198 DARRIN DR
ROCKWALL, TX 75087

KEANE PARKER F
199 Cody Pl
Rockwall, TX 75087

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

917 PROPERTIES LLC
2 MANOR COURT
HEATH, TX 75032

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

RESIDENT
200 JACOB CROSSING
ROCKWALL, TX 75087

SELLERS ROBERT STEVEN
200 DARRIN DRIVE
ROCKWALL, TX 75087

MILLER ROBERT AND KATY
202 CODY PL
ROCKWALL, TX 75087

RESIDENT
203 JACOB CROSSING
ROCKWALL, TX 75087

CLAY KAREN L
203 CODY PL
ROCKWALL, TX 75087

PHILLIPS TERESA
204 JACOB CROSSING
ROCKWALL, TX 75087

BASCO JUSTIN AND PAMELA
206 Cody Pl
Rockwall, TX 75087

PRITCHETT JOHNETTA
206 W HEATH ST
ROCKWALL, TX 75087

RESIDENT
207 JACOB CROSSING
ROCKWALL, TX 75087

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

RESIDENT
208 JACOB CROSSING
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC
208 SUMMIT RIDGE
ROCKWALL, TX 75087

CONFIDENTIAL
210 CODY PL
ROCKWALL, TX 75087

CALDWELL KARISSA A
211 CODY PLACE
ROCKWALL, TX 75087

MOFFATT DANA MICHELLE
211 JACOB CROSSING
ROCKWALL, TX 75087

RESIDENT
212 JACOB CROSSING
ROCKWALL, TX 75087

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

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

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

WEST MICHAEL
299 SHENNENDOAH LANE
ROCKWALL, TX 75087

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

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

HARKLAU CAROLINE
312 DARTBROOK
ROCKWALL, TX 75087

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

WEBER MARY JANE
318 COOPER CT
ROCKWALL, TX 75087

RB40 INVESTMENTS LLC
400 CHIPPENDALE DRIVE
HEATH, TX 75032

TURNER KYLE RADEY
4002 BROWNSTONE CT
DALLAS, TX 75204

ADAT ESTATE LLC
482 ARCADIA WAY
ROCKWALL, TX 75087

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

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

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

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

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

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

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

KUNJACHEN BLESSY AND SHIBU
852 POTOMAC DRIVE
ROCKWALL, TX 75087

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

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

ASHMOREX2 LLC
902 N GOLIAD ST
ROCKWALL, TX 75087

MOMSEN KIMBERLY
903 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
904 N GOLIAD ST
ROCKWALL, TX 75087

HAM JOSHUA L
905 N ALAMO RD
ROCKWALL, TX 75087

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

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

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

BRIONES RONALD AND THERESA
906 N WEST
ROCKWALL, TX 75087

RESIDENT
907 N GOLIAD ST
ROCKWALL, TX 75087

JC GAERLAN LLC
907 NORTH ALAMO ROAD
ROCKWALL, TX 75087

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

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

MARTINKUS NICOLE
908 N WEST ST
ROCKWALL, TX 75087

MOLINA JOE C II
909 N ALAMO
ROCKWALL, TX 75087

RESIDENT
909 N GOLIAD
ROCKWALL, TX 75087

MCFADIN SARA TERESA
909 N WEST STREET
ROCKWALL, TX 75087

ZAVALA VICTOR V
910 N ALAMO RD
ROCKWALL, TX 75087

PERRY RUBY DELL
910 N WEST ST
ROCKWALL, TX 75087

WHITE TIMOTHY E
9104 PRIVATE ROAD 2325
TERRELL, TX 75160

LEWIS BEN
911 N ALAMO
ROCKWALL, TX 75087

RESIDENT
911 N GOLIAD
ROCKWALL, TX 75087

JONES PAMELA J
912 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
912 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
913 N ALAMO RD
ROCKWALL, TX 75087

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

RESIDENT
915 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
917 N ALAMO
ROCKWALL, TX 75087

RESIDENT
917 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
918 N ALAMO
ROCKWALL, TX 75087

RESIDENT
919 N ALAMO
ROCKWALL, TX 75087

RESIDENT
919 N GOLIAD
ROCKWALL, TX 75087

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

BARRY BARBARA
922 N ALAMO RD
ROCKWALL, TX 75087

HUDSON SHELI O
923 N ALAMO
ROCKWALL, TX 75087

CHAVEZ ENRIQUE
923 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
924 N ALAMO
ROCKWALL, TX 75087

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

RESIDENT
925 N GOLIAD
ROCKWALL, TX 75087

TAILLAC JEAN ANTHONY
944 CHAD WAY
ROCKWALL, TX 75087

RICE JOSHUA M
947 CHAD WAY
ROCKWALL, TX 75087

PRINGLE PHYLLIS M
948 CHAD WAY
ROCKWALL, TX 75087

CORENO FRANCISCO R
951 CHAD WAY
ROCKWALL, TX 75087

MCCROSKEY DEE DEE RAYE
955 CHAD WAY
ROCKWALL, TX 75087

RESIDENT
975 N ALAMO
ROCKWALL, TX 75087

CFPC INVESTMENTS LLC
PO BOX 1731
MARBLE FALLS, TX 78654

WOMEN IN NEED INC
PO BOX 349
GREENVILLE, TX 75403

PUBLIC NOTICE

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

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

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

Z2025-007: SUP for a Church/House of Worship

Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a *Specific Use Permit (SUP)* allowing a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [*Ordinance No. 25-07*], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad 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, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, March 17, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-007: SUP for a Church/ House of Worship

Please place a check mark on the appropriate line below:

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

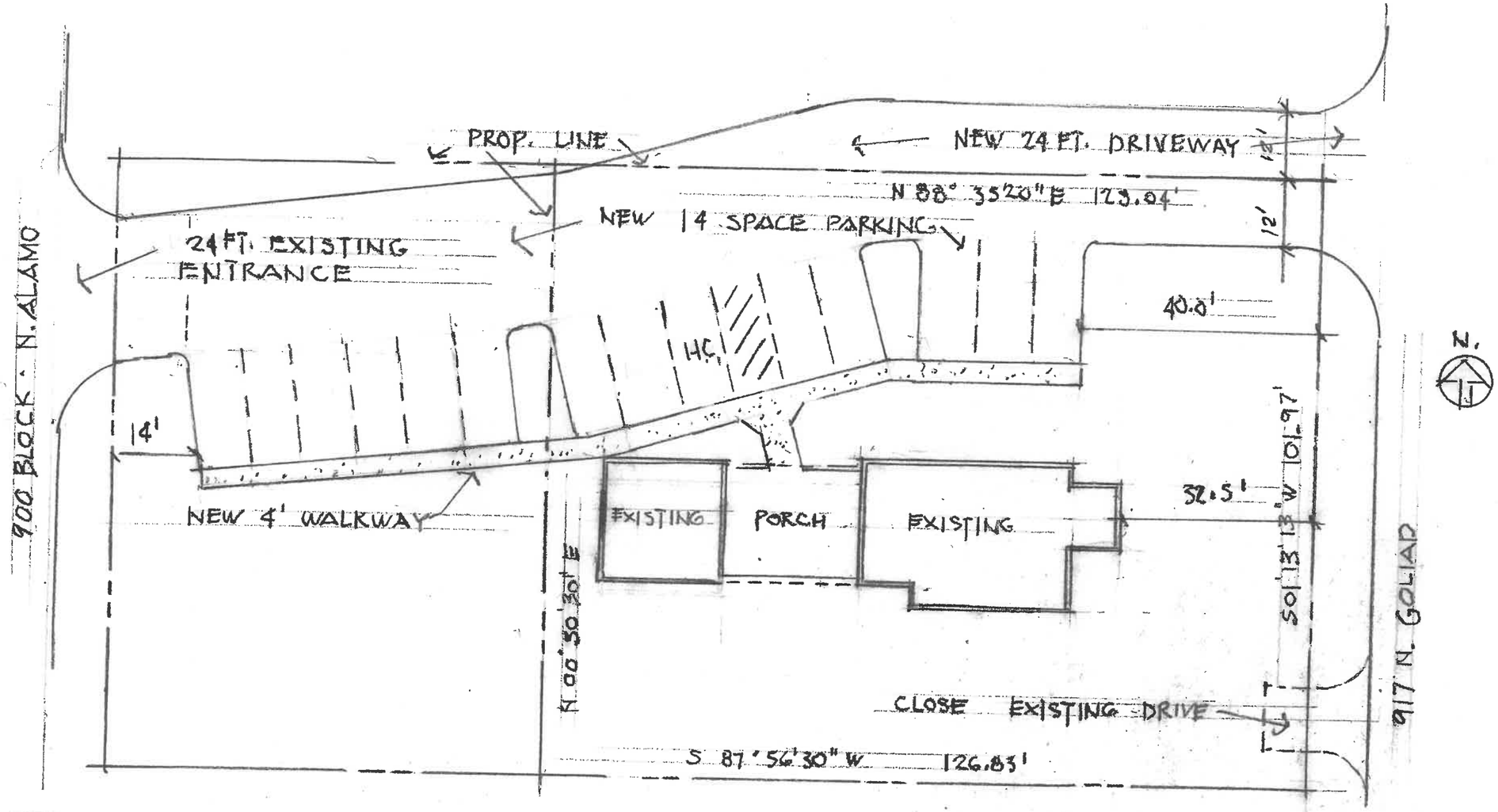
☐ I am opposed to the request for the reasons listed below.

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



REGISTERED ARCHITECT
ROSS I. RAMSAY
2449
STATE OF TEXAS

RAMSAY
SCALE 1"=20'
DECEMBER 10, 2024
r7ramsay@yahoo.com
469-974-8589

SITE PLAN
917 N. GOLIAD
ROCKWALL TEXAS

Chabad
Rockwall County

BH

11 Kislev 5785 / December 11, 2024

Chabad of Rockwall County

Rabbi Moishy Kalmenson
Executive Director

Chana Kalmenson
Co-Director

469-350-5735
info@jewishrockwall.com

To Whom It May Concern:

My name is Moishy Kalmenson and I serve as Rabbi of the local Jewish community. Together with my wife Chana, we direct Chabad of Rockwall County, a non-profit organization and house of worship for Jews across the county.

We moved just over four years ago to Rockwall. Currently, we operate out of our home. We are under contract on 917 N Goliad/918 N Alamo. Our plan for this property is to use it as our house of worship(synagogue)/community center.

Currently, the zoning for 917 N Goliad is PD 50: RO, without an allowance for house of worship. We are applying to change the zoning code to allow for a house of worship with an SUP.

A house of worship strengthens the bonds, roots, and values of a community, and enhances and deepens the quality of life for the entire community.

Our plan would be to provide ample parking on the lot (total of half acre), above the required amount for our sanctuary size. Additionally, as per Jewish law, some of our community members actually walk to synagogue, further alleviating parking concerns.

The scale of our community is small; there are only a few hundred Jews in the county. (Our religious services are geared for Jewish congregants, while classes and other activities are open to the community.) The space would be a total of 1300 sq ft, with a sanctuary space of 400 square ft. For weekly services we have 10-20 attendees. Even with projected growth over the upcoming years, this would not be adding a significant burden to the traffic on the 205.

(Additionally, our services are on Saturday, which would not coincide with any Sunday Church traffic.)

For these reasons we are asking to amend the zoning to allow a house of worship in PD50 with a SUP.

This would allow the city to ensure that in the future there won't be traffic/parking concerns, while still enabling houses of worship to serve the wonderful Rockwall community.

Thank you for your consideration!

Tzemach Moshe (Moishy) Kalmenson
Rabbi and Director
Chabad of Rockwall County

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [*ORDINANCE NO. 25-07*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN *CHURCH/HOUSE OF WORSHIP* ON A 0.5010-ACRE TRACT OF LAND IDENTIFIED AS BLOCK 29 OF THE GARDNER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Tzemach Moshe Kalmenson for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [*Ordinance No. 25-07*], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad 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 Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Church/House of Worship* as stipulated by Article 04*, Permissible Uses,* of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] and Subsection 01.01*, Land Use Schedule,* of Article 04*, Permissible Uses,* and Subsection 04.01*, General Commercial District Standards*; and Subsection 04.02, *Residential Office (RO) District,* of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of

DRAFT ORDINANCE 02.25.25

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

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Church/House of Worship* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The proposed *Church/House of Worship* shall be limited to the area depicted in *Exhibit 'B'* of this ordinance.

2) The proposed *Church/House of Worship* shall be required to plat the property before the issuance of a Certificate of Occupancy.

2.2 COMPLIANCE

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

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

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

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

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

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

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

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

DRAFT ORDINANCE 02.25

Trace Johannesen, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

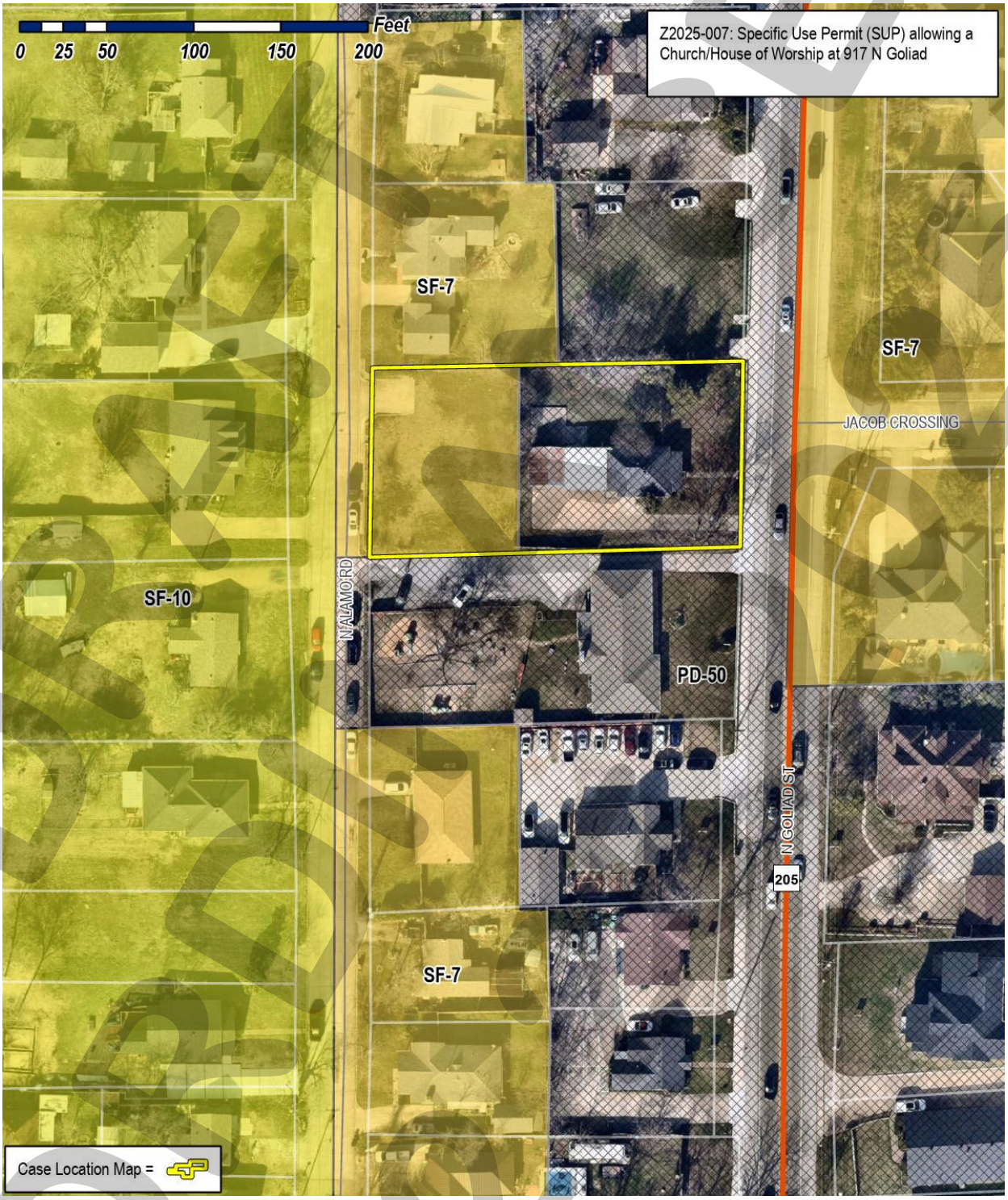
1st Reading: *March 17, 2025*

2nd Reading: *April 7, 2025*

DRAFT ORDINANCE 02.25.2025

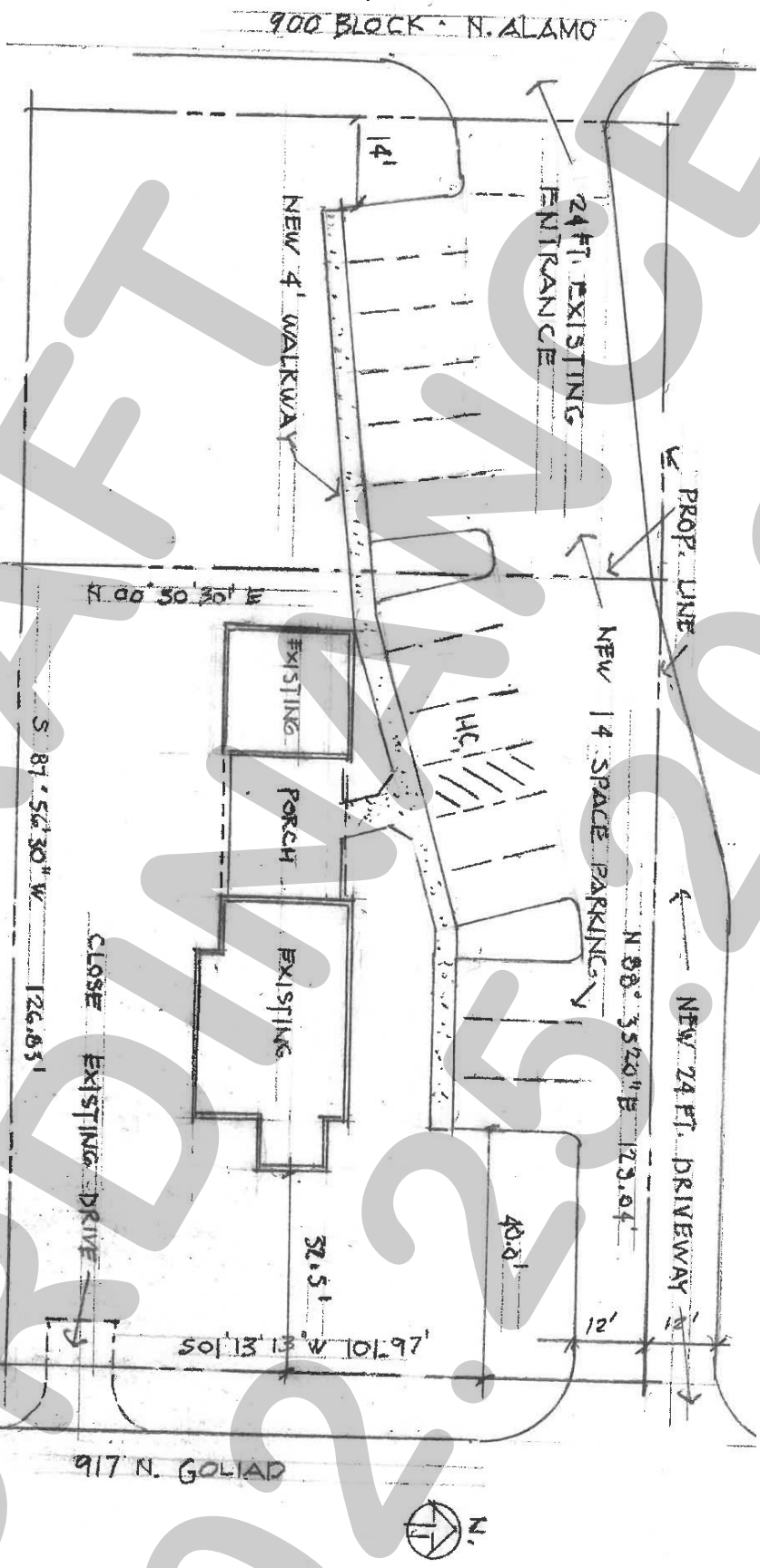
Exhibit 'A':
Location Map

LEGAL DESCRIPTION: Block 29 of the Gardner Addition
ADDRESS: 917 N. Goliad Street



DRAFT 02/19/25

Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 02.25.2025

PROJECT COMMENTS

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

DATE: 2/21/2025

PROJECT NUMBER: Z2025-008
PROJECT NAME: Zoning Change from AG to GR
SITE ADDRESS/LOCATIONS: 511 E FM 552

CASE CAPTION: Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	02/21/2025	Approved w/ Comments

02/21/2025: Z2025-008; Zoning Change from AG to GR
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, and located at the southeast corner of the intersection of John King Boulevard and FM-552.

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

M.3 For reference, include the case number (Z2025-008) in the lower right-hand corner of all pages on future submittals.

I.4 According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for Low Density Residential land uses and is situated within the Northeast Residential District. The Northeast Residential District, is "…characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density residential development." Currently, the subject property is designated for Low Density Residential land uses, which is defined as two (2) to two and one-half (2 ½) dwelling units per acre. If this zoning change is approved, the applicants' proposed request would require this designation to be changed from Low Density Residential to a Commercial/Retail designation.

1.5 According to the Land Use Designations contained in the Comprehensive Plan, "(t)he 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 serve adjacent residential subdivisions … (t)hese areas should be designed with the pedestrian in mind and provide connections between the commercial land use and the adjacent residential subdivisions."

I.6 When looking at the District Strategies for the Northeast Residential District, District Strategy #4 does address the establishment of Neighborhood/Convenience Centers stating that "…commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures…" In addition, when examining strategies for existing residential developments, the Housing section of the Comprehensive Plan states that the City should "…(p)rotect existing single-family residential subdivisions from the negative effects of non-residential developments by requiring separation and screening using large berms, landscaping, and

buffers to create a natural transition." [Policy #3, Goal 01; Section 02.01, Chapter 08]. In addition, the Non-Residential section of the Comprehensive Plan states that "(n)on-residential buildings adjacent to residential properties should be designed to a residential scale to assist the transition of land uses, and mitigate any potential negative visual impacts of the commercial development." [Policy 3, Goal 04; Chapter 09].

M.7 Please review the attached Draft Ordinance prior to the February 25, 2025 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 4, 2025.

I.8 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 March 4, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 11, 2025 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 25, 2025.

I.9 The projected City Council meeting dates for this case will be March 17, 2025 (1st Reading) and April 7, 2025 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved w/ Comments

02/21/2025: General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at time of Site Plan.

Drainage Items:

- Detention is required. Detention calculations are based on zoning, not land use area.
- Detention cannot be located within the floodplain.
- Detention must be above the 100yr floodplain elevation where adjacent.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must have a flood study for any changes and crossing of the floodplain. Review fees apply.
- Detention easement required at the freeboard elevation. No vertical walls allowed in detention easement.
- Max side slope of 4:1 with a minimum bottom slope of 1%.
- No public water or sanitary sewer can be in detention easement.
- Detention ponds must be irrigated
- Existing flow patterns must be maintained. The site must drain to the existing floodplain behind the site.
- Must show erosion hazard setback in an easement. No structures, including paving, allowed in erosion hazard setback.
- No vertical walls allowed in the existing floodplain or easements.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for the existing floodplain with labeled cross-sections.
- FFE for all buildings must be called out when adjacent to a floodplain and detention pond. Minimum 2' above the 100-year WSEL.

- Dumpster areas shall drain to an oil/water spectator and then into the storm system.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Infrastructure study is required and any recommendations/requirements will be at the property owner's expense.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- There is an existing 16" water main along E FM 552 available for use.
- Must dedicate an easement for a 30" water main per the City Master Water Plan along the N John King Blvd frontage. Easements shall be dedicated outside of ROW.
- $86.44/acre sewer pro-rata and possible additional.

Roadway Paving Items:
- Must meet City and TxDOT driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Landscape berms may not be on top of City utilities.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

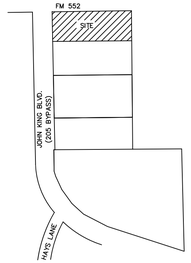
No Comments

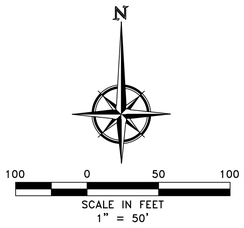
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

PARKS	Travis Sales	02/18/2025	Approved

No Comments

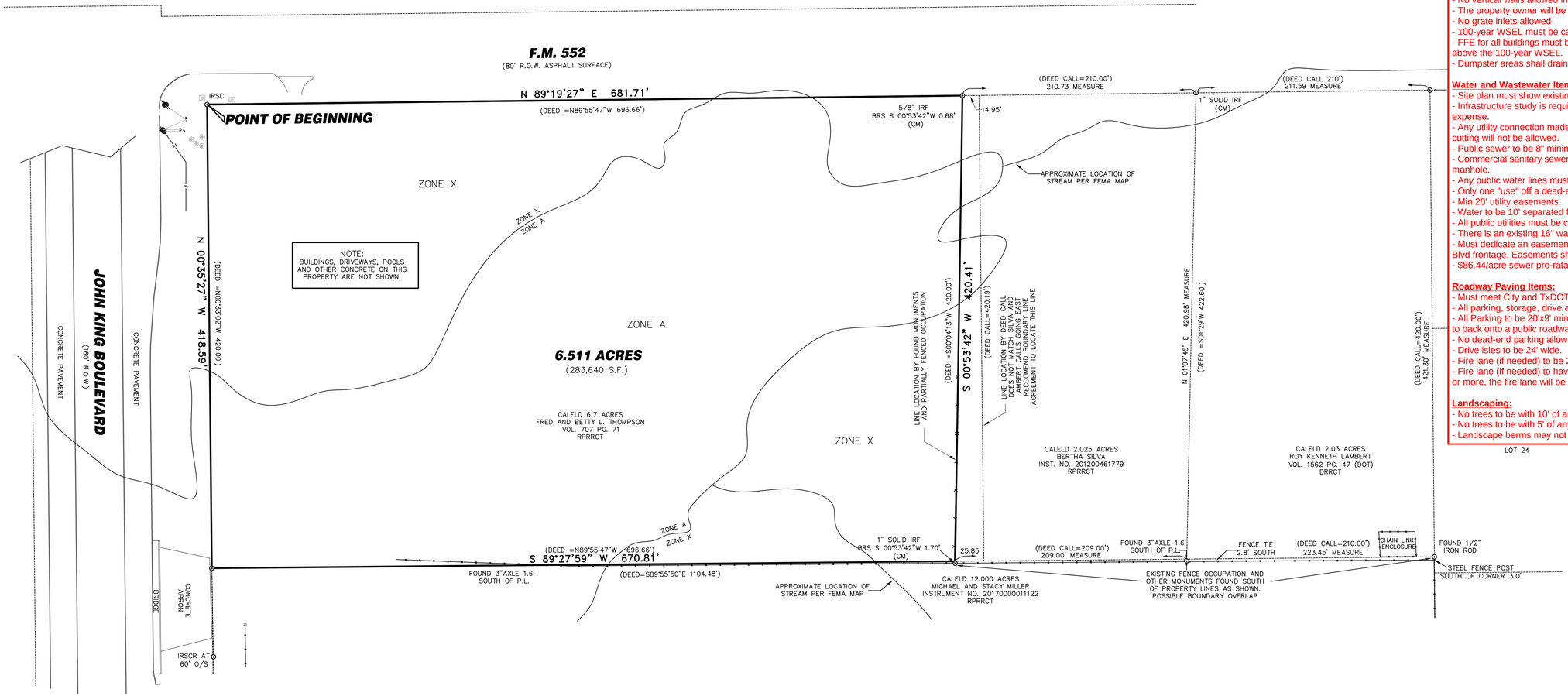
VICINITY MAP
NOT TO SCALE





NOTES:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 2011).
2. This survey was prepared with the benefit of Title Commitment ~~GF No. TMD-TX-19108939LA, effective date of October 10, 2019, issued on October 25, 2019.~~ No research of record easements has been performed on this tract since the effective date of the policy mentioned above.
3. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0030L, dated September 26, 2008, a portion of the subject property lies within flood Zone "X" and AE as shown.
4. At the request of the client, only fences and other improvements were located along or near the property lines . All visible public utilities and paving were located as shown hereon. Other improvements such a buildings, driveways, and concrete were not located.



General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
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- Must have a flood study for any changes and crossing of the floodplain. Review fees apply.
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- Detention ponds must be irrigated
- Existing flow patterns must be maintained. The site must drain to the existing floodplain behind the site.
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- No grate inlets allowed
- 100-year WSEL must be called out for the existing floodplain with labeled cross-sections.
- FFE for all buildings must be called out when adjacent to a floodplain and detention pond. Minimum 2' above the 100-year WSEL.
- Dumpster areas shall drain to an oil/water spectator and then into the storm system.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Infrastructure study is required and any recommendations/requirements will be at the property owner's expense.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- There is an existing 16" water main along E FM 552 available for use.
- Must dedicate an easement for a 30" water main per the City Master Water Plan along the N John King Blvd frontage. Easements shall be dedicated outside of ROW.
- $86.44/acre sewer pro-rata and possible additional.

Roadway Paving Items:
- Must meet City and TxDOT driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Landscape berms may not be on top of City utilities.

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. This preliminary document was released 4/16/2021 for Client's review.

ROBERT C. MYERS R.P.L.S. NO. 3963

R.C. MYERS SURVEYING, LLC
"Registered Professional Land Surveyors"
488 ARROYO COURT
SUNNYVALE, TEXAS 75182
(214) 532-0636 Voice
Firm No. 10192300
Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com

TEXAS REGISTERED SURVEYORS

Client: Saddle Star Land Development

Job No.: 355B-4	Drawn by: RCM	Date: 04/15/2021	Revised:

STANDARD LAND SURVEY
OF
6.511 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, ABST. NO. 97
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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	911 E FM 552				
SUBDIVISION	PARCEL I.D	LOT		BLOCK	
GENERAL LOCATION	SE CORNER FM 552 & JOHN KING BLVD				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG	CURRENT USE	HOME		
PROPOSED ZONING	GR / GENERAL RETAIL	PROPOSED USE	RETAIL		
ACREAGE	6.511 ACRES	LOTS [CURRENT]	1	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	BETTY L. THOMPSON	☐ APPLICANT	Saddle Star Land Dev.
CONTACT PERSON	FRED Thompson / PAT ATKINS	CONTACT PERSON	PAT ATKINS - PRESIDENT
ADDRESS	911 E FM 552	ADDRESS	604 Summer Oaks Dr.
			Rockwall, TX 75087
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	
PHONE	[redacted] 214-693-9909	PHONE	972-388-6383
E-MAIL	DRFred2810@gmail.com	E-MAIL	KPATAINS@Yahoo.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Fred Thompson POA [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."

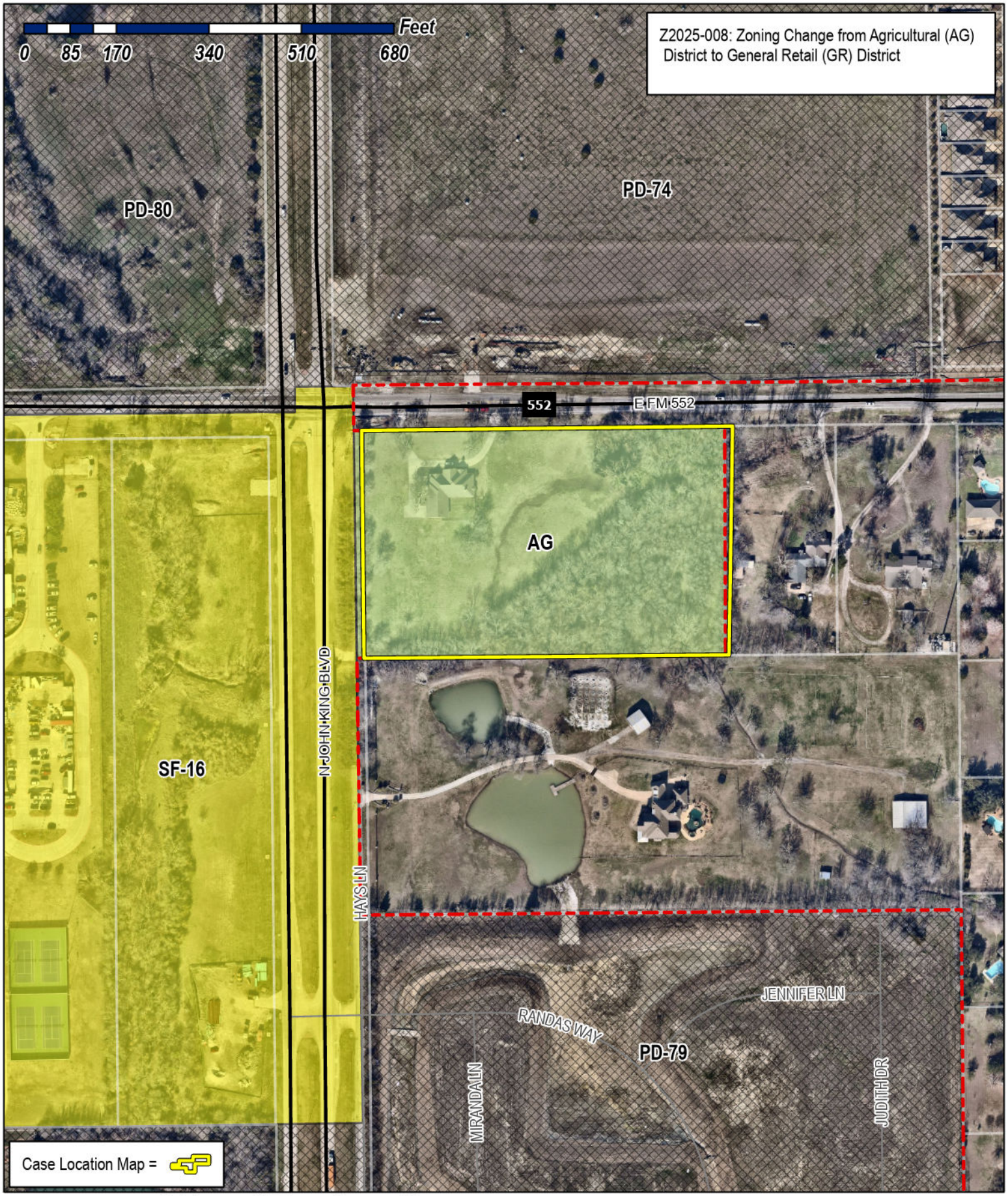
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 *DAY OF* Feb. *, 20*25.

OWNER'S SIGNATURE BETTY L. Thompson by Fred Thompson as power of Attorney

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Molly Ferraro

MOLLY FERRARO
Notary Public
State of Texas
ID # 129064821
My Comm. Expires 07-24-2028

MY COMMISSION EXPIRES 7-24-28



City of Rockwall

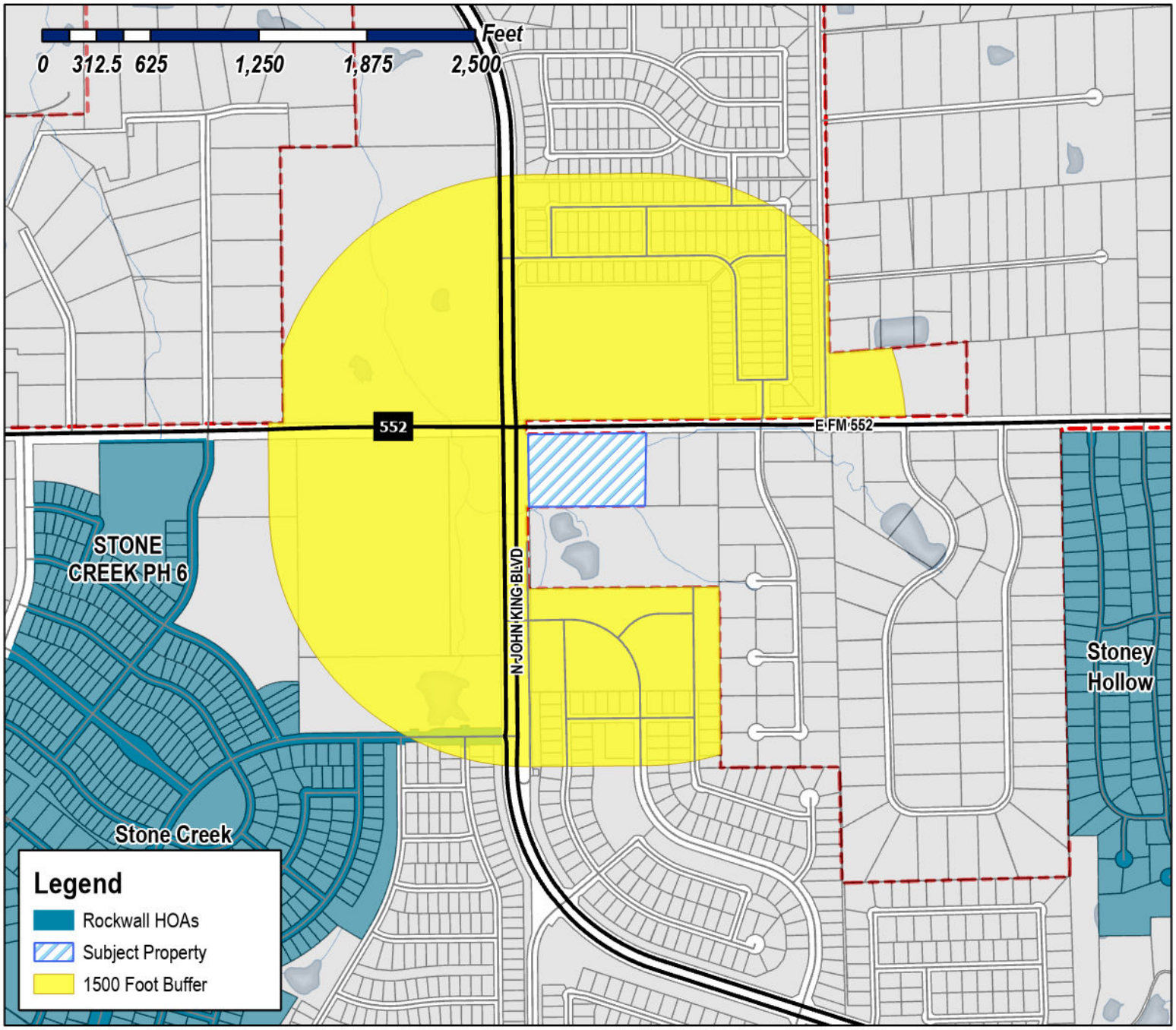
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

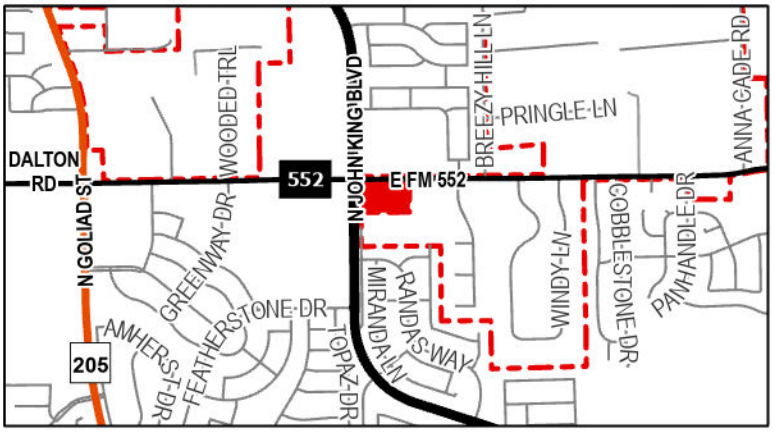
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Case Number: Z2025-008
Case Name: Zoning Change from Agricultural (AG) District to General Retail (GR) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SE Corner of John King and FM 552



Date Saved: 2/14/2025
For Questions on this Case Call (972) 771-7745

Outlook

Neighborhood Notification Program {Z2025-008]

From Zavala, Melanie <MZavala@rockwall.com>
Date Thu 2/20/2025 3:32 PM
Cc Miller, Ryan <RMiller@rockwall.com>; Lee, Henry <HLee@rockwall.com>; Ross, Bethany <bross@rockwall.com>; Guevara, Angelica <AGuevara@Rockwall.com>

2 attachments (953 KB)
Public Notice (02.18.2025).pdf; HOA Map (02.14.2025).pdf;

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, February 21, 2025*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-008: Zoning Change from AG to GR
Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

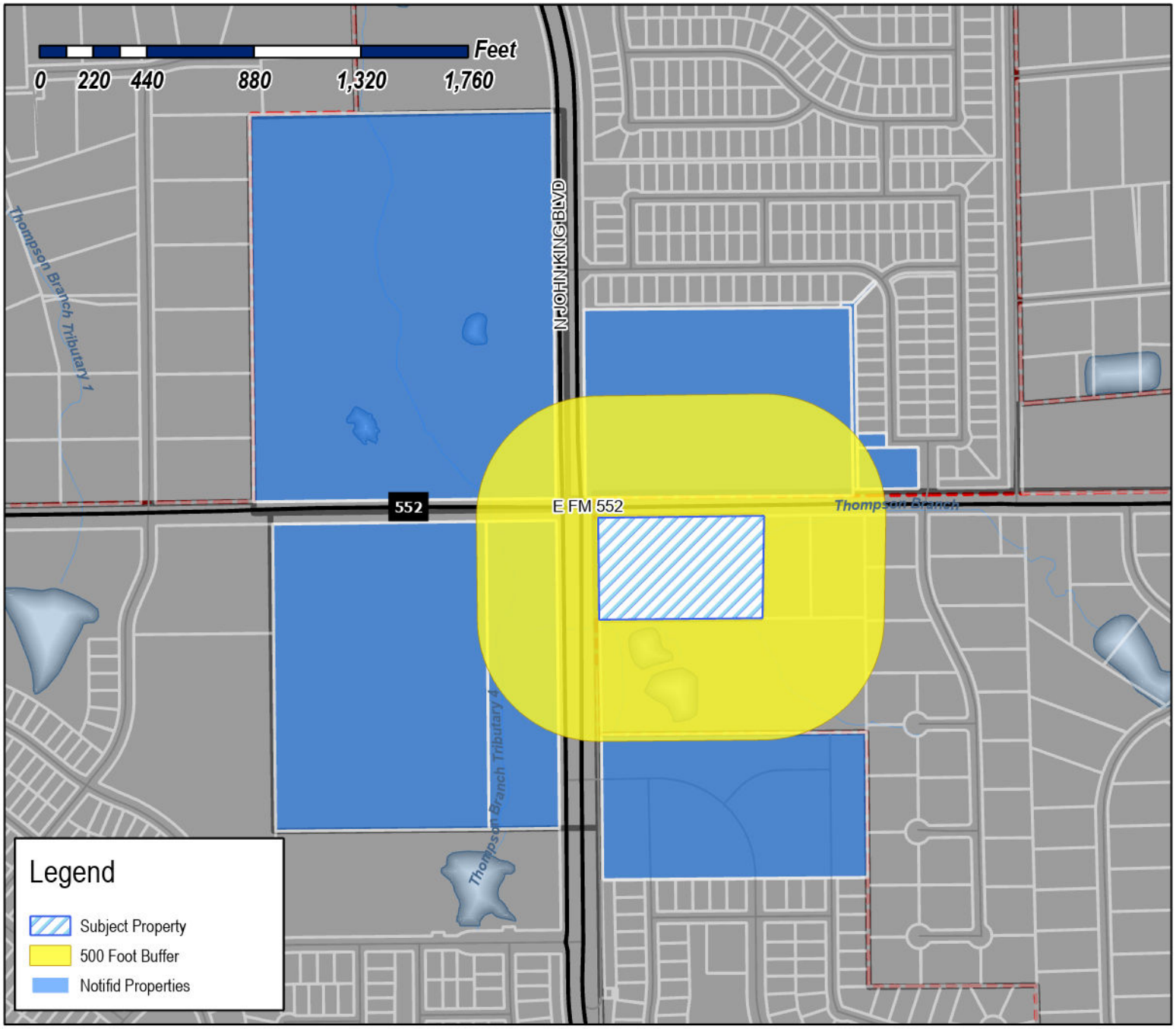
Thank you,

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

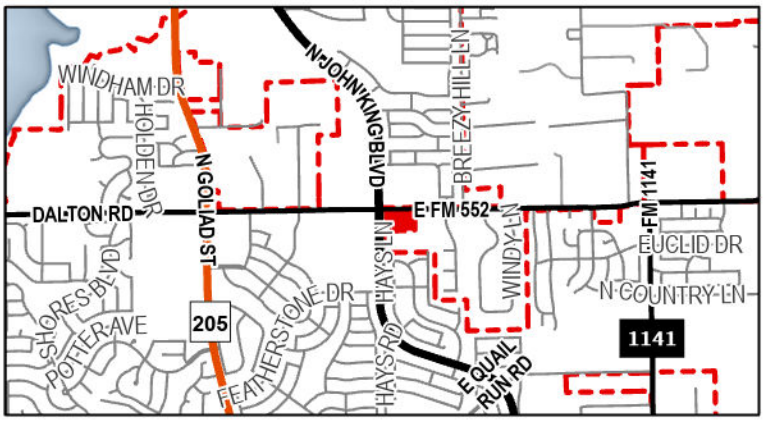
City of Rockwall

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

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Case Number: Z2025-008
Case Name: Zoning Change from Agricultural (AG) District to General Retail (GR) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SE Corner of John King and FM 552



Date Saved: 2/14/2025
For Questions on this Case Call: (972) 771-7745

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

RESIDENT
3303 RIDGECROSS DR
ROCKWALL, TX 75087

KOPPANATI PRAVEEN KUMAR AND NIKITHA
NUKALA
3303 Ridgecross Dr
Rockwall, TX 75087

SADDLE STAR SOUTH HOLDINGS LL
C/O HINES INTERESTS LIMITED PARTNERSHIP
609 Main St Ste 2400
Houston, TX 77002

CDT ROCKWALL/2017 LLC
6925 FM 2515
KAUFMAN, TX 75142

NEC JOHN KING & 552 LP
7500 SAN JACINTO PLACE
PLANO, TX 75024

THOMPSON BETTY L
911 E FM 552
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2025-008: Zoning Change from AG to GR

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, 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, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, March 17, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-008: Zoning Change from AG to GR

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.

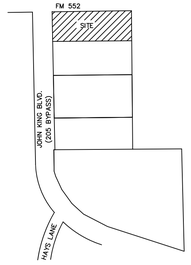
Name:

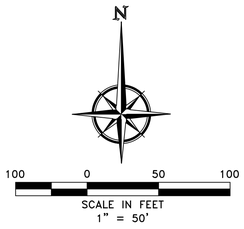
Address:

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

VICINITY MAP
NOT TO SCALE





NOTES:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 2011).
2. This survey was prepared with the benefit of Title Commitment ~~GF No. TMD-TX-19108939LA, effective date of October 10, 2019, issued on October 25, 2019.~~ No research of record easements has been performed on this tract since the effective date of the policy mentioned above.
3. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0030L, dated September 26, 2008, a portion of the subject property lies within flood Zone "X" and AE as shown.
4. At the request of the client, only fences and other improvements were located along or near the property lines . All visible public utilities and paving were located as shown hereon. Other improvements such a buildings, driveways, and concrete were not located.

LEGAL DESCRIPTION

BEING 6.511 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 6.7 acre tract of land described in a Deed to Fred and Betty L. Thompson, recorded Volume 707, Page 71, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

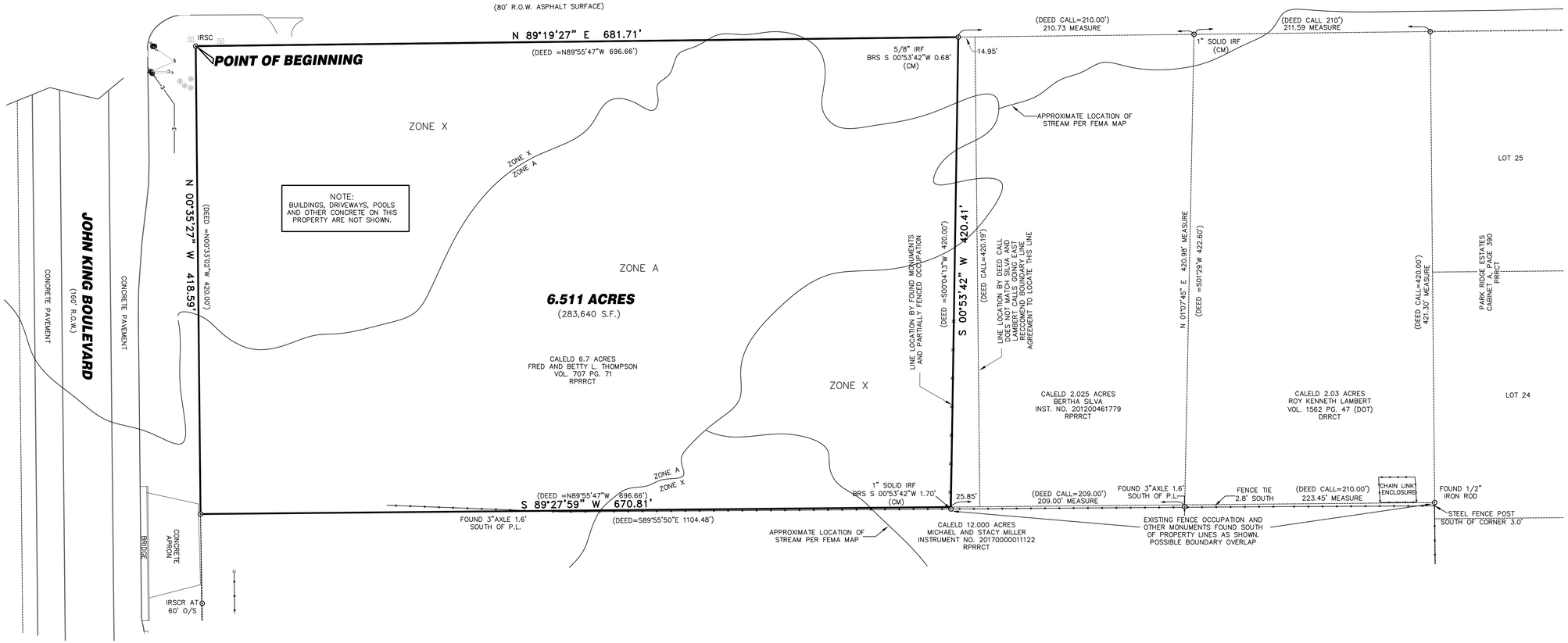
BEGINNING at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner in the east line of John King Boulevard (160' wide right-of-way) at the northwest corner of said 6.7 acre tract, said point also being in the south right-of-way line of F.M. 552 (80' right-of-way);

THENCE N 89 degrees 19 minutes 27 seconds E, along the south right-of-way line of said F.M. 552, a distance of 681.71 feet, to a point for corner at the northwest corner of a called 2.025 acre tract described in a deed to Bertha Silva recorded as Instrument 201200461779, Real Property Records of Rockwall County, Texas, (RPRRCT), as marked by monument and occupied by partial fencing on the west line, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 0.68 feet;

THENCE S 00 degrees 53 minutes 42 seconds W, along the west line of said 2.025 acre tract as occupied and partially fenced, a distance of 420.41 feet, to a point for corner at the southwest corner thereof, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 1.70 feet, said point also being in the north line of a called 12.000 acre tract of land described in a deed to Michael and Stacy Miller recorded as Instrument No. 20170000011122 (RPRRCT).;

THENCE S 89 degrees 27 minutes 59 seconds W, along the common line of said 6.7 acre Thompson tract and said 12.000 acre tract, a distance of 670.81 feet, to a point for corner near the edge of a concrete apron, at the northwest corner of said 12.000 acre tract and being in the east right-of-way line of said John King Boulevard, from which a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for reference bears S 00°04'57" E, a distance of 60 feet;

THENCE N 00 degrees 35 minutes 27 seconds W, along the east right-of-way line of said John King Boulevard and the west line of said 6.7 acre tract a distance of 418.59 feet, to the POINT OF BEGINNING and containing 283,640 square Feet or 6.511 acres of land;



LEGEND	
CIRS	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
(CM)	CONTROL MONUMENT
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
	FIRE HYDRANT
	GUY WIRE
	POWER POLE
	SIGN
	TELEPHONE BOX
	STORM SEWER MANHOLE
	WATER METER/WATER MANHOLE
	UNDERGROUND CABLE MARKER
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS
—E—	OVERHEAD ELECTRIC LINE
—X—	WIRE OR BARBED WIRE FENCE
	CHAIN LINK FENCE
—o—	METAL PIPE FENCE

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. This preliminary document was released 4/16/2021 for Client's review.

ROBERT C. MYERS R.P.L.S. NO. 3963

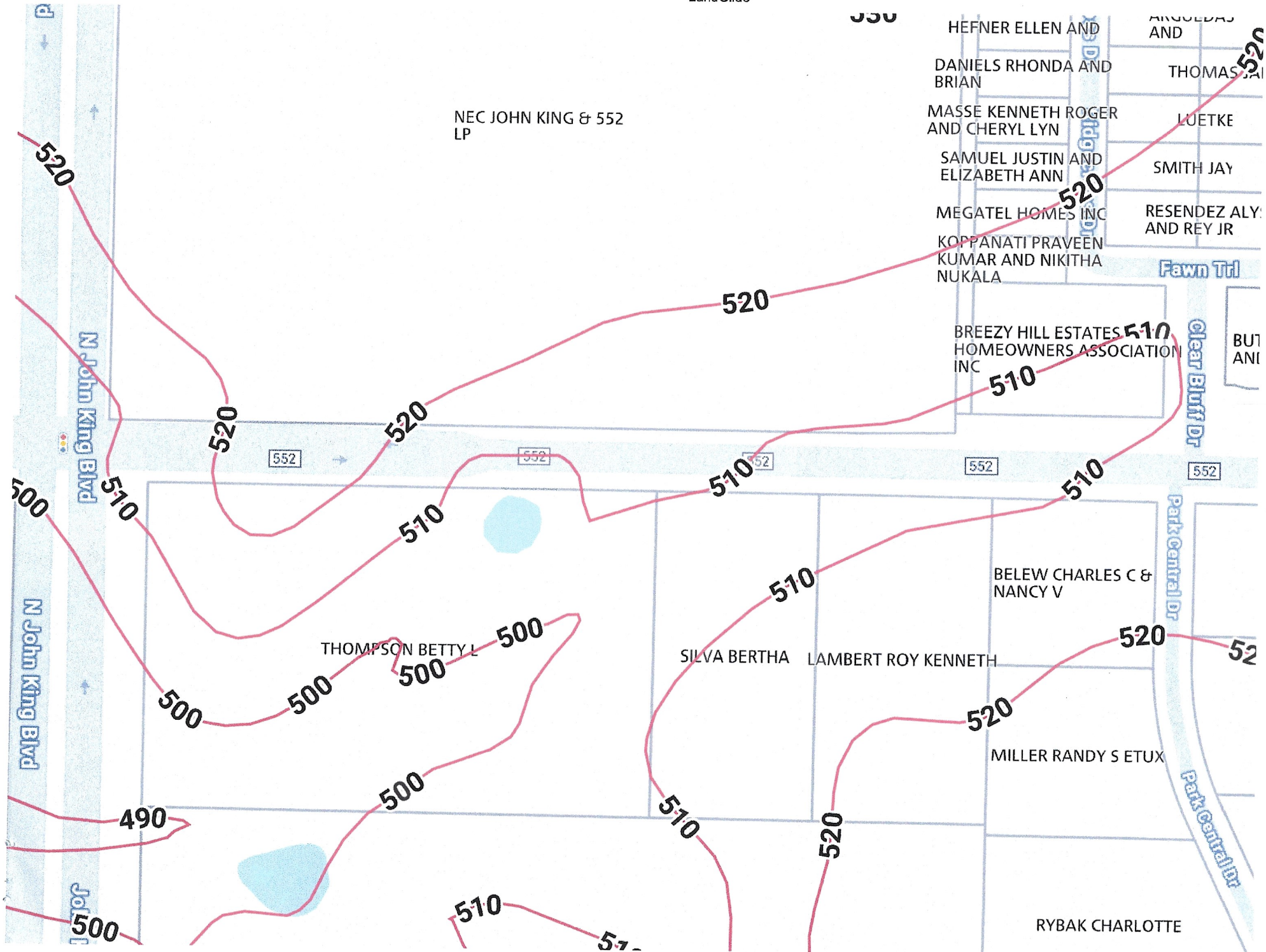
R.C. MYERS SURVEYING, LLC
"Registered Professional Land Surveyors"
488 ARROYO COURT
SUNNYVALE, TEXAS 75182
(214) 532-0636 Voice
Firm No. 10192300
Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com

TEXAS REGISTERED SURVEYORS

Client: Saddle Star Land Development

Job No.: 355B-4	Drawn by: RCM	Date: 04/15/2021	Revised:

STANDARD LAND SURVEY
OF
6.511 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, ABST. NO. 97
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS


NEC JOHN KING & 552 LP
HEFNER ELLEN AND
DANIELS RHONDA AND BRIAN
MASSE KENNETH ROGER AND CHERYL LYN
SAMUEL JUSTIN AND ELIZABETH ANN
MEGATEL HOMES INC
KOPPANATI PRAVEEN KUMAR AND NIKITHA NUKALA
BREEZY HILL ESTATES HOMEOWNERS ASSOCIATION INC
SMITH JAY
RESENDEZ ALY AND REY JR
Fawn Trl
Clear Bluff Dr
Park Central Dr
N John King Blvd
552
THOMPSON BETTY L
SILVA BERTHA
LAMBERT ROY KENNETH
BELEW CHARLES C & NANCY V
MILLER RANDY S ETUX
RYBAK CHARLOTTE
520
510
500
490

PAT ATKINS
Director of Land Development and Acquisitions
3076 Hays Lane
Rockwall
Texas 75032
972.388.6383
kpatatkins@yahoo.com

1-31-25

RE: 6.511 ACRES / S.E. CORNER OF F.M. 552-JOHN KING BLVD.S.H.205 Bypass

Rockwall , Texas

Mr. Miller,

The Rockwall Comprehensive Master Plan identifies Retail Use at said corner .

Saddle Star LLC. Intention is to provide Retail Developers at the SE corner meeting all of the City of Rockwall Development standards for General Retail .

Sincerely

Pat Atkins

Fred G. Thompson by Power of Attorney -

11 NORTHEAST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

1. *Estate and Rural Residential*. The maintenance of the *Estate* and *Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
2. *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.
3. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
4. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
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.

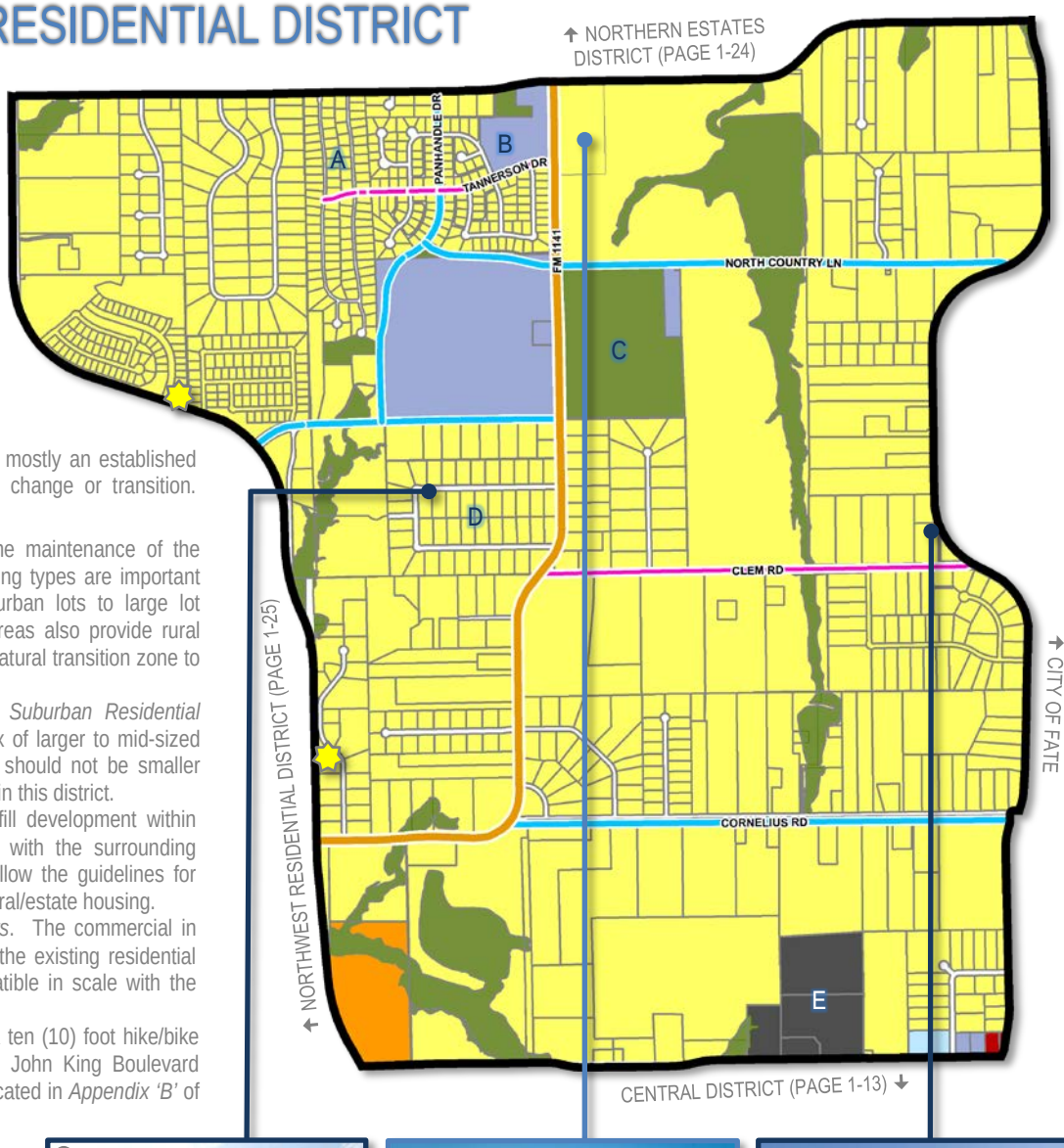
POINTS OF REFERENCE

A. Stoney Hollow Subdivision
B. Celia Hays Elementary School
C. North Country Lane Park
D. Saddlebrook Estates Subdivision
E. Resthaven Funeral Home

LAND USE PALETTES

Current Land Use
Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon




2 Current Suburban Residential

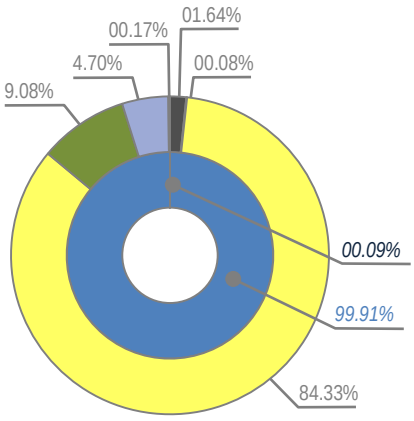

2 Future Suburban Residential


1 Current Rural Residential

BUILD OUT
1,964
5,794

% OF ROCKWALL
3.13%
0.99%
3.10%

CURRENT
625
18
1,844



MINOR COLLECTOR	
M4U	
M4D	

COMMERCIAL	0.09%
RESIDENTIAL	99.91%
MIXED USE	0.00%

CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-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*).

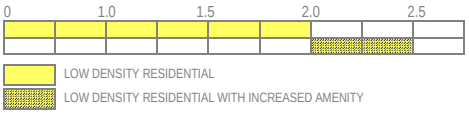
DESIGNATION CHARACTERISTICS

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*).

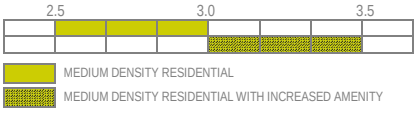
DESIGNATION CHARACTERISTICS

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.

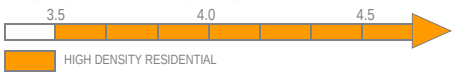
DESIGNATION CHARACTERISTICS

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.

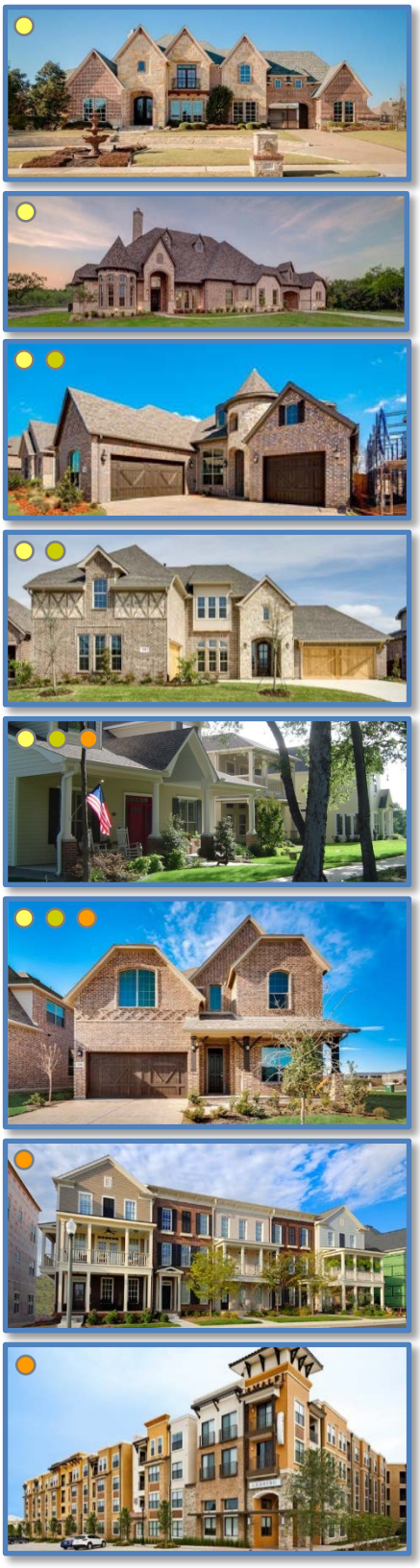
EXISTING LAND USE EXAMPLES

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



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 GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) 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)	S
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		S
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
Convent, Monastery, or Temple	(4)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
Private Sports Court with Standalone or Dedicated Lighting	(22)	(18)	P
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Emergency Ground Ambulance Services	(10)		P
Group or Community Home	(11)	(5)	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
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)		S
Social Service Provider (*Except Rescue Mission or Homeless Shelter*)	(26)		S
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

LEGEND:

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PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
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
Indoor Commercial Amusement/Recreation	(2)	(2)	S
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	S
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
Public Park or Playground	(12)		P
Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)	(14)		S
Theater	(15)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Alcoholic Beverage Package Sales	(1)	(1)	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
Craft/Micro Brewery, Distillery and/or Winery	(12)	(5)	S
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
Private Museum or Art Gallery	(22)		P
Night Club, Discotheque, or Dance Hall	(23)		S
Permanent Cosmetics	(25)	(9)	A

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PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Rental Store without Outside Storage and/or Display	(28)	(10)	S
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)	S
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)	S
Secondhand Dealer	(33)		P
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Locksmith	(11)		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)	
Minor Auto Repair Garage	(2)	(2)	S
Full Service Car Wash and Auto Detail	(5)	(4)	S
Self Service Car Wash	(5)	(4)	S
Non-Commercial Parking Lot	(9)		P
Service Station	(11)	(8)	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 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
Helipad	(9)		S
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
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		S

LEGEND:	
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P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
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A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
TV Broadcasting and Other Communication Service	(20)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT FOR A 6.511-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-1 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, 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 Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, 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 an Agricultural (AG) District to a General Retail (GR) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *General Retail (GR) District* as stipulated in Subsection 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses*, and Subsection 04.04*, General Retail (GR) District,* and Subsection 06.10, *SH-205 By-Pass Overlay (SH-205 BY OV) District*, of Article 05*, 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;

DRAFT 02.25.25

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 7TH DAY OF APRIL, 2025.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 17, 2025*

2nd Reading: *April 7, 2025*

DRAFT ORDINANCE 02.25.2025

Exhibit 'A'
Legal Description

BEING 6.511 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas and all of a called 6.7m acre tract of land described in a deed to Fred and Betty L. Thompson, recorded Volume 707, Page 71, Deed Records of Rockwall County, Texas (DRRCT), being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner in the east line of John King Boulevard (160' wide right-of-way) at the northwest corner of said 6.7-acre tract, said point also being in the south right-of-way line of F.M. 552 (80' right-of-way);

THENCE N 89 degrees 19 minutes 27 seconds E, along the south right-of-way line of said F.M. 552, a distance of 681.71 feet, to a point for corner at the northwest corner of a called 2.025 acre tract described in a deed to Bertha Silva recorded as Instrument 201200461779, Real Property Records of Rockwall County, Texas, (RPRRCT), as marked by monument and occupied by partial fencing on the west line, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 0.68 feet;

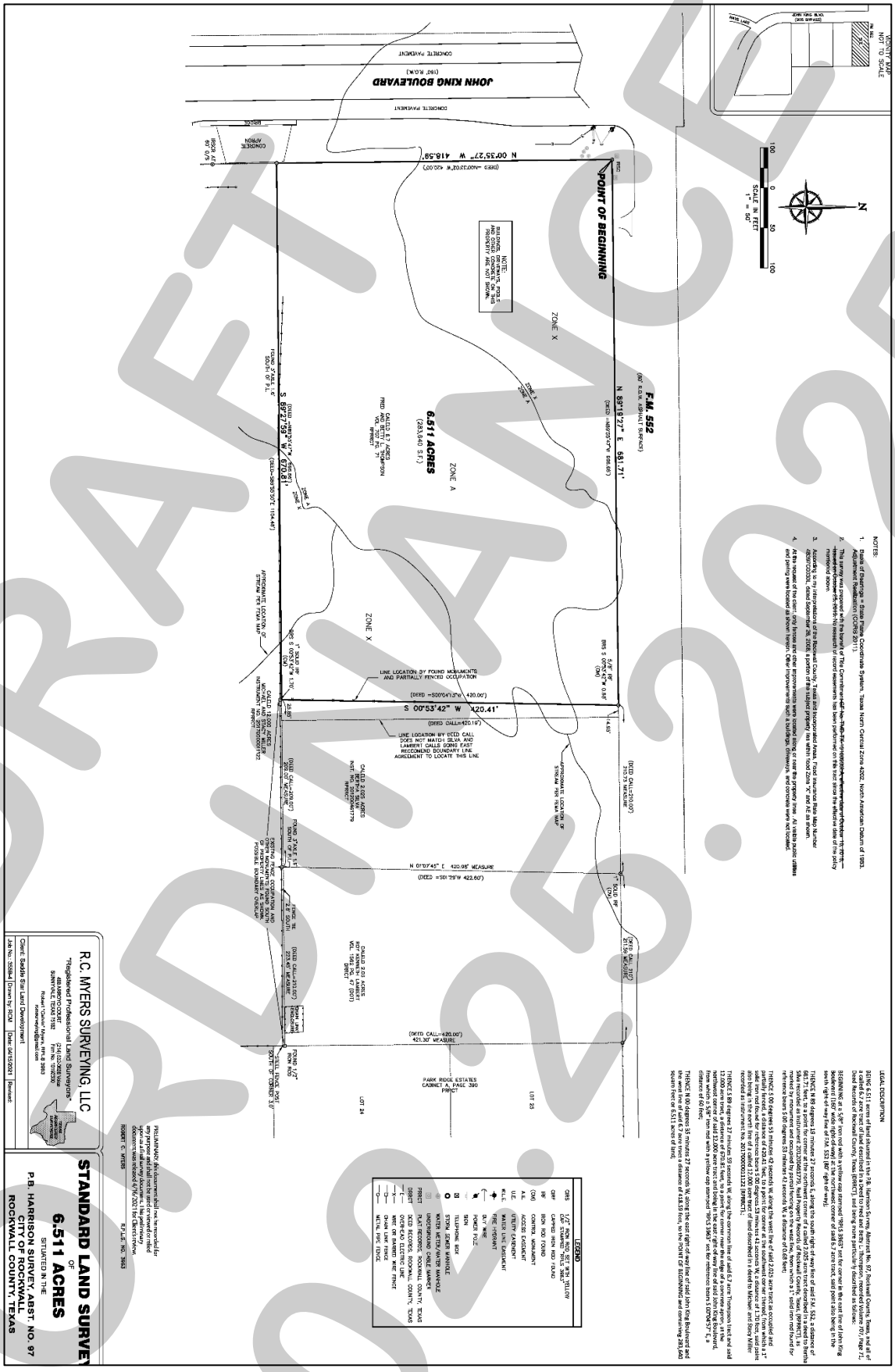
THENCE S 00 degrees 53 minutes 42 seconds W, along the west line of said 2.025 acre tract as occupied and partially fenced, a distance of 420.41 feet, to a point for corner at the southwest corner thereof, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 1.70 feet, said point also being in the north line of a called 12.000 acre tract of land described in a deed to Michael and Stacy Miller recorded as Instrument No. 20170000011122 (RPRRCT).;

THENCE S 89 degrees 27 minutes 59 seconds W, along the common line of said 6.7 acre Thompson tract and said 12.000 acre tract, a distance of 670.81 feet, to a point for corner near the edge of a concrete apron, at the northwest corner of said 12.000 acre tract and being in the east right-of-way line of said John King Boulevard, from which a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for reference bears S 00°04'57" E, a distance of 60 feet;

THENCE N 00 degrees 35 minutes 27 seconds W, along the east right-of-way line of said John King Boulevard and the west line of said 6.7-acre tract a distance of 418.59 feet, to the POINT OF BEGINNING and containing 283,640 square Feet or 6.511 acres of land;

DRAFT ORDINANCE 02.25.25

Exhibit 'B'
Survey



DRAFT 03.25.2025

PROJECT COMMENTS

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

DATE: 2/21/2025

PROJECT NUMBER: Z2025-009
PROJECT NAME: SUP for a Short Term Rental at 1827 Mystic
SITE ADDRESS/LOCATIONS: 1827 MYSTIC ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Caprice Michelle for the approval of a Specific Use Permit (SUP) for a Short-Term Rental on a 0.1237-acre parcel of land identified as Lot 1, Block B, Newport Place Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 19 (PD-19), addressed as 1827 Mystic Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	02/20/2025	Approved w/ Comments

02/20/2025: Z2025-009; Specific Use Permit (SUP) for a Short-Term Rental (STR) at 1827 Mystic Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for Short-Term Rental a 0.1237-acre parcel of land identified as Lot 1, Block B, Newport Place Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 19 (PD-19), and addressed as 1827 Mystic Street.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (Z2025-009) in the lower right-hand corner of all pages on future submittals.

I.4 According to Article 13, Definitions, of the Unified Development Code (UDC), Short Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex) is defined as, “A single-family home, townhome, or duplex -- or portion thereof -- in which the property owner or operator, as reflected in a valid lease agreement, is a resident (i.e. occupies the primary structure) and is present during the rental. This includes when a Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.”

I.5 According to Article 04, Permissible Uses, of the Unified Development Code (UDC), the following conditional land use standards apply to the proposed use, [i.e. Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex)]:

(A) Short-Term Rentals that are Non-Owner-Occupied shall not be located within 1,000-feet of another Short-Term Rental that is Non-Owner Occupied; however, Short Term Rentals that were in existence prior to April 1, 2024 that [1] meet the criteria established in Subsection 06.05, Non-Conforming Short-Term Rentals, of Article 04, Permissible Uses, of the Unified Development Code (UDC), and [2] received a valid permit and registration -- in accordance with Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances -- prior to July 1, 2024 shall be exempted from the proximity requirements.

(B) Short-Term Rentals that are Non-Owner-Occupied that do not meet proximity requirements may be considered on a case-by-case basis by the Planning and Zoning Commission and City Council through a Specific Use Permit (SUP). In considering a Specific Use Permit (SUP) for a Short-Term Rental that is Non-Owner-Occupied the Planning and Zoning Commission and City Council shall consider the size, location, and impact of the proposed and existing Short-Term Rentals on the adjacent residential properties and

their occupants.

(C) The Short-Term Rental shall not incorporate accessory land uses that are not permitted within the underlying zoning district (e.g. Banquet Facility/Event Hall which includes meeting halls and wedding venues) as stipulated by the Permissible Use Charts contained within Article 04, Permissible Uses, of the Unified Development Code (UDC).

(D) In order to establish and operate a Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex) in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances.

I.6 In accordance with item I.5(B) above, the Specific Use Permit (SUP) is required due to the proposed Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex) being unable to meet item I.5(A) above. In this case, the proposed Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex) is 329.5-feet from one existing and permitted Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex) and 793.3-feet from another existing and permitted Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex).

M.7 Ordinances. Review the attached draft ordinance prior to the March 11, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by March 4, 2025.

I.8 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 4, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 11, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.9 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 25, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on March 11, 2025.

I.10 City Council Meeting Dates. The projected City Council meeting dates for this case will be March 17, 2025 (1st Reading) and April 7, 2025 (2nd Reading).

I.11 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

PARKS	Travis Sales	02/18/2025	Approved

No Comments

Docusign Envelope ID: BC146299-13E6-4DAE-86C0-2EC07D05B8B2

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	1827 Mystic Street				
SUBDIVISION	Newport Place	LOT	1	BLOCK	B
GENERAL LOCATION	Walking distance to the habor				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Residential	CURRENT USE	Rental Property
PROPOSED ZONING	Residential	PROPOSED USE	
ACREAGE	.1237	LOTS [CURRENT]	5388.37
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	Pink Rockwall LLC	☒ APPLICANT	Caprice Michelle
CONTACT PERSON	Caprice Michelle	CONTACT PERSON	
ADDRESS	240 Willowcrest	ADDRESS	240 Willowcrest
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	Rockwall TX 75032
PHONE	214-789-7364	PHONE	214-789-7364
E-MAIL	Pinkrockwallllc@gmail.com	E-MAIL	Caprice michelle @ gmail.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 215.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF February, 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."

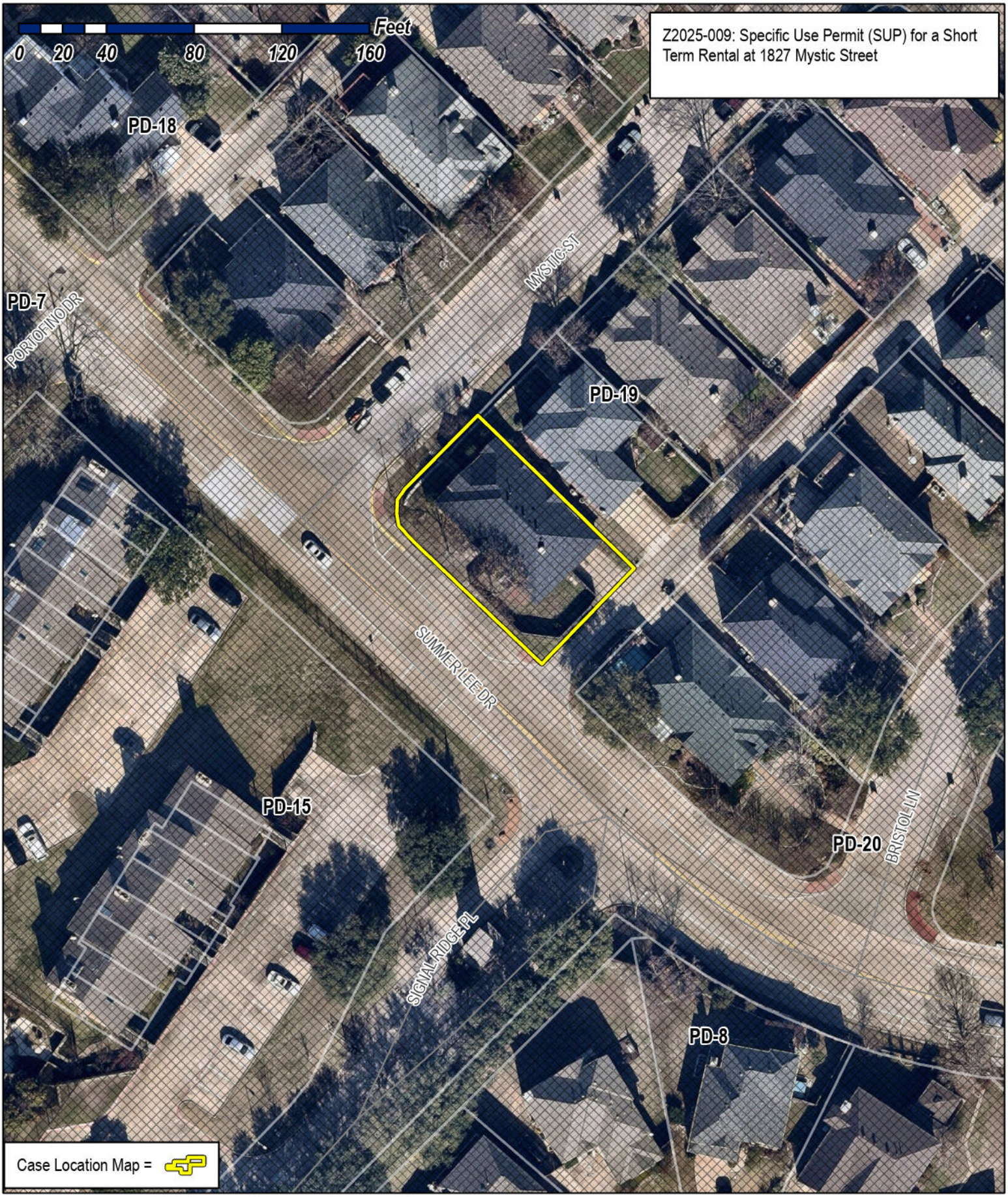
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF February 20 25

OWNER'S SIGNATURE Caprice Michelle

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Laura Perez

NOTARY PUBLIC STATE OF TEXAS
LAURA PEREZ
Notary Public
State of Texas
ID # 12537175-6
My Comm. Expires 07-25-2025

MY COMMISSION EXPIRES



City of Rockwall

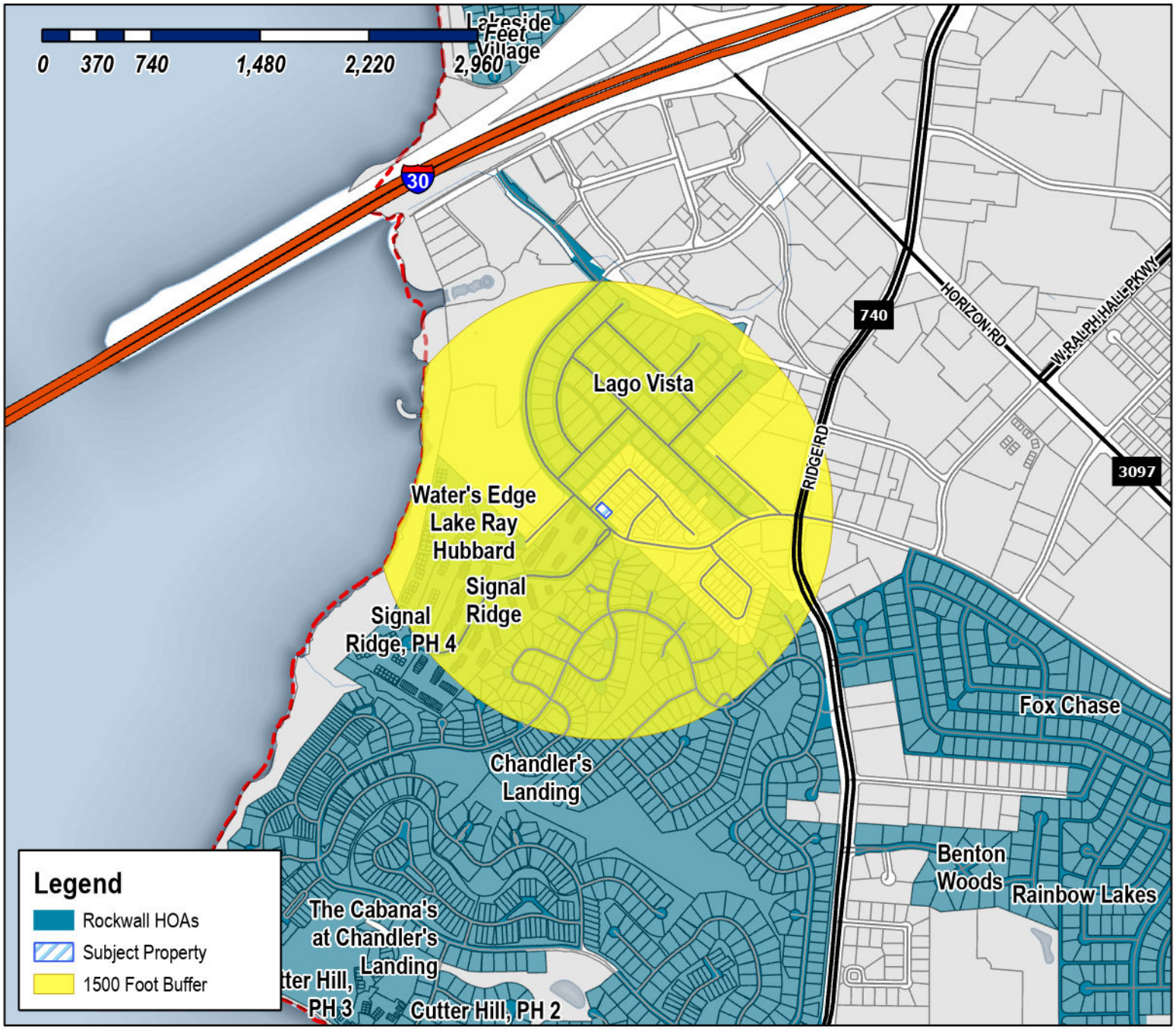
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

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Case Number: Z2025-009
Case Name: Specific Use Permit (SUP) for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 19 (PD-19)
Case Address: 1827 Mystic Street

Date Saved: 2/14/2025
For Questions on this Case Call (972) 771-7745



From: Zavala, Melanie
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program {Z2025-009]
Date: Thursday, February 20, 2025 3:31:12 PM
Attachments: Public Notice (02.18.2025).pdf
HOA Map (02.14.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, February 21, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-009: SUP for a Short-Term Rental
Hold a public hearing to discuss and consider a request by Caprice Michelle for the approval of a Specific Use Permit (SUP) for a Short-Term Rental on a 0.1237-acre parcel of land identified as Lot 1, Block B, Newport Place Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 19 (PD-19), addressed as 1827 Mystic Street, and take any action necessary.

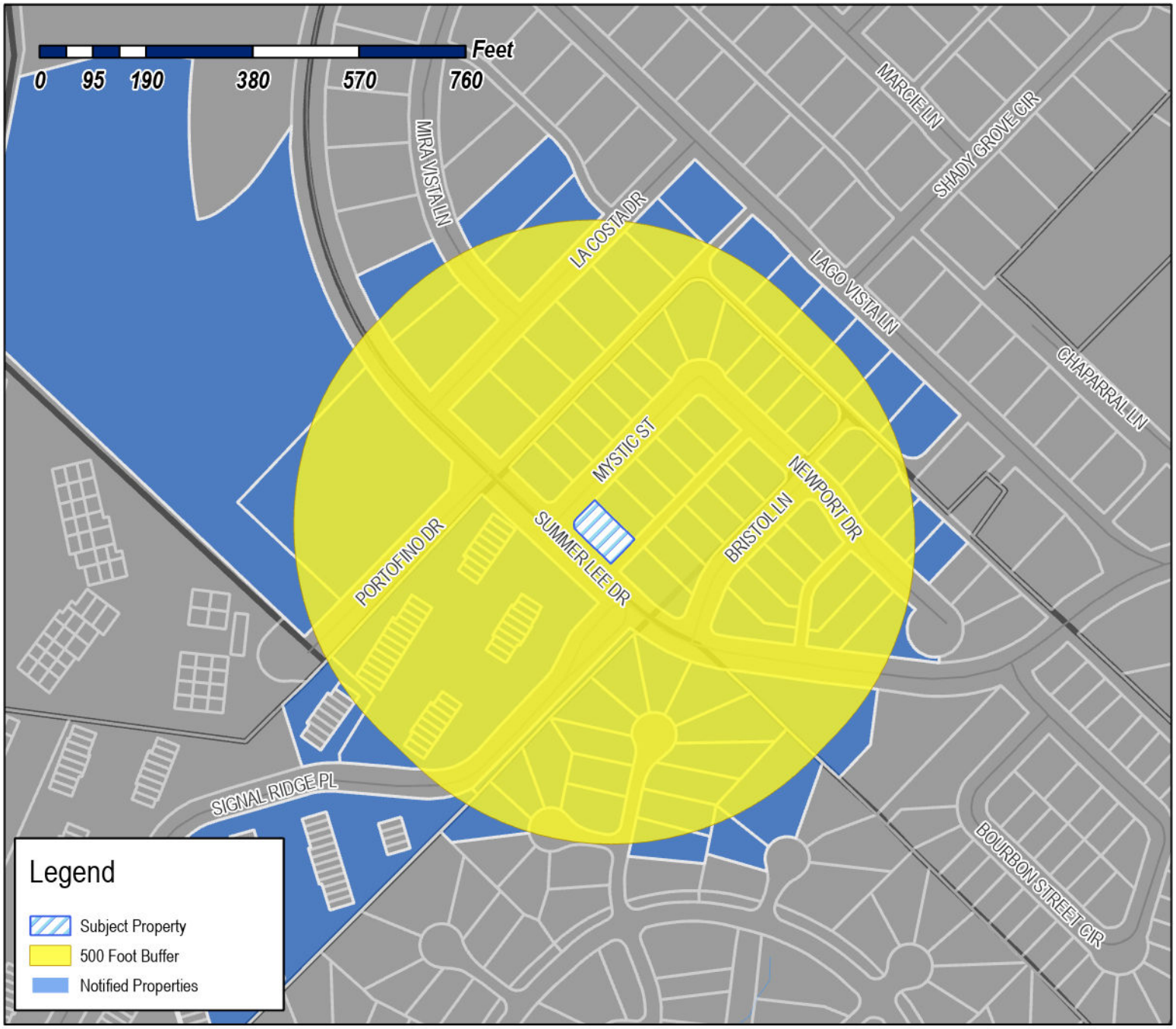
Thank you,

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

City of Rockwall

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

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Case Number: Z2025-009
Case Name: Specific Use Permit (SUP) for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 19 (PD-19)
Case Address: 1827 Mystic Street

Date Saved: 2/14/2025
For Questions on this Case Call: (972) 771-7745



HALAMA STEFAN & ANN
103 VALKYRIE PL
ROCKWALL, TX 75032

SMITH BRYAN
104 MAYFLOWER CT
ROCKWALL, TX 75032

O'CONNOR MICHAEL AND HEATHER DAWN
105 MAYFLOWER CT
ROCKWALL, TX 75032

RESIDENT
106 MAYFLOWER CT
ROCKWALL, TX 75087

ROPER JOHN & JENNIFER
107 MAYFLOWER CT
ROCKWALL, TX 75032

GARCIA ANTONIO JR & ROXANN D
107 VALKYRIE PL
ROCKWALL, TX 75032

SLATER THOMAS EVERETT
108 MAYFLOWER CT
ROCKWALL, TX 75032

NORTEX PROPERTIES INC
% JOSEPH L ZEHR
10808 LA CABREAH LN
FORT WAYNE, IN 46845

LYONS ELIZABETH
109 MAYFLOWER COURT
ROCKWALL, TX 75032

COOPER ELI T & RIKKI J
110 MAYFLOWER CT
ROCKWALL, TX 75032

CONFIDENTIAL OWNER
111 MAYFLOWER CT
ROCKWALL, TX 75032

SHERMAN THREASA L AND DOYLE
112 MAYFLOWER COURT
ROCKWALL, TX 75032

CASTRO CRISTINA
113 MAYFLOWER CT
ROCKWALL, TX 75032

EDAR-ALLRED CHRISTOPHER & CHERRYL
114 MAYFLOWER CT
ROCKWALL, TX 75032

JURCA JACOB S AND JACLYN J
115 MAYFLOWER CT
ROCKWALL, TX 75032

GONZALEZ KEITH R & DEANNA J
120 PURITAN CT
ROCKWALL, TX 75032

HPA BORROWER 2016-1 LLC
120 S RIVERSIDE PLZ SUITE 2000
CHICAGO, IL 60606

HORTON TREVOR L AND MEGAN
122 PURITAN COURT
ROCKWALL, TX 75032

POTISKA PATRICIA AND ANDREA
124 PURITAN CT
ROCKWALL, TX 75032

MORRIS NICOLE E
13724 Cordary Ave Unit 7
Hawthorne, CA 90250

SANTIAGO ABRAHAM
1715 Summer Lee Dr
Rockwall, TX 75032

RIKE RHONDA D & GARY R
1773 LA COSTA DR
ROCKWALL, TX 75032

AMIN MOHAMMAD N & SAJIDA
1781 LA COSTA DR
ROCKWALL, TX 75032

VANG DEBBIE AND YEE
1791 LA COSTA DR
ROCKWALL, TX 75032

BLOCKER JAMES ROBERT & MARY KATHERINE
TRUSTEES
JAMES & MARY BLOCKER FAMILY TRUST
1796 MYSTIC STREET
ROCKWALL, TX 75032

ANSARI MOHAMMAD TARIQ
1799 LA COSTA DR
ROCKWALL, TX 75032

MEDINA ALEJANDRO
1800 DALROCK #100
ROWLETT, TX 75088

TEEL ALVIN AND EUAMDEUANE
1802 MYSTIC ST
ROCKWALL, TX 75032

REYNOLDS MICHAEL W AND STEPHANE
1803 MYSTIC STREET
ROCKWALL, TX 75032

RESIDENT
1806 MYSTIC ST
ROCKWALL, TX 75087

MOSS WILLIAM B
1806 BRISTOL LN
ROCKWALL, TX 75032

DENYSSCHEN REGENALD R & SALLY
1807 LA COSTA DR
ROCKWALL, TX 75032

LORD DEE A
1809 BRISTOL LN
ROCKWALL, TX 75032

SHIELDS KENNETH L AND SANDRA J
1809 MYSTIC STREET
ROCKWALL, TX 75032

RESIDENT
1810 MYSTIC ST
ROCKWALL, TX 75087

RESIDENT
1812 BRISTOL LN
ROCKWALL, TX 75087

RIDDLE LARRY W & NANCY
1813 MYSTIC ST
ROCKWALL, TX 75032

RODRIGUEZ ELVIA
1814 MYSTIC ST
ROCKWALL, TX 75032

MARTIN GRAHAM S AND
SAMANTHA M BARTELL
1815 BRISTOL LANE
ROCKWALL, TX 75032

GATSON PATSY M
1816 Bristol Ln
Rockwall, TX 75032

LASPE FAMILY TRUST
FORREST ROBERT LASPE & NANCY KAY LASPE,
TRUSTEES
1817 LA COSTA DR
ROCKWALL, TX 75032

ESPINOZA CARLOS DAVID AND KATIE LYNN
1817 MYSTIC STREET
ROCKWALL, TX 75032

FITZGERALD LARRY AND JEANA MARIE
1818 MYSTIC STREET
ROCKWALL, TX 75032

WATERS KEESTON GLENN &
GLENN & TERESA WATERS
1819 BRISTOL LN
ROCKWALL, TX 75032

GONZALES KAYLEIGH AND RICHARD
1820 BRISTOL LANE
ROCKWALL, TX 75032

FUENTES DANIEL TREVINO
1821 MYSTIC STREET
ROCKWALL, TX 75032

WILSON PATRICIA
1822 MYSTIC ST
ROCKWALL, TX 75032

RESIDENT
1823 BRISTOL LN
ROCKWALL, TX 75087

PATRICK JANET
WILLIAMS PAUL KIRKLAND
1824 BRISTOL LN
ROCKWALL, TX 75032

FORD SAMUEL M & SUSAN D
1825 LA COSTA DR
ROCKWALL, TX 75032

RESIDENT
1827 MYSTIC ST
ROCKWALL, TX 75087

WHITE LISA
1828 MYSTIC ST
ROCKWALL, TX 75032

TIPPS MIGUEL
1829 BRISTOL LN
ROCKWALL, TX 75032

PHILLIPS DEBRA
1830 BRISTOL LN
ROCKWALL, TX 75032

1806 MYSTIC LLC
19185 PALM VIS
YORBA LINDA, CA 92886

RESIDENT
1995 SUMMER LEE DR
ROCKWALL, TX 75087

DASILVA JOHN M
2009 TOUCH GOLD CT
ROWLETT, TX 75088

RESIDENT
2055 SUMMER LEE DR
ROCKWALL, TX 75087

HENDERSON DON AND MARIA
234 BRISTOL CT
HEATH, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
23975 Park Sorrento Ste 300
Calabasas, CA 91302

SWERCINSKY CAPRICE MICHELLE
240 WILLOWCREST
ROCKWALL, TX 75032

ROCKWALL LOT 3 OWNER LLC
255 Alhambra Cir Ste 760
Coral Gables, FL 33134

2055 SUMMER LEE ROCKWALL OWNER LLC
255 Alhambra Cir Ste 760
Coral Gables, FL 33134

CARPENTER REVOCABLE LIVING TRUST
2752 E FM 552
ROCKWALL, TX 75087

ROCHA GUADALUPE
2835 Mira Vista Ln
Rockwall, TX 75032

WOMBLE JOHN & GINGER
2836 MIRA VISTA LN
ROCKWALL, TX 75032

TAGGART MICHAEL AND KELLY
2843 MIRA VISTA LN
ROCKWALL, TX 75032

SOLERO DANIEL J AND ANDREA
2844 MIRA VISTA LN
ROCKWALL, TX 75032

SHANNON C BROWNING AND DONNA J
BROWNING JOINT REVOCABLE LIVING TRUST
DONNA J BROWNING - TRUSTEE
2872 LAGO VISTA LANE
ROCKWALL, TX 75032

STRICKLIN GINA LEIGH
2880 LAGO VISTA LN
ROCKWALL, TX 75032

SMITH MATTHEW PATRICK &
JESSIE LAINE NELSON
2881 Newport Dr
Rockwall, TX 75032

QUINTERO BERTHA L
2885 NEWPORT DR
ROCKWALL, TX 75032

GILGER LIVING TRUST
MAC J GILGER AND REBECCA L
2888 LAGO VISTA LN
ROCKWALL, TX 75032

RESIDENT
2889 NEWPORT DR
ROCKWALL, TX 75087

GWIE KIONG OEN & RONY THERESIA
2901 NEWPORT DR
ROCKWALL, TX 75032

WALLS DEREK P & KAREN J
2904 LAGO VISTA LN
ROCKWALL, TX 75032

DEVYANI SEEMA T
2905 NEWPORT DRIVE
ROCKWALL, TX 75032

VEGA EMANUEL M VILLA
2911 NEWPORT DRIVE
ROCKWALL, TX 75032

RESIDENT
2912 LAGO VISTA LN
ROCKWALL, TX 75087

RESIDENT
2917 NEWPORT DR
ROCKWALL, TX 75087

WAFFER DANNY KAY
2920 LAGO VISTA LANE
ROCKWALL, TX 75032

RESIDENT
2923 NEWPORT DR
ROCKWALL, TX 75087

HABERSTOCK CHRISTA & WILLIAM MAYER
2928 NEWPORT DR
ROCKWALL, TX 75032

HAGOS SELAMAWIT AND
EMANUELE DI STEFANO
2929 NEWPORT PLACE
ROCKWALL, TX 75032

MONSERATE REVOCABLE LIVING TRUST
2934 NEWPORT DR
ROCKWALL, TX 75032

NORTON MONICA JEAN
2935 NEWPORT DR
ROCKWALL, TX 75032

RESIDENT
2944 NEWPORT DR
ROCKWALL, TX 75087

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
331 MOCKINGBIRD LN
AUBURN, AL 36830

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
331 MOCKINGBIRD LN
AUBURN, AL 36830

NAIDOO PAUL
3904 Aspen Dr Apt 3123
Rowlett, TX 75088

YANO SHINYA
C/O OPEN HOUSE CO., LTD,
5050 Quorum Dr Ste 610
Dallas, TX 75254

KING LINDA D REV LIVING TR
LINDA D KING TRUSTEE
519 E INTERSTATE 30
ROCKWALL, TX 75087

KIBBY ROAD LLC
559 W MAIN ST
MERCED, CA 95340

ABARCA CARLOS A RIVERS AND TATIANA
CHAMORRO GARCIA
7709 Briarcrest Ct
Irving, TX 75063

ABARCA CARLOS ALBERTO RIVERS
7709 BRIARCREST CT
IRVING, TX 75063

BENTON EMILY AND
LORI BENTON
785 WINDING RIDGE LN
ROCKWALL, TX 75032

RESIDENT
801 SIGNAL RIDGE PL
ROCKWALL, TX 75087

LONON DEBORAH J
802 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

KILLGORE LEE A
803 Signal Ridge Pl
Rockwall, TX 75032

RESIDENT
804 SIGNAL RIDGE PL
ROCKWALL, TX 75087

BRYANT BLAIR WILLIAM JR
805 Signal Ridge Pl
Rockwall, TX 75032

WALKER RAYMOND B & PHYLLIS F REVOCABLE TRUST
RAYMOND B & PHYLLIS F WALKER TRUSTEES
806 Signal Ridge Pl Unit 806
Rockwall, TX 75032

POPP LEILA
807 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PETERSON STEVEN R & DONNA R
808 SIGNAL RIDGE
ROCKWALL, TX 75032

BRAY SHAWN & HANNAH GRACE LEHMANN-BRAY
809 SIGNAL RIDGE
ROCKWALL, TX 75032

GERAULT JANET
810 Signal Ridge Pl
Rockwall, TX 75032

RESIDENT
811 SIGNAL RIDGE PL
ROCKWALL, TX 75087

RESIDENT
812 SIGNAL RIDGE PL
ROCKWALL, TX 75087

THOMPSON JOHN R AND REGINA B
813 SIGNAL RIDGE PLACE UNIT 813
ROCKWALL, TX 75032

BRASHEARS KARI
814 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ANDREW JONATHON
815 SIGNAL RIDGE
ROCKWALL, TX 75032

RESIDENT
816 SIGNAL RIDGE PL
ROCKWALL, TX 75087

RESIDENT
901 SIGNAL RIDGE PL
ROCKWALL, TX 75087

LOYCE HOPKINS 2017 REVOCABLE TRUST
LOYCE ANN HOPKINS TRUSTEE
902 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

TURANO DEBRA SUE
903 SIGNAL RIDGE PL
ROCKWALL, TX 75032

IHSAN ISRAA
904 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHAPMAN LAURA J AND RONALD L
905 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GOODALL JOYCE ANN & JILL NICOLE COOPER
906 SIGNAL RIDGE PLACE 5
ROCKWALL, TX 75032

BARRERA ALEXIS &
SETH LINGERFELT
907 SIGNAL RIDGE PL UNIT 907
ROCKWALL, TX 75032

EFFLE MANDY E
908 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ADAMS GARY ALAN
909 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
910 SIGNAL RIDGE PL
ROCKWALL, TX 75087

BAIRD-SMIT JULIA GRAYSON
911 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

WHITE DEBORAH
912 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DISMUKE JAMIE M
913 Signal Ridge Pl # 913
Rockwall, TX 75032

YANG JIE &
CHANGYUN LI
914 Signal Ridge Pl Unit 914
Rockwall, TX 75032

TUNNELL MEREDITH MICHELLE
915 Signal Ridge Pl
Rockwall, TX 75032

RESIDENT
916 SIGNAL RIDGE PL
ROCKWALL, TX 75087

DEZEE GENENE
917 SIGNAL
ROCKWALL, TX 75032

RESIDENT
918 SIGNAL RIDGE PL
ROCKWALL, TX 75087

LARAMORE ALLISON AND
KIMBERLY LARAMORE & BAYLIS H
919 SIGNAL RIGE PLACE
ROCKWALL, TX 75032

INZILLO FRANCA
920 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
921 SIGNAL RIDGE PL
ROCKWALL, TX 75087

ROMACK JEFFREY T AND KELLY R
M/R
ROCKWALL, TX

LOGAN PAULINE K
P.O. BOX 2198
ROCKWALL, TX 75087

HAQ REZA AHMED & SHELINA KARIM
PO BOX 6952
HUNTSVILLE, AL 35813

PARAMOUNT LAURELS LLC
PO BOX 786
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:

Z2025-009: SUP for a Short-Term Rental

Hold a public hearing to discuss and consider a request by Caprice Michelle for the approval of a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.1237-acre parcel of land identified as Lot 1, Block B, Newport Place Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 19 (PD-19), addressed as 1827 Mystic 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, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, March 17, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-009: SUP for a Short-Term Rental

Please place a check mark on the appropriate line below:

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

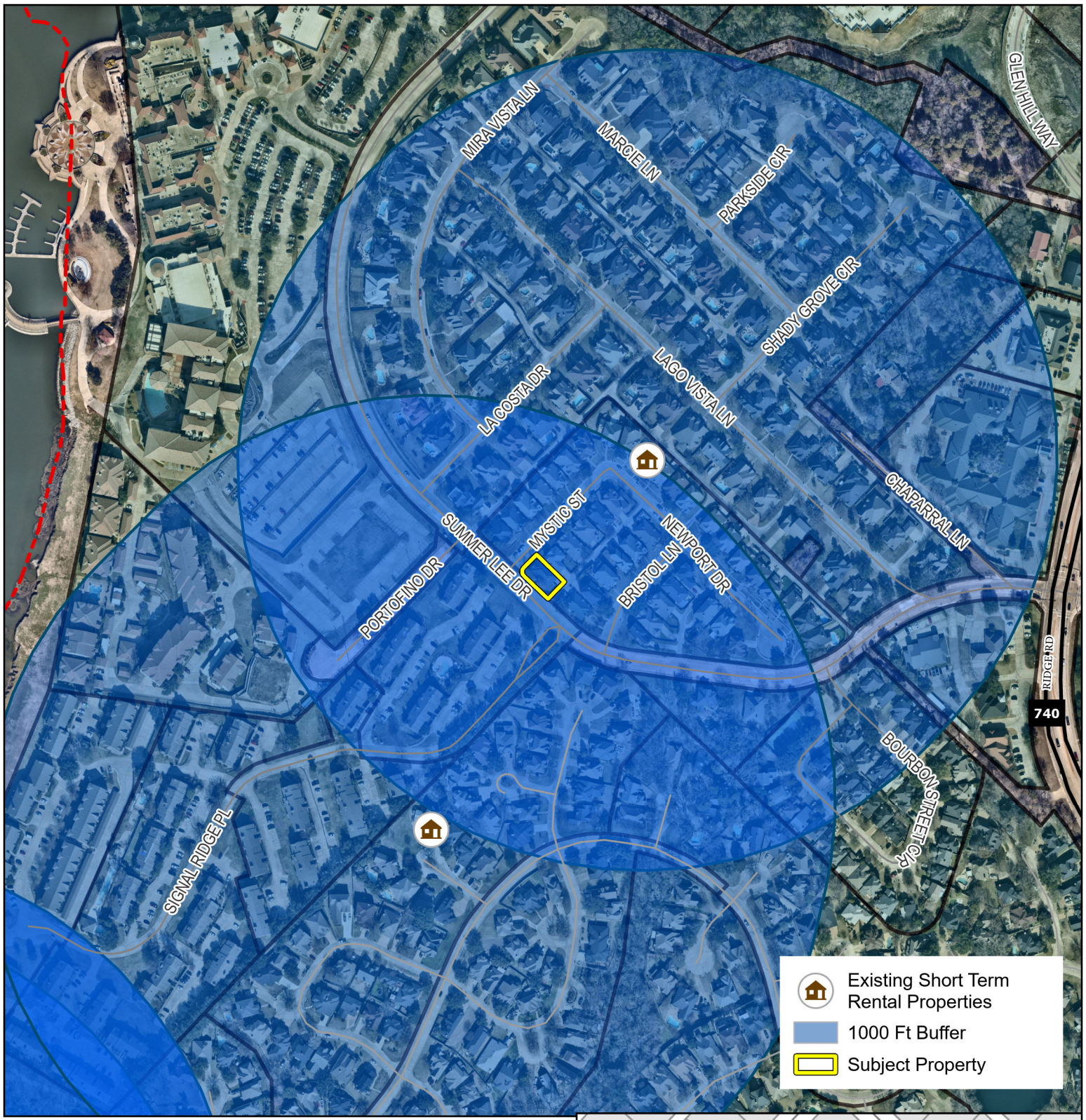
☐ I am opposed to the request for the reasons listed below.

Name:

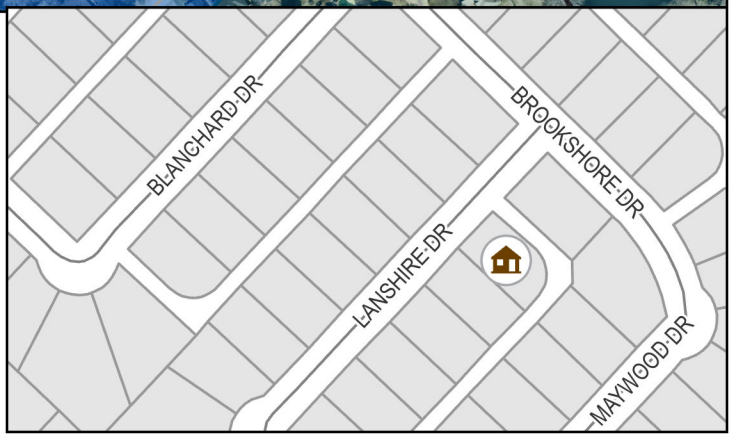
Address:

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

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

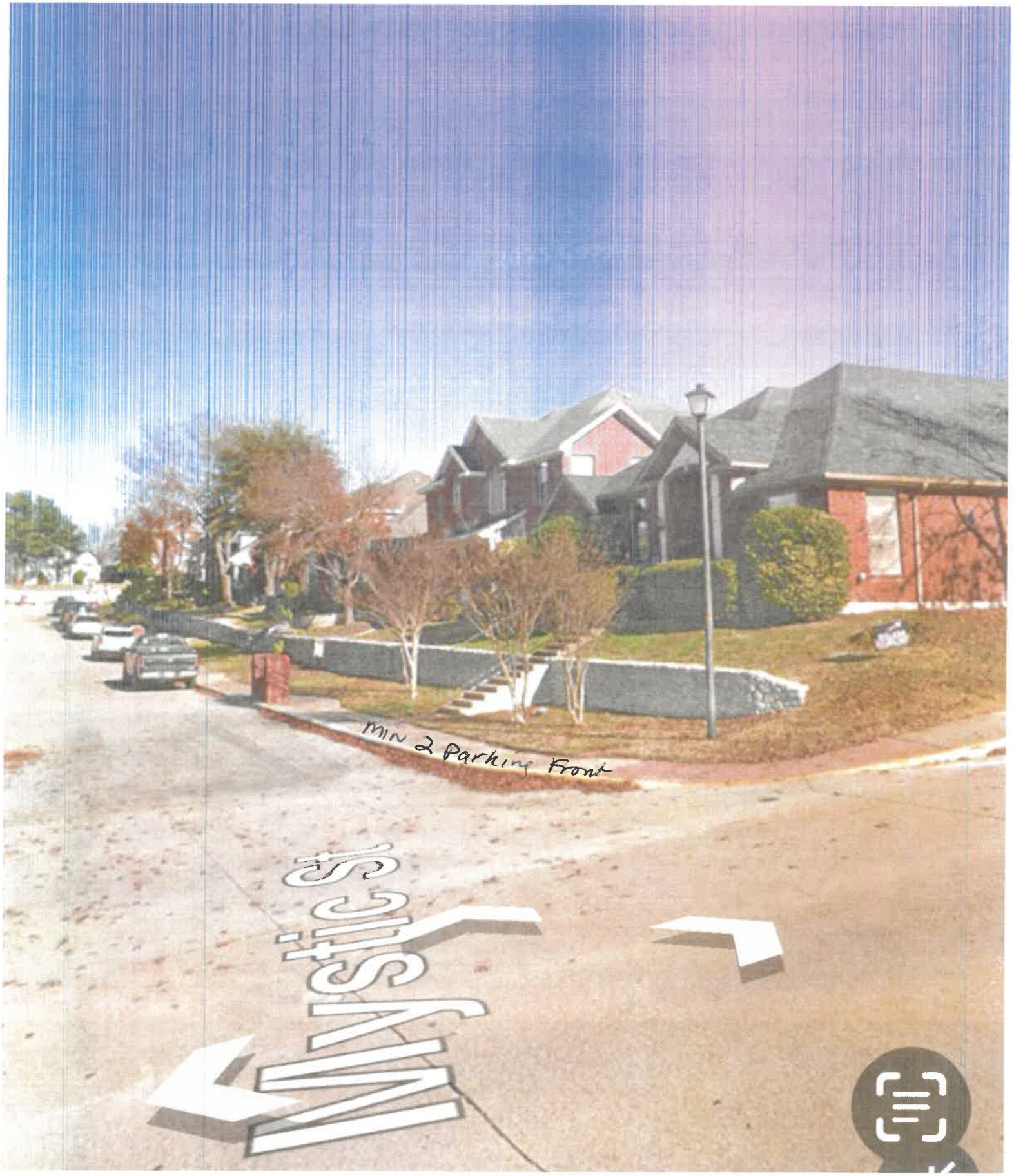


Case Number: Z2025-009
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 19 (PD-19)
Case Address: 1827 Mystic Street

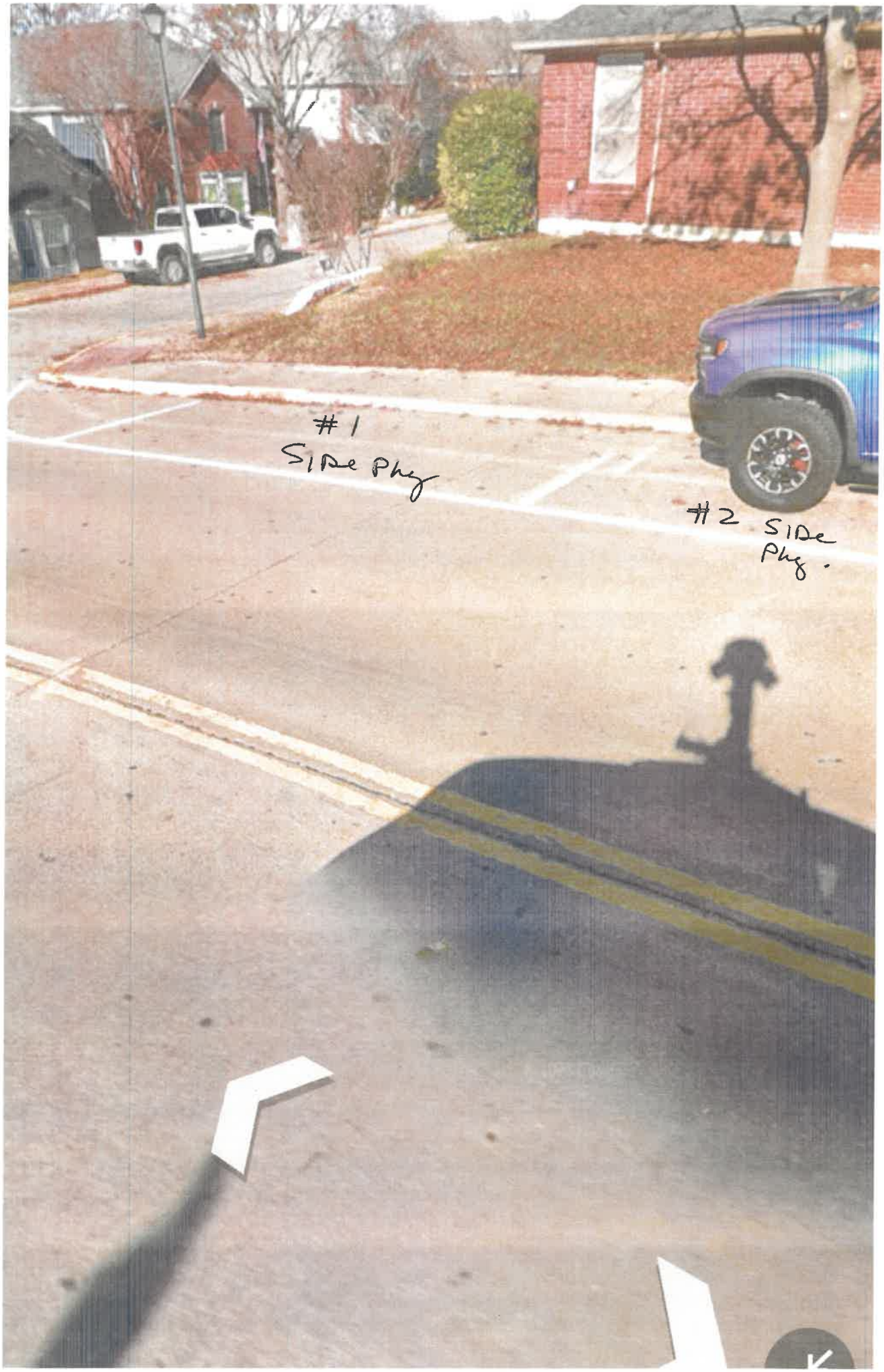


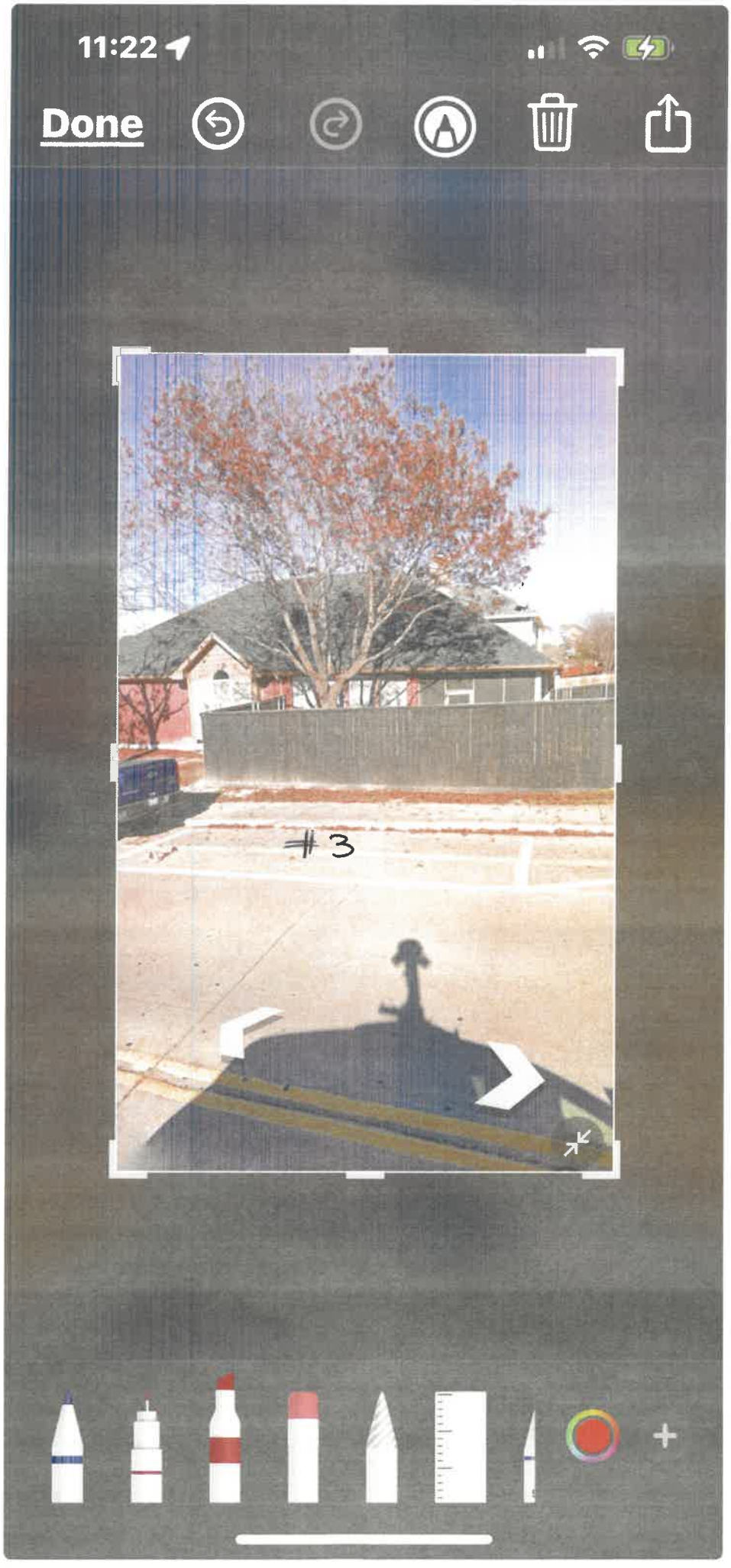
Date Saved: 2/20/2025
For Questions on this Case Call (972) 771-7745

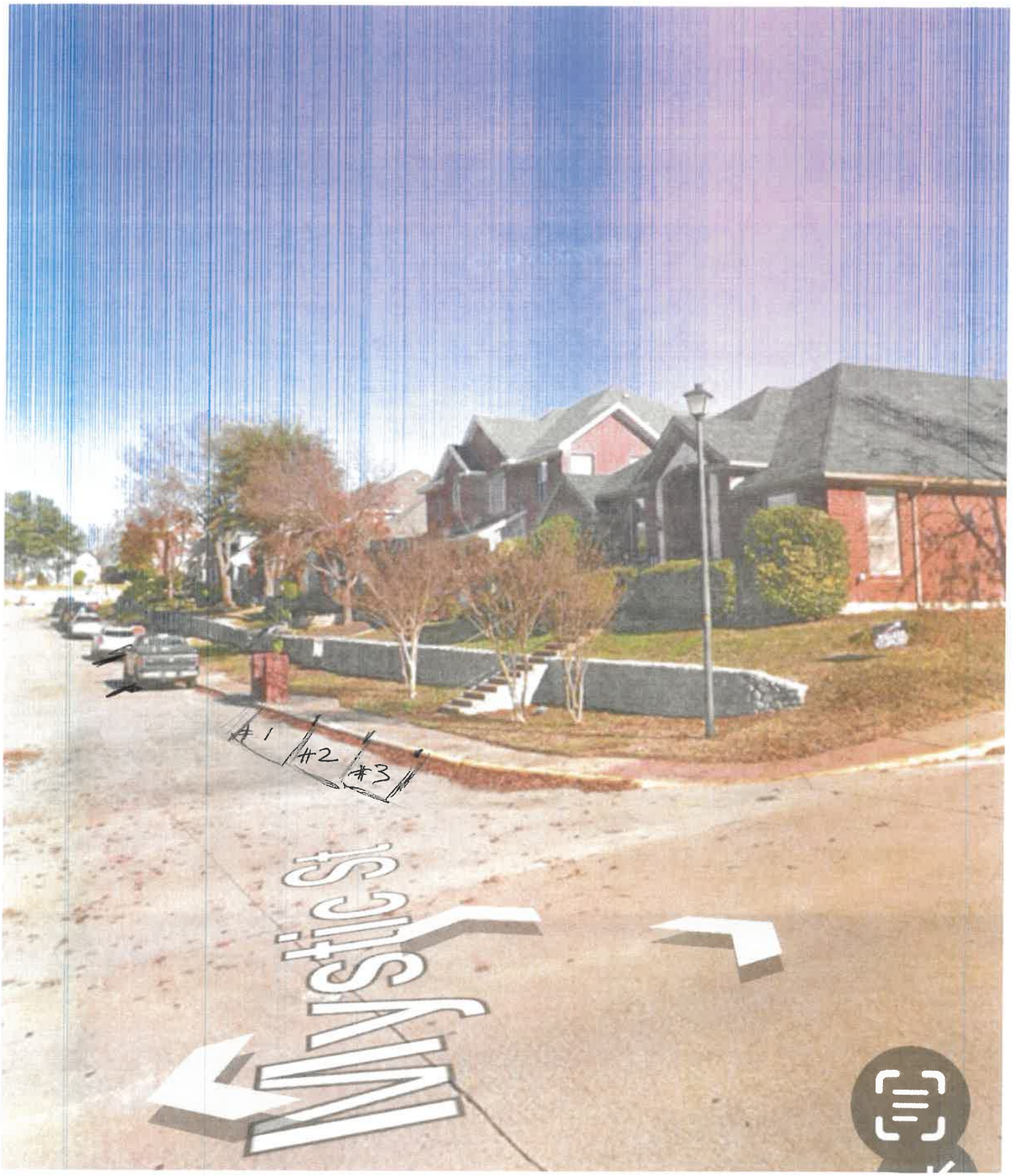



Min 2 Parking Front


#3rd parking Spot.


#1
SIDE PHY
#2 SIDE
PHY.


11:22
Done
#3


#1
#2
#3

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 19 (PD-19) AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NON-OWNER-OCCUPIED SHORT-TERM RENTAL* ON A 0.1237-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK B, NEWPORT PLACE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Caprice Michelle for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.1237-acre parcel of land identified as Lot 1, Block B, Newport Place Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 19 (PD-19), addressed as 1827 Mystic Street, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 19 (PD-19) 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 19 (PD-19) and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *a Non-Owner-Occupied Short-Term Rental* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 19 (PD-19); Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 03.01, *General Residential Standards*, of Article

DRAFT 02.25.2025

05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; and, Article 02, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances -- as heretofore amended and as may be amended in the future* --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Non-Owner-Occupied Short-Term Rental* on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) The *Subject Property* shall conform to the information provided within the *Short-Term Rental Permit Application* depicted in *Exhibits 'B'* of this ordinance.

(2) After the issuance of a *Short-Term Rental Permit and Registration* by the City of Rockwall, should the applicant allow this permit/registration to expire, lapse or be revoked by the City of Rockwall, this Specific Use Permit (SUP) shall automatically expire and be considered abandoned in accordance with Subsection 02.02, *Specific Use Permit (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

2.2. COMPLIANCE

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

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

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

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

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

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

DRAFT ORDINANCE 09.25.25

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 7th DAY OF MARCH, 2025.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 17, 2025*

2nd Reading: *April 7, 2025*

DRAFT ORDINANCE 02.25.2025

Exhibit 'A'
Legal Description

Address: *1827 Mystic Street*
Legal Description: *Lot 1, Block B, Newport Place Addition*

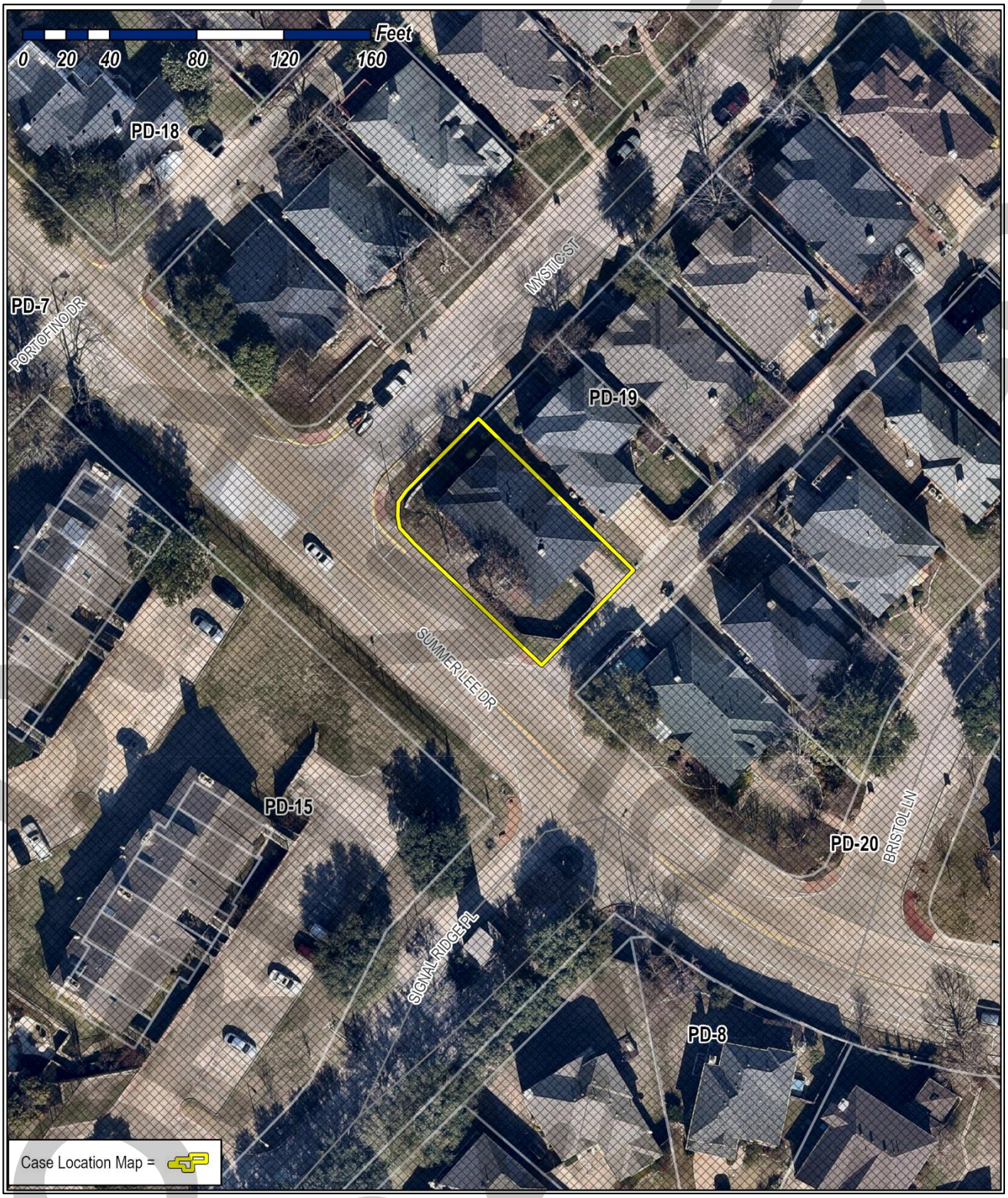


Exhibit 'B'
Short Term Rental Photographs







DRAFT
02.10.2025

PROJECT COMMENTS

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

DATE: 2/21/2025

PROJECT NUMBER: Z2025-010
PROJECT NAME: Amendmnet to Planned Development District 50 (PD-50)
SITE ADDRESS/LOCATIONS: Olive Street

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	02/21/2025	Approved w/ Comments

02/21/2025: Z2025-010; Amendment to Planned Development District 50 (PD-50)
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 25-07] to incorporate an additional 3.03-acre parcel of land within the district being a 24.497-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned: [1] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, [2] Single-Family 7 (SF-7) District, and [3] Downtown (DT) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, and generally located along N. Goliad Street [SH-205], north of Olive Street and south of Live Oak Street.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.

M.3 For reference, include the case number (Z2025-010) in the lower right-hand corner of all pages on future submittals.

I.4 Future Land Use Map. According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the Downtown District, and according to the Future Land Use Map contained within this document the subject property is designated for Low Density Residential (LDR) and Downtown (DT) land uses. The requested zoning change would require the subject property to be reclassified to a Live/Work (LW) land use designation. Based on this, the proposed zoning request does not conform to the Future Land Use Map; HOWEVER, the requested zoning change may have merit based on the following: [1] the land uses directly west of the subject property are currently designated for Live/Work (LW) land uses and the change would be consistent with this designation, [2] the dual designation (i.e. the LDR and DT designations) of the subject property is not aligned with how the property was platted (in addition this parcel may not be conducive for a single-family home), and [3] the subject property is located within the Old Town Rockwall (OTR) Historic District which will require additional oversight from the Historic Preservation Advisory Board (HPAB). Regardless of these merits, this request will be discretionary to the City Council pending a recommendation from the Planning and Zoning Commission.

I.5 Please note that prior to submitting a site plan for any portion of the subject property, the Historic Preservation Advisory Board (HPAB) will be required to approve a Certificate of Appropriateness (COA).

M.6 Please review the attached draft ordinance prior to the February 25, 2025 Planning & Zoning Commission Work Session Meeting, and provide staff with your markups by March

4, 2025. Please carefully read through this document as staff has incorporated changes from what was originally submitted.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 4, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 11, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.8 The projected City Council meeting dates for this case will be March 17, 2025 (1st Reading) and April 7, 2025 (2nd Reading).

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved w/ Comments

02/21/2025: General Comments:

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- 10' utility easement required along all street frontages.
- Additional comments may be provided at time of Site Plan and Engineering.

Drainage Items:
- Detention is required.
- Detention calculations are based on zoning, not land use.
- Detention easement required at freeboard elevation.
- No vertical walls allowed in detention easement.
- Max side slope of 4:1 with a minimum bottom slope of 1%.
- No public water or sanitary sewer can be in detention easement.
- Detention ponds must be irrigated.
- 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
- Dumpster areas shall drain to an oil/water spectator and then into the storm system.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.

- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Extend 8" water along Olive and loop into ex. 16" along western property.
- There is an existing 8" sewer main located on the other side of Olive St available for use.
- 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:
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Culverts (if needed) shall 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".
- Landscape berms may not be on top of City utilities.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

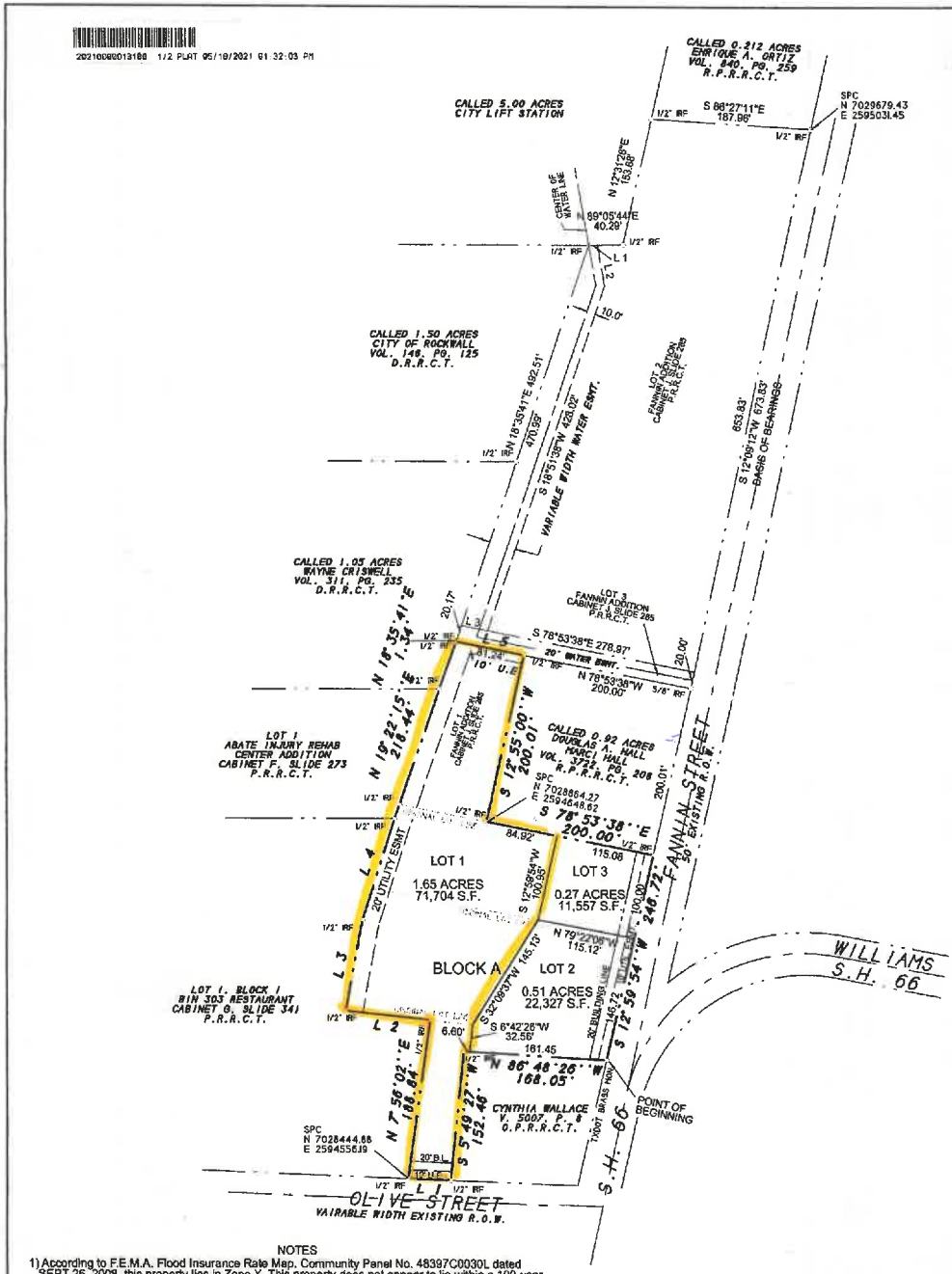
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved

No Comments



NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

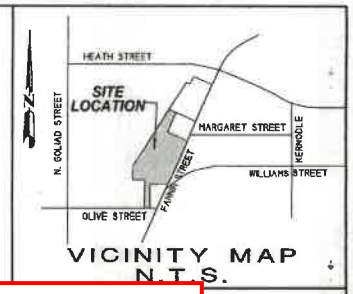
2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

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

4) Property owner shall be responsible for maintenance, repair, and reconstruction of drainage systems on-site.

VARIABLE WIDTH EASEMENT LINE TABE		
Line	Bearing	Distance
1	N 89°05'44"E	10.27'
2	S 10°13'14"E	48.32'
3	N 78°53'38"W	31.25'

BOUNDARY LINE TABLE		
Line	Bearing	Distance
1	N 87°53'14"W	49.07'
2	N 84°00'06"W	100.00'
3	N 10°32'01"E	108.67'
4	N 17°49'48"E	124.29'
5	S 78°53'38"E	61.24'



VICINITY MAP
N.T.S.

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- 10' utility easement required along all street frontages.
- Additional comments may be provided at time of Site Plan and Engineering.

Drainage Items:
- Detention is required.
- Detention calculations are based on zoning, not land use.
- Detention easement required at freeboard elevation.
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- Max side slope of 4:1 with a minimum bottom slope of 1%.
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- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Extend 8" water along Olive and loop into ex. 16" along western property.
- There is an existing 8" sewer main located on the other side of Olive St available for use.
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

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- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Culverts (if needed) shall 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".
- Landscape berms may not be on top of City utilities.

A
N

TON
O. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
JAY ODOM
ALISON ODOM
405 N. FANNIN STREET
ROCKWALL, TEXAS 75087



H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE P2021-021

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	Olive Street				
SUBDIVISION	Fannin Addition / B.F. Boydstun	LOT	1	BLOCK	A, B-1, D-1
GENERAL LOCATION	Between Olive St., N. Goliad and N Fannin St				Block 122 B.F. Boydston.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	DT and SF-7		CURRENT USE	Vacant	
PROPOSED ZONING	PD 50		PROPOSED USE	Office	
ACREAGE	1.65	LOTS [CURRENT]	See legal	LOTS [PROPOSED]	See legal

☑ ***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	Jay Odom	☑ APPLICANT	TCB CONSTRUCTION
CONTACT PERSON	Jay Odom	CONTACT PERSON	PRICE POINTER
ADDRESS	601 N. Fannin St.	ADDRESS	906 N. Goliad St.
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	214-202-4226	PHONE	214-708-2685
E-MAIL	jay@jayodom.com	E-MAIL	price@tcbconstructiongroup.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jay Odom [*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 $ 280.25 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14 *DAY OF* Feb 25 *, 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."*

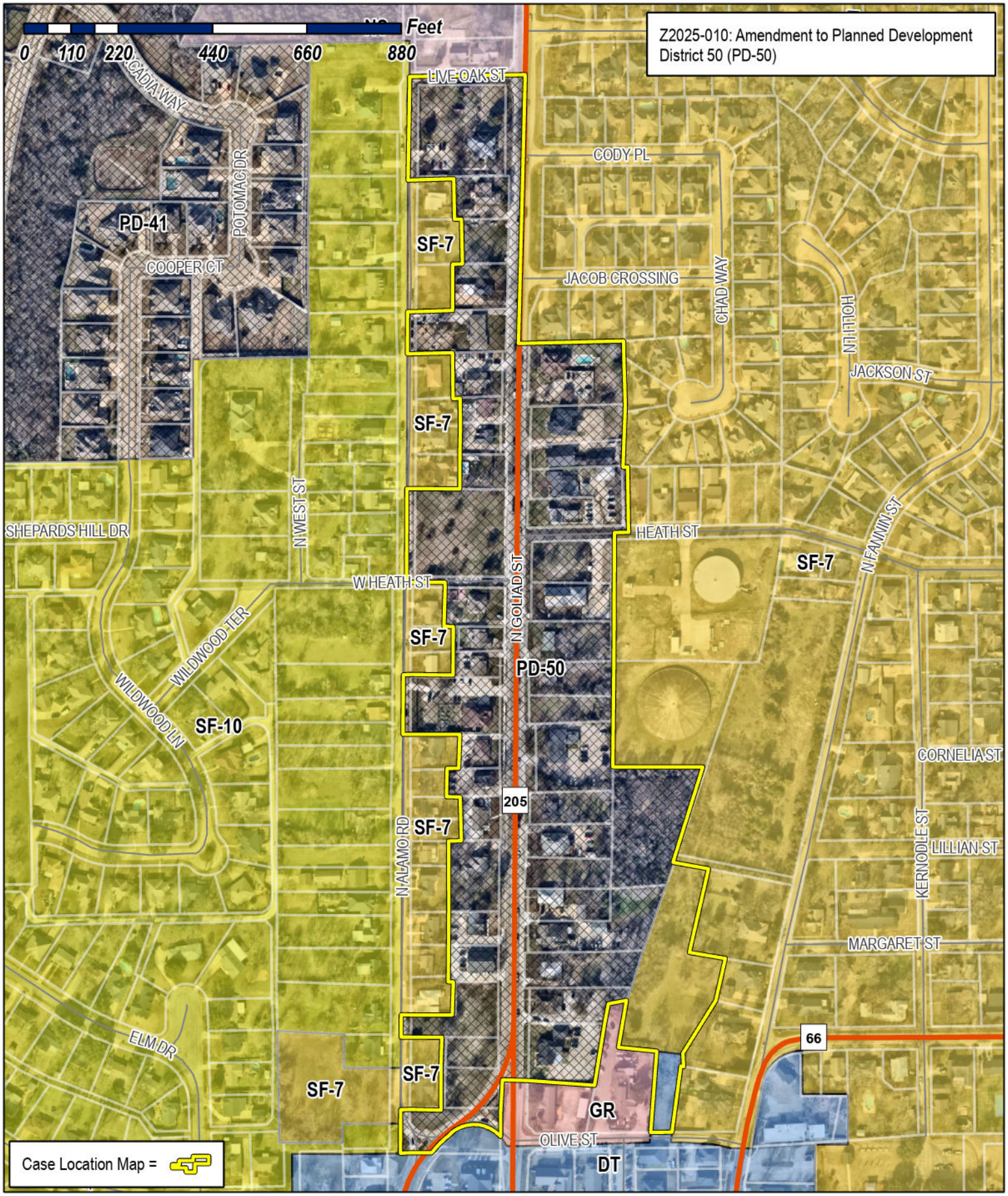
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 *DAY OF* February *, 20*25

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Rockwall County

MY COMMISSION EXPIRES 9-26-27

ROSE SHIPLEY NOTARY PUBLIC STATE OF TEXAS ID # 11741966 EXPIRES 09-26-2027



City of Rockwall

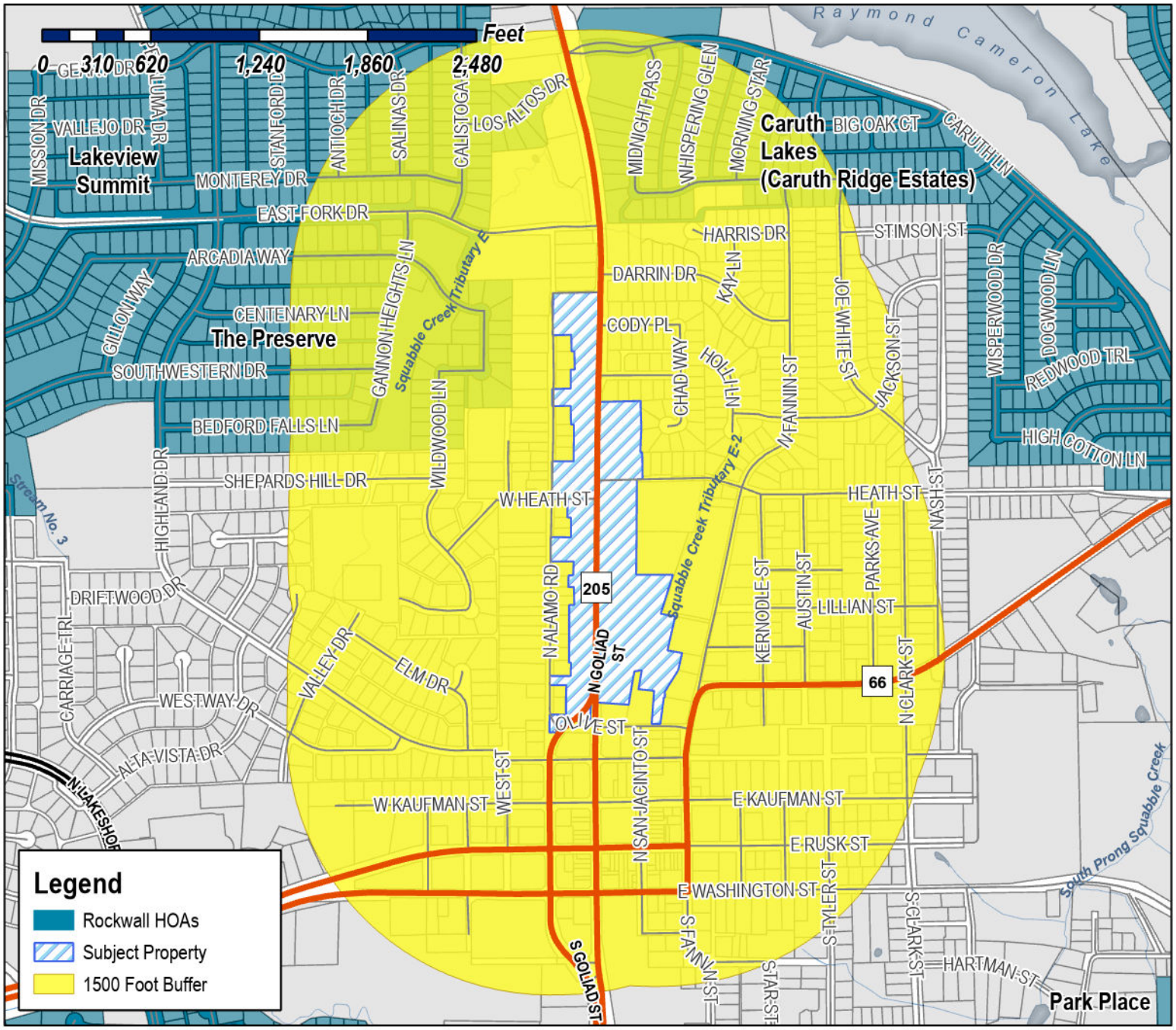
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

City of Rockwall

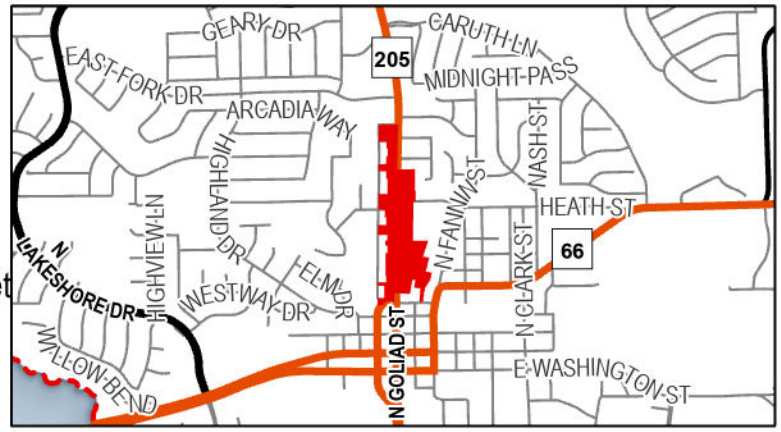
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Case Number: Z2025-010
Case Name: Amendment to Planned Development District 50 (PD-50)
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: Between Live Oak street and Olive Street

Date Saved: 2/18/2025
For Questions on this Case Call (972) 771-7745



From: Zavala, Melanie
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program {Z2025-010]
Date: Thursday, February 20, 2025 3:33:28 PM
Attachments: Public Notice (02.18.2025).pdf
HOA Map (02.18.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, February 21, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-010: Amendment to Planned-Development District 50
Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction on behalf of Jay Odom for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 25-07] to incorporate an additional 1.65-acre parcel of land within the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned: [1] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, [2] Single-Family 7 (SF-7) District, and [3] Downtown (DT) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N. Goliad Street [SH-205], north of Olive Street and south of Live Oak Street, and take any action necessary.

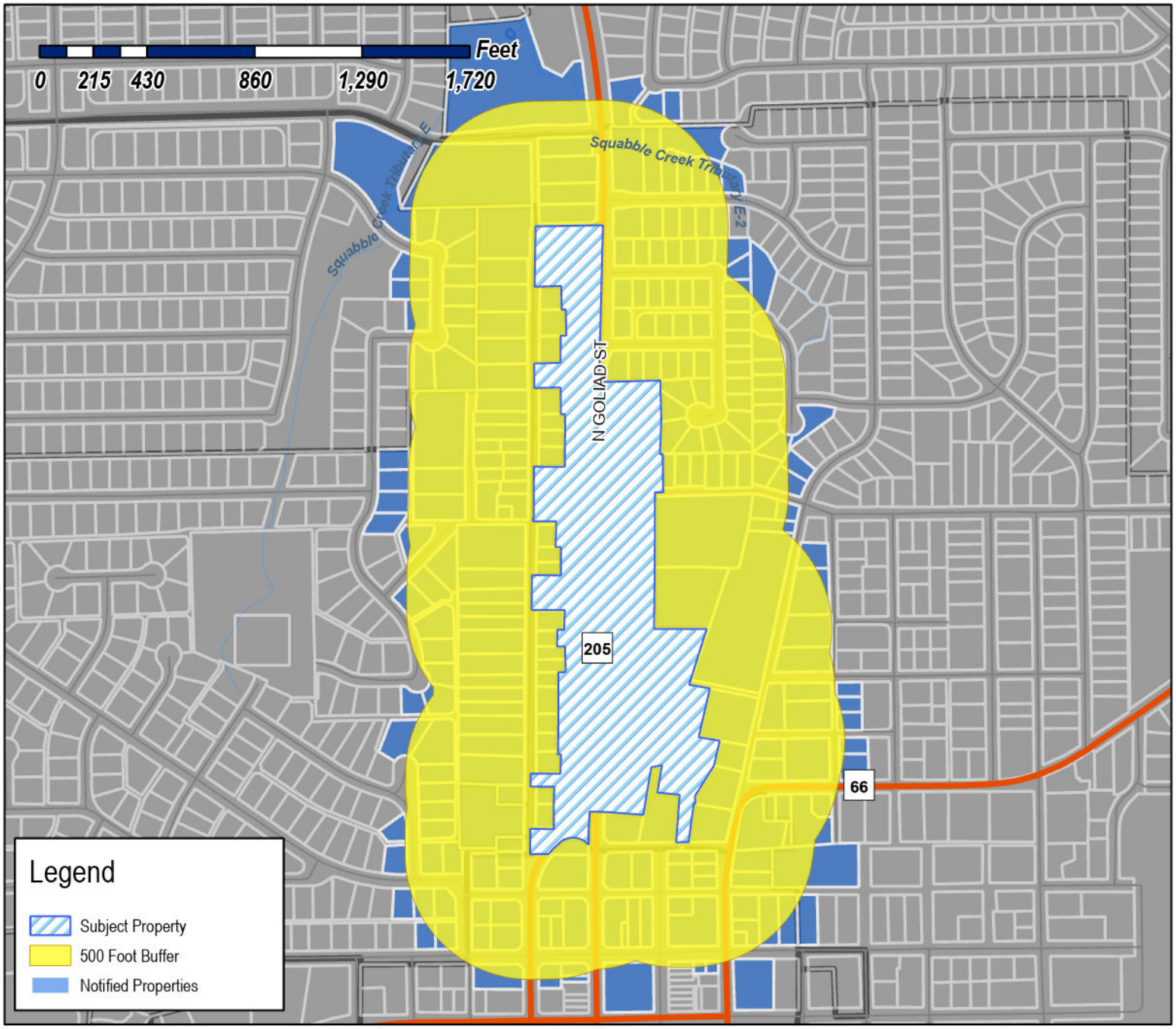
Thank you,

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

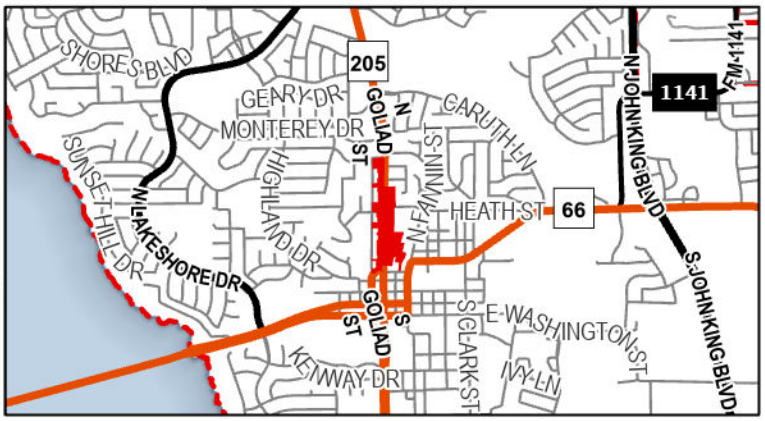
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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For Questions on this Case Call: (972) 771-7745

RESIDENT
100 E HEATH
ROCKWALL, TX 75087

PAREDES FERNANDO
1001 HOLLI LANE
ROCKWALL, TX 75087

RESIDENT
1001 N GOLIAD
ROCKWALL, TX 75087

RHODES NANCY CLAYCOMB
1003 HOLLI LN
ROCKWALL, TX 75087

RESIDENT
1005 HOLLI LN
ROCKWALL, TX 75087

RESIDENT
101 E RUSK
ROCKWALL, TX 75087

MUMMEY MAURICE E ETUX
1010 HOLLI LANE
ROCKWALL, TX 75087

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

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102 W KAUFMAN
ROCKWALL, TX 75087

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1025 Michael Gdns
Rockwall, TX 75087

CALLIER JENNA AND LOGAN
104 RUSH CREEK
HEATH, TX 75032

RESIDENT
104 W KAUFMAN
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
105 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
105 N ALAMO
ROCKWALL, TX 75087

RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

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

WIMPEE JOE
105 W KAUFMAN ST
ROCKWALL, TX 75087

PRECISION GLOBAL CORPORATION
106 W Kaufman St
Rockwall, TX 75087

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

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107 E KAUFMAN
ROCKWALL, TX 75087

MORGAN JEFFREY E
1071 MIDNIGHT PASS
ROCKWALL, TX 75087

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

RESIDENT
108 INTERURBAN
ROCKWALL, TX 75087

RESIDENT
109 E KAUFMAN
ROCKWALL, TX 75087

CURANOVIC JOHN
109 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
109 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
111 N GOLIAD ST
ROCKWALL, TX 75087

WAGNER GERALD P
112 LOS PECES
GUN BARRELL, TX 75156

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

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

RESIDENT
115 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
116 N SAN JACINTO
ROCKWALL, TX 75087

STORY CATHERINE C
117 E HEATH ST
ROCKWALL, TX 75087

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

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

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

FITE CENTRE LLC
1200 FRONTIER TRAIL
ROCKWALL, TX 75032

RAC OF ROCKWALL LLC
1220 CRESTCOVE
ROCKWALL, TX 75087

RAC OF ROCKWALL LLC
1220 CRESTCOVE
ROCKWALL, TX 75087

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

380 PROPERTY INC
12207 DARK HOLLOW RD
ROCKWALL, TX 75087

GROOVYS BUSINESS PROPERTIES LLC
138 SAWGRASS DR
ROCKWALL, TX 75032

GROOVYS BUSINESS PROPERTIES LLC
138 SAWGRASS DR
ROCKWALL, TX 75032

GROOVYS BUSINESS PROPERTIES LLC
138 SAWGRASS DR
ROCKWALL, TX 75032

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

VANDERSLICE ROBERT
1408 S LAKESHORE DRIVE
ROCKWALL, TX 75087

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

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

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

STRATEGIC MANAGEMNET SERVICES LLC
14124 EDGECREST DR
DALLAS, TX 75254

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

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

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

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

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

CGC GROUP INC
1690 LAKE FOREST DR
ROCKWALL, TX 75087

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

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

CARLON WILLIAM ANDREW
192 JACOB CROSSING
ROCKWALL, TX 75087

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

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

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194 CODY PLACE
ROCKWALL, TX 75087

CROY DANNY L
195 CODY PL
ROCKWALL, TX 75087

STEWART DEBORAH LYNN
196 DARRIN DR
ROCKWALL, TX 75087

GALLEGOS JUAN ADOLFO
197 DARRIN DR
ROCKWALL, TX 75087

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198 CODY PLACE
ROCKWALL, TX 75087

KANSIER GAYLE
198 DARRIN DR
ROCKWALL, TX 75087

RESIDENT
199 DARRIN DR
ROCKWALL, TX 75087

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199 Cody Pl
Rockwall, TX 75087

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

917 PROPERTIES LLC
2 MANOR COURT
HEATH, TX 75032

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

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200 JACOB CROSSING
ROCKWALL, TX 75087

SELLERS ROBERT STEVEN
200 DARRIN DRIVE
ROCKWALL, TX 75087

RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

MCWHIRTER CRAIG L
201 DARRIN DR
ROCKWALL, TX 75087

COMMUNITY BANK
201 E KAUFMAN ST
ROCKWALL, TX 75087

CITY LIFT STATION
201 E WASHINGTON ST
ROCKWALL, TX 75087

LUSH BEAUTY SALON
201 N ALAMO RD
ROCKWALL, TX 75087

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2010 INDUSTRIAL BLVD STE 611
ROCKWALL, TX 75087

RESIDENT
202 INTERURBAN ST
ROCKWALL, TX 75087

MILLER ROBERT AND KATY
202 CODY PL
ROCKWALL, TX 75087

GANDY GEORGIA KNEL
202 DARRIN DR
ROCKWALL, TX 75087

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

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202 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
202 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
202 N WEST ST
ROCKWALL, TX 75087

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

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203 JACOB CROSSING
ROCKWALL, TX 75087

CLAY KAREN L
203 CODY PL
ROCKWALL, TX 75087

DAVIS ROBERT C
203 DARRIN
ROCKWALL, TX 75087

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

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203 N ALAMO
ROCKWALL, TX 75087

NELSON THERESE D
204 DARRIN DR
ROCKWALL, TX 75087

RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

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

PHILLIPS TERESA
204 JACOB CROSSING
ROCKWALL, TX 75087

RESIDENT
204 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
204 N WEST ST
ROCKWALL, TX 75087

RESIDENT
204 W HEATH ST
ROCKWALL, TX 75087

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

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

BASCO JUSTIN AND PAMELA
206 Cody Pl
Rockwall, TX 75087

RUDOLPH COLLIN J
206 DARRIN DRIVE
ROCKWALL, TX 75087

RESIDENT
206 N FANNIN ST
ROCKWALL, TX 75087

CRISWELL BARBARA
206 S Clark St
Rockwall, TX 75087

PRITCHETT JOHNETTA
206 W HEATH ST
ROCKWALL, TX 75087

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207 DARRIN DR
ROCKWALL, TX 75087

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

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208 JACOB CROSSING
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC
208 SUMMIT RIDGE
ROCKWALL, TX 75087

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208 W HEATH ST
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HENSON ORA LOUISE
209 DARRIN DR
ROCKWALL, TX 75087

CONFIDENTIAL
210 CODY PL
ROCKWALL, TX 75087

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211 JACOB CROSSING
ROCKWALL, TX 75087

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211 CODY PLACE
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MOFFATT DANA MICHELLE
211 JACOB CROSSING
ROCKWALL, TX 75087

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

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

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

MURRAY JOHN DAVID
215 CODY PLACE
ROCKWALL, TX 75087

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

DUZAN TIMOTHY AND ANGELA
219 CODY PL
ROCKWALL, TX 75087

HILLTOP ESCAPES INC
2234 RANDAS WAY
ROCKWALL, TX 75087

KHATER CHARLES ETUX
2368 E FM 552
ROCKWALL, TX 75087

ROCKWALL RUSTIC RANCH LLC
240 WILLOWCREST
ROCKWALL, TX 75032

SEYMORE INVESTMENTS LLC
242 C NATIONAL DR
ROCKWALL, TX 75032

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

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

WEST MICHAEL
299 SHENNENDOAH LANE
ROCKWALL, TX 75087

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

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

BEDFORD TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

RESIDENT
301 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
301 N SAN JACINTO
ROCKWALL, TX 75087

FERRIS BETH
301 WILDWOOD LN
ROCKWALL, TX 75087

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

LOFTUS GERALDINE J
302 E MARGARET ST
ROCKWALL, TX 75087

JOHNSON AMANDA DAWN
302 ELM DRIVE
ROCKWALL, TX 75087

WARREN PEGGY E
302 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
302 N SAN JACINTO
ROCKWALL, TX 75087

CRANE KATHERINE LYNN
302 W KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

SMITH WENDY
303 DERICK DR
FATE, TX 75189

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

WILLIAMS PATRICIA M
303 ELM DR
ROCKWALL, TX 75087

WHITE SANDRA JEAN
303 HIGHLAND DR
ROCKWALL, TX 75087

LEAL CAROL RHEA
303 N Alamo Rd
Rockwall, TX 75087

ANGLE GLENDA ANNE
303 WILDWOOD LN
ROCKWALL, TX 75087

CRAWFORD STEVE
3033 NECHES
CORPUS CHRISTI, TX 78414

RESIDENT
304 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

GLASS KATHLEEN J
304 ELM DR
ROCKWALL, TX 75087

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

RESIDENT
304 N SAN JACINTO
ROCKWALL, TX 75087

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

RESIDENT
305 WILDWOOD LN
ROCKWALL, TX 75087

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

WHITE RUNELLE
305 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
305 N FANNIN ST
ROCKWALL, TX 75087

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

RESIDENT
306 WILLIAMS ST
ROCKWALL, TX 75087

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

STANLEY PAUL & SHERI
306 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
306 N FANNIN ST
ROCKWALL, TX 75087

SHIPMAN CLAYTON AUSTIN
306 Williams St
Rockwall, TX 75087

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
307 N FANNIN ST
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC
3077 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
308 FANNIN
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN
308 ELM DR
ROCKWALL, TX 75087

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

RESIDENT
310 WILLIAMS ST
ROCKWALL, TX 75087

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

RESIDENT
312 ELM DR
ROCKWALL, TX 75087

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

HARKLAU CAROLINE
312 DARTBROOK
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC
312 DARTBROOK
ROCKWALL, TX 75087

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

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

WEBER MARY JANE
318 COOPER CT
ROCKWALL, TX 75087

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

RB40 INVESTMENTS LLC
400 CHIPPENDALE DRIVE
HEATH, TX 75032

TURNER KYLE RADEY
4002 BROWNSTONE CT
DALLAS, TX 75204

KMA LLC
401 COUNTRY RIDGE RD
ROCKWALL, TX 75087

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

RESIDENT
401 N ALAMO
ROCKWALL, TX 75087

RESIDENT
401 N FANNIN ST
ROCKWALL, TX 75087

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

RESIDENT
404 N GOLIAD
ROCKWALL, TX 75087

REED CHARLES & LISHA
404 WILDWOOD LN
ROCKWALL, TX 75087

RESIDENT
405 N ALAMO
ROCKWALL, TX 75087

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

RESIDENT
405 N GOLIAD
ROCKWALL, TX 75087

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

RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

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

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

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

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

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

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

105 N ALAMO LLC
4793 Secret Cv
Rockwall, TX 75032

ADAT ESTATE LLC
482 ARCADIA WAY
ROCKWALL, TX 75087

ADAT ESTATE LLC
482 ARCADIA WAY
ROCKWALL, TX 75087

ADAT ESTATE LLC
482 ARCADIA WAY
ROCKWALL, TX 75087

ADAT ESTATE LLC
482 ARCADIA WAY
ROCKWALL, TX 75087

EVOLVE ESTATES LLC
489 MONTEREY DRIVE
ROCKWALL, TX 75087

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

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

RESIDENT
501 KERNODLE
ROCKWALL, TX 75087

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

RESIDENT
501 N ALAMO
ROCKWALL, TX 75087

RESIDENT
501 N GOLIAD
ROCKWALL, TX 75087

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

RESIDENT
502 N ALAMO
ROCKWALL, TX 75087

RESIDENT
502 N GOLIAD
ROCKWALL, TX 75087

SMITH MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

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

STRINGFELLOW HOLDINGS, LLC
5023 PARKVIEW PLACE
ADDISON, TX 75001

RESIDENT
503 N ALAMO
ROCKWALL, TX 75087

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

RESIDENT
503 N GOLIAD ST
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
504 N Alamo Rd
Rockwall, TX 75087

RESIDENT
504 N GOLIAD
ROCKWALL, TX 75087

NASH M CALVIN ETUX
504 WILDWOOD TER
ROCKWALL, TX 75087

RESIDENT
505 WILDWOOD TERRACE
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
505 N GOLIAD
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC
505 N GOLIAD STREET
ROCKWALL, TX 75087

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

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

RESIDENT
506 N GOLIAD
ROCKWALL, TX 75087

HICKERSON JON D
506 WILDWOOD TER
ROCKWALL, TX 75087

RESIDENT
507 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
508 N ALAMO RD
ROCKWALL, TX 75087

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

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

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

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

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

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

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

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

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

RESIDENT
601 N ALAMO
ROCKWALL, TX 75087

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

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

ODOM JAY & ALISON
601 N FANNIN ST
ROCKWALL, TX 75087

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

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

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

RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

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

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

HAMILTON JOANN
603 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
604 GOLIAD
ROCKWALL, TX 75087

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

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

RESIDENT
604 N GOLIAD
ROCKWALL, TX 75087

KENDALL JESSICA
604 WILDWOOD LANE
ROCKWALL, TX 75087

RESIDENT
605 N ALAMO
ROCKWALL, TX 75087

POINTER PRICE
605 NAKOMA DR
ROCKWALL, TX 75087

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

WIGGINS BRIAN C
606 WILDWOOD LN
ROCKWALL, TX 75087

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

JORDAN LARK & CAMERAN
608 Wildwood Ln
Rockwall, TX 75087

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

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

CASTRO MICHAEL AND RENE
700 WINDSONG LN
ROCKWALL, TX 75087

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

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

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

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

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

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

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

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

RESIDENT
705 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
705 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
706 N ALAMO
ROCKWALL, TX 75087

CALABRESE CORINNA RAE
707 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
708 N ALAMO
ROCKWALL, TX 75087

RESIDENT
710 N ALAMO
ROCKWALL, TX 75087

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

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

CHRISTENSEN VALERIE
801 N GOLIAD
ROCKWALL, TX 75087

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

RESIDENT
802 N GOLIAD
ROCKWALL, TX 75087

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

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

KUCERA TIMOTHY M
803 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
803 N GOLIAD ST
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
804 N GOLIAD STREET
ROCKWALL, TX 75087

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

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

ORTIZ ENRIQUE AROZLA
805 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
806 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
807 N ALAMO RD
ROCKWALL, TX 75087

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

RESIDENT
807 N GOLIAD
ROCKWALL, TX 75087

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

RESIDENT
808 N GOLIAD
ROCKWALL, TX 75087

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

MARTINEZ RAQUEL P
809 N GOLIAD ST
ROCKWALL, TX 75087

SWIERCINSKY LEXUS M
810 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
810 N GOLIAD
ROCKWALL, TX 75087

AOUN PIERRE E
811 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
812 N ALAMO
ROCKWALL, TX 75087

RESIDENT
812 N GOLIAD
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

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

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

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

KUNJACHEN BLESSY AND SHIBU
852 POTOMAC DRIVE
ROCKWALL, TX 75087

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

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

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

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

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

ASHMOREX2 LLC
902 N GOLIAD ST
ROCKWALL, TX 75087

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

MOMSEN KIMBERLY
903 N ALAMO ROAD
ROCKWALL, TX 75087

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

RESIDENT
904 N GOLIAD ST
ROCKWALL, TX 75087

HAM JOSHUA L
905 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
905 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
905 N WEST ST
ROCKWALL, TX 75087

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

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

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

BRIONES RONALD AND THERESA
906 N WEST
ROCKWALL, TX 75087

RESIDENT
907 N GOLIAD ST
ROCKWALL, TX 75087

JC GAERLAN LLC
907 NORTH ALAMO ROAD
ROCKWALL, TX 75087

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

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

MARTINKUS NICOLE
908 N WEST ST
ROCKWALL, TX 75087

MOLINA JOE C II
909 N ALAMO
ROCKWALL, TX 75087

RESIDENT
909 N GOLIAD
ROCKWALL, TX 75087

MCFADIN SARA TERESA
909 N WEST STREET
ROCKWALL, TX 75087

ZAVALA VICTOR V
910 N ALAMO RD
ROCKWALL, TX 75087

PERRY RUBY DELL
910 N WEST ST
ROCKWALL, TX 75087

WHITE TIMOTHY E
9104 PRIVATE ROAD 2325
TERRELL, TX 75160

LEWIS BEN
911 N ALAMO
ROCKWALL, TX 75087

RESIDENT
911 N GOLIAD
ROCKWALL, TX 75087

JONES PAMELA J
912 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
912 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
913 N ALAMO RD
ROCKWALL, TX 75087

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

RESIDENT
915 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
917 N ALAMO
ROCKWALL, TX 75087

RESIDENT
917 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
918 N ALAMO
ROCKWALL, TX 75087

RESIDENT
919 N ALAMO
ROCKWALL, TX 75087

RESIDENT
919 N GOLIAD
ROCKWALL, TX 75087

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

BARRY BARBARA
922 N ALAMO RD
ROCKWALL, TX 75087

HUDSON SHELI O
923 N ALAMO
ROCKWALL, TX 75087

CHAVEZ ENRIQUE
923 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
924 N ALAMO
ROCKWALL, TX 75087

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

RESIDENT
925 N GOLIAD
ROCKWALL, TX 75087

TAILLAC JEAN ANTHONY
944 CHAD WAY
ROCKWALL, TX 75087

RICE JOSHUA M
947 CHAD WAY
ROCKWALL, TX 75087

PRINGLE PHYLLIS M
948 CHAD WAY
ROCKWALL, TX 75087

CORENO FRANCISCO R
951 CHAD WAY
ROCKWALL, TX 75087

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

MCCROSKEY DEE DEE RAYE
955 CHAD WAY
ROCKWALL, TX 75087

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

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

TO TUAN QUOC
964 CHAD WAY
ROCKWALL, TX 75087

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

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

RESIDENT
975 N ALAMO
ROCKWALL, TX 75087

LOWRY BRENDA
978 CHAD WAY
ROCKWALL, TX 75087

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

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

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

RESIDENT
993 HOLLI LN
ROCKWALL, TX 75087

GAFFNEY BRIAN & HOPE
994 CHAD WAY
ROCKWALL, TX 75087

INGLE RHONDA NELL DOOLEY
995 HOLLI LN
ROCKWALL, TX 75087

RAWLINS DAN AND MERRIANNE
997 HOLLI LN
ROCKWALL, TX 75087

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

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

NELSON MICHAEL D
999 HOLLI LN
ROCKWALL, TX 75087

COUNTY OF ROCKWALL
COURTHOUSE
ROCKWALL, TX 75087

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

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

BUTCHER MELVIN R
PO BOX 147
QUINLAN, TX 75474

CFPC INVESTMENTS LLC
PO BOX 1731
MARBLE FALLS, TX 78654

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

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

WOMEN IN NEED INC
PO BOX 349
GREENVILLE, TX 75403

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

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

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

PUBLIC NOTICE

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

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

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

Z2025-010: Zoning Change from AG to GR

Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction on behalf of Jay Odom for the approval of a *Zoning Change* amending Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] to incorporate an additional 1.65-acre parcel of land within the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned: [*1*] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, [*2*] Single-Family 7 (SF-7) District, and [*3*] Downtown (DT) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N. Goliad Street [*SH-205*], north of Olive Street and south of Live Oak Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller
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, March 17, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-010: Zoning Change from AG to GR

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.

Jay Odom

601 N Fannin St

Rockwall, TX 75087

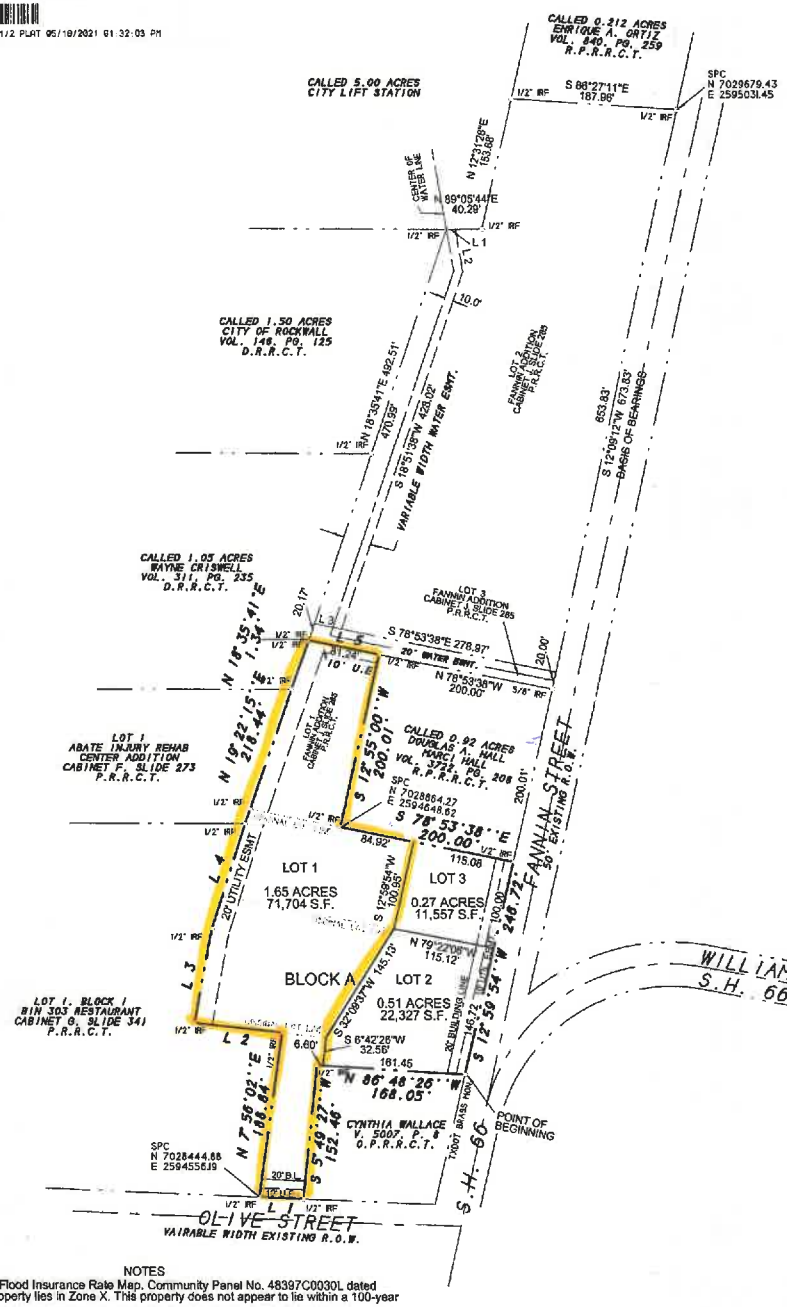
This letter is in regard to the zoning change request on my property off on Olive St in the downtown area of Rockwall. This property is surrounded by commercial properties including shops, restaurants and offices to the West and South. I would like to build offices on this land. I would like to build them in the historic, bungalow/frame style, which would compliment the area well. There are many examples of these type of offices throughout downtown and the North Goliad corridor. I live on property connected to this land, so it is important for me to protect the area which I care about very much. I spent six years on the Rockwall Historic Preservation Advisory Board protecting our downtown area. I believe offices on this property help protect the area from any type of high density type development which could ruin the historic integrity of my neighborhood.

Thank you for your consideration.



Jay Odom

20210000013188 1/2 PLAT 05/19/2021 01:32:03 PM



NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

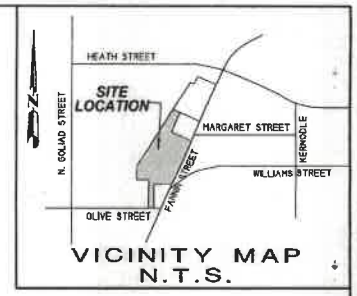
2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

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

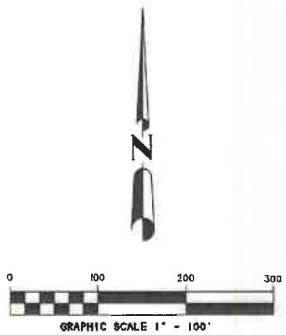
4) Property owner shall be responsible for maintenance, repair, and reconstruction of drainage systems on-site.

VARIABLE WIDTH EASEMENT LINE TABE		
Line	Bearing	Distance
1	N 89°05'44"E	10.27'
2	S 10°13'14"E	48.32'
3	N 78°53'38"W	31.25'

BOUNDARY LINE TABLE		
Line	Bearing	Distance
1	N 87°53'14"W	49.97'
2	N 84°00'06"W	100.00'
3	N 10°32'01"E	108.67'
4	N 17°49'48"E	124.29'
5	S 76°53'38"E	61.24'



VICINITY MAP
N.T.S.



FINAL PLAT

LOTS 1, 2 & 3, BLOCK A
OLIVE-FANNIN ADDITION

2.42 ACRES OR 105,589 S.F.
(3 LOTS)

BEING A REPLAT OF
LOT 1, BLOCK A, FANNIN ADDITION
LOTS A, B-1 & D-1, BLOCK 122 B.F. BOYDSTON

B. F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
JAY ODOM
ALISON ODOM
405 N. FANNIN STREET
ROCKWALL, TEXAS 75087



H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE APRIL 27, 2021
SCALE 1" = 100' FILE # 20120458RP
CLIENT ODOM

CITY CASE P2021-021

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Jay Odom and Alison Odom, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being Lot 1, Block A, Fannin Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet J, Slide 285 of the Plat Records of Rockwall, County, Texas, and being all of those tracts of land as described in a Warranty deed from Cedo Rakich and Julia Rakich to Jay Odom and Alison Odom, as recorded in Document no. 20140000005613 of and Volume 7190, Page 296 of the Official Public Records of Rockwall County, Texas, and all of a tract of land as described in a Warranty deed from Polly Redden to Jay Odom and Alison Odom, as recorded in Document no. 20150000014075 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT brass disk monument found for corner in the west right-of-way line of N. Fannin Street, said point being at the southeast corner of said Rakich to Odom tract per Document no. 20150000014075 and at the northeast corner of a tract of land as described in a Warranty deed from Ronald D. Austin to Cynthia Wallace, as recorded in Volume 5007, Page 8 of the Official Public Records of Rockwall County, Texas;

THENCE N. 86 deg. 48 min. 26 sec. W. along the north boundary line of said Wallace tract, a distance of 186.05 feet to a 1/2" iron rod found for corner;

THENCE S. 05 deg. 49 min. 27 sec. W. a distance of 152.48 feet to a 1/2" iron rod found for corner in the north right-of-way line of Olive Street;

THENCE N. 87 deg. 53 min. 14 sec. W. along the north line of Olive Street, a distance of 49.97 feet to a 1/2" iron rod found for corner;

THENCE N. 07 deg. 56 min. 02 sec. E. a distance of 188.84 feet to a 1/2" iron rod found for corner;

THENCE N. 84 deg. 00 min. 06 sec. W. a distance of 100.00 feet to a 1/2" iron rod found for corner;

THENCE N. 10 deg. 32 min. 01 sec. E. a distance of 108.67 feet to a 1/2" iron rod found for corner;

THENCE N. 17 deg. 49 min. 48 sec. E. a distance of 124.29 feet to a 1/2" iron rod found for corner;

THENCE N. 19 deg. 22 min. 15 sec. E. a distance of 218.44 feet to a 1/2" iron rod found for corner;

THENCE N. 18 deg. 35 min. 41 sec. E. a distance of 1.34 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 1;

THENCE S. 78 deg. 53 min. 38 sec. E. a distance of 81.24 feet to a 1/2" iron rod found for corner at the northeast corner of Lot 1;

THENCE S. 12 deg. 55 min. 00 sec. W. a distance of 200.01 feet to a 1/2" iron rod found for corner at the southeast corner of said Lot 1;

THENCE S. 78 deg. 53 min. 38 sec. E. a distance of 200.00 feet to a 1/2" iron rod found for corner in the west right-of-way line of N. Fannin Street;

THENCE S. 12 deg. 58 min. 54 sec. W. along said right-of-way line, a distance of 246.72 feet to the POINT OF BEGINNING and containing 105,589 square feet or 2.42 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 LOTS 1, 2 & 3, BLOCK A, OLIVE-FANNIN ADDITION, 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. I further certify that all other parties who have a mortgage or lien interest in LOTS 1, 2 & 3, BLOCK A, OLIVE-FANNIN ADDITION, 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 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 th eir 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, maint aining, 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 Roc kwall 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, sto rm 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 an d/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 p rogress 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 exaction's made herein.

JAY ODOM

ALISON ODOM

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
05/19/2021 01:32:03 PM
$100.00
20210000013106

COPY

NOTE: 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 representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JAY ODOM 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 seat of office this 17 day of May, 2021

Notary Public in and for the State of Texas

My Commission [redacted]

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ALISON ODOM 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 17 day of May, 2021.

Notary Public in and for the State of Texas

My [redacted]

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

APPROVED

I hereby certify that the above and foregoing plat of LOTS 1, 2 & 3, BLOCK A, OLIVE-FANNIN ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 18 day of May, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 18 day of May, 2021

Director of Planning & Zoning

Amy Williams, P.E.
City Engineer

FINAL PLAT

LOTS 1, 2 & 3, BLOCK A OLIVE-FANNIN ADDITION

2.42 ACRES OR 105,589 S.F.
(3 LOTS)

BEING A REPLAT OF
LOT 1, BLOCK A, FANNIN ADDITION
LOTS A, B-1 & D-1, BLOCK 122 B.F. BOYDSTON

B. F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
JAY ODOM
ALISON ODOM
405 N. FANNIN STREET
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND

SURVEY DATE APRIL 27, 2021
SCALE 1" = 100' FILE # 20120458P
CLIENT ODOM

CITY CASE P2021-021





CITY OF ROCKWALL

ORDINANCE NO. 25-XX

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

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

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

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

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

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

DRAFT 02.25.2025

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

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

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

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

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

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

_____

Trace Johannesen, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

DRAFT ORDINANCE 02.25.25

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: March 17, 2025

2nd Reading: April 7, 2025

DRAFT ORDINANCE 02.25.2025

EXHIBIT 'A':
Legal Description

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

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

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

DRAFT ORDINANCE 04.21.2025

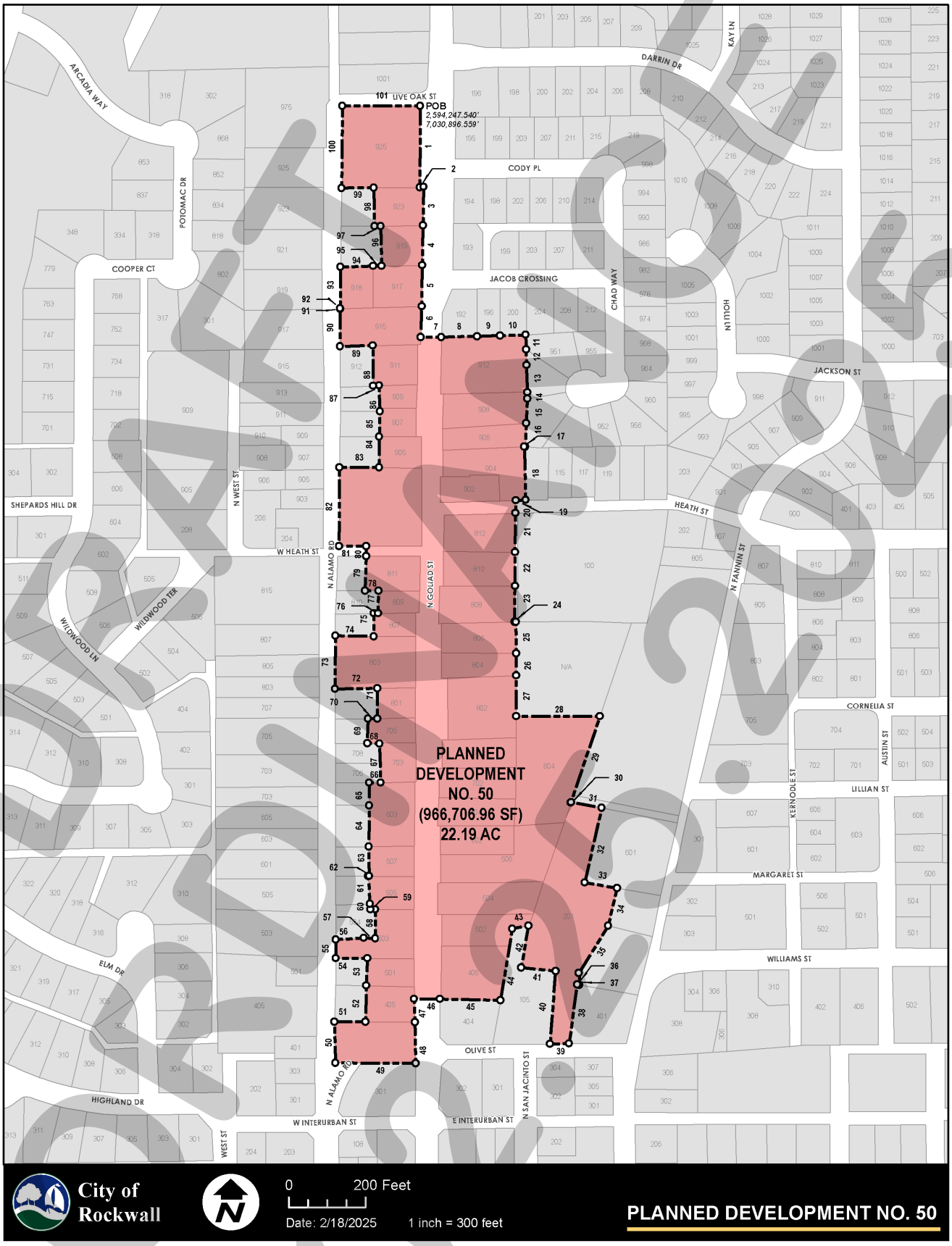
THENCE North 09°-43'-09" East, a distance of 111 feet for a corner;
THENCE South 79°-25'-20" West, a distance of 42.84 feet for a corner;
THENCE South 09°-15'-34" West, a distance of 188.846 feet for a corner;
THENCE North 88°-58'-49" West, a distance of 159.029 feet for a point;
THENCE North 89°-54'-24" West, crossing North Goliad Street, a distance of 66.081 feet for a corner;
THENCE South 01°-22'-36" East, along the West Right of Way of North Goliad Street, a distance of 60.108 feet for a point;
THENCE South 01°-09'-56" East, a distance of 107.267 feet for a corner;
THENCE North 89°-38'-32" West, along the North property line of Block A, Lot1 of the Dirkse Addition, a distance of 208.802 feet for a corner;
THENCE North 01°-34'-14" West, along the East Right of Way of North Alamo Road, a distance of 107.015 feet for a corner;
THENCE South 89°-48'-28" East, a distance of 81.111 feet for a corner;
THENCE North 01°-01'-35" East, a distance of 94.583 feet for a point;
THENCE North 02°-11'-56" East, a distance of 70.566 feet for a corner;
THENCE North 89°-29'-36" West, a distance of 82.39 feet for a corner;
THENCE North 00°-20'-39" East, a distance of 48.38 feet for a corner;
THENCE North 86°-48'-58" East, a distance of 73.1 feet for a point;
THENCE South 88°-56'-56" East, a distance of 30.19 feet for a corner;
THENCE North 00°-05'-56" West, following along property lines, a distance of 75.328 feet for a corner;
THENCE South 89°-41'-11" West, a distance of 13.306 feet for a corner;
THENCE North 01°-43'-14" West, a distance of 14.259 feet for a point;
THENCE North 03°-42'-44" West, a distance of 72.701 feet for a corner;
THENCE South 88°-32'-39" East, a distance of 2.44 feet for a corner;
THENCE North 00°-38'-31" West, a distance of 77.321 feet for a point;
THENCE North 00°-44'-24" East, a distance of 106.811 feet for a point;
THENCE North 00°-04'-02" West, a distance of 58.427 feet for a corner;
THENCE North 88°-36'-34" East, a distance of 29.61 feet for a corner;
THENCE North 01°-35'-35" West, a distance of 102.087 feet for a corner;
THENCE North 89°-07'-40" West, a distance of 31.895 feet for a corner;
THENCE North 01°-15'-26" East, a distance of 64.198 feet for a corner;
THENCE North 89°-16'-05" East, a distance of 24.602 feet for a corner;
THENCE North 00°-08'-40" East, a distance of 78.548 feet for a corner;
THENCE South 89°-15'-57" West, a distance of 110.141 feet for a corner;
THENCE North 00°-14'-19" East, a distance of 138.192 feet for a corner;
THENCE South 89°-14'-11" East, a distance of 100.056 feet for a corner;
THENCE North 00°-28'-22" East, a distance of 59.629 feet for a corner;
THENCE North 88°-47'-25" East, a distance of 10.941 feet for a corner;
THENCE North 00°-27'-45" East, a distance of 58.522 feet for a corner;
THENCE North 89°-31'-38" West, a distance of 34.39 feet for a corner;
THENCE North 01°-37'-43" East, a distance of 90.437 feet for a point;
THENCE North 00°-05'-15" West, a distance of 25.776 feet for a corner;
THENCE South 89°-58'-13" West, a distance of 70.505 feet for a corner;
THENCE North 00°-15'-03" East, a distance of 205.322 feet for a corner;
THENCE South 89°-37'-04" East, a distance of 103.923 feet for a corner;
THENCE North 00°-06'-55" East, a distance of 80.142 feet for a point;
THENCE North 01°-05'-13" East, a distance of 66.682 feet for a point;
THENCE North 01°-43'-52" West, a distance of 66.37 feet for a corner;
THENCE South 88°-08'-14" West, a distance of 15.221 feet for a corner;
THENCE North 00°-33'-05" West, a distance of 104.855 feet for a corner;
THENCE South 88°-38'-25" West, along the South property line of Block 29 of the Garner Addition, a distance of 85.688 feet for a corner;
THENCE North 00°-20'-01" East, along the East Right of Way of North Alamo Road, a distance of 98.019 feet for a point;
THENCE North 88°-10'-39" East, a distance of 0.97 feet for a point;

DRAFT 02.25.2025

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

DRAFT ORDINANCE 02.25.2025

EXHIBIT 'B':
Location Map



DRAFT 2025

Development Standards.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DRAFT ORDINANCE 02-25

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

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

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

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

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

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

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

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

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

DRAFT ORDINANCE 02.25.2025

PROJECT COMMENTS

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

DATE: 2/21/2025

PROJECT NUMBER: Z2025-011
PROJECT NAME: PD Development Plan for Rockwall Townhomes
SITE ADDRESS/LOCATIONS: Glen Hill Way

CASE CAPTION: Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of a PD Development Plan for eight (8) Townhomes on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict and the Residential Subdistrict, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	02/20/2025	Needs Review

02/20/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request for the approval of a PD Development Plan for eight (8) Townhomes on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict and the Residential Subdistrict, generally located on the northeast side of Glen Hill Way, and northwest of the intersection of Glen Hill Way and Ridge Road [FM-740].

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

M.3 Planned Development District 32 (PD-32) only has seven (7) townhome units remaining for the District. Given this, as part of the PD Development Plan you are requesting the addition of one (1) townhome to the district.

I.4 Anti-Monotony. 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.

M.5 Based on comment I.4, the proposed townhomes do not meet the anti-monotony requirements. More specifically, adjacent tomehomes use the same material blend and colors, and they do not vary in the number of stories or have different garage orientations

M.6 Planned Development District 32 (PD-32) provides an exhibit of a Mew street; however, dimensions are not provided. This is because the Mew must meet Engineering and Fire Department Standards. In this case, the Mew must be a minimum of 24-feet wide (i.e. minimum fire lane width) and have 30-foot radii (i.e. minimum radius for buildings over

30-feet in height). Included with a Mew street is an enhanced pedestrian walkway, which shall include enhanced paving, landscaping, and lighting. In this case, you appear to meet the minimum width and fire radii requirements, and do not provide the enhanced pedestrian walkway elements.

M.7 Within Planned Development District 32 (PD-32) the subject property is located in the Residential Sub-District. The Residential Sub-District has its own specific requirements and guidelines. The following comments detail how the proposed townhomes vary from these requirements and guidelines. Staff should note that as part of the PD Development Plan process you may vary these requirements, but staff will be obligated to inform the Planning and Zoning Commission and City Council how the plan varies.

(1) A minimum of 65% if the front façade must be at the build line. In this case, given the curved street the lots do not have a square frontage, which makes this a difficult standard to meet and is not an unreasonable thing to vary from.
(2) All lots shall be a minimum of 30' x 90'. In this case, not all of the lots are a minimum of 30-feet wide or 90-feet deep.
(3) Garages must be rear loaded from an alley. In this case, the back building utilizes front entry garages.
(4) Massing may be either symmetrical or asymmetrical. The dominant architectural mass shall be located near the center of the composition. In this case, the there does not appear to be a dominant architectural feature near the center of the buildings.

M.8 In addition to the Planned Development District 32 (PD-32) Ordinance that contains the form-based code, there is a separate resolution that contains the PD-32 Design Guidelines. The following comments relate to the proposed plans conformance to these guidelines.

(1) Standard brick masonry units, non-standard size brick, native natural stone masonry shall be used on 60% or more on each façade. The proposed elevations do not meet this guideline.
(2) Secondary (i.e. three-part stucco) materials shall be used on 35% or more of each façade. The proposed elevations meet this guideline; however, the amount of stucco proposed is too much to meet the other material guidelines contained in the PD.
(3) By indicating "Decorative Masonry" you will be required to utilize natural/quarried stone or brick. In addition, CMU does not meet the material guidelines.

M.10 Please review the attached draft ordinance prior to the February 25, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by March 4, 2025.

I.11 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 March 4, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 11, 2025 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 25, 2025.

I.12 The projected City Council meeting dates for this case will be March 17, 2025 (1st Reading) and April 7, 2025 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved w/ Comments

02/21/2025: 1. No trees within 5' of the water and sewer line
2. With water and sewer being ran along roadway, will have to have a minimum 30' utility easement
3. Utility easement a minimum of 10' wide required on both sides of utilities.
4. 20' minimum
5. Must be concrete meeting Fire Lane standards. Stamped and integral stain concrete...no pavers. Is the "brick pavers" note indicating the entire private road or theto be pavers? Also no pavers/decorative paving in utility easements.
6. Move trees away from water and sewer line

General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.

- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground.
- No structures or fences within easements.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required when removing existing trees on the property.
- Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering Design.

Drainage Items:
- Glen Hill Way as-built flow patterns must be maintained.
- Drainage may not be increased towards any direction.
- Drainage calculations are based on property zoning, not land area use.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed
- Lot to Lot drainage is not allowed.
- Lakefront Trail Storm Sewer Pro-Rata must be paid ($7,226.59/acre)

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Infrastructure study is required. Review fees apply.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There are two existing 8" water main stub outs located along Gen Hill Way available for use, but it must be looped.
- There is an existing 8" sewer main located near the northern property line available for use, but will need to be extended in an easement along Glen Hill Way to the southern homes.
- Public sewer to be 8" minimum.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- All utility crossings must be by dry bore and steel encased.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
- 10' utility easement required along all ROW.
- Possibly need additional fire hydrants
- All domestic water services are 1" with City Standard size meters (5/8", 1", 1 1/2", or 2")...No 3/4" services
- Sewer cleanouts are not to be in driveways and must be at the edge of private road.

Paving Items:
- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
- Streets adjacent to a public park or open space must have 60' ROW and 41' B-B street section
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Cul-de-sac dimensions must meet City of Rockwall Standards.
- City driveway spacing requirements must be met.
- All parking to be 20'x9' for 90 degree parking or 22'x9' for parallel.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

02/19/2025: Not reviewed for fire code complaince.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

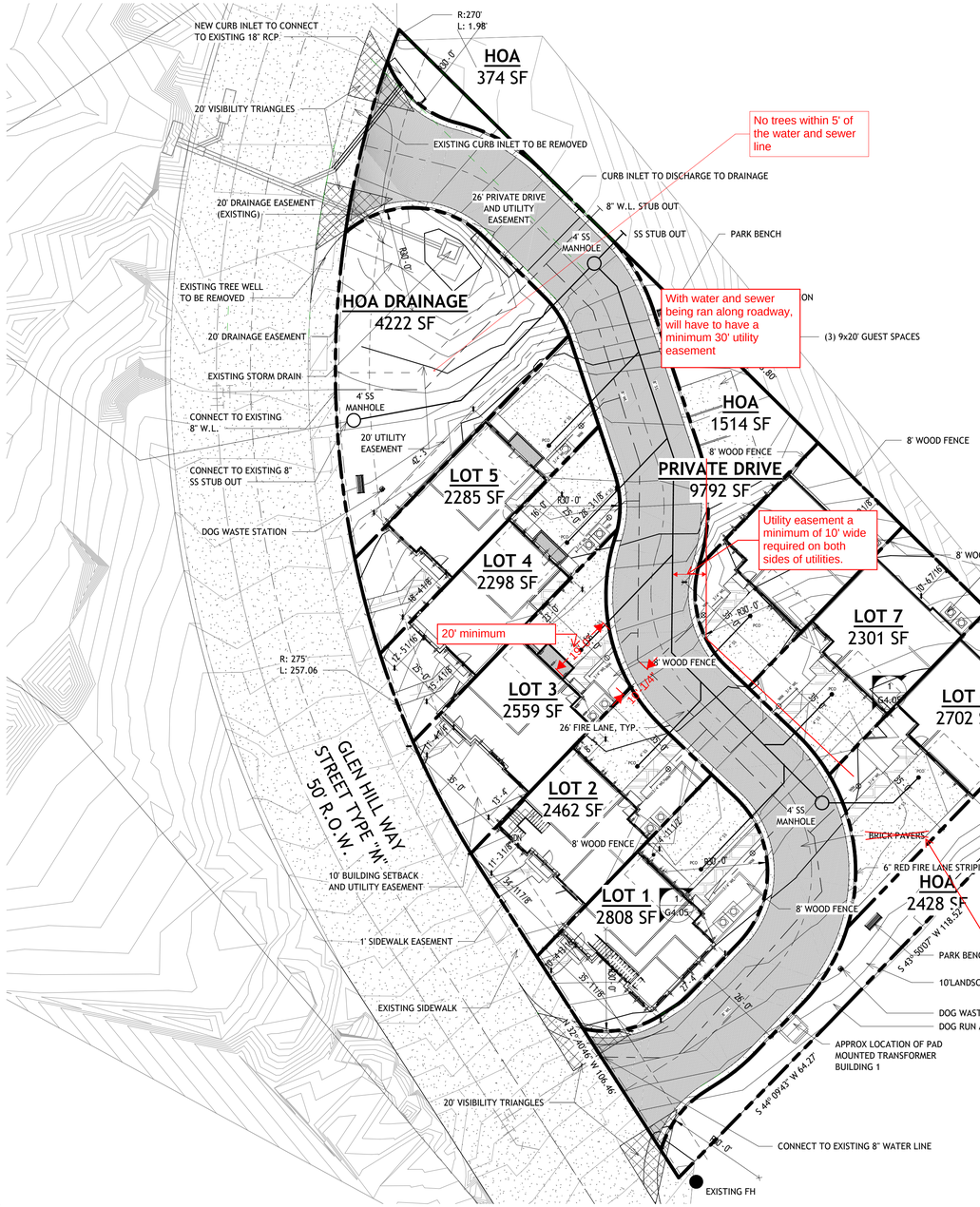
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved

No Comments



N

1 Site Plan Copy 1
1" = 20'-0"

General Items:
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- 4% Engineering Inspection Fees
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HOA	374 SF

SITE PLAN GENERAL NOTES
1. ALL WORK MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION.
2. RETAINING WALLS OVER 3' MUST BE ENGINEERED.
3. ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED.
4. ALL UTILITIES MUST BE UNDERGROUND.
5. ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE.

DRAINAGE NOTES
1. GLEN HILL WAY AS-BUILT FLOWS SHALL BE MAINTAINED.
2. PROPERTY OWNER RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF DETENTION/DRAINAGE SYSTEMS.

WATER AND WASTEWATER NOTES
1. ANY UTILITY CONNECTION MADE UNDERNEATH AN EXISTING ROADWAY BUST BE BORED.
2. ALL UTILITY CROSSINGS MUST BE DRY BORE AND STEEL ENCASED.
3. NO TREES SHALL BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
4. NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".
5. NO LANDSCAPE BERMS OR TREE PLANTINGS SHALL BE LOCATED ON TOP OF CITY UTILITIES OR WITHIN EASEMENTS.

LIFE SAFETY GENERAL NOTES
1. EACH UNIT TO BE SEPARATED BY A CONTINUOUS ONE HOUR FIRE BARRIER.
2. BUILDINGS SHALL BE EQUIPPED WITH AN NFPA13D FIRE SPRINKLER SYSTEMS.

Site Data Summary Table

General Site Data	
Zoning	PD-32 Residential Subdistrict
Existing Use	Vacant
Proposed Land Use	Single Family Attached (Townhomes)
Lot Area Combined (SF)	37,935
Lot Area Combined (Acrage)	0.87
Building Footprint Area (Approximate)	9,363
Area Covered by Canopy	0
Single Family Attached Units	8
Unit Density Per Acre	9.2
Building 1 Area	16,506
Building 2 Area	10,521
Total Building Area	27,027
Maximum Building Height (# Stories)	3
Maximum Building Height (Feet)	50' to Roof Ridge
Lot Coverage	25%
Floor Area Ratio	5/7
Parking	
Required Parking 2 Per unit	16
Parking Provided	
Uncovered Surface Spaces (Guest)	3
Garage Spaces	16
Tandem (Driveway) Spaces	16
Total Parking Provided	35
Accessible Parking Required	N/A
Accessible Parking Provided	0
Landscaping Area	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	4,822
Other Landscape area within the lot	10,672
Total Landscape Area	15,494
Impervious Area	
Building Area	9,363
Sidewalks, Pavement, and other Impervious Flatwork	9,896
Other Impervious Area (Decorative Stamped Concrete)	3,182
Total Impervious Area	22,441
Total Landscape Area, Impervious Area, Permeable Area	37,935
Total Area for Outdoor Storage	None

0' 10' 20' 40' 80'

GREENLIGHT
STUDIO, LLC
www.greenlight.company

Applicant:
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:
Zapa Investments, LLC
201 W Kaufman St.
Richardson, Texas 75081
v: 972.682.1435

PD Amendment Plan

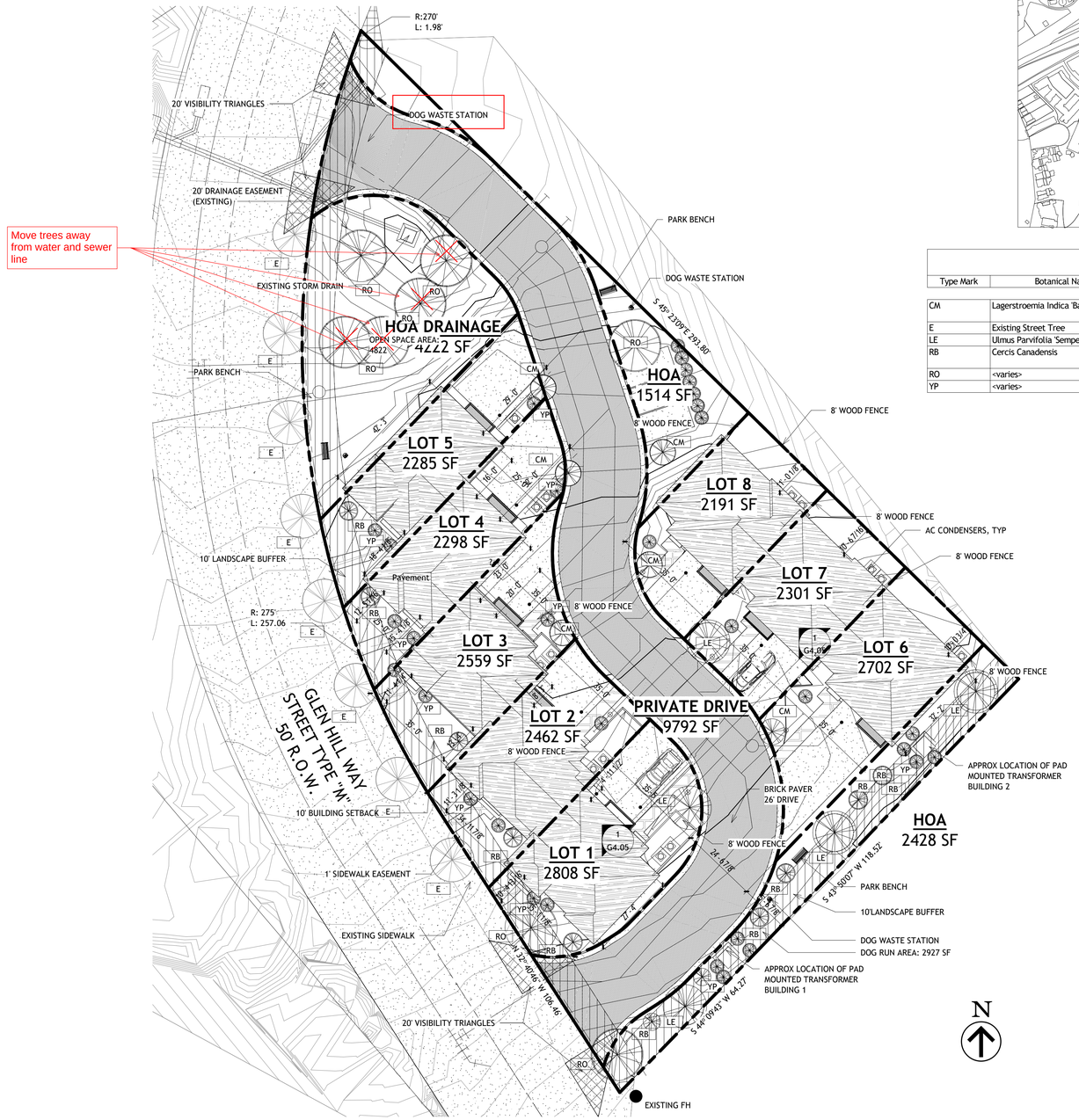
Rockwall Townhomes
Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared February 14, 2025

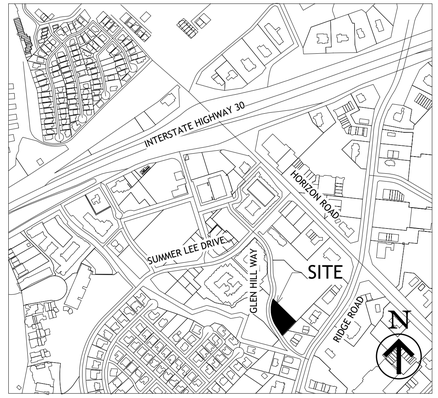
© Greenlight Studio, LLC

City of Rockwall Case Number: _____



1 Conceptual Landscape Plan
1" = 20'-0"

VICINITY MAP



Planting Schedule					
Type Mark	Botanical Name	Common Name	Size	Count	Comments
CM	Lagerstroemia Indica 'Basham Pink'	Crape Myrtle	30 Gal	6	Container Grown
E	Existing Street Tree	Existing	Existing	8	Existing
LE	Ulmus Parvifolia 'Sempervirens'	Lacebark Elm	4" Cal.	5	Nursery Grown
RB	Cercis Canadensis	Texas Red Bud	30 Gal	11	Container Grown
RO	<varies>	<varies>	<varies>	8	<varies>
YP	<varies>	<varies>	<varies>	33	<varies>

LANDSCAPE PLAN NOTES

1. APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TOT HE ISSUANCE OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS AND WILL MEET THE REQUIREMENTS OF UDC.
2. ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, UNLESS ALTERNATIVE WATER WISE IRRIGATION SYSTEM IS APPROVED BY THE CITY.
3. ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY EDGING.
4. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF ONE-INCH IN HEIGHT AS DETERMINED BY THE CITY.
5. 1LL LANDSCAPE BUFFERS AND PUBLIC RIGHT OF WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS (I.E. SOD - HYDRO MULCH SHALL BE PROHIBITED IN THESE AREAS) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. TREES MUST BE PLANTED AT LEAST FIVE FEET FROM WATER, SEWER, AND STORM LINES.

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General Site Data	
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0' 10' 20' 40' 80'

GREENLIGHT
STUDIO, LLC
www.greenlight.company

Applicant:
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:
Zapa Investments, LLC
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Richardson, Texas 75081
v: 972.682.1435

Concept Landscape Plan

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared February 14, 2025

© Greenlight Studio, LLC

City of Rockwall Case Number: _____

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Glen Hill Way				
SUBDIVISION	Harbor Hills Addition	LOT	3	BLOCK	A
GENERAL LOCATION	Parcel on Glen Hill Way north adjacent of 2930 South Ridge Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32 Residential Subdistrict	CURRENT USE	Vacant		
PROPOSED ZONING	Unchanged	PROPOSED USE	Single Family Attached		
ACREAGE	.87	LOTS [CURRENT]	1	LOTS [PROPOSED]	13

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

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

☐ OWNER	ZAPA Investmants LLC	☑ APPLICANT	Greenlight Studio
CONTACT PERSON	Matt Zahm	CONTACT PERSON	Tyler Adams
ADDRESS	201 W Kaufman St.	ADDRESS	100 N. Cottonwood Drive
			Suite 104
CITY, STATE & ZIP	Richardson, Texas 75081	CITY, STATE & ZIP	Richardson, Texas 75080
PHONE	972.682.1435	PHONE	214.810.4535
E-MAIL	MZahm@zconstructors.com	E-MAIL	tyler@gldevco.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 270.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* December, 2024. *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."*

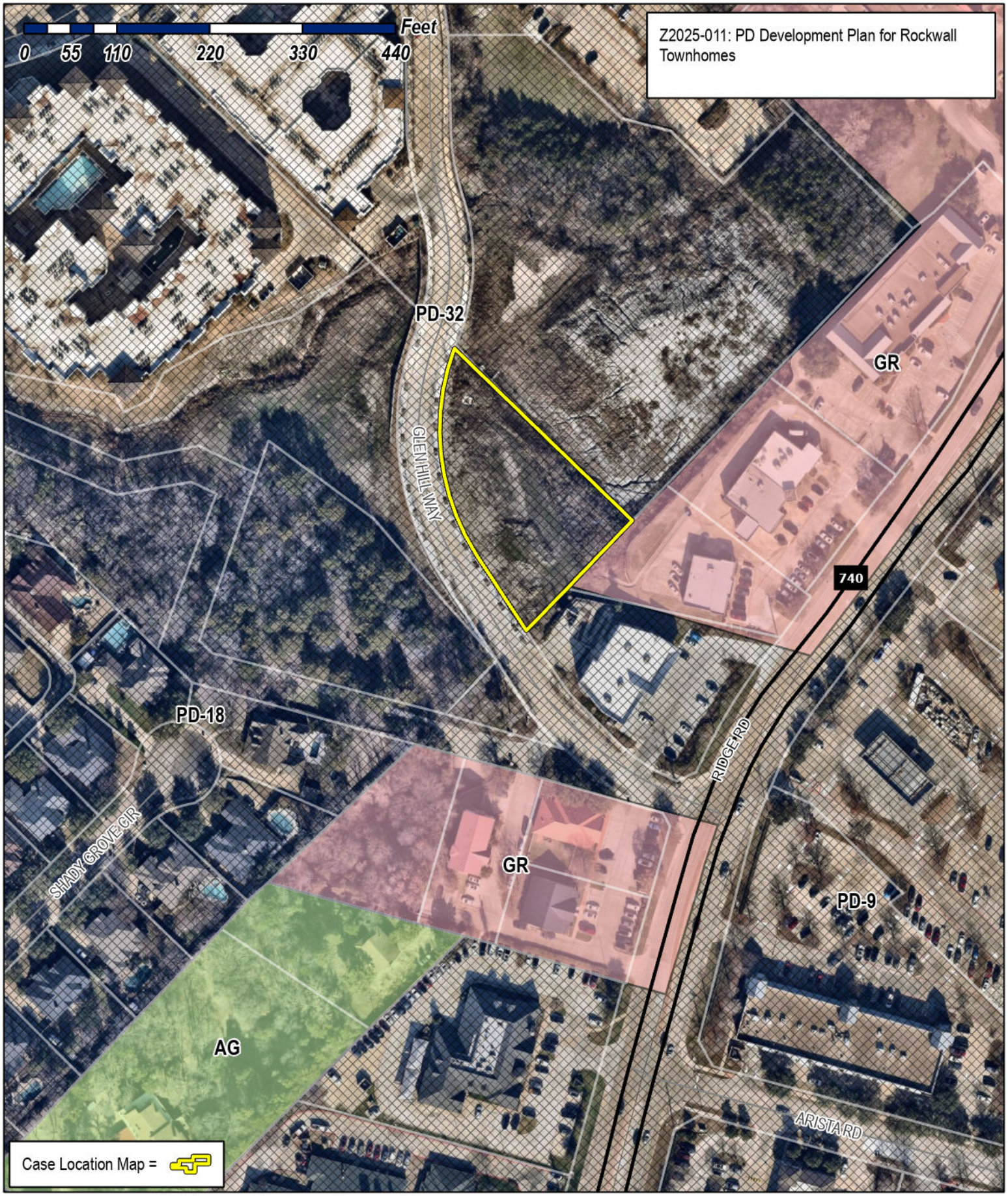
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th *DAY OF* December, 20 24.

OWNER'S SIGNATURE Matt D. Zahm

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jan Leckie

JAN LECKIE
NOTARY PUBLIC STATE OF TEXAS
Notary ID #131568490
My Commission Expires
May 15, 2026

MY COMMISSION EXPIRES 05/15/2026



City of Rockwall

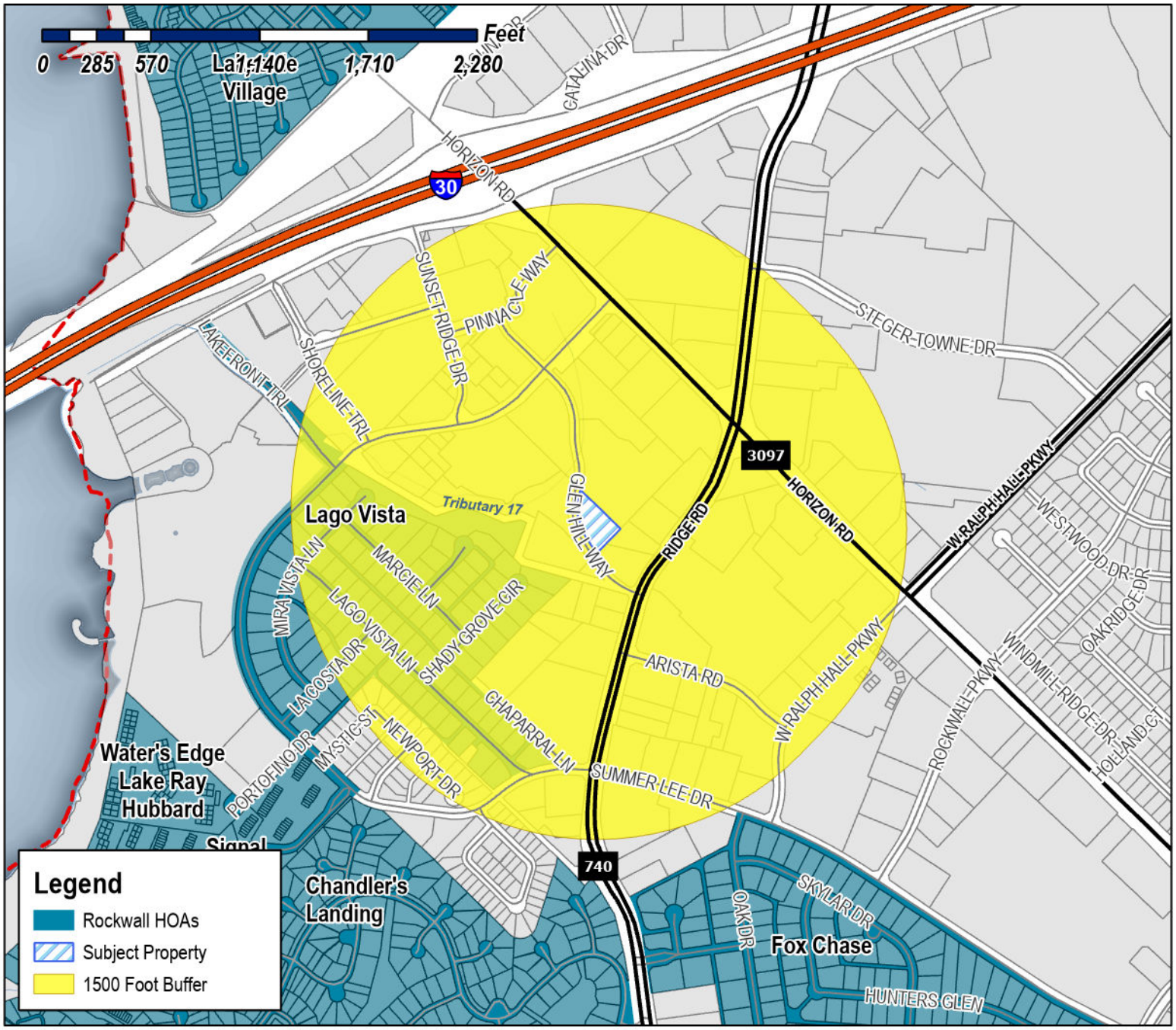
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

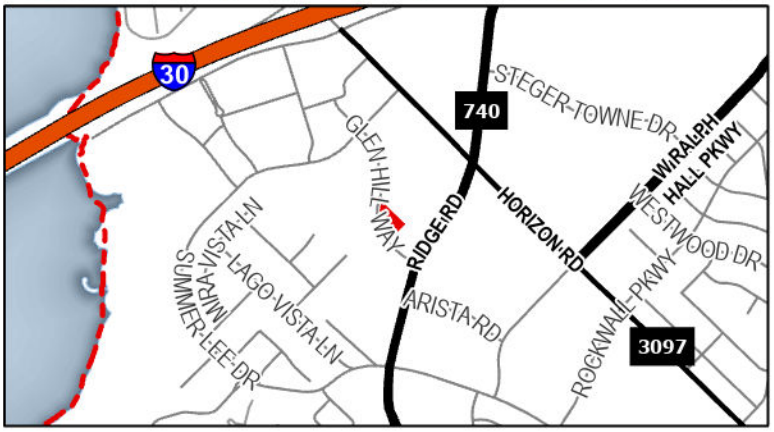
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Case Number: Z2025-011
Case Name: PD Development Plan for Rockwall Townhomes
Case Type: Zoning
Zoning: Planned Development District 32 (PD-32)
Case Address: Glen Hill Way

Date Saved: 2/20/2025
For Questions on this Case Call (972) 771-7745



From: Zavala, Melanie
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program {Z2025-011]
Date: Thursday, February 20, 2025 3:31:43 PM
Attachments: Public Notice (02.18.2025).pdf
HOA Map (02.20.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, February 21, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-011: PD Development Plan for (8) Eight Townhomes
Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of a PD Development Plan for eight (8) Townhomes on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict and the Residential Subdistrict, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary.

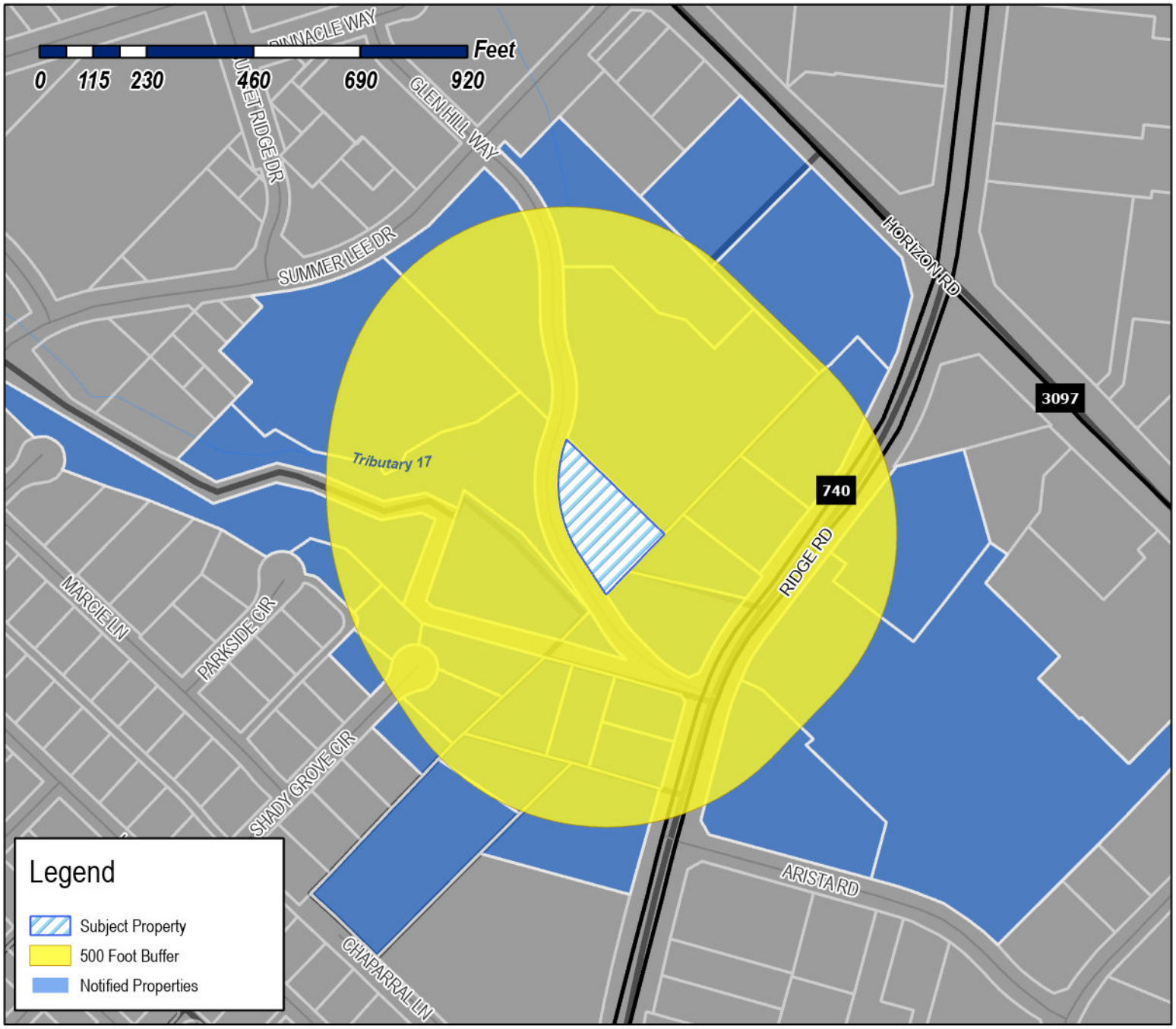
Thank you,

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

City of Rockwall

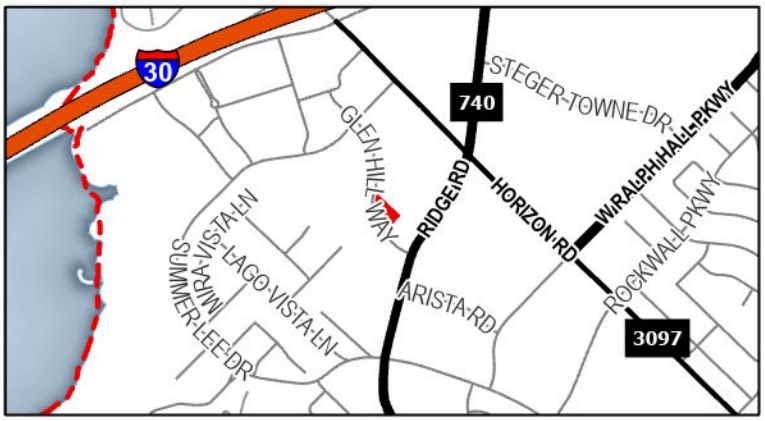
Planning & Zoning Department
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Case Number: Z2025-011
Case Name: PD Development Plan for Rockwall Townhomes
Case Type: Zoning
Zoning: Planned Development District 32 (PD-32)
Case Address: Glen Hill Way

Date Saved: 1/21/2025
For Questions on this Case Call: (972) 771-7745



KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

HPA BORROWER 2016-1 LLC
120 S RIVERSIDE PLZ SUITE 2000
CHICAGO, IL 60606

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

JAY & MALISHA LLC
1260 HERON LAKES CIR
MOBILE, AL 36693

NATIONAL TRANSFER SERVICES, LLC
1360 POST OAK BLVD STE 100 # 16-2
HOUSTON, TX 77056

RESIDENT
1489 SHADY GROVE CIR
ROCKWALL, TX 75032

THOMPSON CHARLES C & SHARON K
1496 SHADY GROVE CIR
ROCKWALL, TX 75032

DRAKE CARLA DEE & DENNIS HARTLINE
1501 SHADY GROVE CIR
ROCKWALL, TX 75032

HUBERT ROBIN AND MONICA A
1508 SHADY GROVE CIR
ROCKWALL, TX 75032

RESIDENT
1513 SHADY GROVE CIR
ROCKWALL, TX 75032

HASSANIZADEH MAHMOUD & VASHTI
1523 PARKSIDE CIR
ROCKWALL, TX 75032

ROCKWALL HARBOR HILL, LTD
15653 HIGHWAY 243
KAUFMAN, TX 75142

CROCHERON AVENUE LLC
18 BEVERLY ROAD
DOUGLASTON, NY 11363

WHITNEY SARDIS LLC
2001 MARCUS AVENUE SUITE N118
LAKE SUCCESS, NY 11042

RESIDENT
2400 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
2500 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
2500 SUMMER LEE DR
ROCKWALL, TX 75032

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

RESIDENT
2700 SUMMER LEE
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2918 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2930 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2951 RIDGE RD
ROCKWALL, TX 75032

SEALOCK MICHAEL C & SONIA KAY
3010 RIDGE RD
ROCKWALL, TX 75032

JBE RIDGE LLC
3012 RIDGE RD STE 204
ROCKWALL, TX 75032

JBE RIDGE LLC
3012 RIDGE RD STE 204
ROCKWALL, TX 75032

RESIDENT
3014 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3016 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3018 RIDGE RD
ROCKWALL, TX 75032

HAYWOOD CHARLES E AND LISA K
36 IONA DRIVE RD3 TAURANGA
NEW ZEALAND 3173,

KRUGER KARIN
400 CHAPARRAL LN
ROCKWALL, TX 75032

C. REAL ESTATE, LLC
5 TERRABELLA LANE
HEATH, TX 75032

AJ SQUARED LLC
5 TERRABELLA LN
HEATH, TX 75032

ATTICUS SUMMER LEE TOWNHOMES LLC
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

HP ROCKWALL 740 LTD
C/O GARY P HAMMER
7557 RAMBLER ROAD, SUITE 980
DALLAS, TX 75231

TX FLORENCE APARTMENTS LLC
9757 NE JUANITA DRIVE SUITE 300
KIRKLAND, WA 98034

GLEN HILLS CEMETERY
C/O INEZ GIBSON 512 COOL MEADOW COURT
DESOTO, TX 75115

2930 S RIDGE ROAD ROCKWALL, LLC
PO BOX 741209
HOUSTON, TX 77274

2930 S RIDGE ROAD ROCKWALL, 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:

Z2025-011: PD Development Plan for (8) Eight Townhomes

Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of a *PD Development Plan* for eight (8) *Townhomes* on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* and the *Residential Subdistrict*, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [*FM-740*], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, March 17, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-011: PD Development Plan for (8) Eight Townhomes

Please place a check mark on the appropriate line below:

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

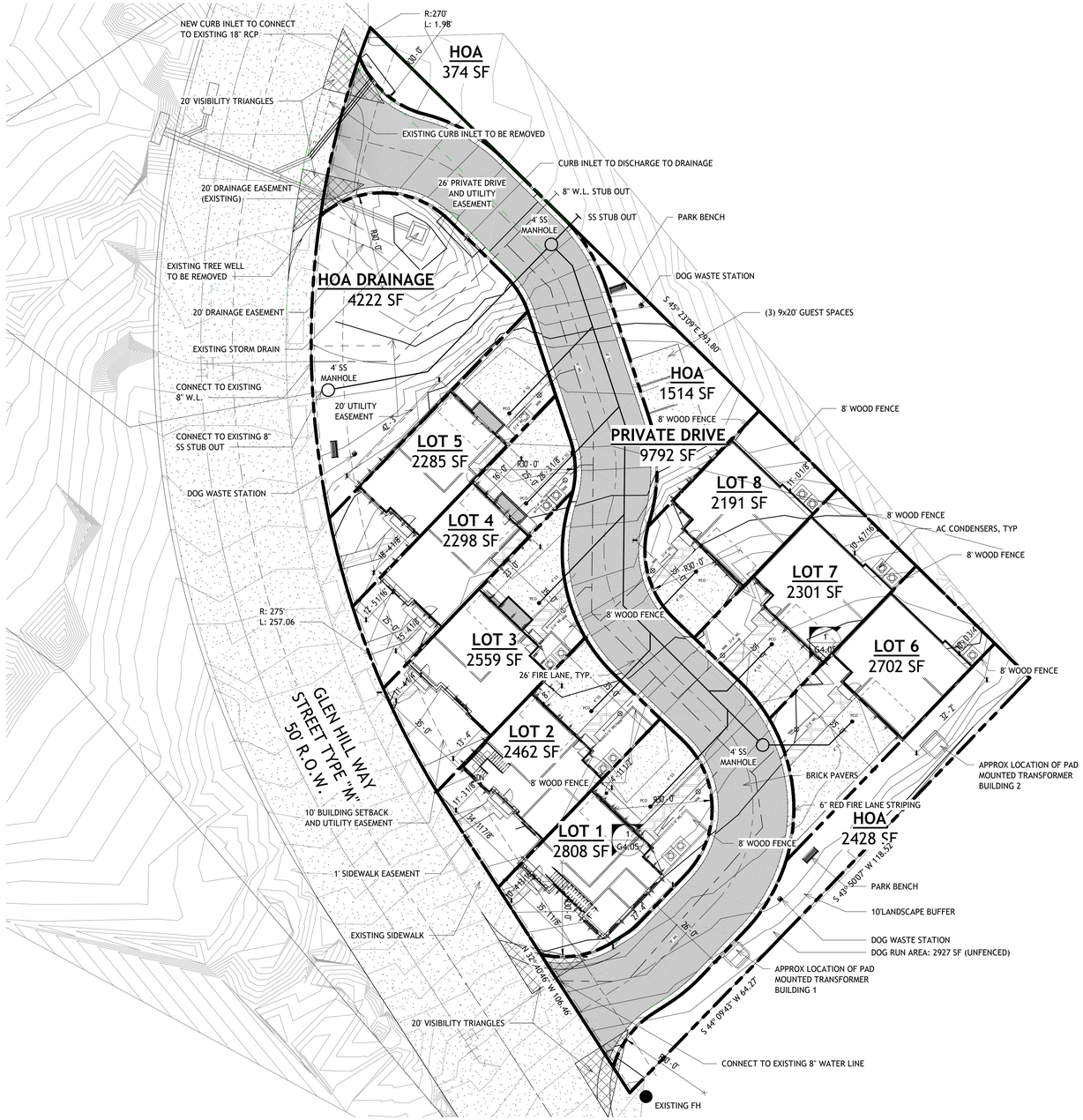
☐ I am opposed to the request for the reasons listed below.

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.

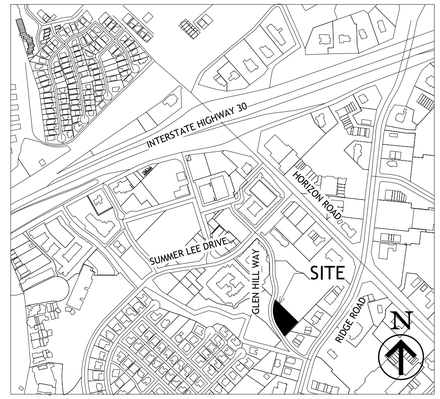
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



N

1 Site Plan Copy 1
1" = 20'-0"

VICINITY MAP



Property Schedule	
Name	Area
Total	37936 SF
PRIVATE DRIVE	9792 SF
LOT 5	2285 SF
LOT 4	2298 SF
LOT 3	2559 SF
LOT 2	2462 SF
LOT 6	2702 SF
LOT 7	2301 SF
LOT 8	2191 SF
HOA DRAINAGE	4222 SF
HOA	2428 SF
HOA	1514 SF
LOT 1	2808 SF
HOA	374 SF

SITE PLAN GENERAL NOTES
1. ALL WORK MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION.
2. RETAINING WALLS OVER 3' MUST BE ENGINEERED.
3. ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED.
4. ALL UTILITIES MUST BE UNDERGROUND.
5. ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE.

DRAINAGE NOTES
1. GLEN HILL WAY AS-BUILT FLOWS SHALL BE MAINTAINED.
2. PROPERTY OWNER RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF DETENTION/DRAINAGE SYSTEMS.

WATER AND WASTEWATER NOTES
1. ANY UTILITY CONNECTION MADE UNDERNEATH AN EXISTING ROADWAY BUST BE BORED.
2. ALL UTILITY CROSSINGS MUST BE DRY BORE AND STEEL ENCASED.
3. NO TREES SHALL BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
4. NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".
5. NO LANDSCAPE BERMS OR TREE PLANTINGS SHALL BE LOCATED ON TOP OF CITY UTILITIES OR WITHIN EASEMENTS.

LIFE SAFETY GENERAL NOTES
1. EACH UNIT TO BE SEPARATED BY A CONTINUOUS ONE HOUR FIRE BARRIER.
2. BUILDINGS SHALL BE EQUIPPED WITH AN NFPA13D FIRE SPRINKLER SYSTEMS.

Site Data Summary Table	
General Site Data	
Zoning	PD-32 Residential Subdistrict
Existing Use	Vacant
Proposed Land Use	Single Family Attached (Townhomes)
Lot Area Combined (SF)	37,935
Lot Area Combined (Acrage)	0.87
Building Footprint Area (Approximate)	9,363
Area Covered by Canopy	0
Single Family Attached Units	8
Unit Density Per Acre	9.2
Building 1 Area	16,506
Building 2 Area	10,521
Total Building Area	27,027
Maximum Building Height (# Stories)	3
Maximum Building Height (Feet)	50' to Roof Ridge
Lot Coverage	25%
Floor Area Ratio	5/7
Parking	
Required Parking 2 Per unit	16
Parking Provided	
Uncovered Surface Spaces (Guest)	3
Garage Spaces	16
Tandem (Driveway) Spaces	16
Total Parking Provided	35
Accessible Parking Required	N/A
Accessible Parking Provided	0
Landscaping Area	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	4,822
Other Landscape area within the lot	10,672
Total Landscape Area	15,494
Impervious Area	
Building Area	9,363
Sidewalks, Pavement, and other Impervious Flatwork	9,896
Other Impervious Area (Decorative Stamped Concrete)	3,182
Total Impervious Area	22,441
Total Landscape Area, Impervious Area, Permeable Area	37,935
Total Area for Outdoor Storage	None

0' 10' 20' 40' 80'

GREENLIGHT
STUDIO, LLC
www.greenlight.company

Applicant:
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:
Zapa Investments, LLC
201 W Kaufman St.
Richardson, Texas 75081
v: 972.682.1435

PD Amendment Plan

Rockwall Townhomes

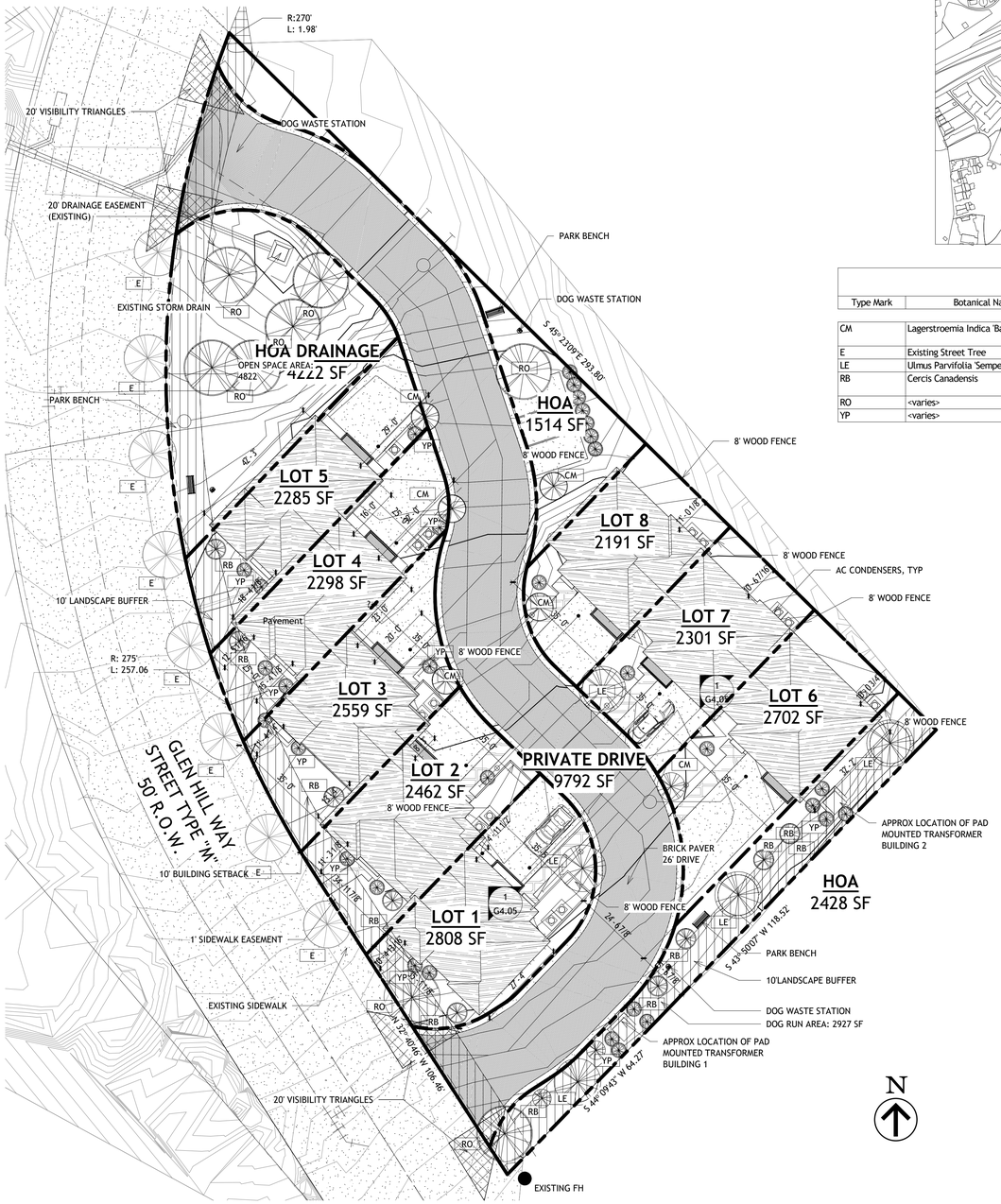
Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared February 14, 2025

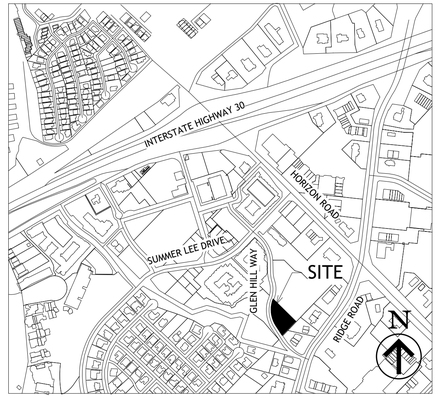
© Greenlight Studio, LLC

City of Rockwall Case Number: _____



1 Conceptual Landscape Plan
1" = 20'-0"

VICINITY MAP



Planting Schedule					
Type Mark	Botanical Name	Common Name	Size	Count	Comments
CM	Lagerstroemia Indica 'Basham Pink'	Crape Myrtle	30 Gal	6	Container Grown
E	Existing Street Tree	Existing	Existing	8	Existing
LE	Ulmus Parvifolia 'Sempervirens'	Lacebark Elm	4" Cal.	5	Nursery Grown
RB	Cercis Canadensis	Texas Red Bud	30 Gal	11	Container Grown
RO	<varies>	<varies>	<varies>	8	<varies>
YP	<varies>	<varies>	<varies>	33	<varies>

LANDSCAPE PLAN NOTES

1. APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TOT HE ISSUANCE OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS AND WILL MEET THE REQUIREMENTS OF UDC.
2. ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, UNLESS ALTERNATIVE WATER WISE IRRIGATION SYSTEM IS APPROVED BY THE CITY.
3. ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY EDGING.
4. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF ONE-INCH IN HEIGHT AS DETERMINED BY THE CITY.
5. 1LL LANDSCAPE BUFFERS AND PUBLIC RIGHT OF WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS (I.E. SOD - HYDRO MULCH SHALL BE PROHIBITED IN THESE AREAS) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. TREES MUST BE PLANTED AT LEAST FIVE FEET FROM WATER, SEWER, AND STORM LINES.

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0' 10' 20' 40' 80'

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www.greenlight.company

Applicant:
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100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:
Zapa Investments, LLC
201 W Kaufman St.
Richardson, Texas 75081
v: 972.682.1435

Concept Landscape Plan

Rockwall Townhomes

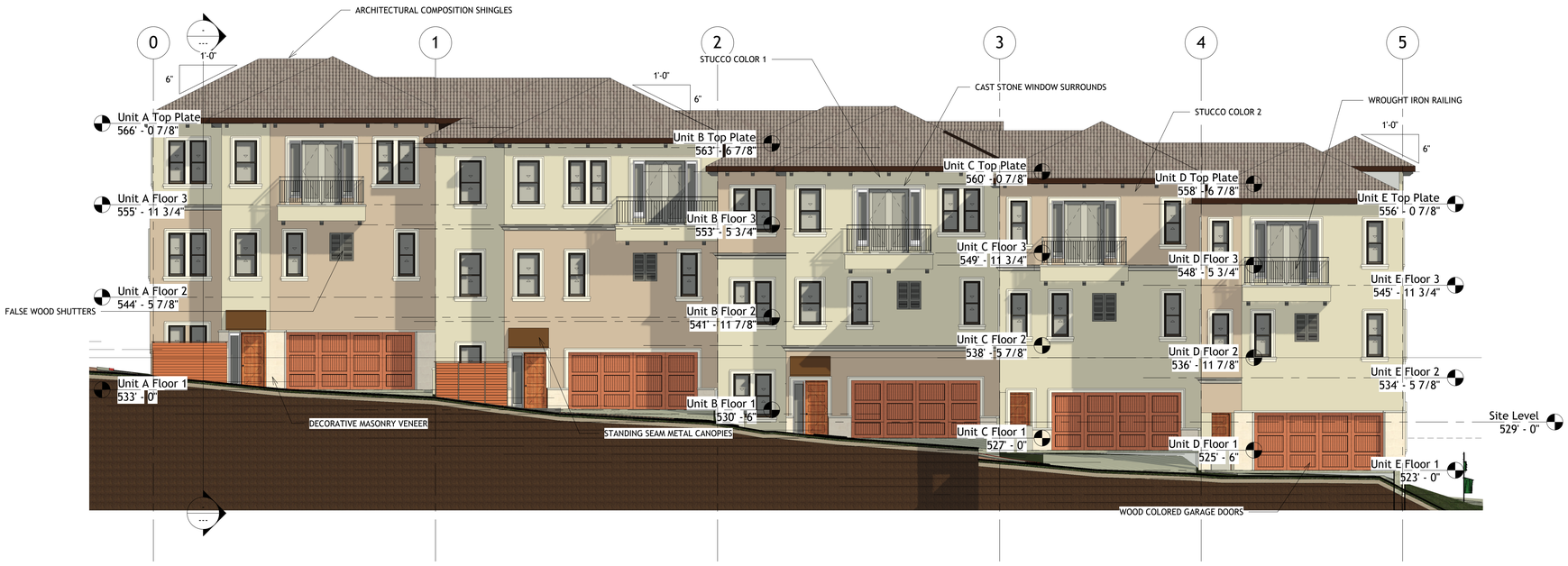
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Lot 3 Block A Harbor Hills Addition
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City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared February 14, 2025

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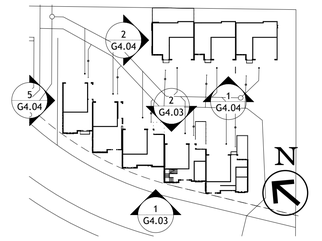
City of Rockwall Case Number: _____



2 Building 1 East Elevation
1/8" = 1'-0"



1 Building 1 West Elevation
1/8" = 1'-0"



0 4' 8' 16'
0 2'
1/8" = 1'-0"

GREENLIGHT
STUDIO, LLC
www.greenlight.company

Applicant:
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:
Zapa Investments, LLC
201 W Kaufman St.
Richardson, Texas 75081
v: 972.682.1435

Color Elevations

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

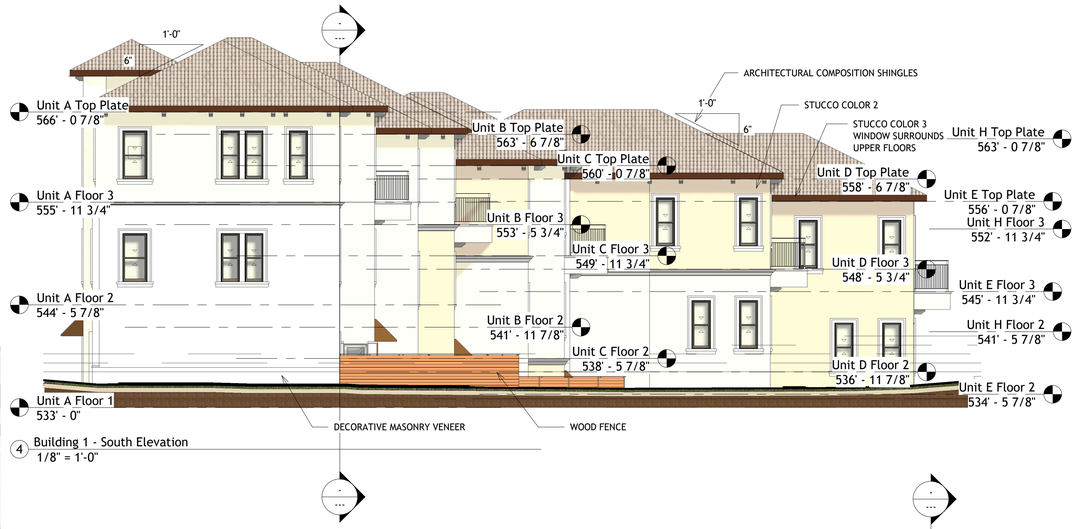
Prepared February 14, 2025

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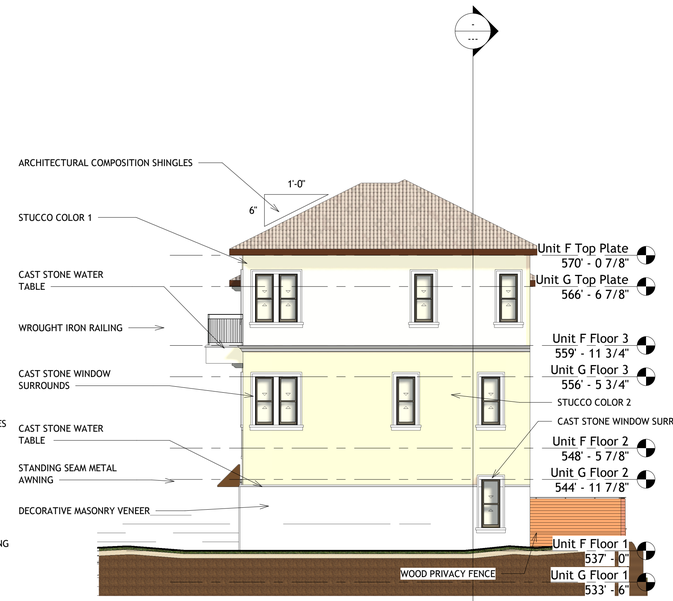
City of Rockwall Case Number: _____



5 Building 1 North Elevation
1/8" = 1'-0"

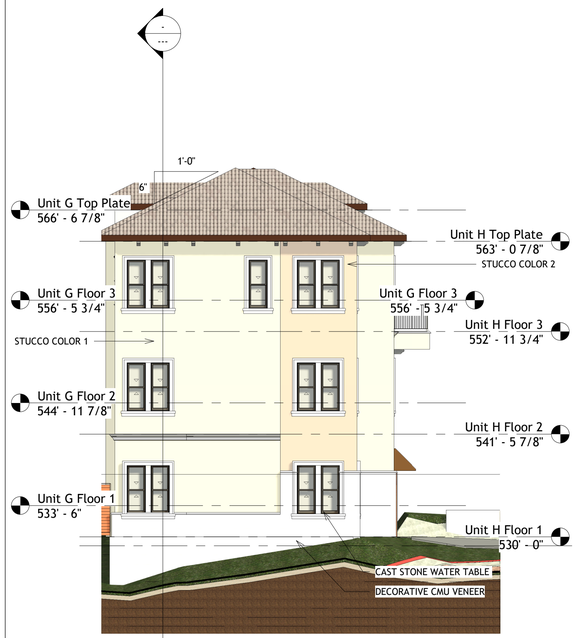


4 Building 1 - South Elevation
1/8" = 1'-0"

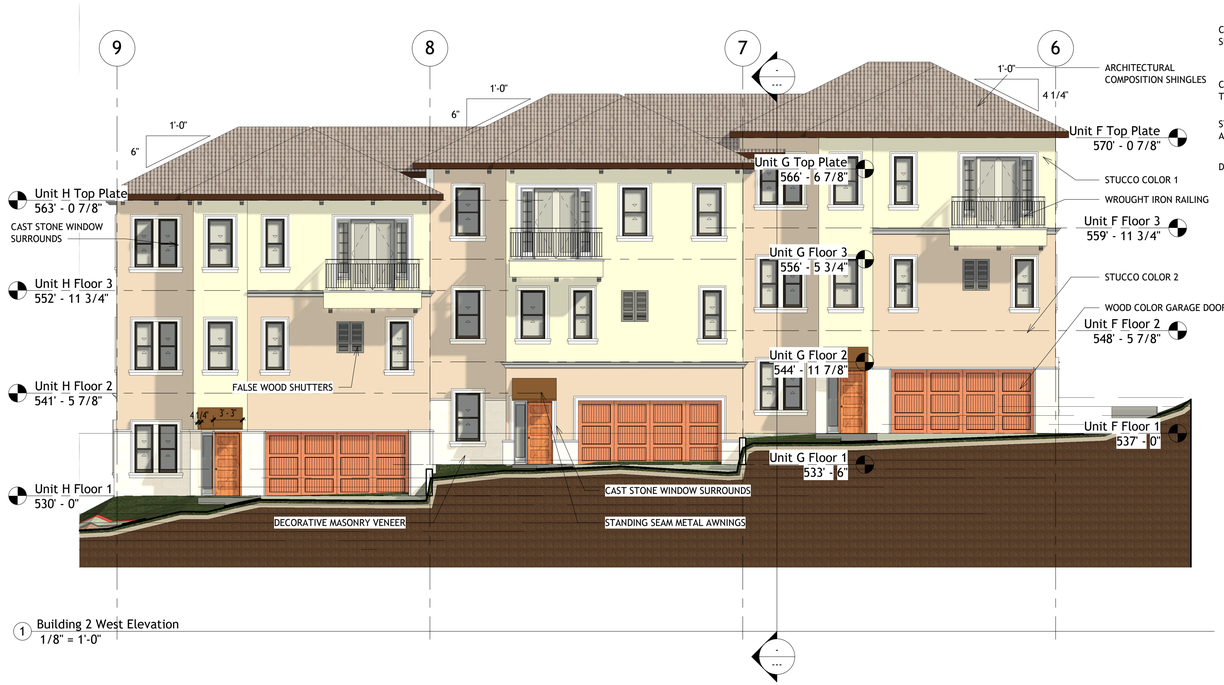


3 Building 2 South Elevation
1/8" = 1'-0"

0 4' 8' 16'
0 1/8" = 1'-0" 2'



2 Building 2 North Elevation
1/8" = 1'-0"



1 Building 2 West Elevation
1/8" = 1'-0"

GREENLIGHT
STUDIO, LLC
www.greenlight.company

Applicant:
Greenlight Studio LLC
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Suite 104
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v: 214.810.4535

Owner:
Zapa Investments, LLC
201 W Kaufman St.
Richardson, Texas 75081
v: 972.682.1435

Color Elevations

Rockwall Townhomes

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City of Rockwall Case Number: _____



OVERALL VIEW



VIEW ALONG GLEN HILL WAY



INTERIOR ACCESS DRIVE

GREENLIGHT

STUDIO, LLC

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100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:

Zapa Investments, LLC
201 W Kaufman St.
Richardson, Texas 75081
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Color Renderings

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared February 14, 2025

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City of Rockwall Case Number: _____



VIEW FROM GLEN HILL WAY



INTERIOR ACCESS DRIVE

GREENLIGHT

STUDIO, LLC

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100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

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Color Renderings

Rockwall Townhomes

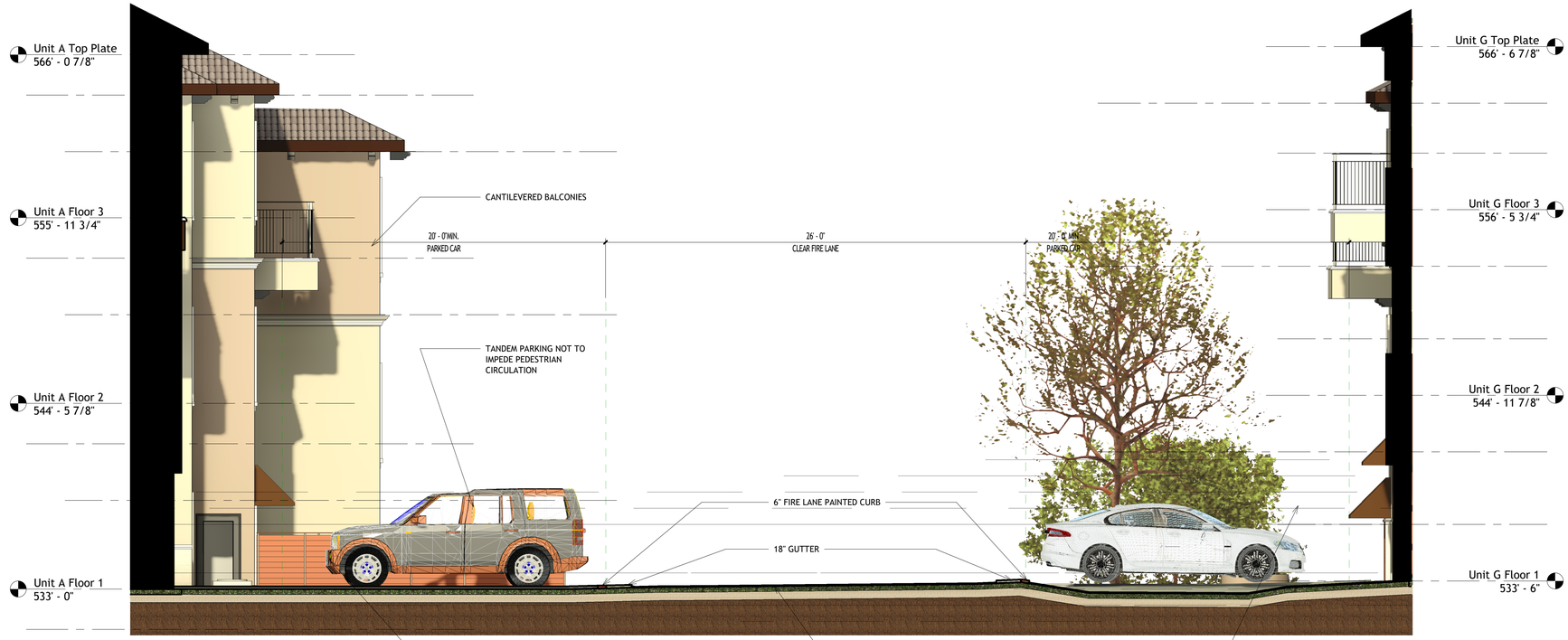
Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared February 14, 2025

© Greenlight Studio, LLC

City of Rockwall Case Number: _____



1 Drive Aisle Section
1/4" = 1'-0"

0 2' 4' 8'
0 2"
1/4" = 1'-0"

GREENLIGHT

STUDIO, LLC

www.greenlight.company

Applicant:

Greenlight Studio LLC
100 N. Coitonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:

Zapa Investments, LLC
201 W Kaufman St.
Richardson, Texas 75081
v: 972.682.1435

Drive Aisle Section

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared February 14, 2025

© Greenlight Studio, LLC

City of Rockwall Case Number: _____

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 17-22*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR EIGHT (8) TOWNHOMES ON A 0.871-ACRE PARCEL OF LAND IDENTIFIED AS LOT 3, BLOCK A, HARBOR HILLS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of a *PD Development Plan* for eight (8) townhomes to be situated within the *Residential Subdistrict*, on a 0.871-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

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

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

DRAFT 09.25.2025

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:

(1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance and to the design guidelines contained in *Resolution No. 10-40*.

(3) The proposed townhome development shall not contain more than eight (8) townhomes.

(4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*].

(5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance.

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

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage;

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

_____

Trace Johannesen, *Mayor*

DRAFT ORDINANCE 02-25-2025

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

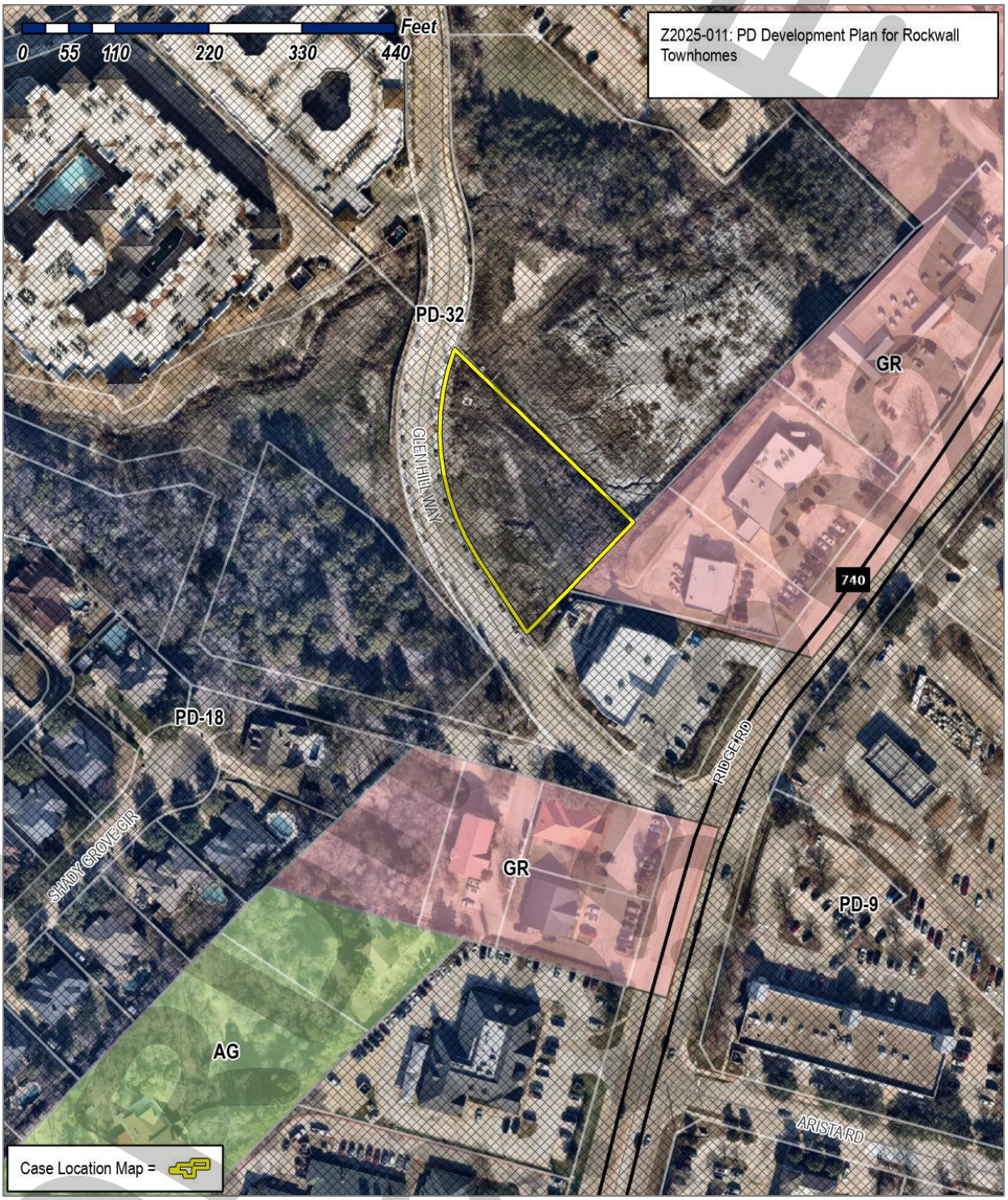
1st Reading: *March 17, 2025*

2nd Reading: *April 7, 2025*

DRAFT ORDINANCE 02.25.2025

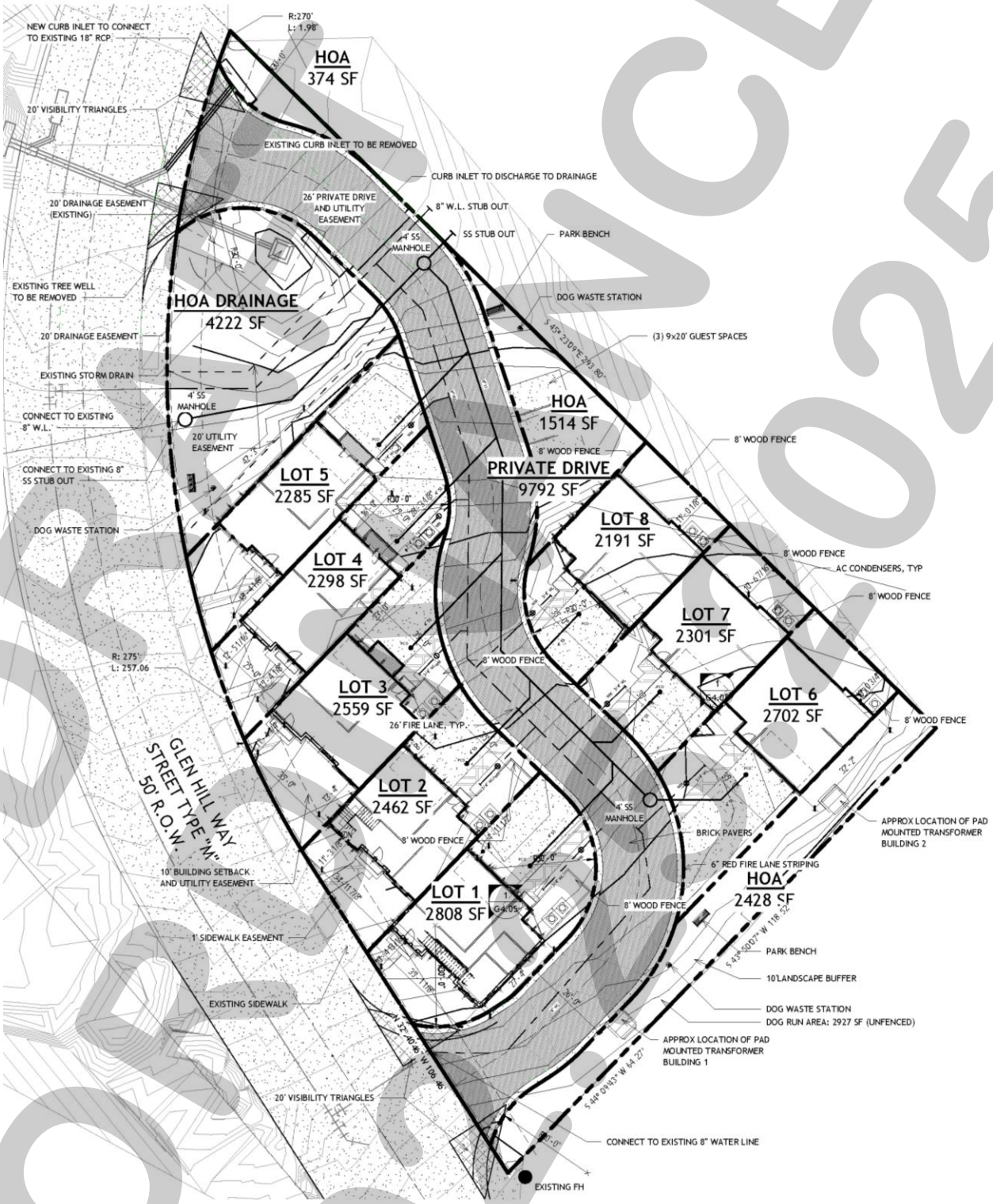
Exhibit 'A':
Location Map

Legal Description: Lot 3, Block A, Harbor Hills Addition



DRAFT 02/25

Exhibit 'B':
Concept Plan



DRAFT
09/16/2025

Exhibit 'C':
Conceptual Building Elevations



DRAFT
02.25.2025

Exhibit 'C':
Conceptual Building Elevations



PROJECT COMMENTS

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

DATE: 2/21/2025

PROJECT NUMBER: SP2025-008
PROJECT NAME: Amended Site Plan for 401 W Rusk Street
SITE ADDRESS/LOCATIONS: 401 W RUSK ST

CASE CAPTION: Discuss and consider a request by Nicholas Grinnan on behalf of Jeff Grinnan for the approval of an Amended Site Plan for an existing Office Building on a 0.9040-acre tract of land identified as Block B, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 401 W. Rusk Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	02/21/2025	Approved w/ Comments

02/21/2025: SP2025-008: Amended Site Plan for 401 W. Rusk Street
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 an existing Office Building on a 0.9040-acre tract of land identified as Block B, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, and addressed as 401 W. Rusk Street.

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

M.3 For reference, include the case number (SP2025-008) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. (Subsection 03.04. A, 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.5 Building Elevations:
1) Please clarify if there will be any Roof Top Units on the roof of the building. If so, these shall be screened from view of all right-of-way. (Subsection 01.05(C), Article 05, UDC)

2) Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior

facing wall. (Subsection 04.01.A.1, Article 05, UDC). Provide elevations showing that the backside of the parapet is painted to match the exterior of the building. This will require an exception from the Planning and Zoning Commission pending a recommendation from the Architecture Review Board (ARB).

3) “Roof colors shall be a shade of cool gray, warm gray, brown or red.” (Subsection 04.07.D.2(d)2, Article 05, UDC) Paint the backside of the parapet one of these colors.

4) “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.” (Subsection 04.07.D.2(d)1, Article 05, UDC). This will require a Minor Waiver to the Downtown (DT) District standards which will need to be approved by the Planning and Zoning Commission pending a recommendation from the Architecture Review Board (ARB).

5) “Ground floor exterior walls, excluding windows, doors, and other openings, shall be constructed of 100% brick, natural or cast stone on the exterior facade.” (Subsection 04.07.D.2(c)1, Article 05, UDC). This will require a Minor Waiver to the Downtown (DT) District standards which will need to be approved by the Planning and Zoning Commission pending a recommendation from the Architecture Review Board (ARB).

6) Overall, a minimum of 85% of exterior walls which face on a street right-of-way, plaza or open space, excluding windows, doors, and other openings, shall be constructed of brick, natural or cast stone. Where such a wall turns a corner, the surface materials shall continue around the corner a minimum of eight feet. (Subsection 04.07.D.2(c)2, Article 05, UDC). This will require a Minor Waiver to the Downtown (DT) District standards which will need to be approved by the Planning and Zoning Commission pending a recommendation from the Architecture Review Board (ARB).

7) “Bicycle Parking. (a) Goals. Bicycle parking is required in order to encourage the use of bicycles by providing safe and convenient places to park bicycles. (b) Required bicycle parking. Bicycle parking shall be provided based on at least one (1) space for each ten automobile parking spaces required as part of the base parking requirements above.” (Subsection 04.07.E.2(a&b), Article 05, UDC) Please add the required bike parking to your site plan layout.

M.6 Photometric Plan:
1) The allowable maximum light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 of one (1) foot-candle or 0.2 FC. (Subsection 03.02.C, of Article 07, UDC)

2) No light standard, light fixture, light pole, pole base or combination thereof shall exceed 20-feet in total height in any overlay district. (Subsection 06.02.G, Article 05, UDC). Revise the pole height to 20 feet or less.

I.7 Staff has identified the following exceptions and Downtown District minor waivers associated with the proposed request: [1] Roof Design Standards, [2] Exterior Building Materials [3] Exterior building color.

M.8 Please provide a variance letter that details the requested exception. In addition, “(i)n cases where an exception or exceptions is/are being requested, the applicant shall provide compensatory measures that directly offset the requested exception.” Please detail the proposed compensatory measures (i.e. 6 required) within the exception letter. (Section 09, Article 11, UDC) Staff suggests the following compensatory measures which are already apart of this case submittal: [1] add landscaping around the exterior of the building.

I.9 Please note the scheduled meetings for this case:
1) Planning & Zoning meeting will be held on February 25, 2025.

I.10 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). A representative is required to be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved w/ Comments

02/20/2025: Will the dumpster enclosure area be updated as well? New Enclosure?

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved w/ Comments

02/18/2025: Please submit a landscape plan that shows all plants and trees including container sizes.

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	401 W. Rusk, Rockwall, TX 75087				
SUBDIVISION		LOT	18778	BLOCK	8
GENERAL LOCATION	LOWE & ALLEN, BLOCK 8, ACRES .904				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	DT		CURRENT USE	Office	
PROPOSED ZONING	DT		PROPOSED USE	Office	
ACREAGE	0.9040	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☐ OWNER		☒ APPLICANT	
CONTACT PERSON	Jeff Grinnan	CONTACT PERSON	Nicholas Grinnan
ADDRESS	102 S. Goliad	ADDRESS	102 S. Goliad
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	214-202-5333	PHONE	214-500-1668
E-MAIL	jgrinnan@ridgepcre.com	E-MAIL	ngrinnan@ridgepcre.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeff Grinnan [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 14 TH DAY OF FEBRUARY, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

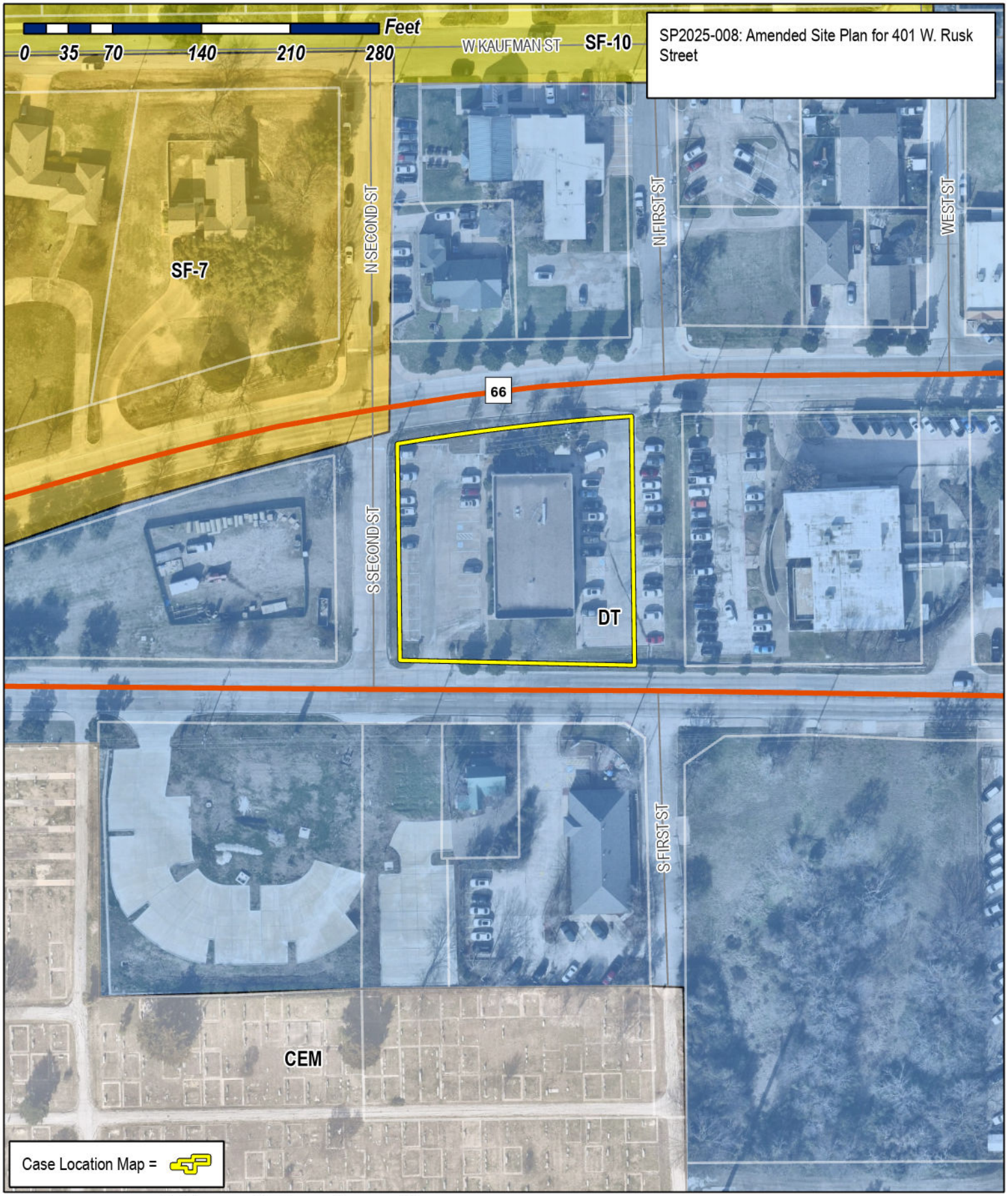
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 *DAY OF* February, 2025

OWNER'S SIGNATURE R Y

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kathryn D English

KATHRYN D. ENGLISH
Notary Public, State of Texas
Comm. Expires 06-02-2028
Notary ID 6276665

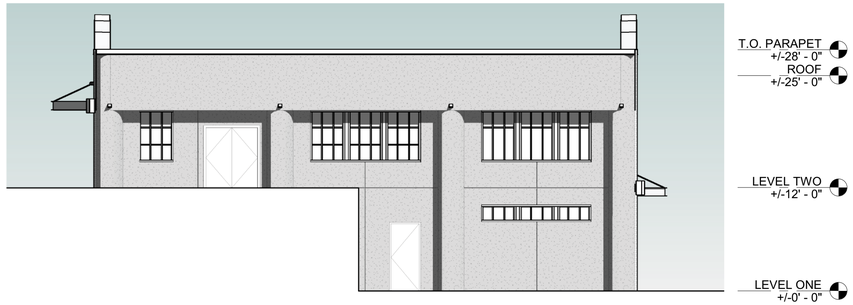
MY COMMISSION EXPIRES



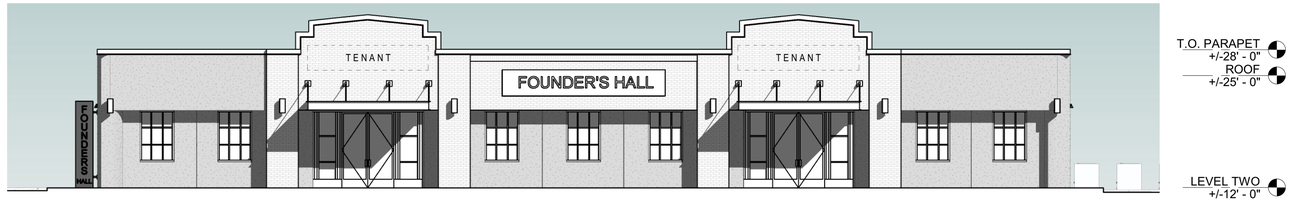
City of Rockwall

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

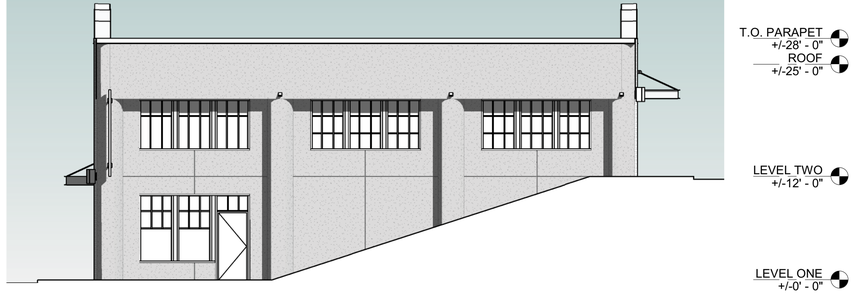
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



04 PR - BUILDING ELEVATION - NORTH
1/8" = 1'-0"



02 PR - BUILDING ELEVATION - EAST
1/8" = 1'-0"



03 PR - BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



01 PR - BUILDING ELEVATION - WEST
1/8" = 1'-0"

BUILDING ELEVATIONS

CONCEPTUAL DESIGN



WEST ELEVATION

CONCEPTUAL RENDERING



FROM W. WASHINGTON ST.

CONCEPTUAL RENDERING



BIRD'S EYE

CONCEPTUAL RENDERING



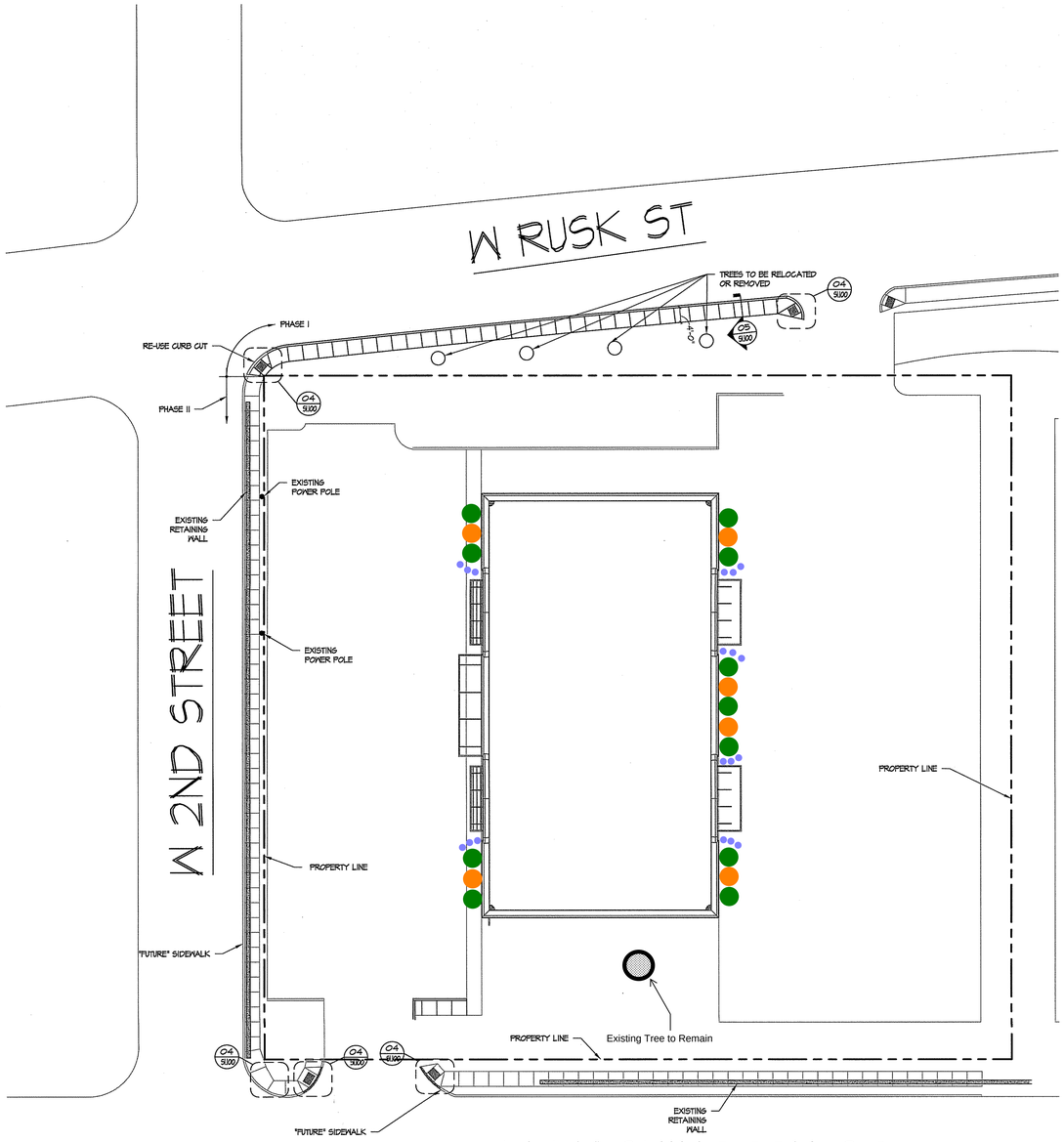
EAST ELEVATION

CONCEPTUAL RENDERING



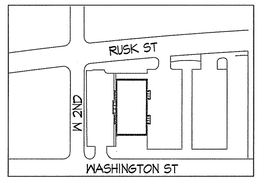
FROM W. RUSK ST.

CONCEPTUAL RENDERING



01 SITE & SURVEY PLAN
SCALE: 1/16"=1'-0"





SITE PLAN

RIDGE POINTE commercial real estate
102 S. GOLIAD, SUITE 200
ROCKWALL, TX 75087
T: 972.961.8532
CONTACT: DAVID ENGLISH
DENGLISH@RIDGEPCRE.COM

PARSHLINE
300 E. DAVIS STREET
MCKINNEY, TEXAS 75069
T: 318.282.4243

ISSUES

A	12.20.2024	ISSUE FOR PERMIT

REVISION

12.20.2024

FOUNDER'S HALL - EXTERIOR UPGRADES
401 W. RUSK ST.
ROCKWALL, TX 75087

SHEET NAME
SITE PLAN

JOB 24.018
DATE 12.20.2024

L1.100

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Manufacturer	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	6	D1	Single	Performance iN Lighting	QWMAX-B-40-C/I-40K-UNV	0.900	4080	40	240
	6	D2	Single	Performance iN Lighting	QWMAX-B-18-C/I-40K-UNV	0.900	1836	15	90
	7	F	Single	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	XTOR4B-W	0.900	4205	37.7	263.9
	1	S1	Single	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA2A-740-U-T3	0.900	15749	112	112
	1	S2	Single	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA2B-740-U-5WQ	0.900	20332	151	151

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
1st Floor Calc	Illuminance	Fc	1.23	7.6	0.0	N.A.	N.A.
2nd Floor_Calc	Illuminance	Fc	1.28	21.6	0.0	N.A.	N.A.
Ramp_Calc	Illuminance	Fc	3.05	9.1	0.2	15.25	45.50

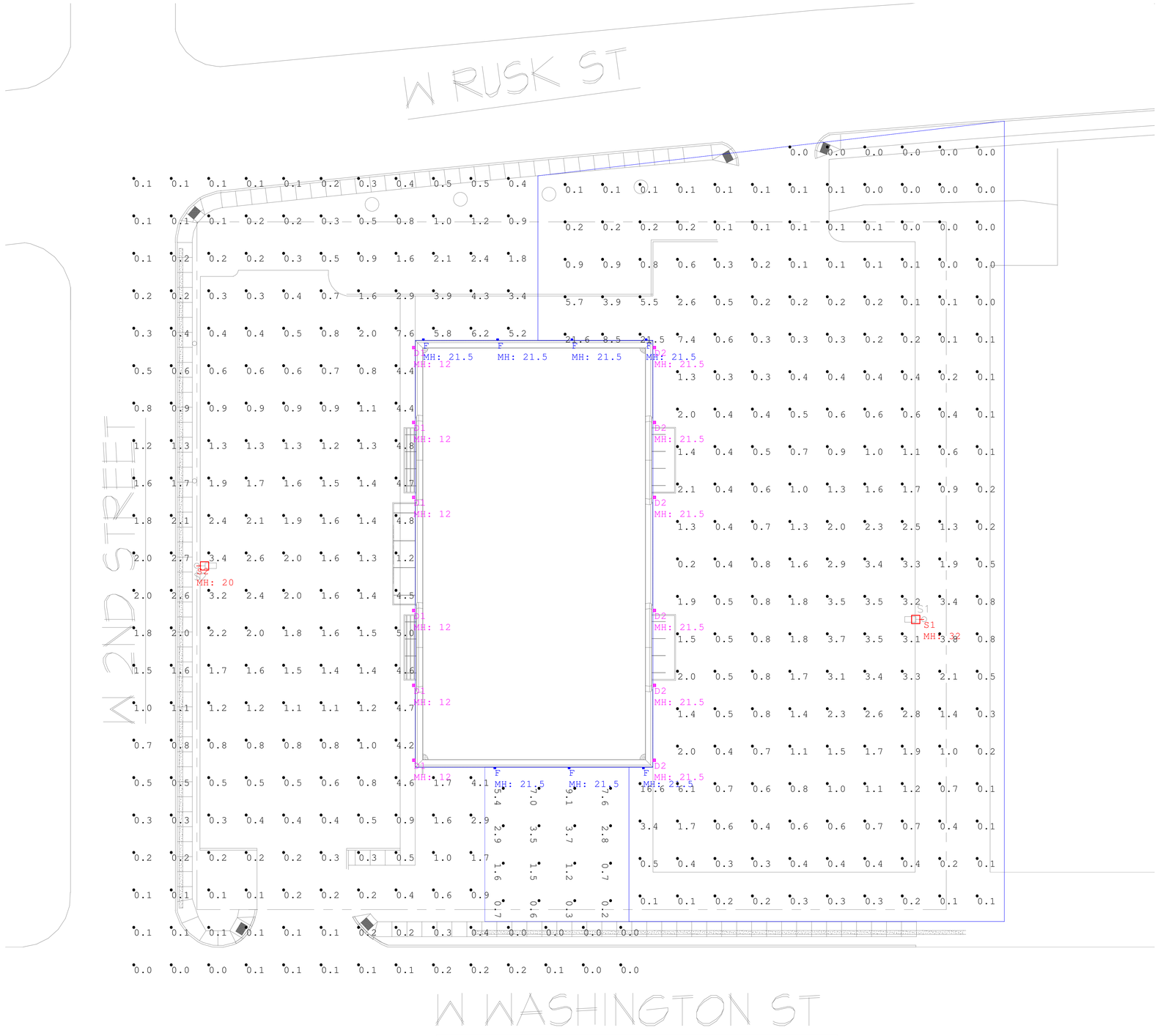
NOTES:
1. Fixtures Type D2 mounted at 9.5' above 2nd level finished floor.
2. Fixtures Type S1 mounted at 20' above 2nd level finished floor.
3. Calc grid at finished floor level.

GENERAL NOTES

-THIS CALCULATION IS BASED ON AN OPEN AREA. OBJECTS AND OBSTRUCTIONS WITHIN THIS AREA WILL AFFECT FINAL LIGHTING LEVELS.

-THE CALCULATED FOOTCANDLE LEVELS INDICATE LUMINAIRE PERFORMANCE BASED ON THE INFORMATION PROVIDED TO TEXAS LIGHTING SALES, INC. WE MAKE NO CLAIMS OF COMPLIANCE WITH ANY LOCAL OR STATE LIGHTING CODES.

-CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US (ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED). IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, TEXAS LIGHTING SALES CANNOT GUARANTY THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.



PHOTOMETRIC PLAN
SCALE: 1" = 12'-0"

TEXAS LIGHTING SOLUTIONS

14760 TRINITY BLVD., SUITE 150
FORT WORTH, TEXAS 76155
TEL: 817-267-9300
TLS CONSULTANT: JORGE LOPEZ
CLIENT: V3 ENGINEERING

NO.	REVISION	DATE
1	REV 1	1/21/25

SCALE: 1" = 12' - 0"
SHEET SIZE 30" X 42"

JOB NAME:
FOUNDERS HALL SITE

JOB LOCATION:
ROCKWALL, TX

DRAWINGS AND DESIGNS USED TO CONSTRUCT, INCLUDING THE OVERALL LOOK AND FEEL OF SUCH WORKS, AND THE ARRANGEMENT AND COMPOSITION OF ELEMENTS THEREIN, ARE AND REMAIN THE SOLE PROPERTY OF TEXAS LIGHTING SALES, AND ARE NOT TO BE REPRODUCED OR USED WITHOUT ANY WRITTEN PERMISSION FROM TEXAS LIGHTING SALES.

PROJECT COMMENTS

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

DATE: 2/21/2025

PROJECT NUMBER: P2025-004
PROJECT NAME: Preliminary Plat for Juniper Subdivision
SITE ADDRESS/LOCATIONS: Intersection of S. Goliad Street & S. John King Boulevard

CASE CAPTION: Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a Preliminary Plat for the Juniper Subdivision consisting of 870 single-family residential lots and two (2) commercial lots on a 526.778-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tract 7 of the W. H. Baird Survey, Abstract No. 25 [20.3942-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/20/2025	Needs Review

02/20/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for the Juniper Subdivision consisting of 870 single-family residential lots and two (2) commercial lots on a 526.778-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tract 7 of the W. H. Baird Survey, Abstract No. 25 [20.3942-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205) and SH-205 By- Pass Overlay (SH-205 BY OV) District, and generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard 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 (P2025-004) in the lower right-hand corner of all pages on future submittals.

M.4 Please see the included color-coded mark-ups. These mark-ups show how the plat conforms to the concept plan, and how the plat conforms to the density and dimensional requirements for the Planned Development District. On the overview page, the red lots are lots that do not conform to the minimum lot standards, and lots that are outlined do not meet the lot standards to match the concept plan. For instance, Lot 3, Block C, is outlined in pink as it meets the requirements to be a Type 'H' lot, but it should be a Type 'F' lot per the concept plan. Sheets 2-8 provide more detail on what is not meeting the requirements and where more information is needed. Lots that have a red X indicate they do not meet the minimum requirements; the dashed lines indicate that I need the measurement at that point as the lot may not conform (i.e. front property line, front build line, or rear build line); the depth note indicates the minimum depth is not met; FPL means the width at the front property line is not met. For example, Lot 9, Block C, may be a Type 'F' lot, but I need the lot width at the rear build line to determine if it meets the Type 'E' lot width requirements. Many of the outlined lots may meet their minimum requirements, but I need the denoted measurements to determine that. (Ordinance 25-06)

M.5 Lot 17, Block V needs the front building setback labeled. Lot 11, Block O, & Lot 15, Block P are considered keystone lots and must have 20-foot side yard setbacks adjacent to the street. This is outlined in footnote nine (9) within the Planned Development District Ordinance. (Ordinance 25-06)

M.6 Please include all of the items listed within Section 38-7(1)(A)(1), of Chapter 38, of the Municipal Code of Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please remove the zoning ordinance number from the plat and include the PD number (i.e. PD-103). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please correct the City Signature Block. It should only include Mayor and P&Z Chairman signatures. In addition, there is a typo in the signature block, see “Addiition.” (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.9 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: February 25, 2025
Park Board meeting: March 4, 2025
Planning and Zoning Public Hearing: March 11, 2025
City Council: March 17, 2025

I.10 Please note that once the Preliminary Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff’s comments from all City Departments and any applicable conditions of approval contained in staff’s case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved w/ Comments

02/21/2025: 1. Is not current ROW alignment.
2. Need to show erosion hazard setback and need to make sure that there is access to all public utilities through an open space (no lot with a house), no access using a creek/drainway/floodplain, or areas with retaining walls.
3. Utility nor drainage easements not allowed within residential lots. They need their own HOA lot.
4. Utility easements not allowed within residential lots. They need their own HOA lot.
5. How wide is this? 20? for utilities?
6. Show adjacent property lines.
7. Call instrument number.
8. What is this line?
9. Drainage will be reviewed during Engineering.
10. Sizing of utility lines shall be determined from Water and Wastewater Master Plans and infrastructure study.
11. Water and Sewer sizing and location not reviewed fully.
12. Easement widths shall be determined during engineering plan review. Widths are minimum 20', or 2 times depth, raised to the nearest 5'.
13. 12" required per Master Water Plan.
14. Storm drainage will need to be detained for before releasing into the floodplain. Does this go to a proposed detention pond?
15. easements needed?
16. Utility and storm lines must be in HOA lot. May not cross residential lots.
17. 12" water main along John King required per Master Water Plan.
18. 12" water main required along Lofland Circle per City's mater plan.

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

- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Additional comments may be provided at time of Site Plan.
- Utility easements may not cross through residential properties. Must be in a HOA maintained lot.
- Gas Line/Easement crosses site - Letter of Permission to cross/build over.
- Need approval from NRCS/SCS for any construction in their easement

Streets/Paving:
- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
- City (and TXDOT) driveway spacing requirements must be met. Driveway/street spacing requirements must be met along John King Blvd, future and ex. SH 205, and all streets/driveways.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required running from Mercers Colony Avenue to the proposed P6D at John King Blvd. On-street parking lanes and a minimum 5' sidewalk will be required on both sides of the roadway.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required running from Stableglen Drive to the future Stableglen Drive for RISD High School. On-street parking lanes and a minimum 5' sidewalk will be required on both sides of the roadway.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW that traverses east to west from John King/SH 205 to the proposed 65' ROW collector roadway. A minimum 5' sidewalk will be required on both sides of the roadways if building the full width.
- Must construct all roadways on the current Master Thoroughfare Plan
- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.
- Any medians must be curbed, and streets draining away from medians.
- All streets must be curb and gutter. Bar ditches are not allowed.
- Future John King Extension (south of SH 205) is a 65' ROW with a 45' b-b street section
- All non-divided streets/intersections that have medians for entry features/landscaping/signage must be in a separate lot and block owned by HOA.

Water and Wastewater Items:
- Must loop min 8" water line on site.
- Must install min. 8" and 12" sewer mains per City master plans. Dedicate easements.
- Must install 12" water mains per City master plans. Dedicate easements.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have 8" sewer line minimum through the property.
- An Infrastructural Study will be required. Review fees apply.
- Infrastructure called out to be required by study must be installed.
- City is in the design of extending sanitary sewer from south property line to the corner of John King and Goliad.
- Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
- Depending on infrastructure study, certain number of lots may be built without elevated water storage tank being built and functioning.
- Property is divided by two separate water pressure plains. May not interconnect plains.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
- Sewer Pro-rata will be assessed per acre which must be paid prior to construction.
- Provide corridor for City of Heath 24-inch water transmission line that run north-south along Lofland Circle. No fencing, structures, trees, etc over line and easement. Will need to get with City of Heath on required separation distances and easement size they require.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.

Drainage/Floodplain/Lakes:

- Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention must be above the 100yr floodplain elevation where adjacent.
- Detention will be out of floodplain.
- Detention ponds are not currently shown in plat document.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- No vertical walls are allowed in detention easements.
- Must show and meet erosion hazard setback for all creeks/streams.
- Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.
- Flood plain must be in a drainage easement and the erosion hazard setback must be in a lot of it's own (HOA/Open Space lot)
- Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
- Lot to Lot drainage is not allowed.

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".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

02/19/2025: Phase 5 will require the homes to have a fire sprinkler system unless two access points are provided.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved w/ Comments

02/18/2025: The portion of State Highway 205 that is currently S. Goliad St. (from S. John King Blvd to the City Limits) will have to be labeled as 'TBD' or 'State Highway 205'. The official renaming (to S. John King Blvd or other) will have to be directed by City Council's Street Naming Committee.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved

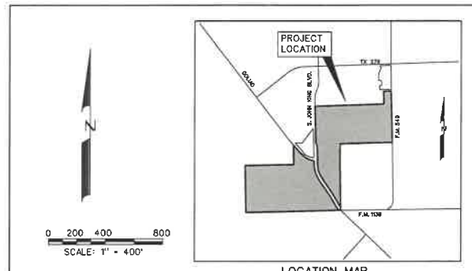
02/18/2025: P2025-004 (Preliminary Plat)
Park District 12
Cash In Lieu of Land: $630.63 x 540 lot = $340,540.20
Pro Rata Equipment Fee: $589.68 x 540 lot = $318,427.20
Total per lot x lots: $1,220.31 x 540 lot = $658,967.40
Cash in Lieu of Land will not be collected due to park land donation, only collecting Pro Rata Equipment fees for City of Rockwall to provide amenities to the future park.

P2025-004 (Preliminary Plat)
Park District 14
Cash In Lieu of Land: $348.10 x 330 lot = $114,873.00
Pro Rata Equipment Fee: $325.50 x 330 lot = $107,415.00
Total per lot x lots: $673.60 x 330 lot = $222,288.00

Cash in Lieu of Land will not be collected due to park land donation, only collecting Pro Rata Equipment fees for City of Rockwall to provide amenities to the future park.

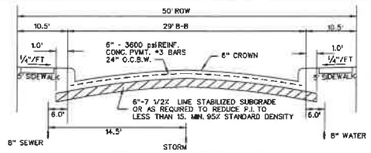
Total Fees
$455,413.20 Cash in Lieu of Land
$425,842.20 Pro Rata Equipment Fees
$881,255.40 870 Lot Total

This 870 lot development falls into 2 different park districts which is why it is broken down into 2 different districts

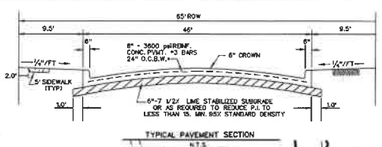


LOCATION MAP
N.T.S.

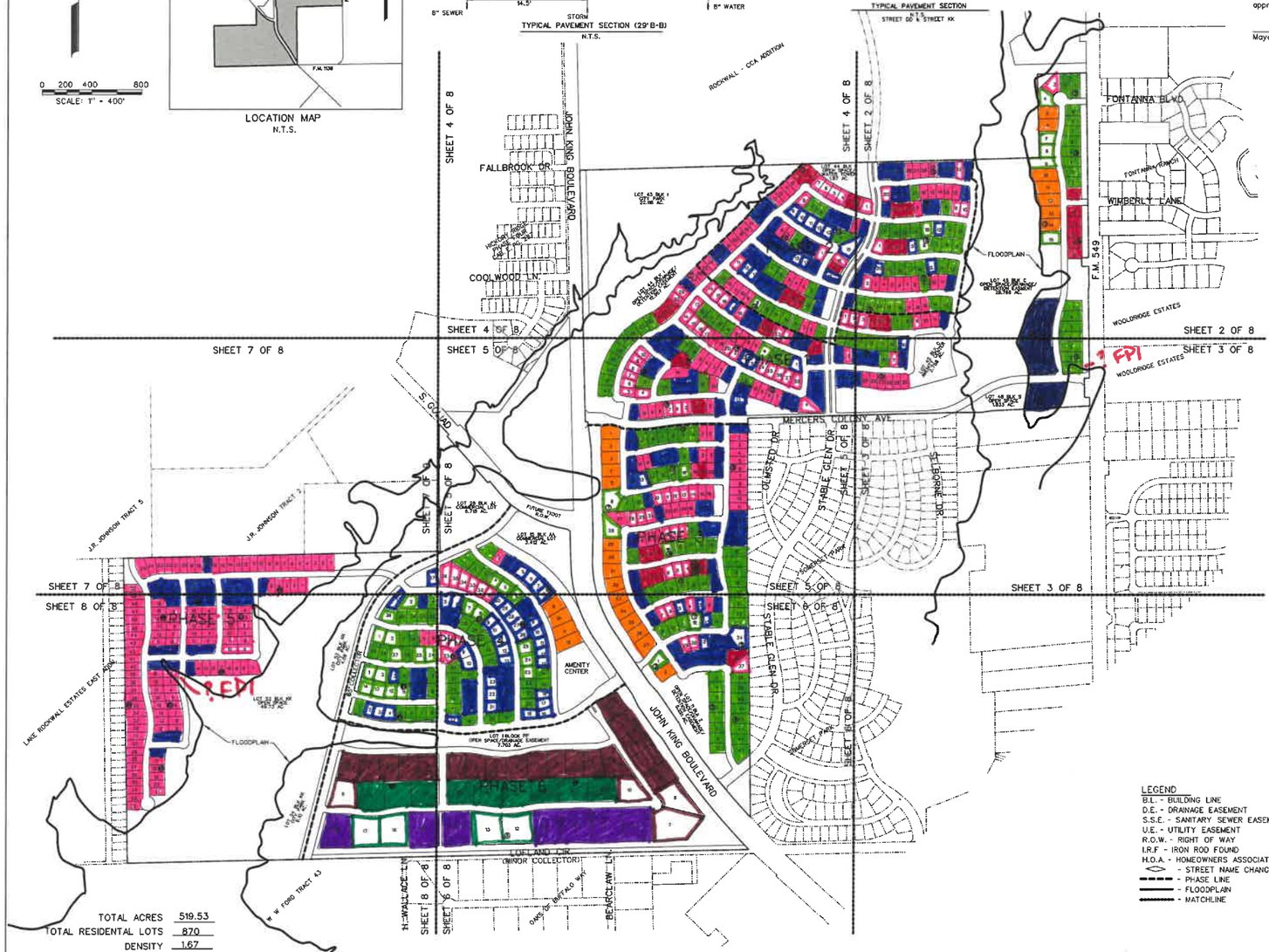
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SCALE: 1" = 400'



TYPICAL PAVEMENT SECTION (29' B-B)
N.T.S.

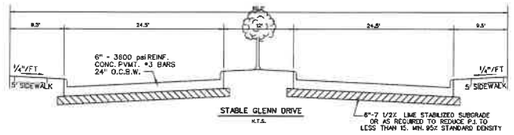


TYPICAL PAVEMENT SECTION
N.T.S.
STREET DD & STREET KK


SHEET 4 OF 8
SHEET 2 OF 8
SHEET 7 OF 8
SHEET 5 OF 8
SHEET 3 OF 8
SHEET 8 OF 8
SHEET 6 OF 8
ROCKWALL - CCA ADDITION
JOHN KING BOULEVARD
FALLBROOK DR.
COOLWOOD LN.
FONTANNA BLVD.
FONTANNA RANCH
WIMBERLY LANE
WOOLDRIDGE ESTATES
FLOODPLAIN
F.M. 549
MERCERS COLONY AVE.
STABLE GLEN DR.
OLMSTED DR.
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
AMENITY CENTER
LOT 1 BLOCK M
OPEN SPACE/DRAINAGE EASEMENT
7.793 AC.
LOT 1 BLOCK N
OPEN SPACE/DRAINAGE EASEMENT
10.783 AC.
LOT 1 BLOCK O
OPEN SPACE/DRAINAGE EASEMENT
3.112 AC.
LOT 1 BLOCK P
OPEN SPACE/DRAINAGE EASEMENT
1.653 AC.
LOT 1 BLOCK Q
OPEN SPACE/DRAINAGE EASEMENT
1.653 AC.
LOT 1 BLOCK R
OPEN SPACE/DRAINAGE EASEMENT
1.653 AC.
LOT 1 BLOCK S
OPEN SPACE/DRAINAGE EASEMENT
1.653 AC.
LOT 1 BLOCK T
OPEN SPACE/DRAINAGE EASEMENT
1.653 AC.
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OPEN SPACE/DRAINAGE EASEMENT
1.653 AC.
LOT 1 BLOCK V
OPEN SPACE/DRAINAGE EASEMENT
1.653 AC.
LOT 1 BLOCK W
OPEN SPACE/DRAINAGE EASEMENT
1.653 AC.
LOT 1 BLOCK X
OPEN SPACE/DRAINAGE EASEMENT
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LOT 1 BLOCK Y
OPEN SPACE/DRAINAGE EASEMENT
1.653 AC.
LOT 1 BLOCK Z
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LOT 1 BLOCK AA
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LOT 1 BLOCK BB
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LOT 1 BLOCK CC
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LOT 1 BLOCK DD
OPEN SPACE/DRAINAGE EASEMENT
1.653 AC.
LOT 1 BLOCK EE
OPEN SPACE/DRAINAGE EASEMENT
1.653 AC.
LOT 1 BLOCK FF
OPEN SPACE/DRAINAGE EASEMENT
1.653 AC.
LOT 1 BLOCK GG
OPEN SPACE/DRAINAGE EASEMENT
1.653 AC.
LOT 1 BLOCK HH
OPEN SPACE/DRAINAGE EASEMENT
1.653 AC.
LOT 1 BLOCK II
OPEN SPACE/DRAINAGE EASEMENT
1.653 AC.
LOT 1 BLOCK JJ
OPEN SPACE/DRAINAGE EASEMENT
1.653 AC.
LOT 1 BLOCK KK
OPEN SPACE/DRAINAGE EASEMENT
1.653 AC.
LOT 1 BLOCK LL
OPEN SPACE/DRAINAGE EASEMENT
1.653 AC.
LOT 1 BLOCK MM
OPEN SPACE/DRAINAGE EASEMENT
1.653 AC.
LOT 1 BLOCK NN
OPEN SPACE/DRAINAGE EASEMENT
1.653 AC.
LOT 1 BLOCK OO
OPEN SPACE/DRAINAGE EASEMENT
1.653 AC.
LOT 45 BLK 'A'
LOT 45 BLK 'B'
LOT 45 BLK 'C'
LOT 45 BLK 'D'
LOT 45 BLK 'E'
LOT 45 BLK 'F'
LOT 45 BLK 'G'
LOT 45 BLK 'H'
LOT 45 BLK 'I'
LOT 45 BLK 'J'
LOT 45 BLK 'K'
LOT 45 BLK 'L'
LOT 45 BLK 'M'
LOT 45 BLK 'N'
LOT 45 BLK 'O'
LOT 45 BLK 'P'
LOT 45 BLK 'Q'
LOT 45 BLK 'R'
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LOT 45 BLK 'Y'
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LOT 45 BLK 'AA'
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OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
8950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

LEGEND
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
I.R.F - IRON ROD FOUND
H.O.A. - HOMEOWNERS ASSOCIATION
<> - STREET NAME CHANGE
- - - - - PHASE LINE
——— - FLOODPLAIN
——— - MATCHLINE



SHEET 4 OF 8
SHEET 2 OF 8
ROCKWALL - CCA ADDITION
STABLE GLEN DR. (50' R.O.W.)
N88° 23'38"E 3,696.05'
LOT 44 BLK. I OPEN SPACE/WATER TOWER 1.97 AC.
PHASE 2
STREET C (50' R.O.W.)
STREET D (50' R.O.W.)
STREET K (50' R.O.W.)
STREET L (50' R.O.W.)
STREET J (50' R.O.W.)
STREET E (50' R.O.W.)
STABLE GLEN DRIVE (60' R.O.W.)
STREET F (50' R.O.W.)
STREET G (50' R.O.W.)
STREET H (50' R.O.W.)
STREET B (50' R.O.W.)
LOT 42 BLK. C AMENITY CENTER 2.789 AC.
LOT 45 BLK. C OPEN SPACE/DRAINAGE/ DETENTION EASEMENT 29.788 AC.
FLOODPLAIN
N88° 24'41"E 393.66'
N00° 36'22"W 669.62'
POINT OF BEGINNING TRACT 1
FONTANNA BLVD. (50' R.O.W.)
LOT 13 BLK. A OPEN SPACE 0.080 AC.
LOT 14 BLK. A OPEN SPACE 1.914 AC.
WIMBERLY LANE (50' R.O.W.)
STREET A (50' R.O.W.)
F.M. 549
S00° 54'23"E 1480.72'
S00° 54'23"E 178.33'
S00° 56'00"E 779.97'
L1
L2
L3
L4
PHASE 1
SHEET 2 OF 8
SHEET 3 OF 8
SHEET 3 OF 8

FONTANNA BLVD.
FONTANNA RANCH
WIMBERLY LANE
WOODRIDGE ESTATES

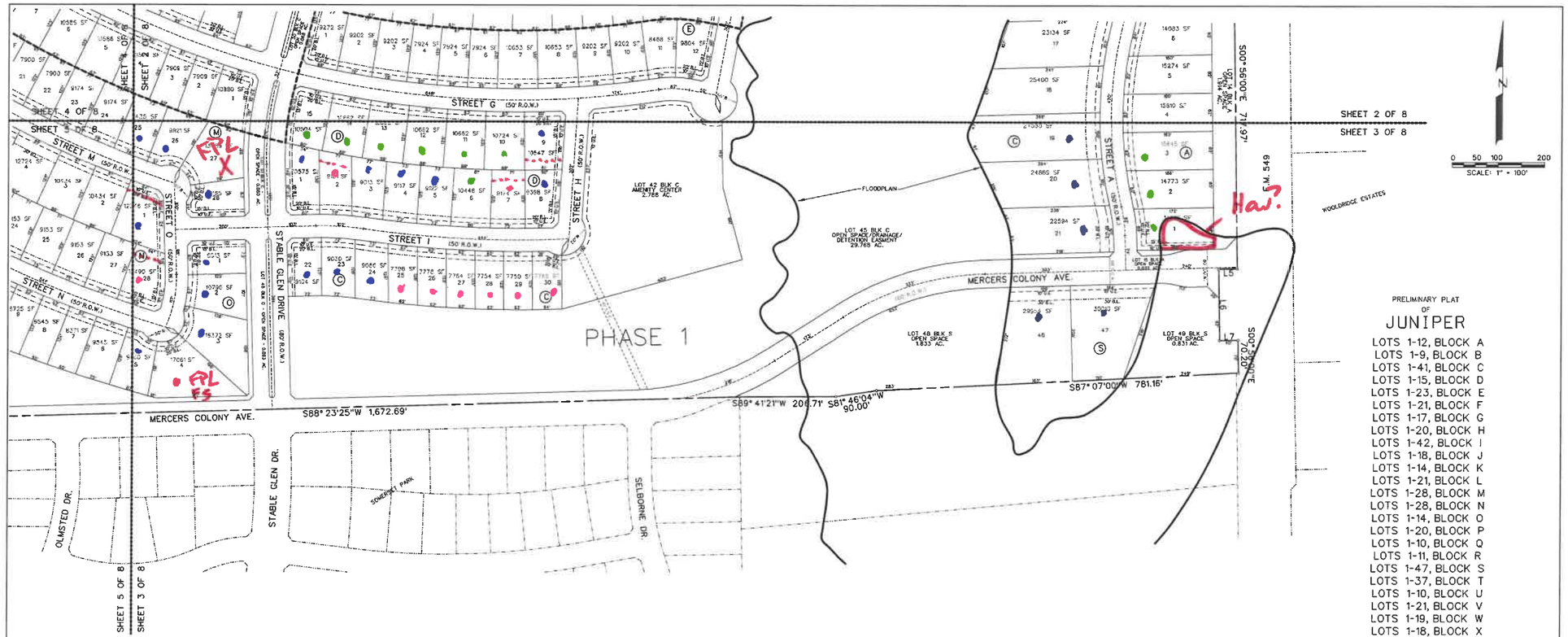
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SCALE: 1" = 100'

PRELIMINARY PLAT
OF
JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-23, BLOCK E
LOTS 1-21, BLOCK F
LOTS 1-17, BLOCK G
LOTS 1-20, BLOCK H
LOTS 1-42, BLOCK I
LOTS 1-18, BLOCK J
LOTS 1-14, BLOCK K
LOTS 1-21, BLOCK L
LOTS 1-28, BLOCK M
LOTS 1-28, BLOCK N
LOTS 1-14, BLOCK O
LOTS 1-20, BLOCK P
LOTS 1-10, BLOCK Q
LOTS 1-11, BLOCK R
LOTS 1-47, BLOCK S
LOTS 1-37, BLOCK T
LOTS 1-10, BLOCK U
LOTS 1-21, BLOCK V
LOTS 1-19, BLOCK W
LOTS 1-18, BLOCK X
LOTS 1-14, BLOCK Y
LOTS 1-10, BLOCK Z
LOTS 1-12, BLOCK AA
LOTS 1-37, BLOCK BB
LOTS 1-36, BLOCK CC
LOTS 1-29, BLOCK DD
LOTS 1-14, BLOCK EE
LOTS 1-8, BLOCK FF
LOTS 1-9, BLOCK GG
LOTS 1-16, BLOCK HH
LOTS 1-18, BLOCK II
LOTS 1-25, BLOCK JJ
LOTS 1-50, BLOCK KK
LOTS 1-18, BLOCK LL
LOTS 1-18, BLOCK MM
LOTS 1-18, BLOCK NN
LOTS 1-20, BLOCK OO
TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
FEBRUARY 2025 SCALE 1" = 100'

SHEET 2 OF 8



LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 89°13'14" W	55.00'
2.	S 00°46'46" E	70.00'
3.	N 89°13'14" E	55.16'
4.	S 89°05'37" W	5.34'
5.	S 89°04'00" W	40.00'
6.	S 00°56'00" E	153.61'
7.	N 89°04'00" E	40.00'
8.	S 41°34'12" E	20.00'
9.	N 50°04'12" E	20.00'
10.	S 51°56'48" E	28.74'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	09°46'28"	5006.10'	854.03'	852.99'	N38°29'11"W
2.	33°08'42"	1011.00'	584.85'	576.73'	N18°02'03"E
3.	00°32'02"	11409.29'	116.29'	116.29'	S42°43'19"E
4.	00°32'00"	11389.16'	456.95'	456.91'	S41°10'48"E
5.	27°48'01"	600.00'	291.14'	288.29'	S33°10'25"E
6.	22°07'31"	868.81'	335.50'	333.42'	S10°35'25"E
7.	34°48'52"	1152.00'	699.98'	689.27'	S18°52'08"E
8.	12°47'29"	5105.59'	1139.83'	1137.46'	S38°05'31"E

LEGEND

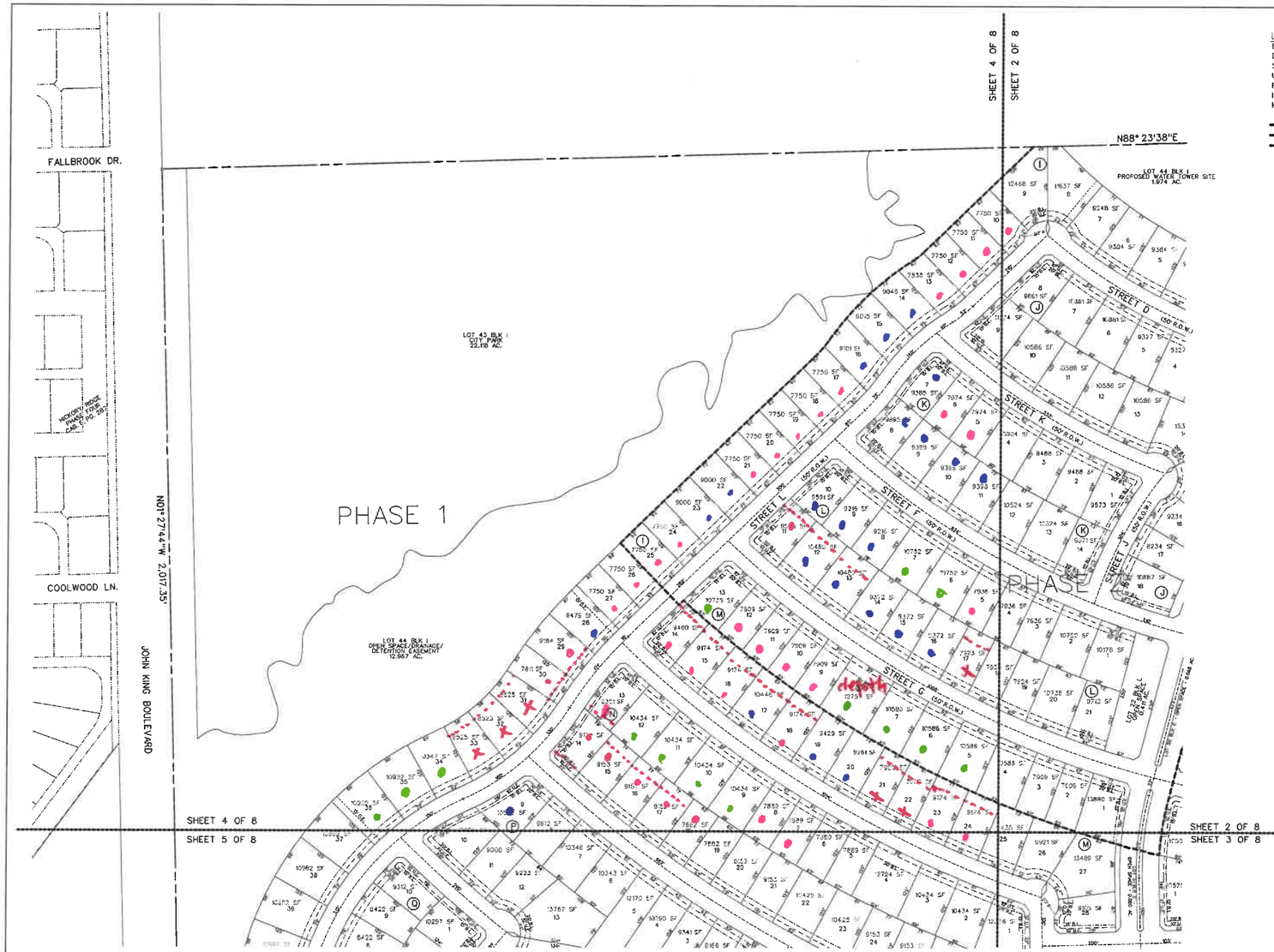
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R.O.W. - RIGHT OF WAY
I.R.F. - IRON ROD FOUND
H.O.A. - HOMEOWNERS ASSOCIATION
<> - STREET NAME CHANGE
- - - - - PHASE LINE
——— - FLOODPLAIN
——— - MATCHLINE

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
9950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

PRELIMINARY PLAT
OF
JUNIPER

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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
FEBRUARY 2025 SCALE 1" = 100'



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0 50 100 200
SCALE: 1" = 100'

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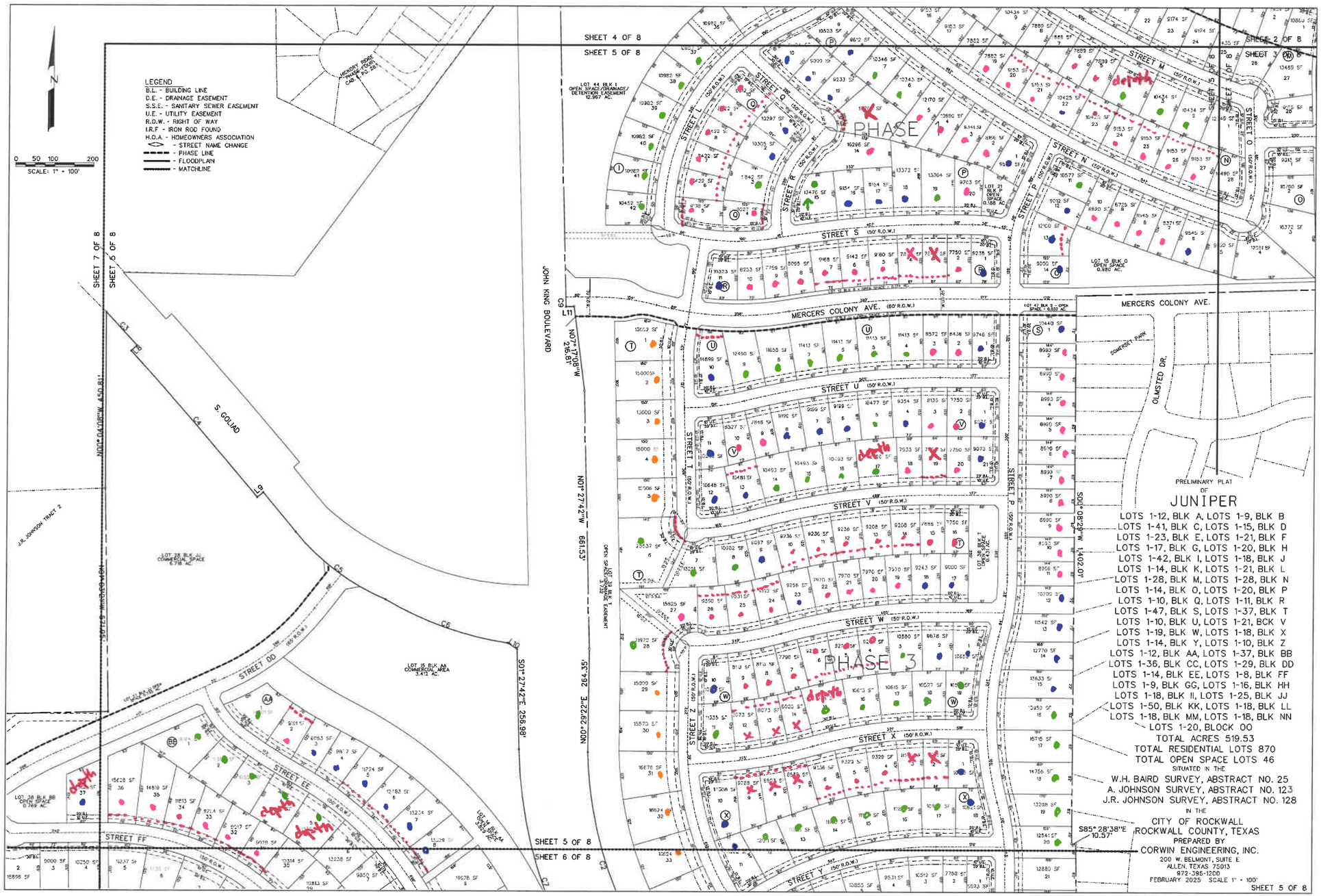
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McKINNEY, TEXAS 75070
469-659-6150

PREPARED BY
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FEBRUARY 2025 SCALE 1" = 100'



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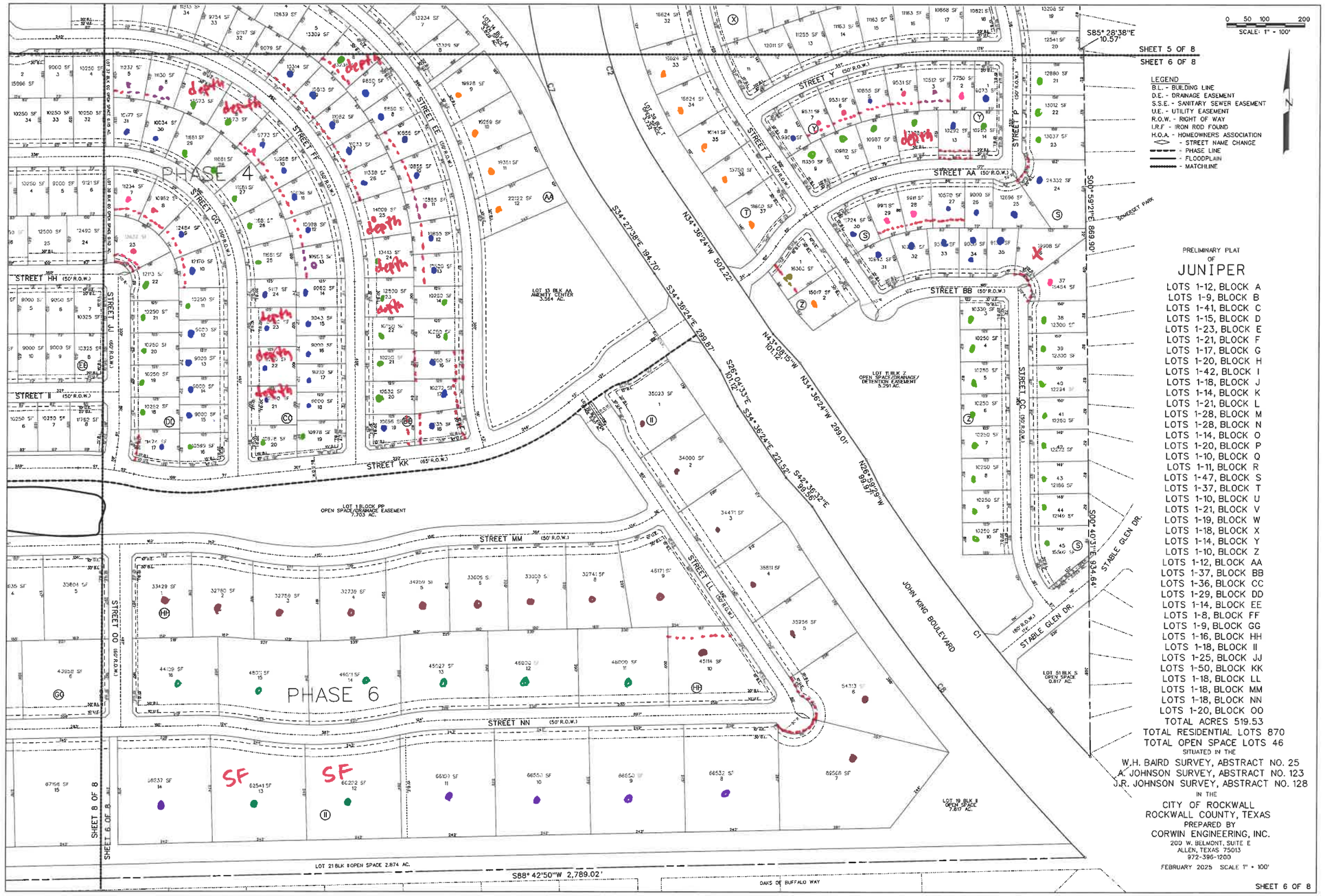
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ROCKWALL COUNTY, TEXAS

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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FEBRUARY 2025 SCALE 1" = 100'

SHEET 5 OF 8



LEGEND
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ROCKWALL COUNTY, TEXAS

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CORWIN ENGINEERING, INC.
209 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

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CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-395-1200

FEBRUARY 2025 SCALE 1" = 100'

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

N

0 50 100 200
SCALE: 1" = 100'

LEGEND
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S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
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H.O.A. - HOMEOWNERS ASSOCIATION
<> - STREET NAME CHANGE
- - - - - PHASE LINE
——— FLOODPLAIN
——— MATCHLINE

SHEET 7 OF 8
SHEET 5 OF 8
JOHN KING BOULEVARD
C3
C2
C4
N00°04'08"W 450.81'
J.R. JOHNSON TRACT 2
N88° 46'35"E 2,545.43'
LOT 50 BLK KK OPEN SPACE 0.308 AC.
LOT 26 BLK JJ OPEN SPACE 2.049 AC.
LOT 39 BLK PP OPEN SPACE 0.769 AC.
LOT 52 BLK KK OPEN SPACE 46.73 AC.
LOT 53 BLK KK CITY PARK 4.09 AC.
LAKE ROCKWALL ESTATES EAST 40'R/W
STREET TT (50' R.O.W.)
STREET SS (50' R.O.W.)
STREET RR (50' R.O.W.)
STREET QQ (50' R.O.W.)
STREET PP (50' R.O.W.)
STREET OO (50' R.O.W.)
STREET FF (50' R.O.W.)
STREET GG (50' R.O.W.)
STREET UU (50' R.O.W.)
FLOODPLAIN
PHASE 5
PHASE 4
SHEET 7 OF 8
SHEET 8 OF 8

PRELIMINARY PLAT
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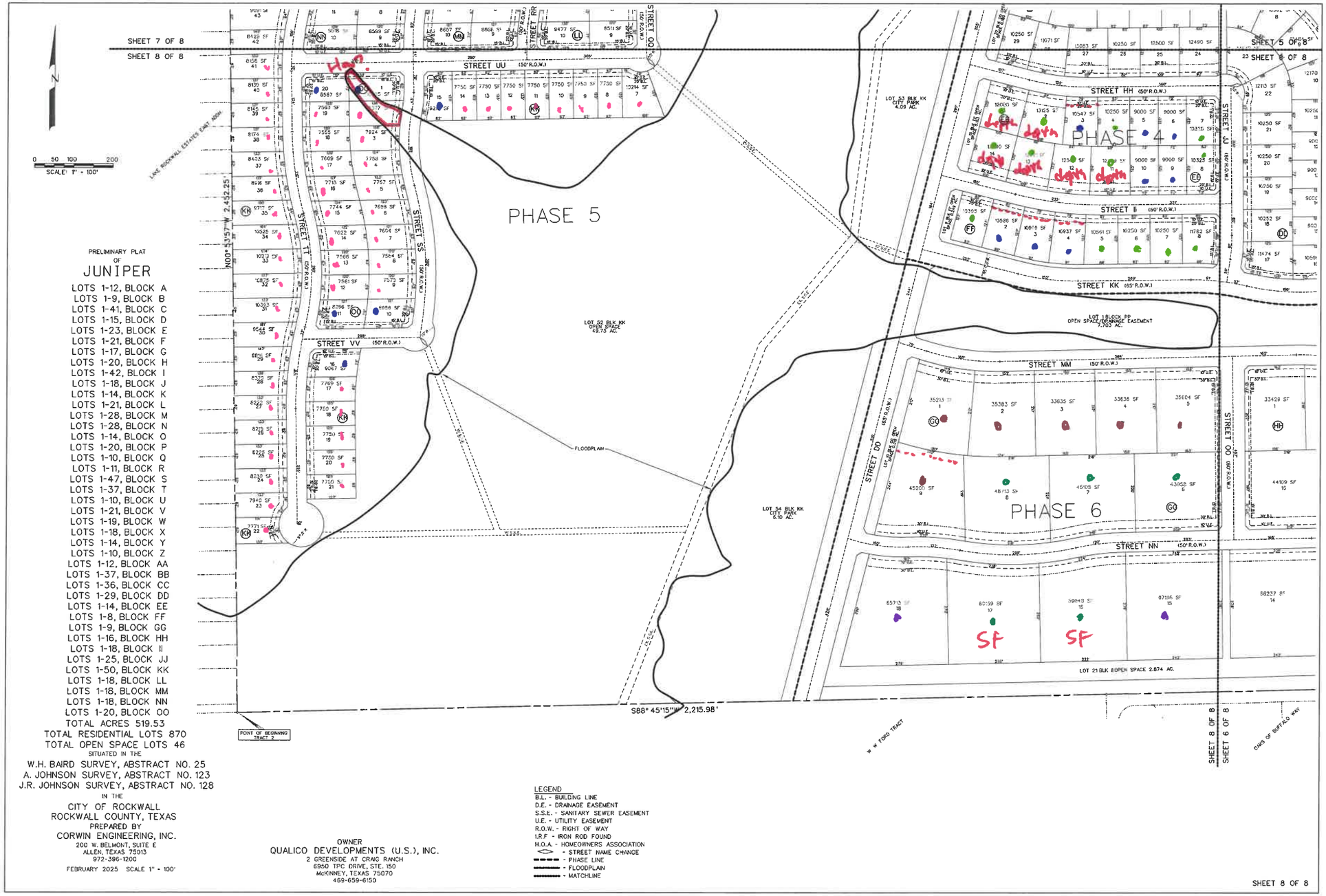
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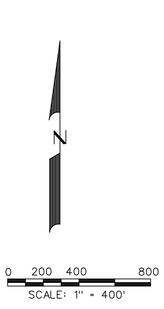
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

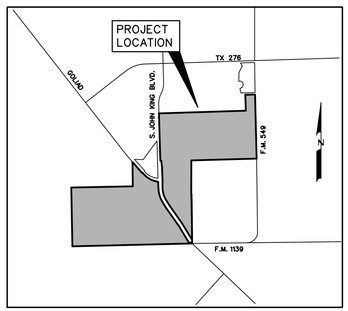
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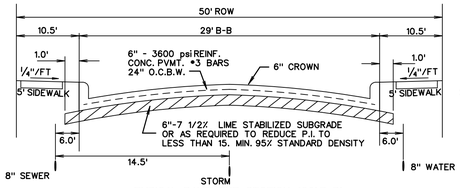
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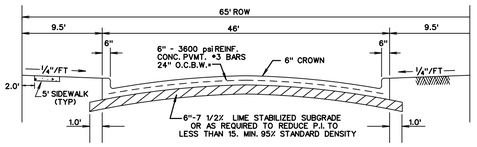




LOCATION MAP
N.T.S.



TYPICAL PAVEMENT SECTION (29' B-B)
N.T.S.



TYPICAL PAVEMENT SECTION
N.T.S.
STREET DD & STREET KK

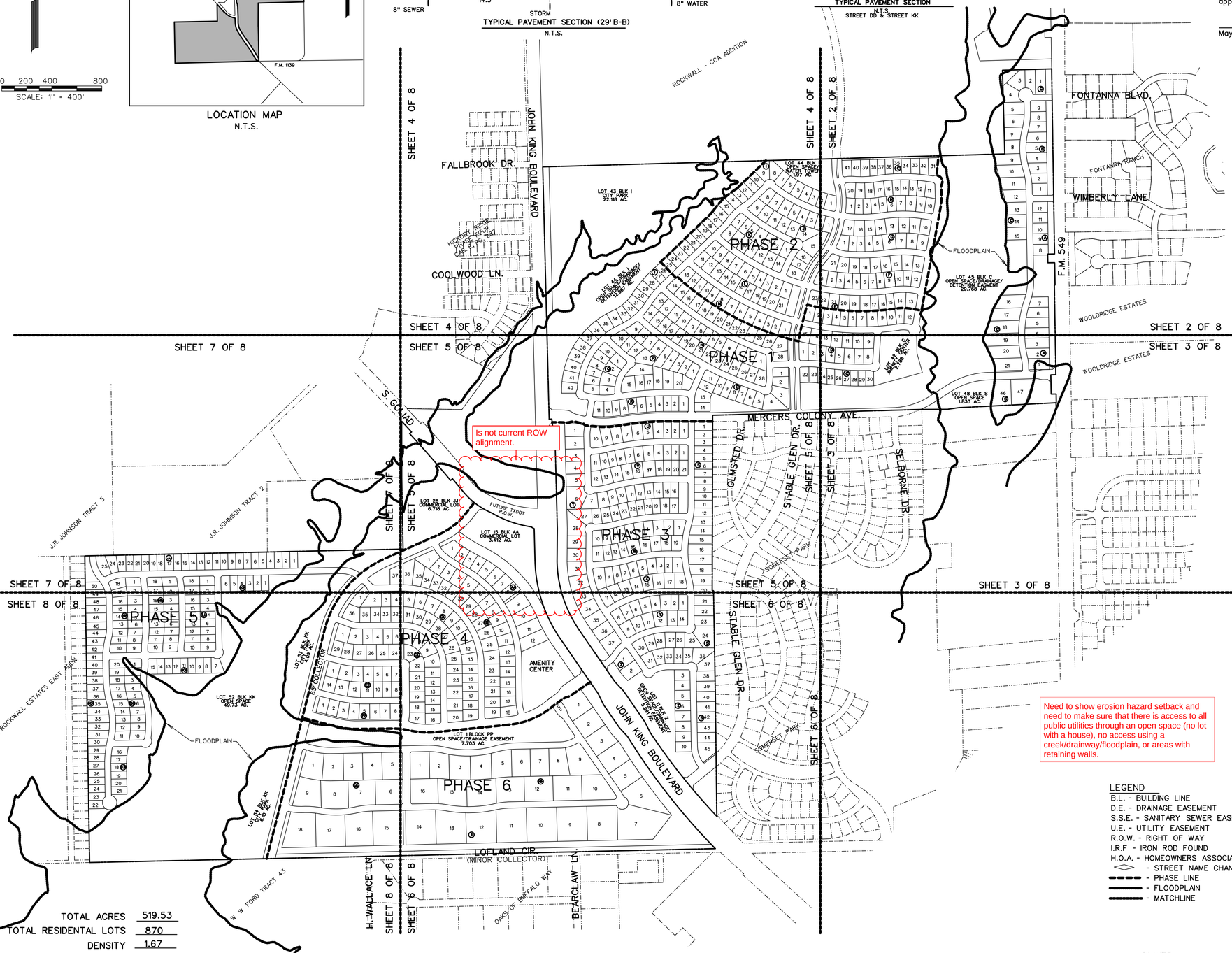
Reviewed for

Planning & Z

I hereby cert
Texas, was

This approv
County Clerk
approval.

Mayor, City



Need to show erosion hazard setback and need to make sure that there is access to all public utilities through an open space (no lot with a house), no access using a creek/drainway/floodplain, or areas with retaining walls.

TOTAL ACRES	519.53
TOTAL RESIDENTAL LOTS	870
DENSITY	1.67
ZONING ORDINANCE	14-2022
TOTAL OPEN SPACE ACRES	139.34
LAND USE SINGLE FAMILY DEVELOPMENT	

LEGEND
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
I.R.F - IRON ROD FOUND
H.O.A. - HOMEOWNERS ASSOCIATION
<> - STREET NAME CHANGE
- PHASE LINE
- FLOODPLAIN
- MATCHLINE

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Additional comments may be provided at time of Site Plan.
- Utility easements may not cross through residential properties. Must be in a HOA maintained lot.
- Gas Line/Easement crosses site - Letter of Permission to cross/build over.
- Need approval from NRCS/SCS for any construction in their easement

Streets/Paving:
- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
- City (and TXDOT) driveway spacing requirements must be met. Driveway/street spacing requirements must be met along John King Blvd, future and ex. SH 205, and all streets/driveways.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required running from Mercers Colony Avenue to the proposed P6D at John King Blvd. On-street parking lanes and a minimum 5' sidewalk will be required on both sides of the roadway.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required running from Stableglen Drive to the future Stableglen Drive for RISD High School. On-street parking lanes and a minimum 5' sidewalk will be required on both sides of the roadway.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW that traverses east to west from John King/SH 205 to the proposed 65' ROW collector roadway. A minimum 5' sidewalk will be required on both sides of the roadways if building the full width.
- Must construct all roadways on the current Master Thoroughfare Plan
- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.
- Any medians must be curbed, and streets draining away from medians.
- All streets must be curb and gutter. Bar ditches are not allowed.
- Future John King Extension (south of SH 205) is a 65' ROW with a 45' b-b street section
- All non-divided streets/intersections that have medians for entry features/landscaping/signage must be in a separate lot and block owned by HOA.

Water and Wastewater Items:
- Must loop min 8" water line on site.
- Must install min. 8" and 12" sewer mains per City master plans. Dedicate easements.
- Must install 12" water mains per City master plans. Dedicate easements.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have 8" sewer line minimum through the property.
- An Infrastructural Study will be required. Review fees apply.
- Infrastructure called out to be required by study must be installed.
- City is in the design of extending sanitary sewer from south property line to the corner of John King and Goliad.
- Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
- Depending on infrastructure study, certain number of lots may be built without elevated water storage tank being built and functioning.
- Property is divided by two separate water pressure plains. May not interconnect plains.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
- Sewer Pro-rata will be assessed per acre which must be paid prior to construction.
- Provide corridor for City of Heath 24-inch water transmission line that run north-south along Lofland Circle. No fencing, structures, trees, etc over line and easement. Will need to get with City of Heath on required separation distances and easement size they require.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.

Drainage/Floodplain/Lakes:
- Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention must be above the 100yr floodplain elevation where adjacent.
- Detention will be out of floodplain.
- Detention ponds are not currently shown in plat document.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- No vertical walls are allowed in detention easements.
- Must show and meet erosion hazard setback for all creeks/streams.
- Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.
- Flood plain must be in a drainage easement and the erosion hazard setback must be in a lot of it's own (HOA/Open Space lot)
- Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
- Lot to Lot drainage is not allowed.

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".

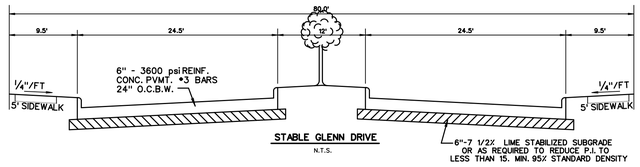
OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

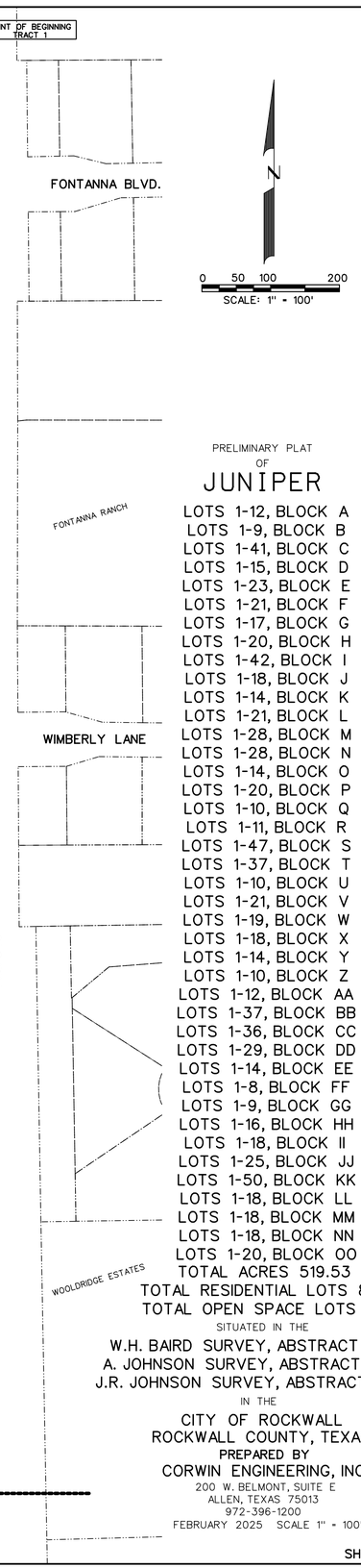
LOTS 1-18, BLOCK NN
LOTS 1-20, BLOCK OO
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TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46
SITUATED IN THE
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A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FEBRUARY 2025 SCALE 1" = 400'

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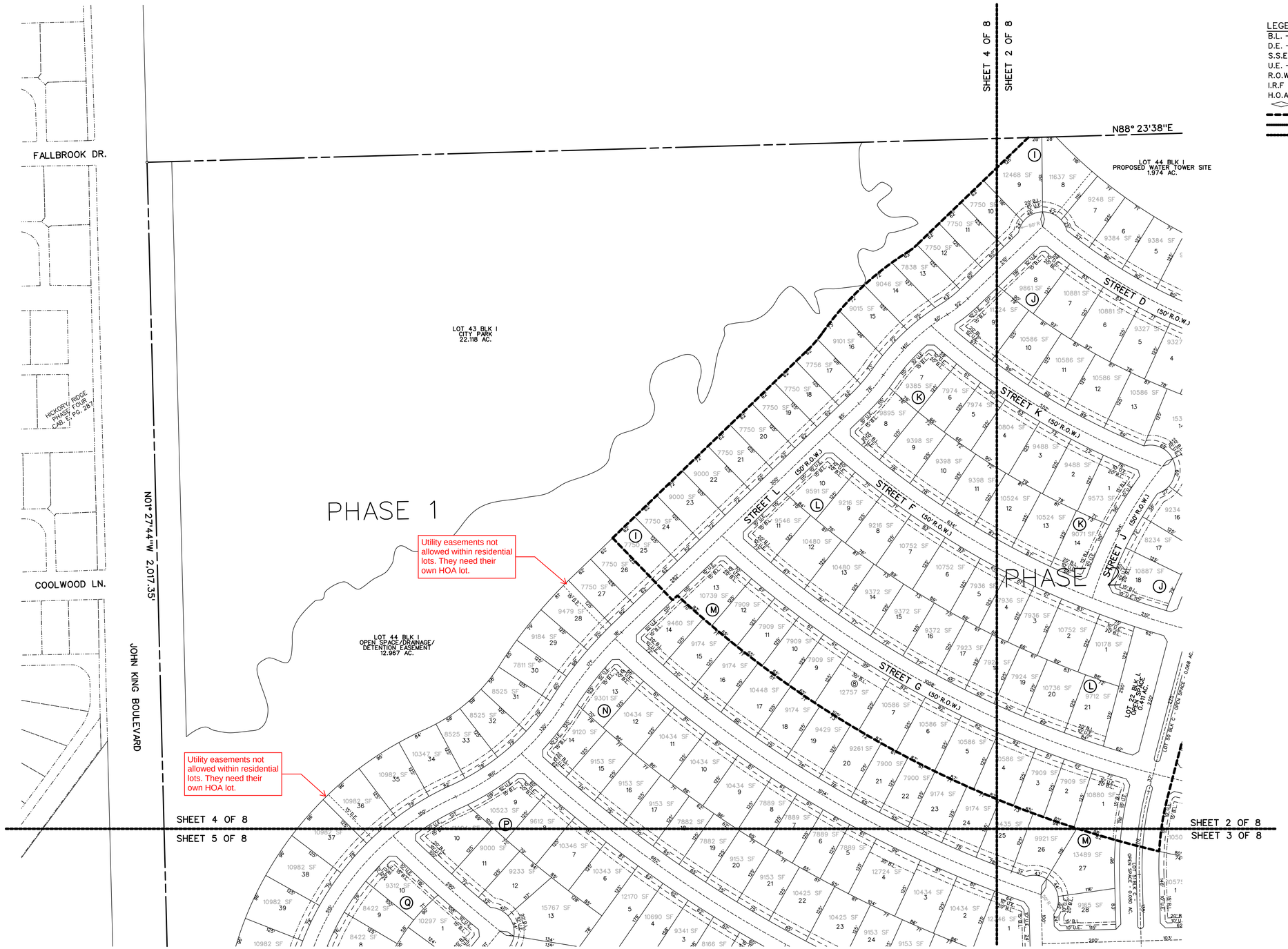




PRELIMINARY PLAT
OF
JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-23, BLOCK E
LOTS 1-21, BLOCK F
LOTS 1-17, BLOCK G
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LOTS 1-42, BLOCK I
LOTS 1-18, BLOCK J
LOTS 1-14, BLOCK K
LOTS 1-21, BLOCK L
LOTS 1-28, BLOCK M
LOTS 1-28, BLOCK N
LOTS 1-14, BLOCK O
LOTS 1-20, BLOCK P
LOTS 1-10, BLOCK Q
LOTS 1-11, BLOCK R
LOTS 1-47, BLOCK S
LOTS 1-37, BLOCK T
LOTS 1-10, BLOCK U
LOTS 1-21, BLOCK V
LOTS 1-19, BLOCK W
LOTS 1-18, BLOCK X
LOTS 1-14, BLOCK Y
LOTS 1-10, BLOCK Z
LOTS 1-12, BLOCK AA
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LOTS 1-9, BLOCK GG
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200 W. BELMONT, SUITE E
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972-396-1200
FEBRUARY 2025 SCALE 1" = 100'



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——— FLOODPLAIN
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N

0 50 100 200
SCALE: 1" = 100'

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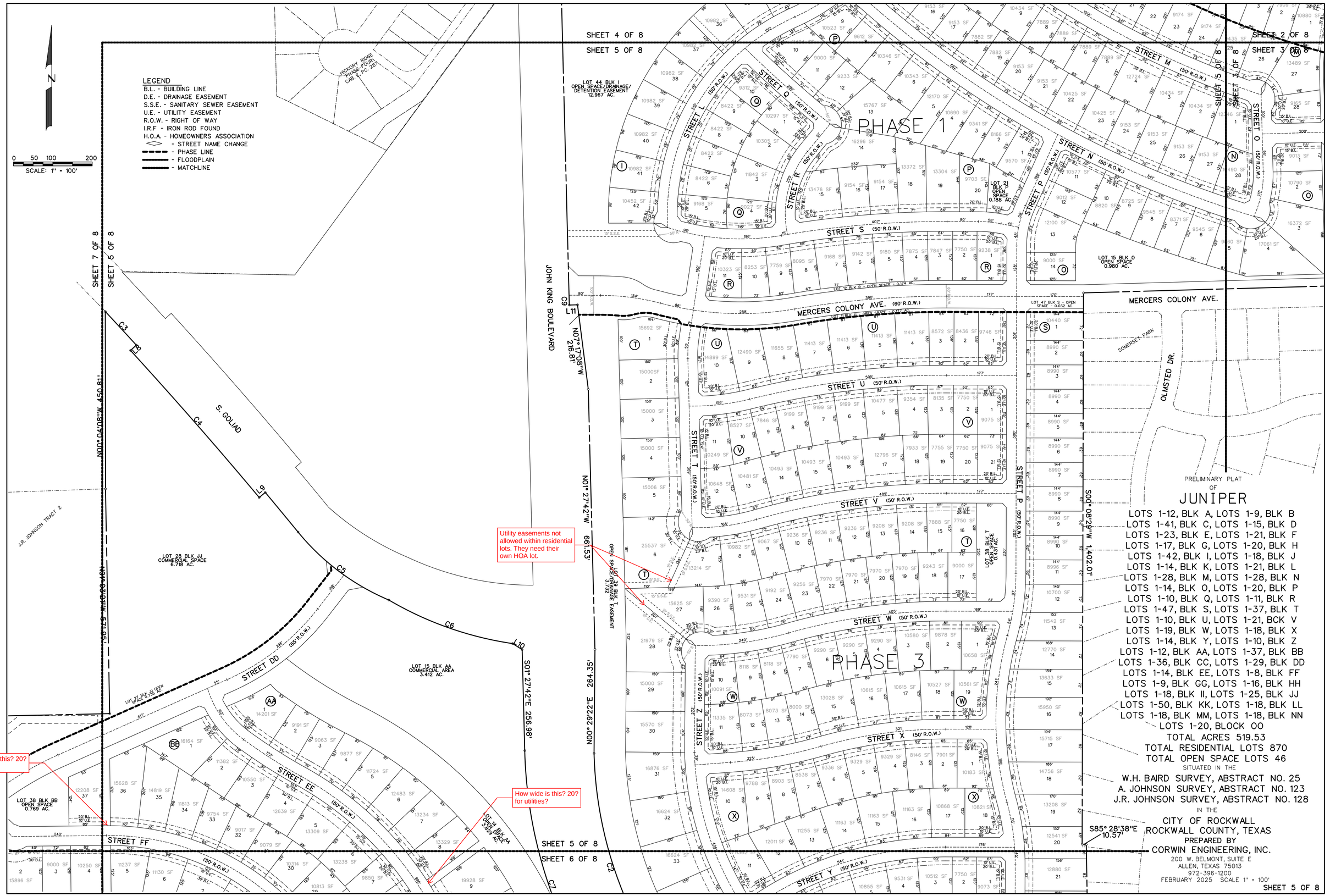
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2 GREENSIDE AT CRAIG RANCH
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- PHASE LINE
- FLOODPLAIN
- MATCHLINE
0 50 100 200
SCALE: 1" = 100'
N
HICKORY RIDGE PHASE FOUR CAB. E, PG. 287
SHEET 4 OF 8
SHEET 5 OF 8
SHEET 7 OF 8
SHEET 6 OF 8
SHEET 3 OF 8
SHEET 2 OF 8
JOHN KING BOULEVARD
N00°08'40"W 450.81'
N01°17'08"W 216.81'
N01°27'42"W 661.53'
S01°27'42"E 256.98'
S01°27'42"E 1,229.62'
S00°08'29"W 1,402.01'
S85°28'38"E 10.57'
L9
L10
L11
C2
C3
C4
C5
C6
C7
C9
PHASE 1
PHASE 3
LOT 44 BLK I OPEN SPACE/DRAINAGE/ DETENTION EASEMENT 12.967 AC.
LOT 21 BLK P OPEN SPACE 0.158 AC.
LOT 15 BLK O OPEN SPACE 0.980 AC.
LOT 47 BLK S - OPEN SPACE - 0.033 AC.
LOT 12 BLK R - OPEN SPACE - 0.174 AC.
LOT 38 BLK T OPEN SPACE/DRAINAGE 0.431 AC.
LOT 38 BLK T OPEN SPACE/DRAINAGE/ DETENTION EASEMENT 3.732
LOT 28 BLK JJ COMMERCIAL SPACE 6.718 AC.
LOT 15 BLK AA COMMERCIAL AREA 3.412 AC.
LOT 27 BLK JJ OPEN SPACE 0.735 AC.
LOT 38 BLK BB OPEN SPACE 0.769 AC.
LOT 14 BLK AA OPEN SPACE 3.569 AC.
J.R. JOHNSON TRACT 2
STREET L (50' R.O.W.)
STREET M (50' R.O.W.)
STREET N (50' R.O.W.)
STREET O (50' R.O.W.)
STREET P (50' R.O.W.)
STREET Q (50' R.O.W.)
STREET R (50' R.O.W.)
STREET S (50' R.O.W.)
STREET T (50' R.O.W.)
STREET U (50' R.O.W.)
STREET V (50' R.O.W.)
STREET W (50' R.O.W.)
STREET X (50' R.O.W.)
STREET Y (50' R.O.W.)
STREET Z (50' R.O.W.)
STREET DD (65' R.O.W.)
STREET EE (50' R.O.W.)
STREET FF (50' R.O.W.)
MERCERS COLONY AVE. (60' R.O.W.)
MERCERS COLONY AVE.
OLMSTED DR.
SOMERSET PARK
Utility easements not allowed within residential lots. They need their own HOA lot.
How wide is this? 20? for utilities?
How wide is this? 20? for utilities?
PRELIMINARY PLAT
OF
JUNIPER
LOTS 1-12, BLK A, LOTS 1-9, BLK B
LOTS 1-41, BLK C, LOTS 1-15, BLK D
LOTS 1-23, BLK E, LOTS 1-21, BLK F
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LOTS 1-14, BLK O, LOTS 1-20, BLK P
LOTS 1-10, BLK Q, LOTS 1-11, BLK R
LOTS 1-47, BLK S, LOTS 1-37, BLK T
LOTS 1-10, BLK U, LOTS 1-21, BCK V
LOTS 1-19, BLK W, LOTS 1-18, BLK X
LOTS 1-14, BLK Y, LOTS 1-10, BLK Z
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LOTS 1-9, BLK GG, LOTS 1-16, BLK HH
LOTS 1-18, BLK II, LOTS 1-25, BLK JJ
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FEBRUARY 2025 SCALE 1" = 100'
SHEET 5 OF 8

PHASE 4

PHASE 6

STREET FF (50' R.O.W.)

STREET EE (50' R.O.W.)

STREET GG (50' R.O.W.)

STREET HH (50' R.O.W.)

STREET II (50' R.O.W.)

STREET JJ (60' R.O.W.)

STREET KK (65' R.O.W.)

STREET LL (50' R.O.W.)

STREET MM (50' R.O.W.)

STREET NN (50' R.O.W.)

STREET OO (60' R.O.W.)

STREET Y (50' R.O.W.)

STREET Z (50' R.O.W.)

STREET AA (50' R.O.W.)

STREET BB (50' R.O.W.)

STREET P (50' R.O.W.)

STREET CC (50' R.O.W.)

JOHN KING BOULEVARD

STABLE GLEN DR. (80' R.O.W.)

SOMERSET PARK

LOT 13 BLK AA AMENITY CENTER 3.564 AC.

LOT 11 BLK Z OPEN SPACE/DRAINAGE/ DETENTION EASEMENT 5.291 AC.

LOT 1 BLOCK PP OPEN SPACE/DRAINAGE EASEMENT 7.703 AC.

LOT 21 BLK II OPEN SPACE 2.874 AC.

LOT 19 BLK II OPEN SPACE 7.817 AC.

LOT 51 BLK S OPEN SPACE 0.817 AC.

LOT 14 BLK AA OPEN SPACE 3.529 AC.

LOT 39 BLK T OPEN SPACE 3.525 AC.

S34° 27'38"E 194.70'

S34° 36'24"E 299.87'

N34° 36'24"W 502.22'

N43° 08'15"W 101.12'

S26° 04'33"E 101.12'

S34° 36'24"E 221.52'

S42° 36'32"E 99.55'

N34° 36'24"W 299.01'

N26° 59'29"W 99.97'

S85° 28'38"E 10.57'

S00° 59'21"E 969.90'

S00° 40'31"E 934.64'

S88° 42'50"W 2,789.02'

How wide is this? 20? for utilities?

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SHEET 5 OF 8

SHEET 6 OF 8

SHEET 8 OF 8

SHEET 6 OF 8

0 50 100 200

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N

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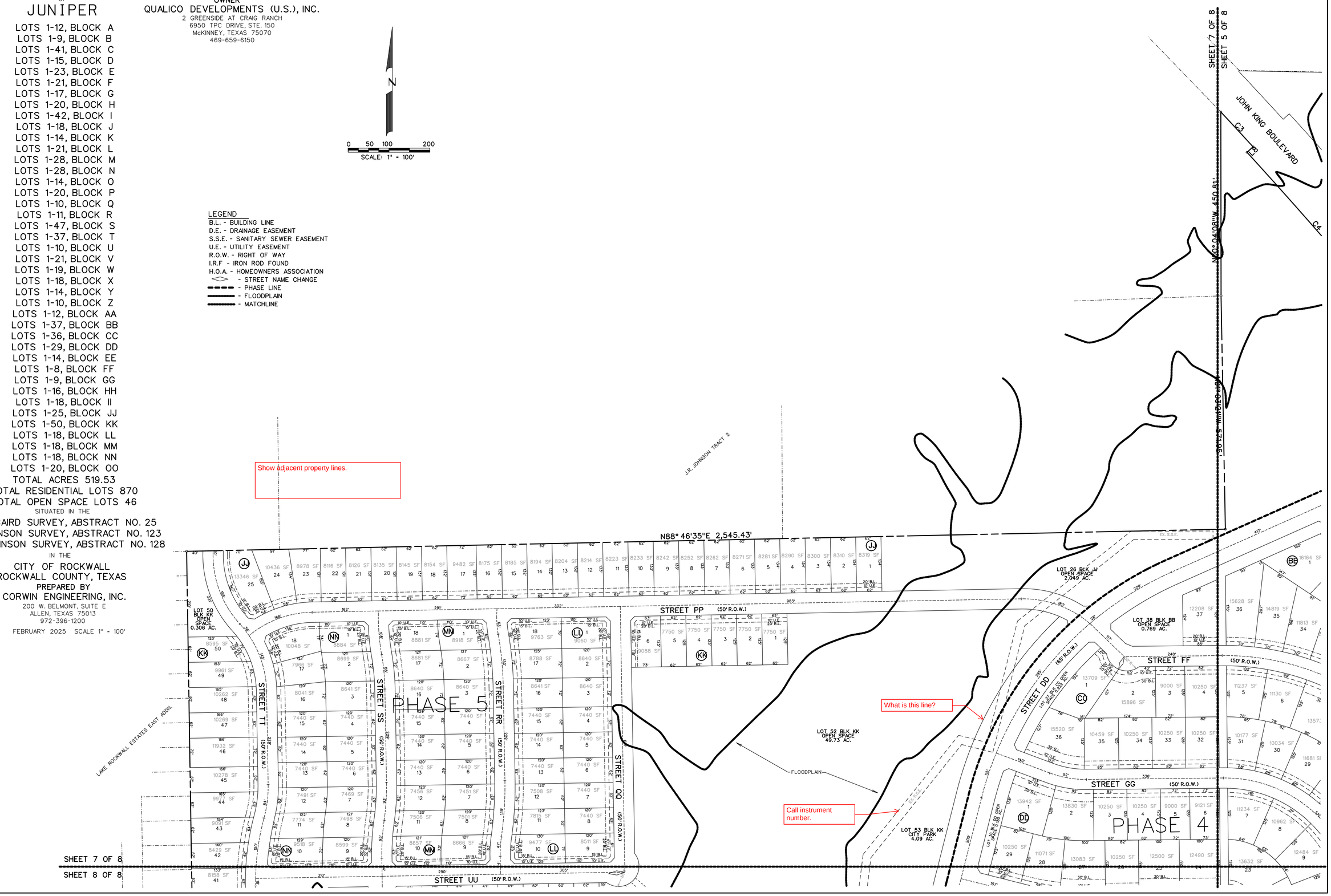
OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

N

0 50 100 200
SCALE: 1" = 100'

LEGEND
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
I.R.F - IRON ROD FOUND
H.O.A. - HOMEOWNERS ASSOCIATION
<> - STREET NAME CHANGE
- - - - - PHASE LINE
——— FLOODPLAIN
——— MATCHLINE

Show adjacent property lines.



LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO. (AC. / Q)
- PHASE LINE
- FLOODPLAIN
- MATCHLINE

Drainage will be reviewed during Engineering.

STABLE GLEN DR.

ROCKWALL - CCA ADDITION

SHEET 4 OF 9

SHEET 2 OF 9

FONTANNA BLVD.

FONTANNA RANCH

WIMBERLY LANE

STREET A

STREET B

STREET C

STREET D

STREET E

STREET F

STREET G

STREET J

STREET K

STREET L

STABLE GLEN DRIVE

F.M. 549

FLOODPLAIN

WOOLDRIDGE ESTATES

SHEET 4 OF 9
SHEET 3 OF 9

SHEET 2 OF 9
SHEET 3 OF 9

N

0 50 100 200
SCALE: 1" = 100'

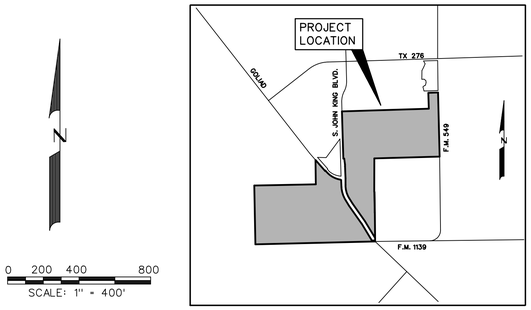
PRELIMINARY DRAINAGE AREA MAP
OF

JUNIPER

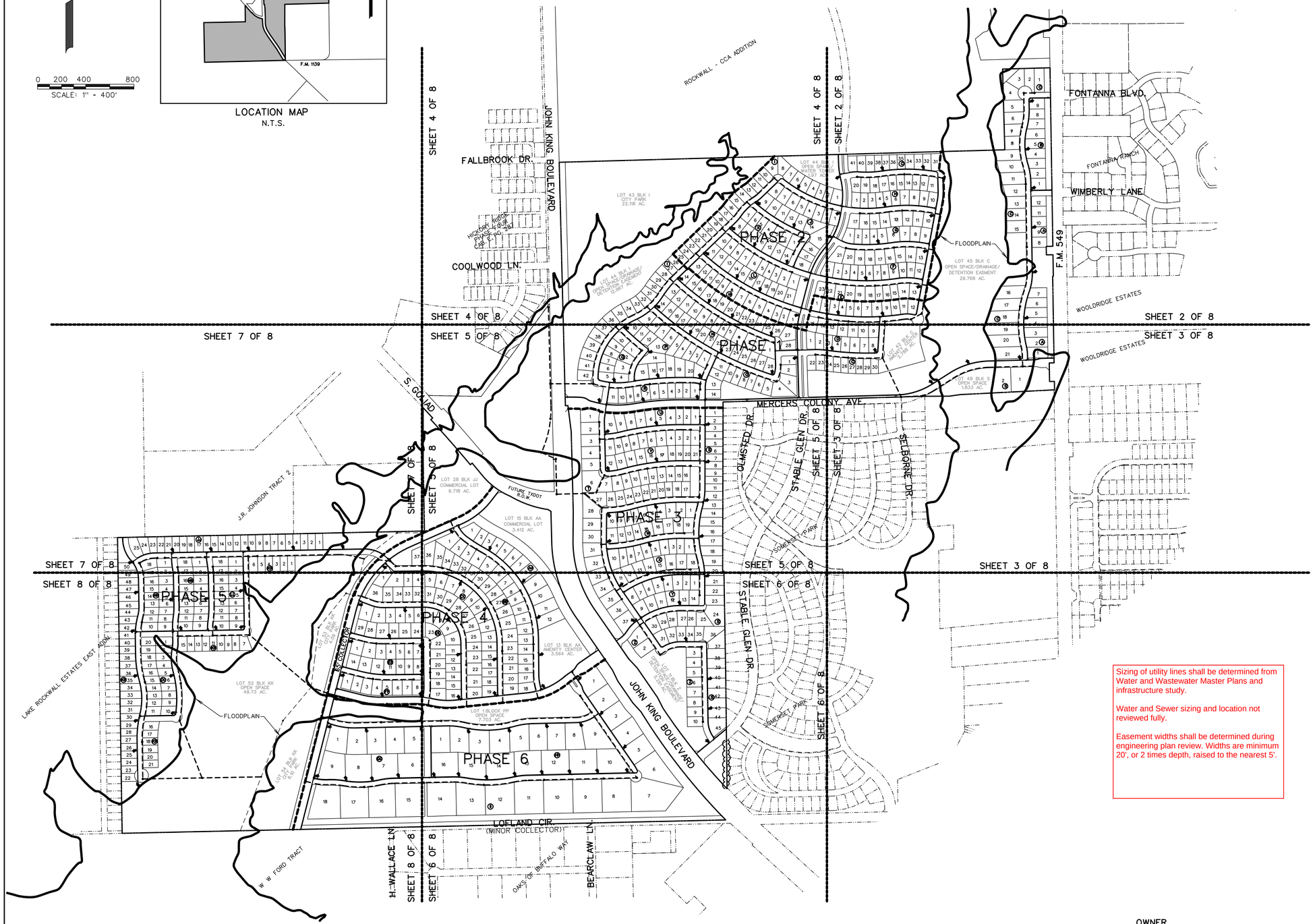
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TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200



LOCATION MAP
N.T.S.



LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
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- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- PHASE LINE
- FLOODPLAIN
- MATCHLINE

Sizing of utility lines shall be determined from Water and Wastewater Master Plans and infrastructure study.

Water and Sewer sizing and location not reviewed fully.

Easement widths shall be determined during engineering plan review. Widths are minimum 20', or 2 times depth, raised to the nearest 5'.

PRELIMINARY WATER AND SANITARY SEWER PLAN
OF

JUNIPER

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2 GREENSIDE AT CRAIG RANCH
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- MATCHLINE

SHEET 4 OF 8

SHEET 2 OF 8

ROCKWALL - CCA ADDITION

STABLE GLEN DR. (60' R.O.W.)

PHASE 2

12" required per Master Water Plan.

STREET C (50' R.O.W.)

STREET D

STREET E

STREET F

STREET G

STREET H

STREET J

STREET K

STREET L

STABLE GLEN DRIVE (80' R.O.W.)

LOT 18 BLK J OPEN SPACE 0.581 AC.

LOT 49 BLK C OPEN SPACE 0.044 AC.

LOT 22 BLK L OPEN SPACE 0.414 AC.

LOT 50 BLK C OPEN SPACE 0.066 AC.

LOT 44 BLK C OPEN SPACE 0.004 AC.

LOT 43 BLK C 0.213 AC.

LOT 16 BLK B OPEN SPACE 0.699 AC.

LOT 13 BLK A 0.388 AC.

LOT 14 BLK A OPEN SPACE 1.914 AC.

FLOODPLAIN

PHASE 1

FONTANNA BLVD.

WIMBERLY LANE

STREET A

F.M. 549

FONTANNA RANCH

WOOLDRIDGE ESTATES

EX. WATER

SHEET 4 OF 8

SHEET 3 OF 8

SHEET 2 OF 8

SHEET 3 OF 8

N

0 50 100 200

SCALE: 1" = 100'

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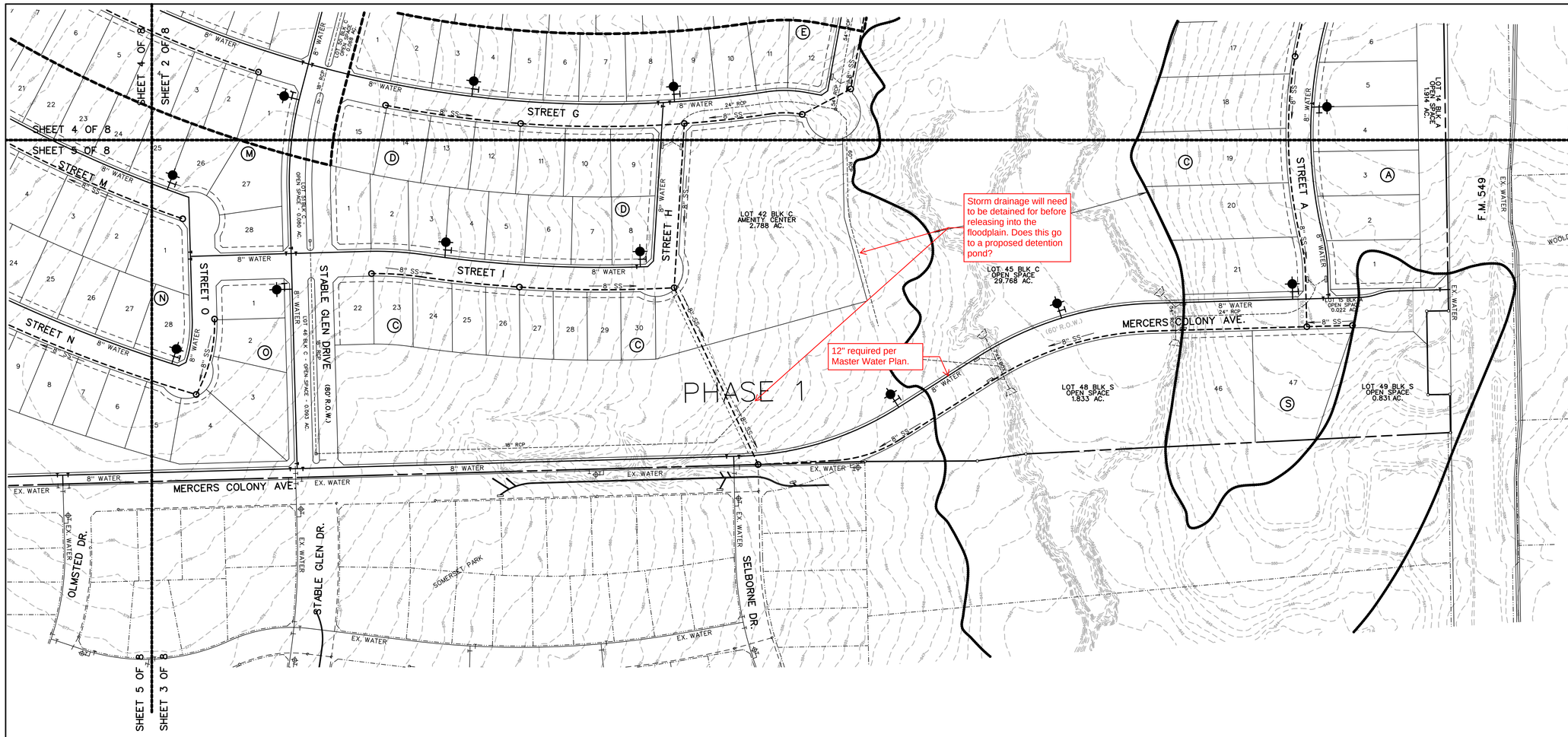
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ALLEN, TEXAS 75013
972-396-1200

FEBRUARY 2025 SCALE 1" = 100'



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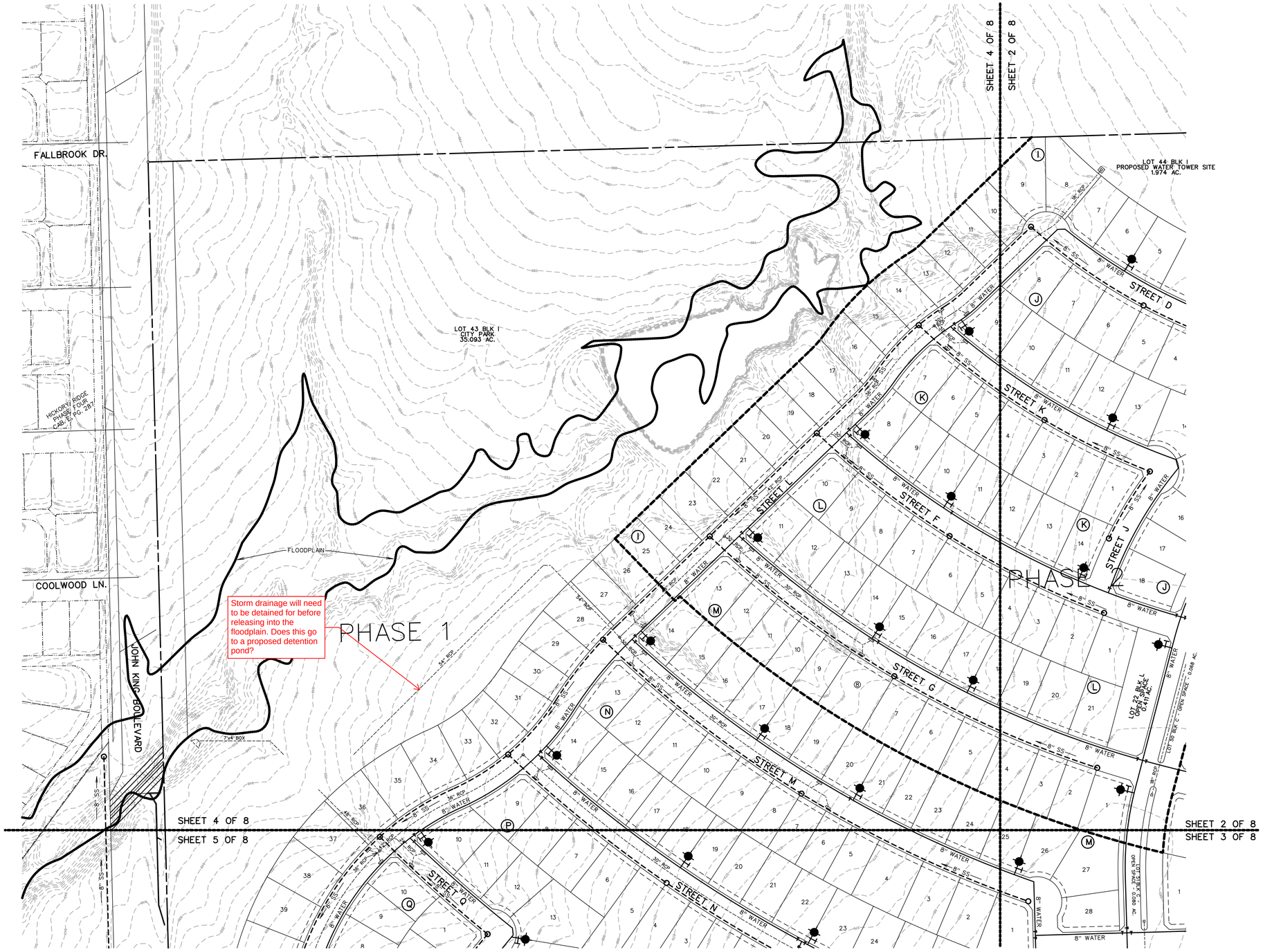
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200 W. BELMONT, SUITE E
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N

0 50 100 200

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0 50 100 200
SCALE: 1" = 100'

SHEET 7 OF 8
SHEET 6 OF 8
SHEET 5 OF 8
SHEET 4 OF 8
SHEET 3 OF 8
SHEET 2 OF 8

HICKORY RIDGE PHASE FOUR CAB. E PG. 287

PHASE 1

PHASE 3

JOHN KING BOULEVARD

S. GOLIAD

J.R. JOHNSON TRACT 7

FLOODPLAIN

STREET L
STREET M
STREET N
STREET O
STREET P
STREET Q
STREET R
STREET S (50' R.O.W.)
STREET T
STREET U
STREET V
STREET W
STREET X
STREET Y
STREET Z
STREET DD
STREET EE
STREET FF

MERCERS COLONY AVE.

OLMSTED DR.

SOMERSET PARK

LOT 21 BLK P OPEN SPACE 0.188 AC.

LOT 15 BLK O OPEN SPACE 0.980 AC.

LOT 12 BLK R - OPEN SPACE - 0.174 AC.

LOT 10 BLK U - OPEN SPACE - 0.047 AC.

LOT 47 BLK S - OPEN SPACE - 0.032 AC.

LOT 39 BLK T OPEN SPACE 0.431 AC.

LOT 38 BLK T OPEN SPACE 0.431 AC.

LOT 28 BLK JJ COMMERCIAL SPACE 6.718 AC.

LOT 15 BLK AA COMMERCIAL AREA 3.412 AC.

LOT 27 BLK W OPEN SPACE 0.135 AC.

LOT 38 BLK BB OPEN SPACE 0.769 AC.

LOT 14 BLK AA OPEN SPACE 3.569 AC.

7'X4' BOX

6'X4' BOX

easements needed?

Utility and storm lines must be in HOA lot. May not cross residential lots.

12" water main along John King required per Master Water Plan.

PRELIMINARY WATER AND SANITARY SEWER PLAN OF JUNIPER

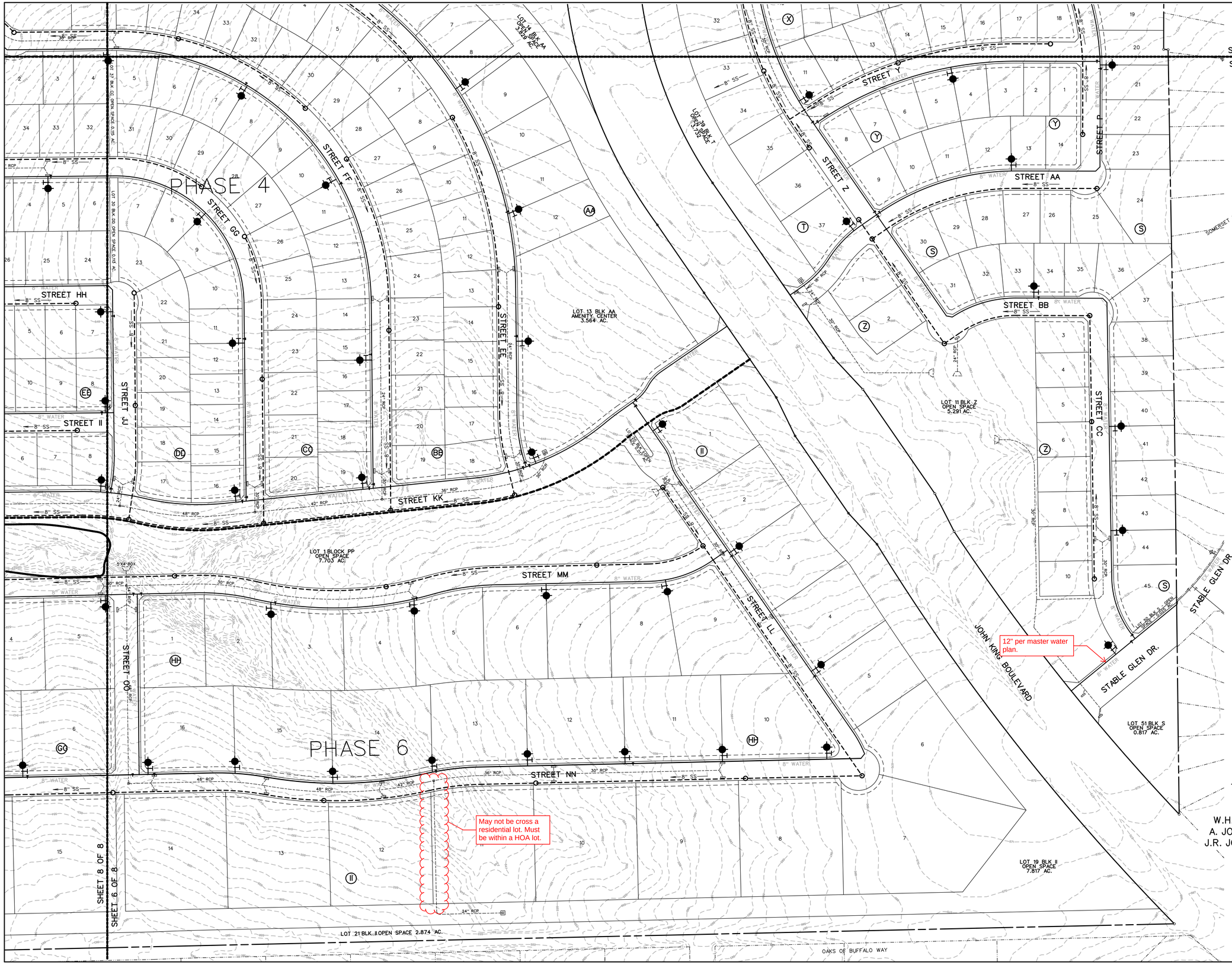
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FEBRUARY 2025 SCALE 1" = 100'

SHEET 7 OF 8



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SHEET 8 OF 9

SHEET 5 OF 9

SHEET 6 OF 9

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LOTS 1-11, BLOCK R
LOTS 1-47, BLOCK S
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LOTS 1-10, BLOCK U
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TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
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SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FEBRUARY 2025 SCALE 1" = 100'

PHASE 5

PHASE 4

PHASE 6

STREET TT
STREET SS
STREET UU
STREET RR
STREET QQ
STREET VV
STREET HH
STREET JJ
STREET KK
STREET MM
STREET NN
STREET OO
STREET DD

FLOODPLAIN

LOT 1 BLOCK PP OPEN SPACE 7.703 AC.

LOT 21 BLK II OPEN SPACE 2.874 AC.

No dead end water main.

12" per master water plan.

12" water main required along Lofland Circle per City's mater plan.

W W FORD TRACT

OAKS OF BUFFALO WAY

SHEET 8 OF 9

SHEET 6 OF 9

0 50 100 200
SCALE: 1" = 100'

N

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	East & West of Intersection at S Goliad St & S John King Blvd
SUBDIVISION	W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 128 LOT J.R. Johnson Survey, BLOCK Ab No. 128
GENERAL LOCATION	At Intersection of Goliad & S. John King Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-103	CURRENT USE	
PROPOSED ZONING		PROPOSED USE	Single Family, Commercial
ACREAGE	526.778	LOTS [CURRENT]	
LOTS [PROPOSED]	868		

☒ ***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	Qualico Developments (US), Inc	☒ APPLICANT	Michael Joyce Properties
CONTACT PERSON	John Vick	CONTACT PERSON	Ryan Joyce
ADDRESS	6950 TPC Drive, Suite 150	ADDRESS	767 Justin Road
CITY, STATE & ZIP	McKinney, TX 75070	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [*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 $ 8,101.67 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* February *2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

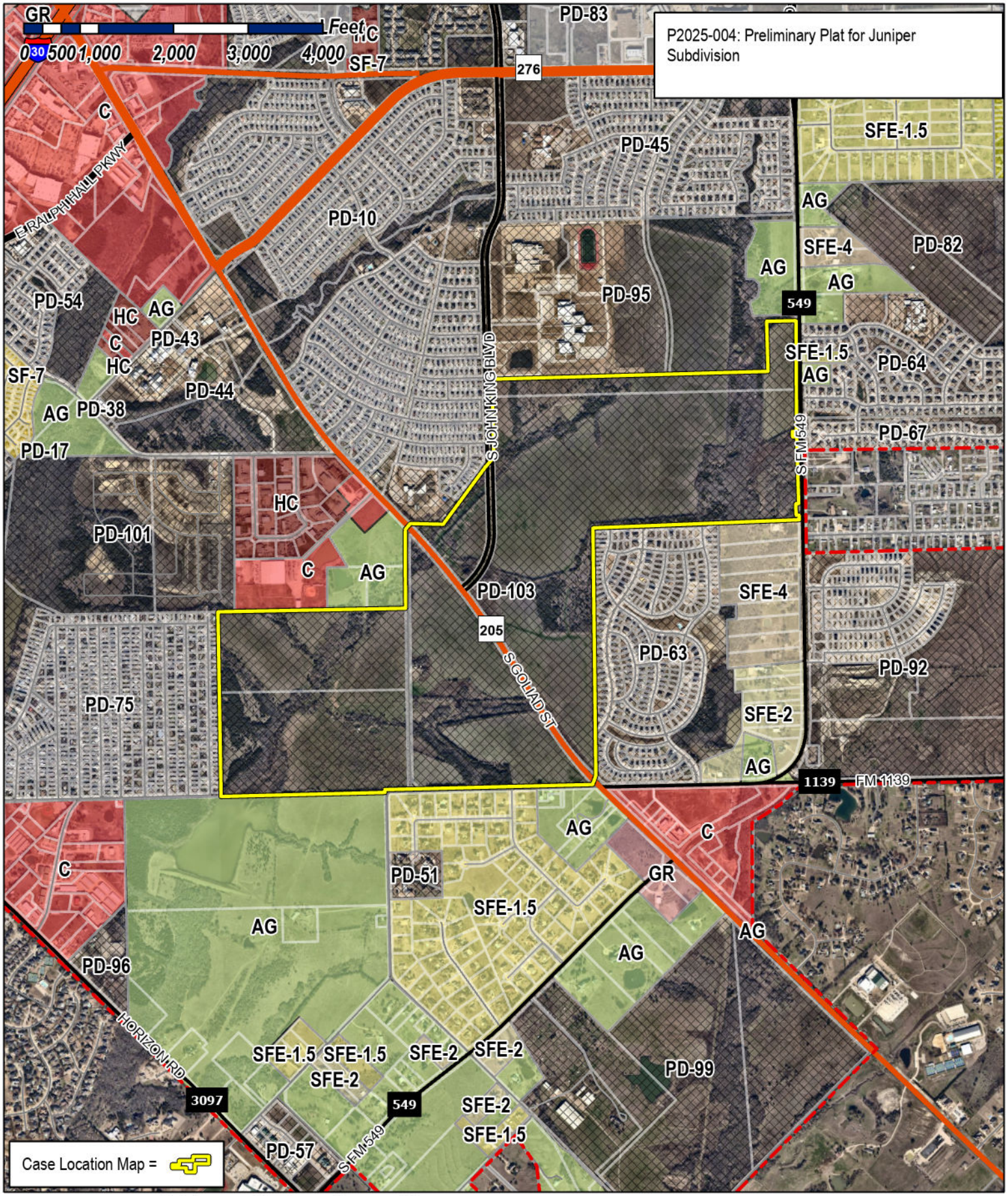
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th *DAY OF* February *20*25.

OWNER'S SIGNATURE John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sondra Dosier Meeks

MY COMMISSION EXPIRES

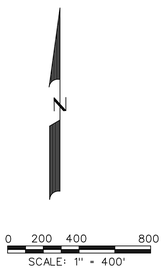
SONDRA DOSIER MEEKS
Notary Public, State of Texas
Comm. Expires 06-15-2027
Notary ID 134410500

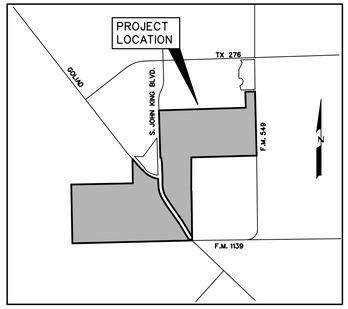


City of Rockwall

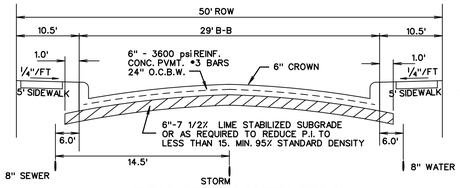
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

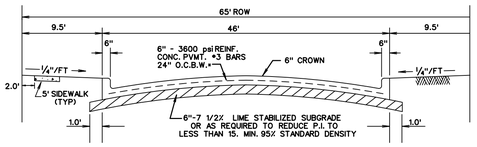




LOCATION MAP
N.T.S.



TYPICAL PAVEMENT SECTION (29' B-B)
N.T.S.



TYPICAL PAVEMENT SECTION
N.T.S.
STREET DD & STREET KK

TOTAL ACRES	519.53
TOTAL RESIDENTAL LOTS	870
DENSITY	1.67
ZONING ORDINANCE	14-2022
TOTAL OPEN SPACE ACRES	139.34

LAND USE SINGLE FAMILY DEVELOPMENT

LEGEND
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
I.R.F - IRON ROD FOUND
H.O.A. - HOMEOWNERS ASSOCIATION
◇ - STREET NAME CHANGE
- - - - PHASE LINE
——— FLOODPLAIN
——— MATCHLINE

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman _____ Date _____

I hereby certify that the above and foregoing plat of an addiiton to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____of_____,2025.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

PRELIMINARY PLAT
OF
JUNIPER

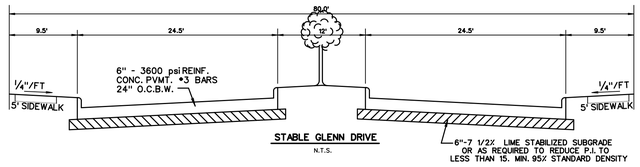
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TOTAL OPEN SPACE LOTS 46
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200 W. BELMONT, SUITE E
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FEBRUARY 2025 SCALE 1" = 400'

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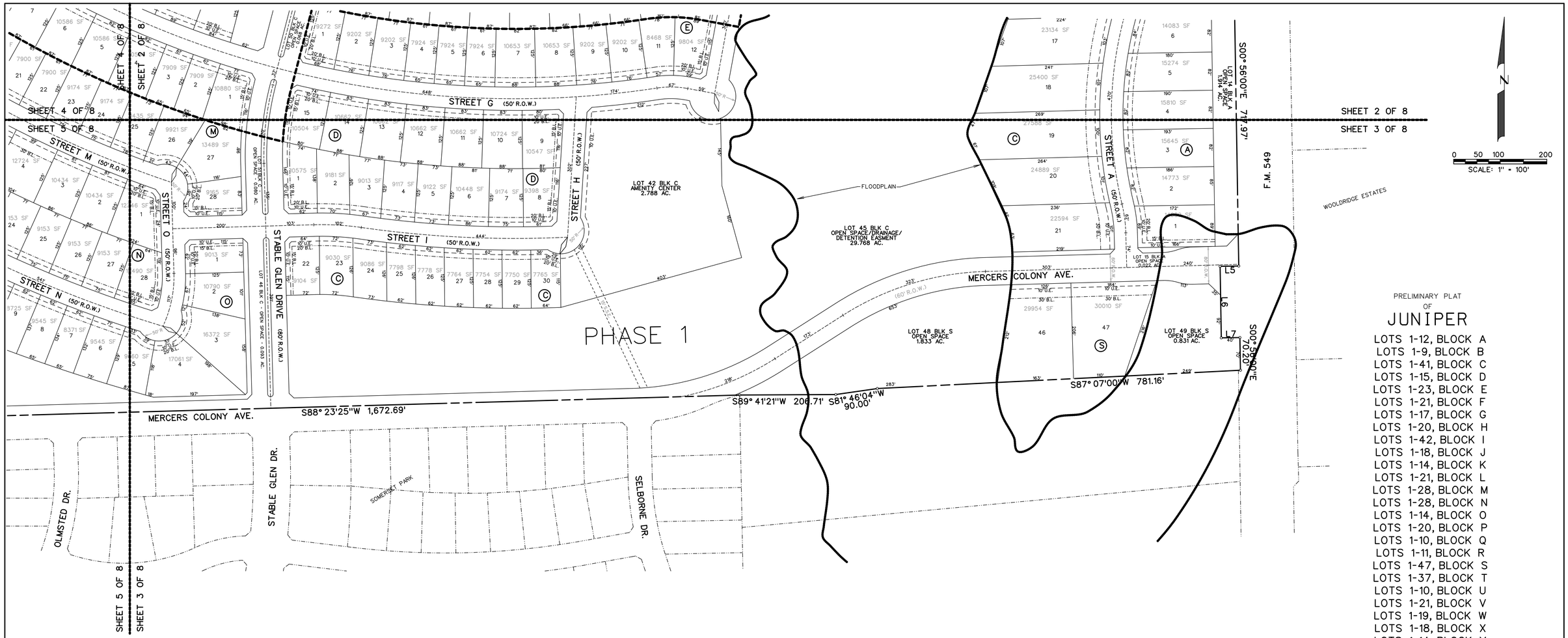
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I.R.F - IRON ROD FOUND
H.O.A. - HOMEOWNERS ASSOCIATION
◇ - STREET NAME CHANGE
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——— FLOODPLAIN
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PRELIMINARY PLAT
OF
JUNIPER

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LOTS 1-9, BLOCK B
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LOTS 1-47, BLOCK S
LOTS 1-37, BLOCK T
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CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
FEBRUARY 2025 SCALE 1" = 100'



LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 89°13'14" W	55.00'
2.	S 00°46'46" E	70.00'
3.	N 89°13'14" E	55.16'
4.	S 89°05'37" W	5.34'
5.	S 89°04'00" W	40.00'
6.	S 00°56'00" E	153.61'
7.	N 89°04'00" E	40.00'
8.	S 47°34'12" W	20.00'
9.	N 50°04'12" E	20.00'
10.	S 57°56'48" E	28.74'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	09°46'28"	5006.10'	854.03'	852.99'	N38°29'11"W
2.	33°08'42"	1011.00'	584.86'	576.73'	N18°02'03"W
3.	00°32'02"	11409.29'	116.29'	116.29'	S42°43'19"E
4.	02°30'00"	11389.16'	496.95'	496.91'	S41°10'48"E
5.	27°48'07"	600.00'	291.14'	288.29'	S53°10'25"E
6.	22°07'31"	868.81'	335.50'	333.42'	S70°36'25"E
7.	34°48'52"	1152.00'	699.98'	689.27'	S18°52'08"E
8.	12°47'29"	5105.59'	1139.83'	1137.46'	S38°03'31"E

LEGEND

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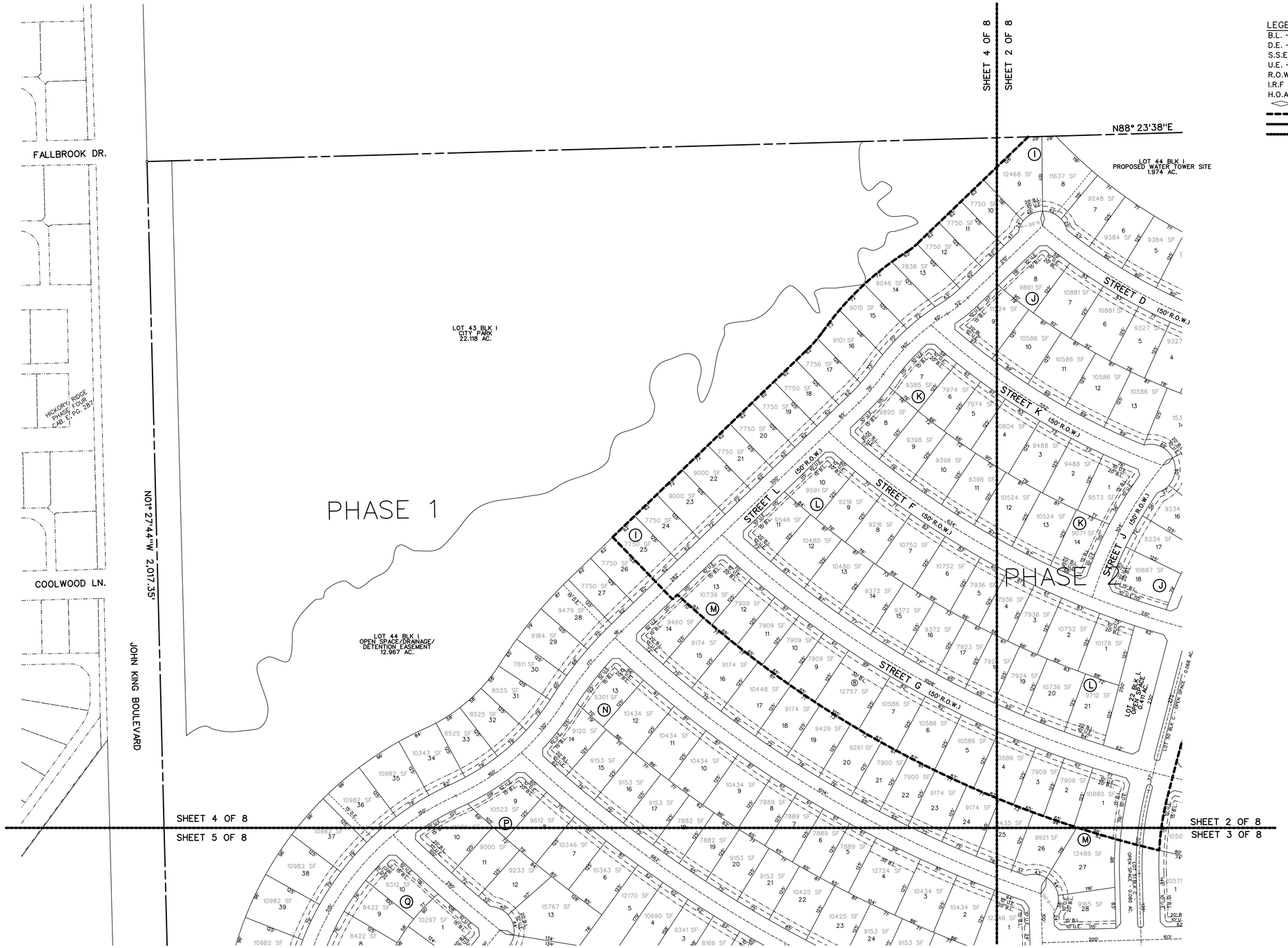
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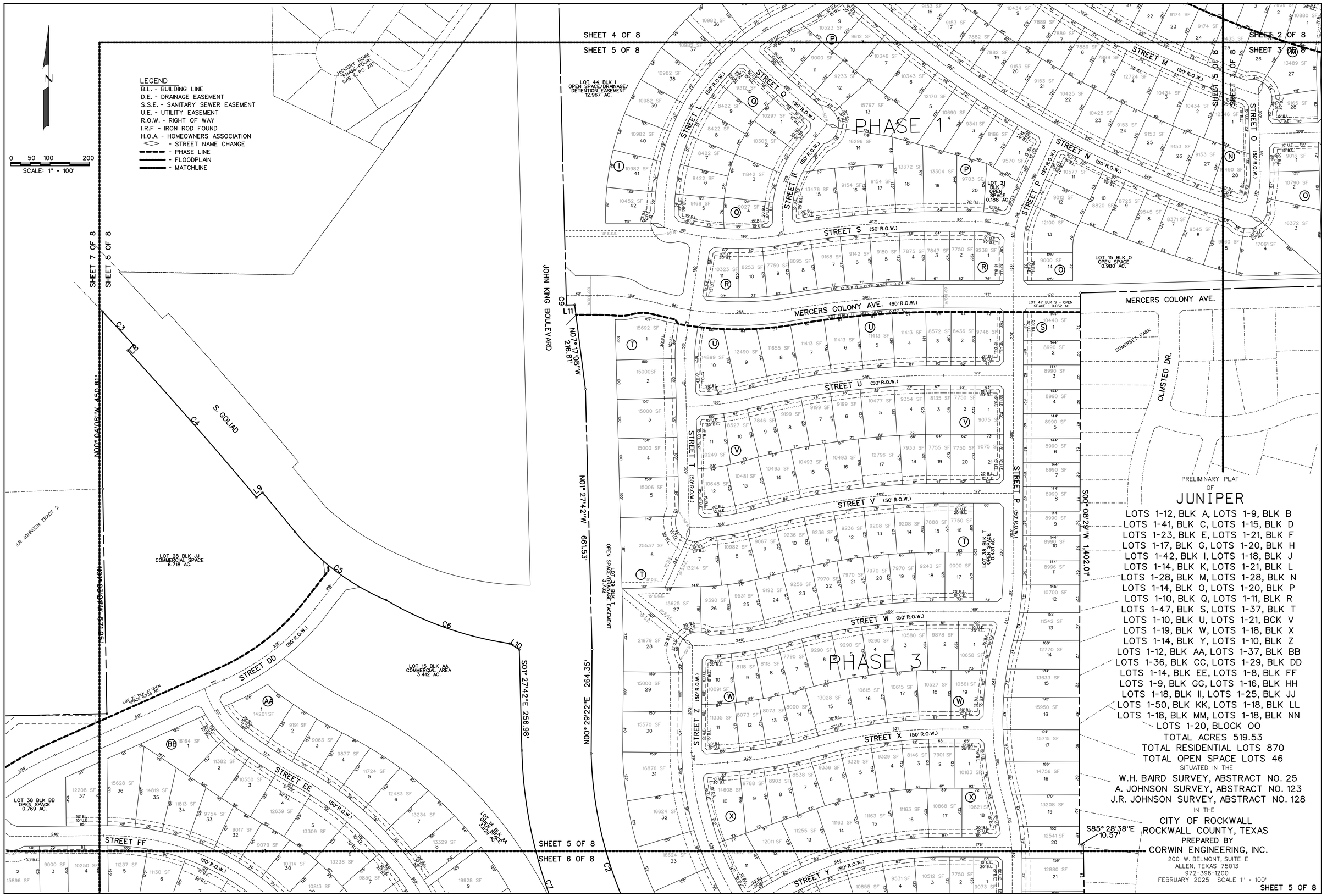
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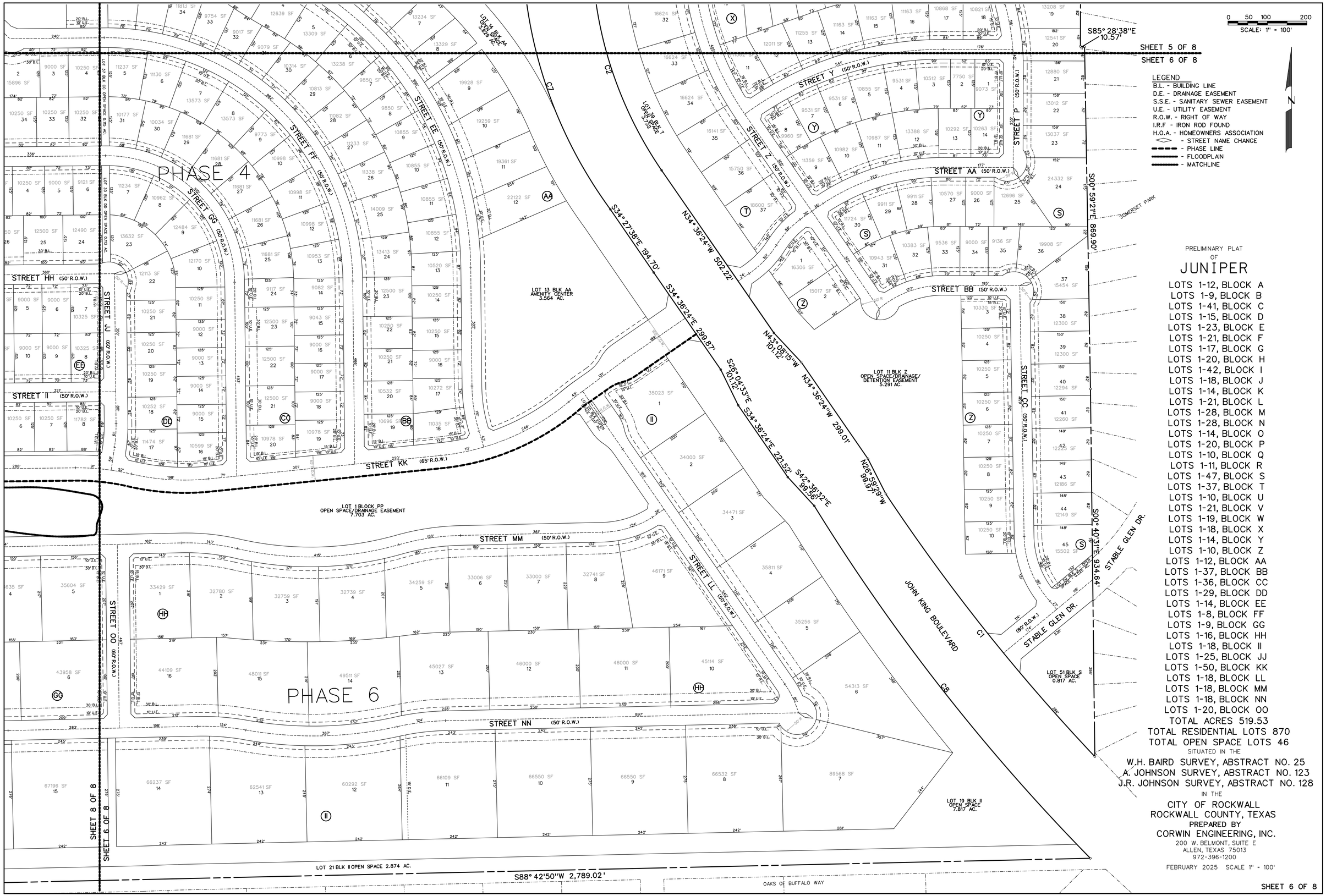
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SCALE: 1" = 100'
N
HICKORY RIDGE PHASE FOUR CAB. E, PG. 287
SHEET 4 OF 8
SHEET 5 OF 8
SHEET 7 OF 8
SHEET 6 OF 8
SHEET 3 OF 8
SHEET 2 OF 8
JOHN KING BOULEVARD
N00°49'40"W 450.81'
N07°17'08"W 216.81'
N01°27'42"W 661.53'
S01°27'42"E 256.98'
S01°27'42"E 1,322.62'
S00°08'29"W 1,402.01'
S85°28'38"E 10.57'
J.R. JOHNSON TRACT 2
LOT 28 BLK JJ COMMERCIAL SPACE 6.718 AC.
LOT 15 BLK AA COMMERCIAL AREA 3.412 AC.
LOT 44 BLK I OPEN SPACE/DRAINAGE/ DETENTION EASEMENT 12.967 AC.
LOT 38 BLK T OPEN SPACE/DRAINAGE EASEMENT 3.732
LOT 38 BLK T OPEN SPACE 0.431 AC.
LOT 21 BLK P OPEN SPACE 0.158 AC.
LOT 15 BLK O OPEN SPACE 0.980 AC.
LOT 47 BLK S - OPEN SPACE - 0.033 AC.
LOT 38 BLK BB OPEN SPACE 0.769 AC.
LOT 27 BLK W OPEN SPACE 0.139 AC.
LOT 14 BLK AA OPEN SPACE 0.269 AC.
LOT 12 BLK R - OPEN SPACE - 0.174 AC.
PHASE 1
PHASE 3
STREET L (50' R.O.W.)
STREET M (50' R.O.W.)
STREET N (50' R.O.W.)
STREET O (50' R.O.W.)
STREET P (50' R.O.W.)
STREET Q (50' R.O.W.)
STREET R (50' R.O.W.)
STREET S (50' R.O.W.)
STREET T (50' R.O.W.)
STREET U (50' R.O.W.)
STREET V (50' R.O.W.)
STREET W (50' R.O.W.)
STREET X (50' R.O.W.)
STREET Y (50' R.O.W.)
STREET Z (50' R.O.W.)
STREET DD (65' R.O.W.)
STREET EE (50' R.O.W.)
STREET FF (50' R.O.W.)
MERCERS COLONY AVE. (60' R.O.W.)
MERCERS COLONY AVE.
OLMSTED DR.
SOMERSET PARK
C1 C2 C3 C4 C5 C6 C7 C8 C9 C10
L9 L10 L11
PRELIMINARY PLAT
OF
JUNIPER
LOTS 1-12, BLK A, LOTS 1-9, BLK B
LOTS 1-41, BLK C, LOTS 1-15, BLK D
LOTS 1-23, BLK E, LOTS 1-21, BLK F
LOTS 1-17, BLK G, LOTS 1-20, BLK H
LOTS 1-42, BLK I, LOTS 1-18, BLK J
LOTS 1-14, BLK K, LOTS 1-21, BLK L
LOTS 1-28, BLK M, LOTS 1-28, BLK N
LOTS 1-14, BLK O, LOTS 1-20, BLK P
LOTS 1-10, BLK Q, LOTS 1-11, BLK R
LOTS 1-47, BLK S, LOTS 1-37, BLK T
LOTS 1-10, BLK U, LOTS 1-21, BCK V
LOTS 1-19, BLK W, LOTS 1-18, BLK X
LOTS 1-14, BLK Y, LOTS 1-10, BLK Z
LOTS 1-12, BLK AA, LOTS 1-37, BLK BB
LOTS 1-36, BLK CC, LOTS 1-29, BLK DD
LOTS 1-14, BLK EE, LOTS 1-8, BLK FF
LOTS 1-9, BLK GG, LOTS 1-16, BLK HH
LOTS 1-18, BLK II, LOTS 1-25, BLK JJ
LOTS 1-50, BLK KK, LOTS 1-18, BLK LL
LOTS 1-18, BLK MM, LOTS 1-18, BLK NN
LOTS 1-20, BLOCK OO
TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46
SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
FEBRUARY 2025 SCALE 1" = 100'
SHEET 5 OF 8



LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
I.R.F - IRON ROD FOUND
H.O.A. - HOMEOWNERS ASSOCIATION
◇ - STREET NAME CHANGE
- - - PHASE LINE
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——— - MATCHLINE

PRELIMINARY PLAT
OF
JUNIPER

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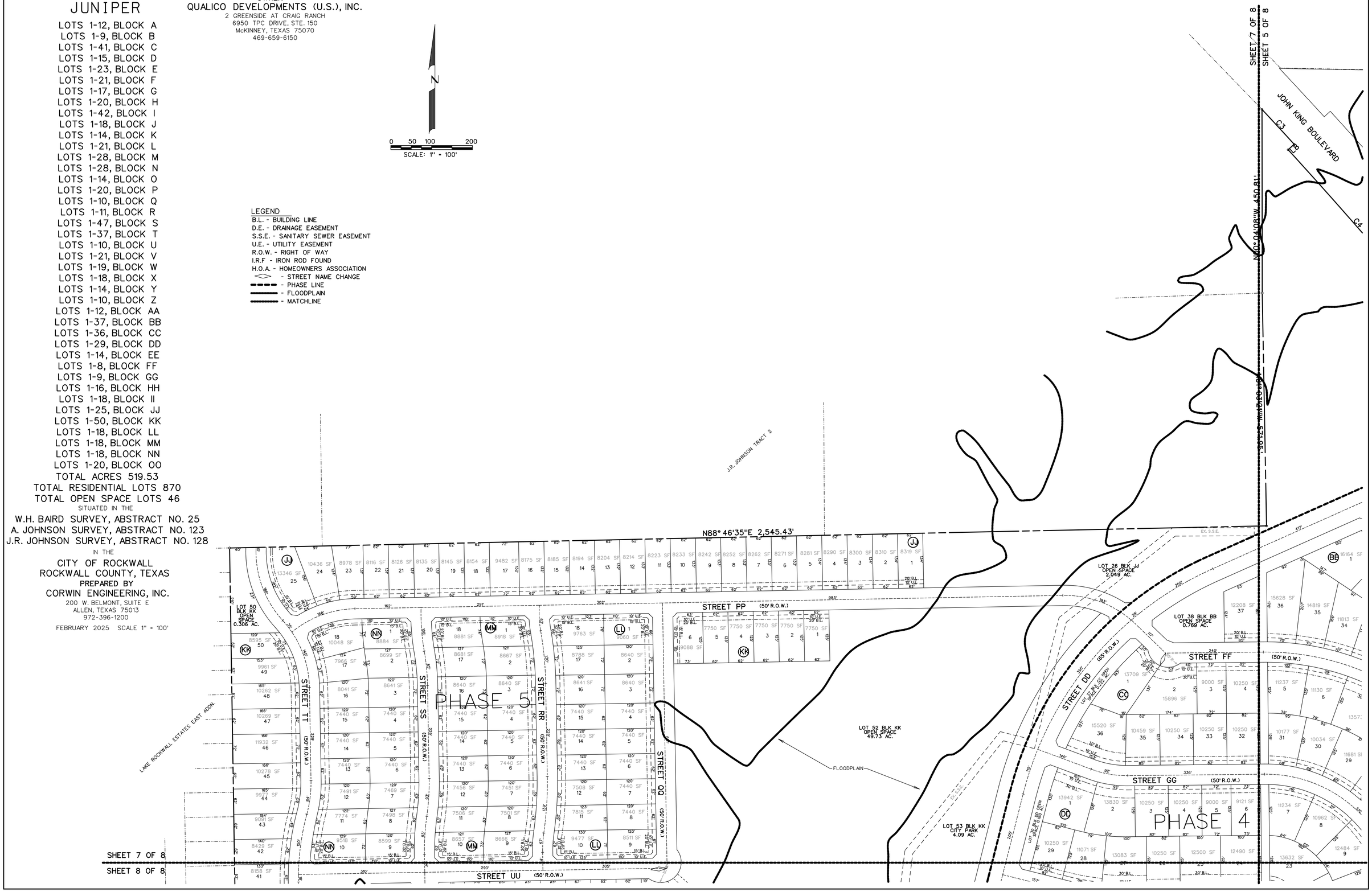
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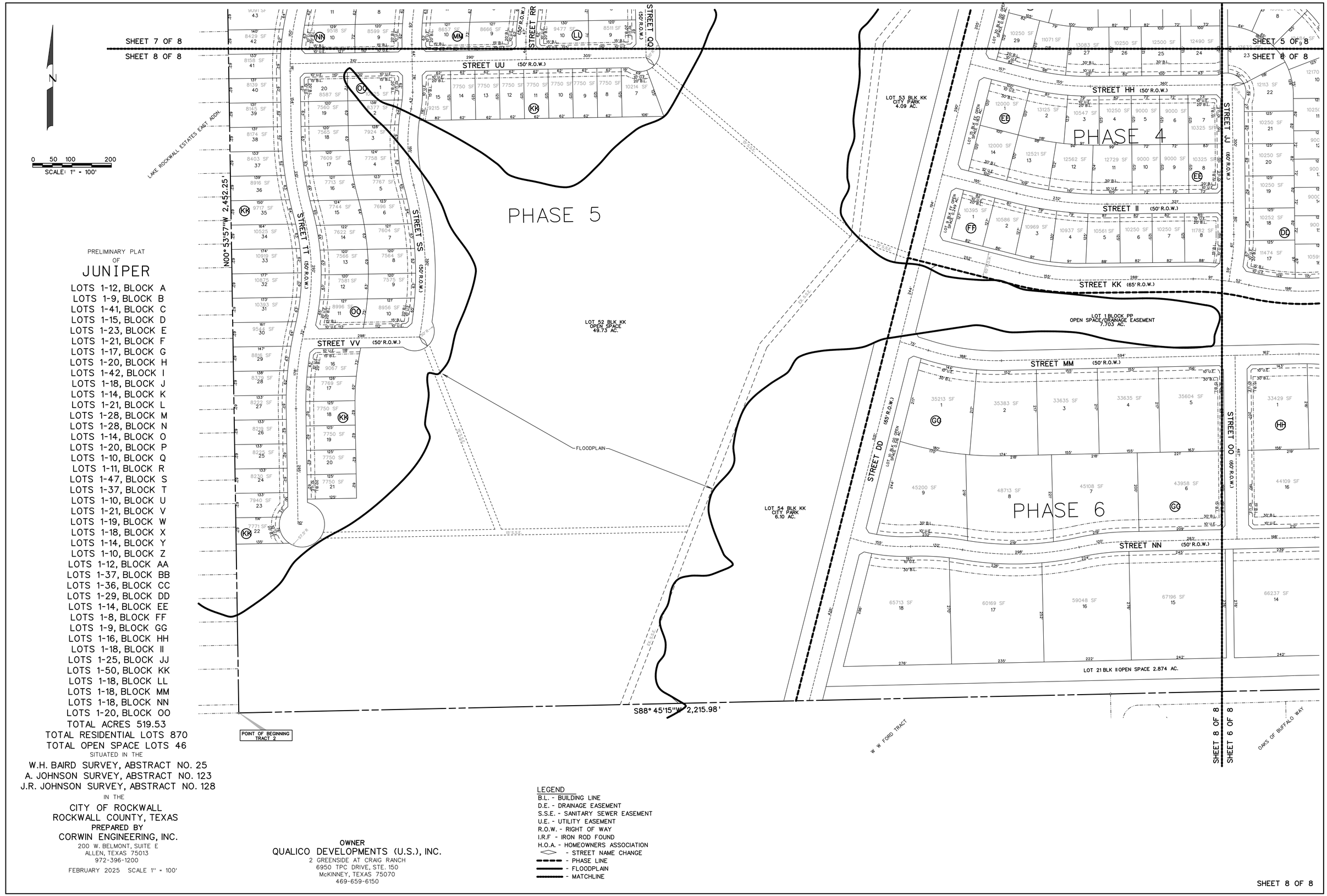
OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

N

0 50 100 200
SCALE: 1" = 100'

LEGEND
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
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PRELIMINARY PLAT
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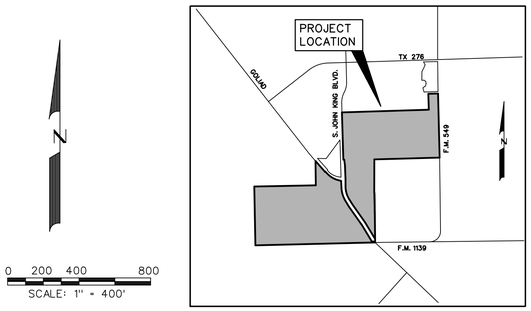
FEBRUARY 2025 SCALE 1" = 100'

OWNER

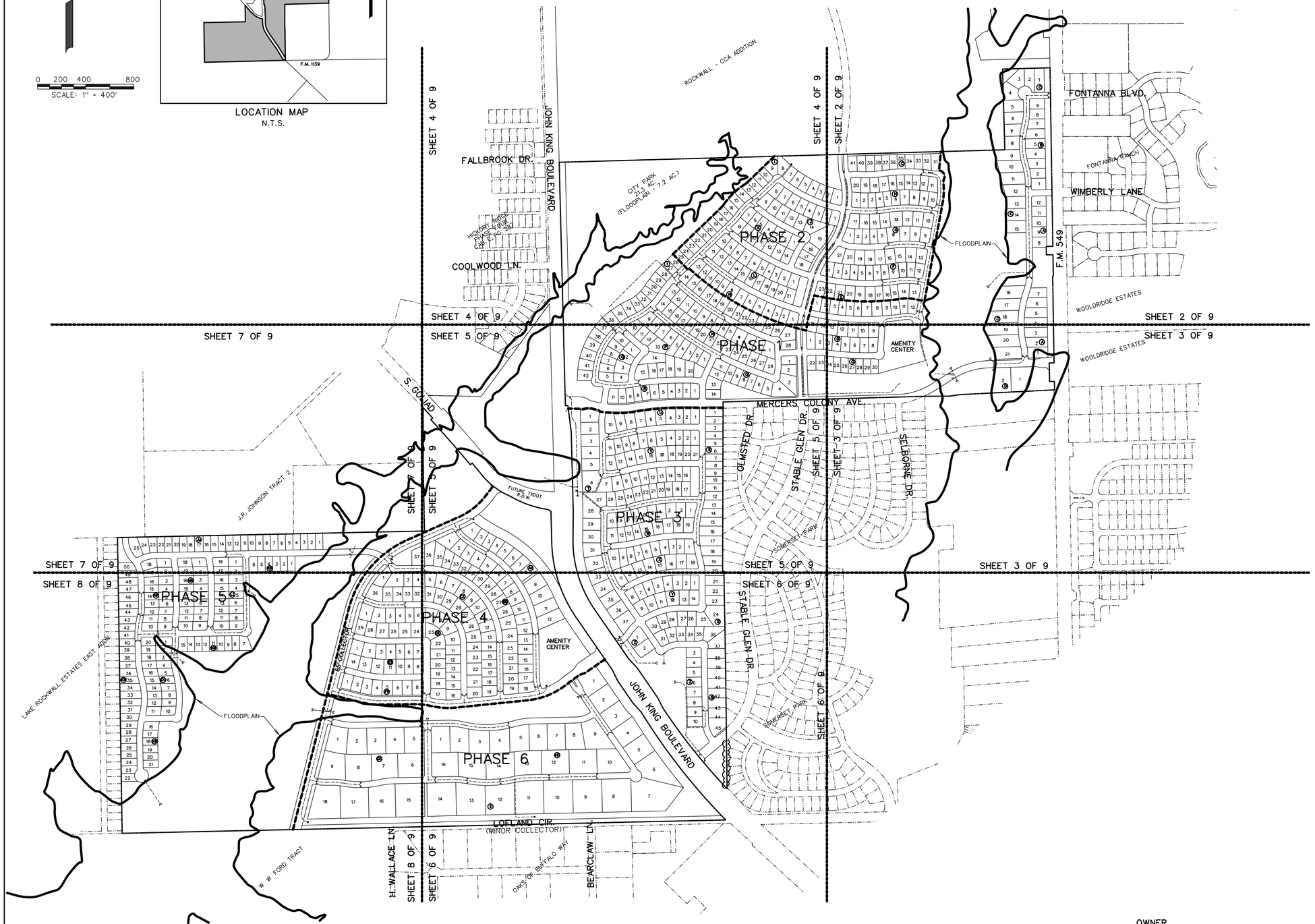
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LEGEND

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LOCATION MAP
N.T.S.



LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO. (AC. | Q)
- PHASE LINE
- FLOODPLAIN
- MATCHLINE

PRELIMINARY DRAINAGE AREA MAP
OF

JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FEBRUARY 2025 SCALE 1" = 400'

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
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- DRAINAGE AREA NO. (AC. / Q)
- PHASE LINE
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- MATCHLINE

N

0 50 100 200
SCALE: 1" = 100'

PRELIMINARY DRAINAGE AREA MAP OF JUNIPER

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LOTS 1-9, BLOCK B
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SHEET 4 OF 9
SHEET 2 OF 9
SHEET 3 OF 9



LEGEND

- PROP. STORM SEWER
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- DRAINAGE AREA DIVIDE
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PRELIMINARY DRAINAGE AREA MAP
OF

JUNIPER

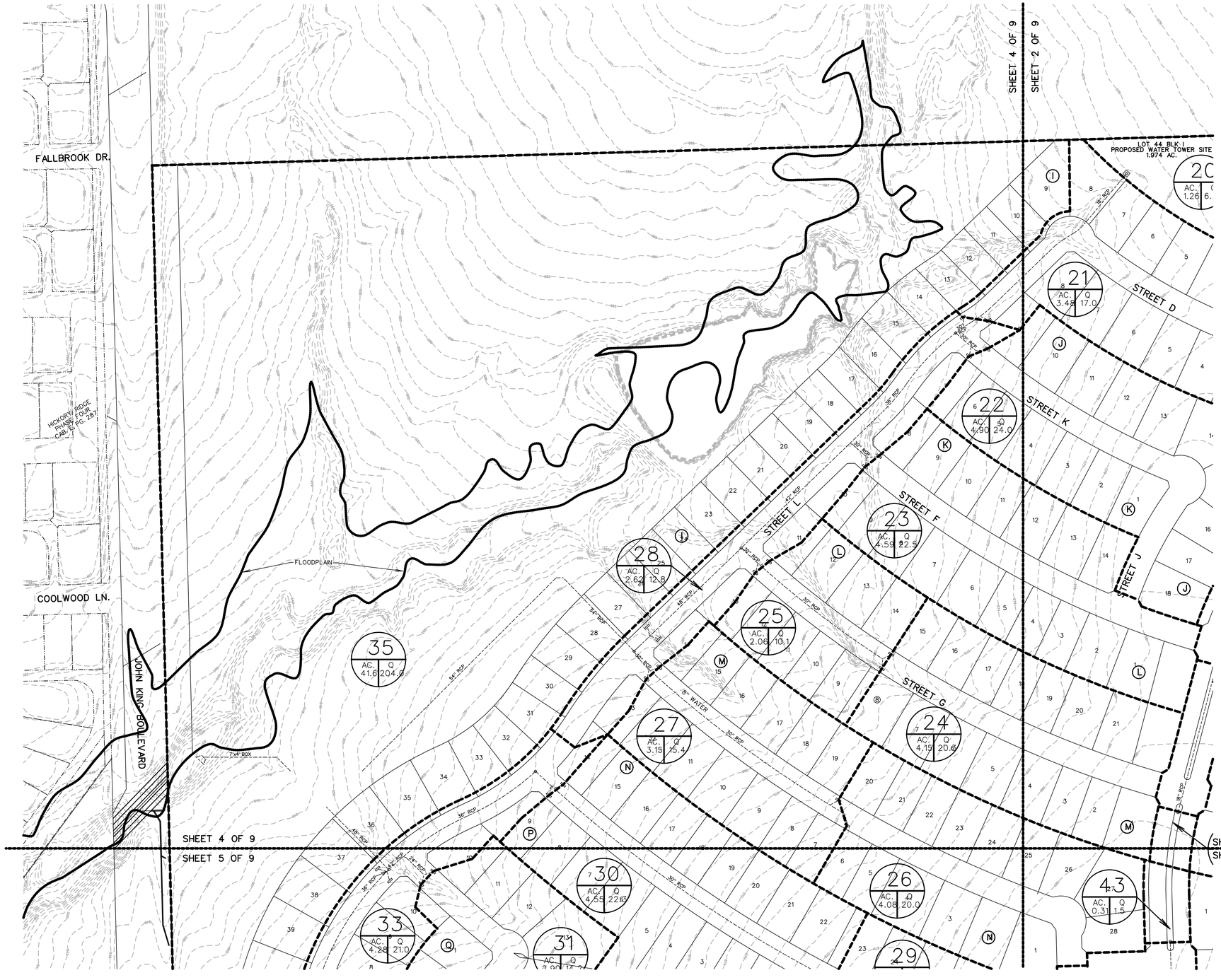
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- FLOW ARROW
- DRAINAGE AREA NO. (AC. / Q)
- PHASE LINE
- FLOODPLAIN
- MATCHLINE

N

0 50 100 200

SCALE: 1" = 100'

PRELIMINARY DRAINAGE AREA MAP
OF

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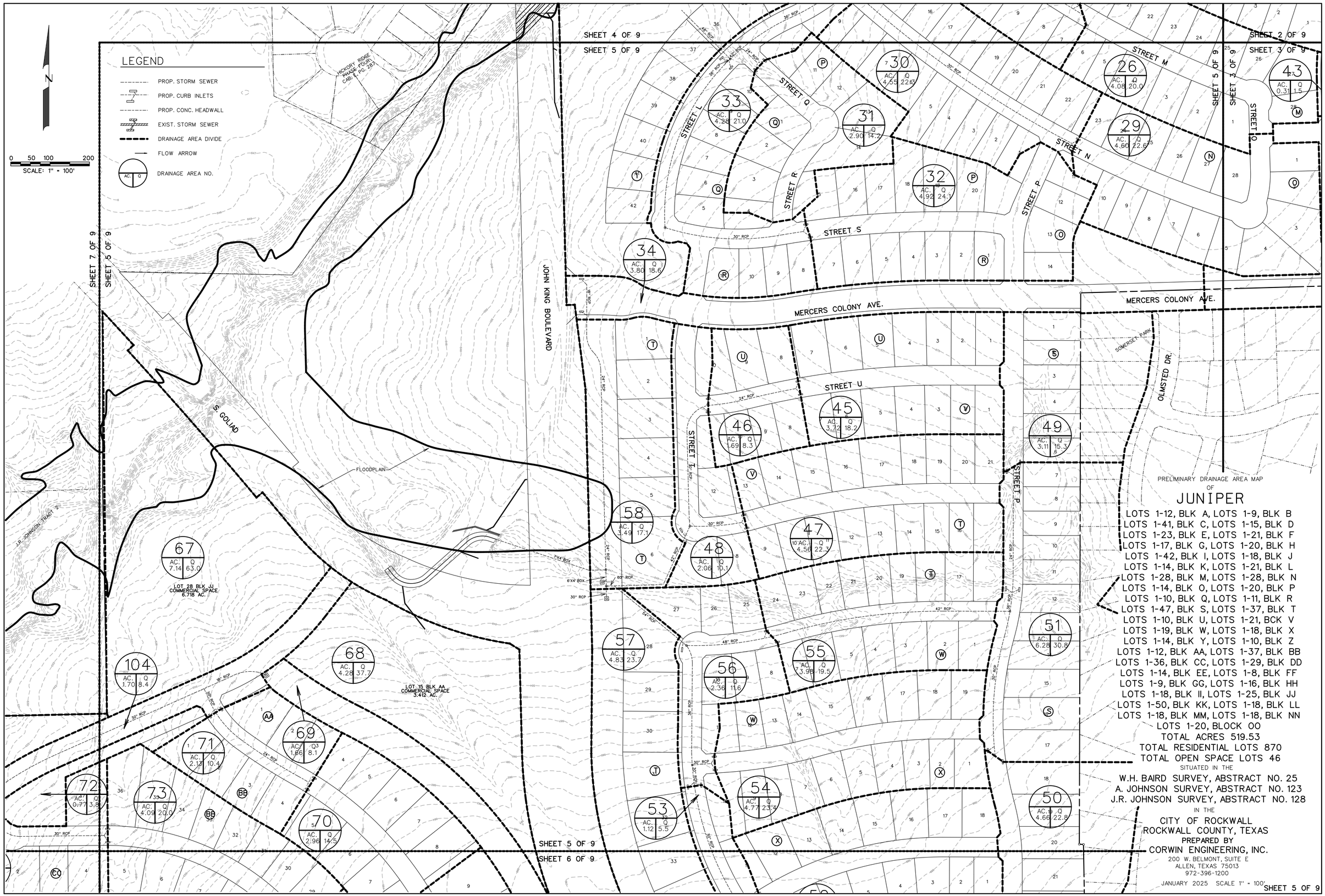
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2 GREENSIDE AT CRAIG RANCH
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DRAINAGE AREA DIVIDE
FLOW ARROW
DRAINAGE AREA NO.
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0 50 100 200
SCALE: 1" = 100'
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SHEET 5 OF 9
SHEET 2 OF 9
SHEET 3 OF 9
SHEET 7 OF 9
SHEET 5 OF 9
SHEET 5 OF 9
SHEET 6 OF 9
HICKORY RIDGE PHASE FOUR CAB. E PG. 287
JOHN KING BOULEVARD
S. GOLIAD
FLOODPLAIN
J.R. JOHNSON TRACT 7
STREET L
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SOMERSET PARK
OLMSTED DR.
LOT 28 BLK JJ COMMERCIAL SPACE 6.718 AC.
LOT 15 BLK AA COMMERCIAL SPACE 3.412 AC.
26 AC. 4.08 Q 20.0
29 AC. 4.60 Q 22.6
30 AC. 4.55 Q 22.8
31 AC. 2.90 Q 14.2
32 AC. 4.92 Q 24.1
33 AC. 4.28 Q 21.0
34 AC. 3.80 Q 18.6
43 AC. 0.31 Q 1.5
45 AC. 3.72 Q 18.2
46 AC. 1.69 Q 8.3
47 AC. 4.56 Q 22.3
48 AC. 2.06 Q 10.1
49 AC. 3.11 Q 15.3
50 AC. 4.66 Q 22.8
51 AC. 6.28 Q 30.8
53 AC. 1.12 Q 5.5
54 AC. 4.77 Q 23.4
55 AC. 3.98 Q 19.5
56 AC. 2.36 Q 11.6
57 AC. 4.83 Q 23.7
58 AC. 3.49 Q 17.1
67 AC. 7.14 Q 63.0
68 AC. 4.28 Q 37.7
69 AC. 1.66 Q 8.1
70 AC. 2.96 Q 14.5
71 AC. 2.13 Q 10.4
72 AC. 0.77 Q 3.8
73 AC. 4.09 Q 20.0
104 AC. 1.70 Q 8.4
42" RCP
36" RCP
30" RCP
24" RCP
7'X4' BOX
6'X4' BOX
PRELIMINARY DRAINAGE AREA MAP
OF
JUNIPER
LOTS 1-12, BLK A, LOTS 1-9, BLK B
LOTS 1-41, BLK C, LOTS 1-15, BLK D
LOTS 1-23, BLK E, LOTS 1-21, BLK F
LOTS 1-17, BLK G, LOTS 1-20, BLK H
LOTS 1-42, BLK I, LOTS 1-18, BLK J
LOTS 1-14, BLK K, LOTS 1-21, BLK L
LOTS 1-28, BLK M, LOTS 1-28, BLK N
LOTS 1-14, BLK O, LOTS 1-20, BLK P
LOTS 1-10, BLK Q, LOTS 1-11, BLK R
LOTS 1-47, BLK S, LOTS 1-37, BLK T
LOTS 1-10, BLK U, LOTS 1-21, BCK V
LOTS 1-19, BLK W, LOTS 1-18, BLK X
LOTS 1-14, BLK Y, LOTS 1-10, BLK Z
LOTS 1-12, BLK AA, LOTS 1-37, BLK BB
LOTS 1-36, BLK CC, LOTS 1-29, BLK DD
LOTS 1-14, BLK EE, LOTS 1-8, BLK FF
LOTS 1-9, BLK GG, LOTS 1-16, BLK HH
LOTS 1-18, BLK II, LOTS 1-25, BLK JJ
LOTS 1-50, BLK KK, LOTS 1-18, BLK LL
LOTS 1-18, BLK MM, LOTS 1-18, BLK NN
LOTS 1-20, BLOCK OO
TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46
SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
JANUARY 2025 SCALE 1" = 100'
SHEET 5 OF 9

SHEET 5 OF 9

SHEET 6 OF 9

SHEET 6 OF 9

SHEET 8 OF 9

0 50 100 200

SCALE: 1" = 100'

N

LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- AC. / Q — DRAINAGE AREA NO.
- PHASE LINE
- FLOODPLAIN
- MATCHLINE

PRELIMINARY DRAINAGE AREA MAP
OF

JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
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JANUARY 2025 SCALE 1" = 100'

PRELIMINARY DRAINAGE AREA MAP
OF

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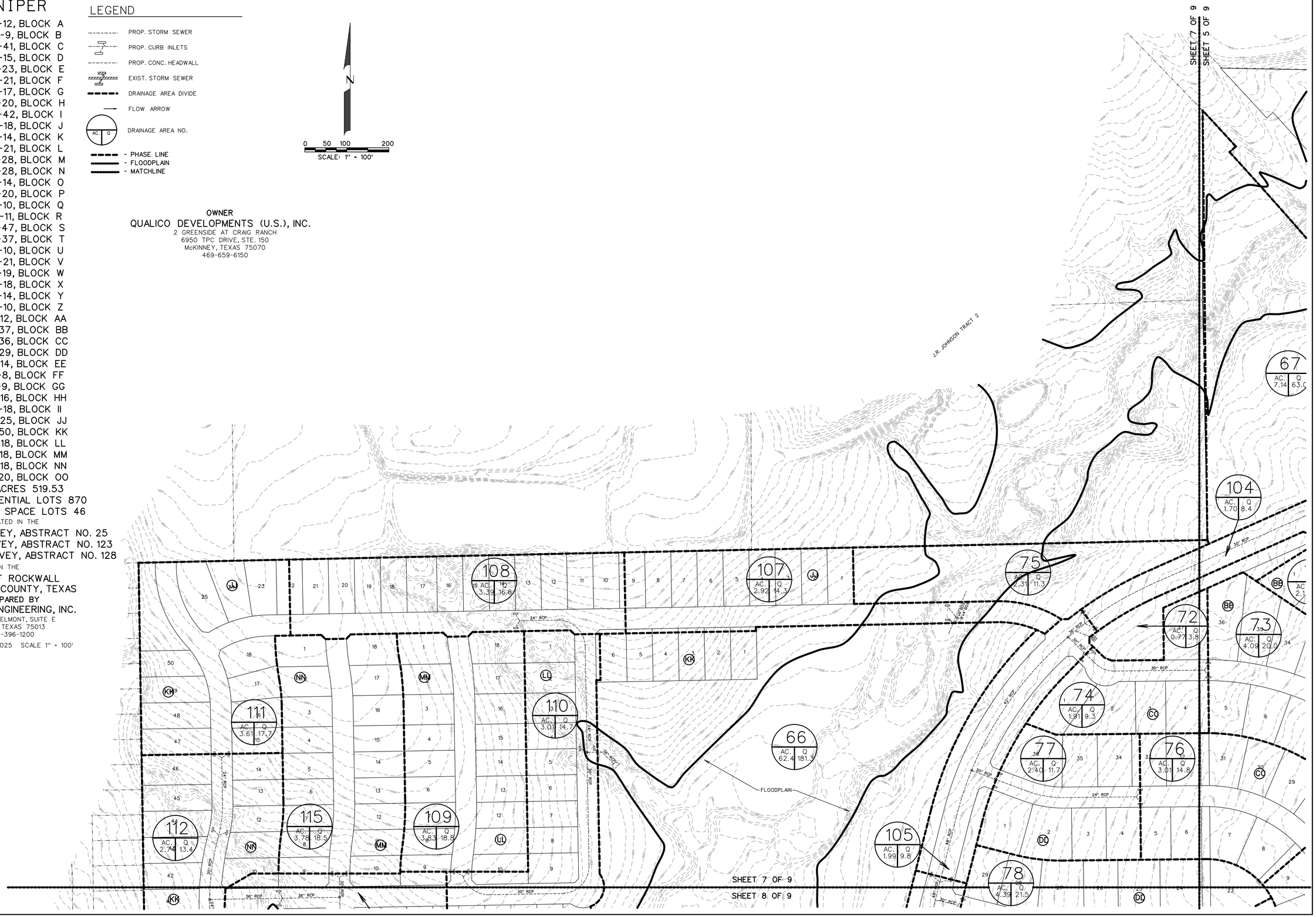
LEGEND

- PROP. STORM SEWER
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- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO. (AC. / Q)
- PHASE LINE
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N

0 50 100 200
SCALE: 1" = 100'

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150



SHEET 7 OF 9

SHEET 8 OF 9

SHEET 5 OF 9

SHEET 6 OF 9

LEGEND

- PROP. STORM SEWER
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- PROP. CONC. HEADWALL
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PRELIMINARY DRAINAGE AREA MAP
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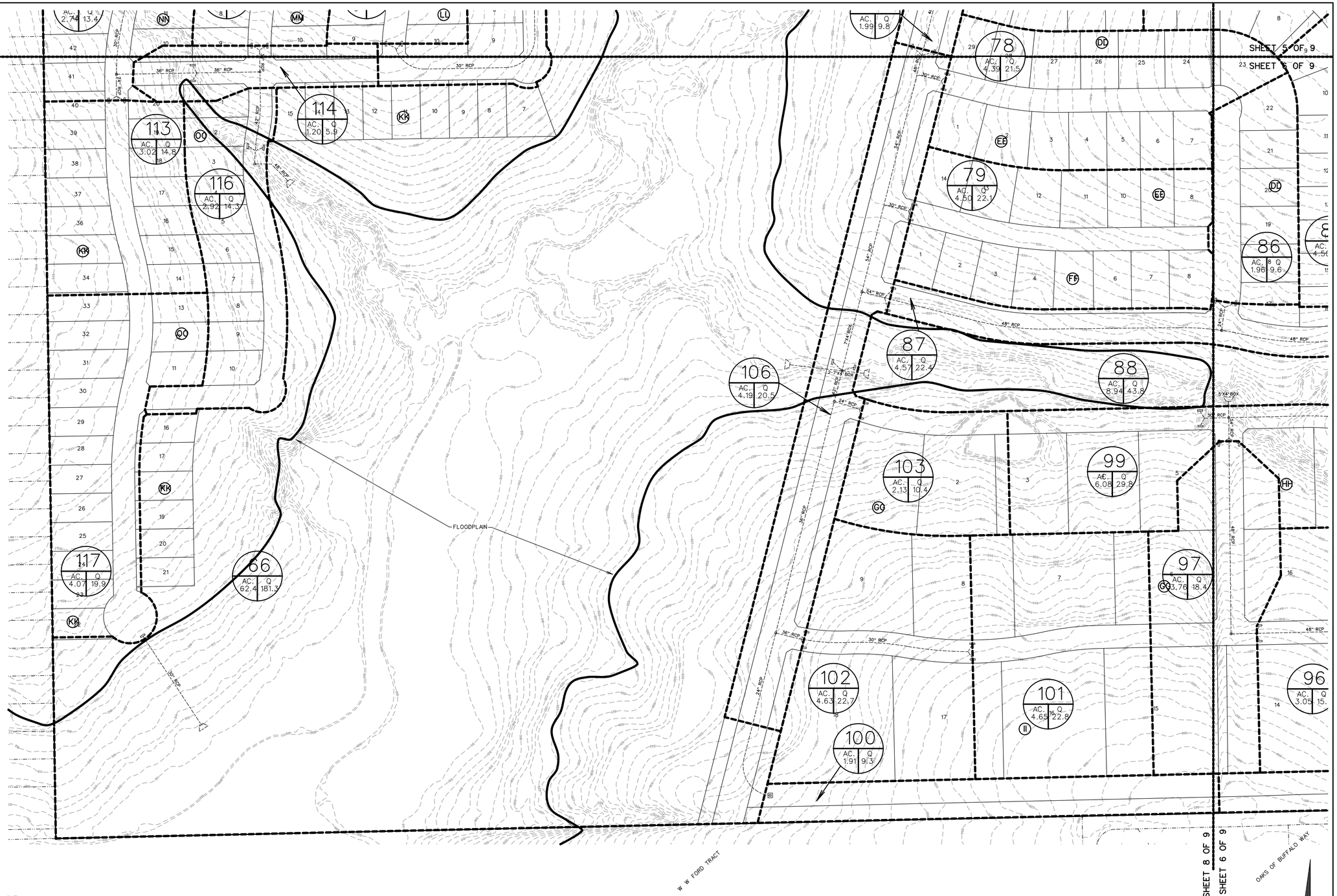
PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
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972-396-1200

JANUARY 2025 SCALE 1" = 100'

OWNER

QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150



PROPOSED RUNOFF COMPUTATIONS

Area	Area	Area	Runoff		Tc	I(100)	Q(100)
#	(sf)	(acres)	Coefficient	CA	(min)	(in/hr)	(cfs)
1	85314	1.96	0.50	0.98	10	9.80	9.6
2	138886	3.19	0.50	1.59	10	9.80	15.6
3	108832	2.50	0.50	1.25	10	9.80	12.2
4	258570	5.94	0.50	2.97	10	9.80	29.1
5	88456	2.03	0.50	1.02	10	9.80	10.0
6	134955	3.10	0.50	1.55	10	9.80	15.2
7	189377	4.35	0.50	2.17	10	9.80	21.3
8	64087	1.47	0.50	0.74	10	9.80	7.2
9	136781	3.14	0.50	1.57	10	9.80	15.4
10	119703	2.75	0.50	1.37	10	9.80	13.5
11	96747	2.22	0.50	1.11	10	9.80	10.9
12	156501	3.59	0.50	1.80	10	9.80	17.6
13	90168	2.07	0.50	1.03	10	9.80	10.1
14	128056	2.94	0.50	1.47	10	9.80	14.4
15	303346	6.96	0.50	3.48	10	9.80	34.1
16	284100	6.52	0.50	3.26	10	9.80	32.0
17	1325906	30.44	0.50	15.22	10	9.80	149.1
18	38440	0.88	0.50	0.44	10	9.80	4.3
19	92815	2.13	0.50	1.07	10	9.80	10.4
20	54871	1.26	0.50	0.63	10	9.80	6.2
21	151541	3.48	0.50	1.74	10	9.80	17.0
22	213647	4.90	0.50	2.45	10	9.80	24.0
23	199806	4.59	0.50	2.29	10	9.80	22.5
24	180838	4.15	0.50	2.08	10	9.80	20.3
25	89535	2.06	0.50	1.03	10	9.80	10.1
26	177814	4.08	0.50	2.04	10	9.80	20.0
27	137306	3.15	0.50	1.58	10	9.80	15.4
28	113979	2.62	0.50	1.31	10	9.80	12.8
29	200547	4.60	0.50	2.30	10	9.80	22.6
30	198029	4.55	0.50	2.27	10	9.80	22.3
31	126496	2.90	0.50	1.45	10	9.80	14.2
32	214284	4.92	0.50	2.46	10	9.80	24.1
33	186648	4.28	0.50	2.14	10	9.80	21.0
34	165583	3.80	0.50	1.90	10	9.80	18.6
35	1813103	41.62	0.50	20.81	10	9.80	204.0
36	8795	0.20	0.50	0.10	10	9.80	1.0
37	25145	0.58	0.50	0.29	10	9.80	2.8
38	35552	0.82	0.50	0.41	10	9.80	4.0
39	31761	0.73	0.50	0.36	10	9.80	3.6
40	26544	0.61	0.50	0.30	10	9.80	3.0
41	44712	1.03	0.50	0.51	10	9.80	5.0
42	110289	2.53	0.50	1.27	10	9.80	12.4
43	13683	0.31	0.50	0.16	10	9.80	1.5
44	43688	1.00	0.50	0.50	10	9.80	4.9
45	161985	3.72	0.50	1.86	10	9.80	18.2
46	73830	1.69	0.50	0.85	10	9.80	8.3
47	198460	4.56	0.50	2.28	10	9.80	22.3
48	89717	2.06	0.50	1.03	10	9.80	10.1
49	135657	3.11	0.50	1.56	10	9.80	15.3
50	203111	4.66	0.50	2.33	10	9.80	22.8
51	273542	6.28	0.50	3.14	10	9.80	30.8
52	187013	4.29	0.50	2.15	10	9.80	21.0
53	48725	1.12	0.50	0.56	10	9.80	5.5
54	207871	4.77	0.50	2.39	10	9.80	23.4
55	173460	3.98	0.50	1.99	10	9.80	19.5
56	102914	2.36	0.50	1.18	10	9.80	11.6
57	210331	4.83	0.50	2.41	10	9.80	23.7
58	151981	3.49	0.50	1.74	10	9.80	17.1

PROPOSED RUNOFF COMPUTATIONS

Area	Area	Area	Runoff		Tc	I(100)	Q(100)
#	(sf)	(acres)	Coefficient	CA	(min)	(in/hr)	(cfs)
59	52630	1.21	0.50	0.60	10	9.80	5.9
60	178482	4.10	0.50	2.05	10	9.80	20.1
61	104664	2.40	0.50	1.20	10	9.80	11.8
62	279359	6.41	0.50	3.21	10	9.80	31.4
63	23748	0.55	0.50	0.27	10	9.80	2.7
64	335074	7.69	0.50	3.85	10	9.80	37.7
65	35508	0.82	0.50	0.41	10	9.80	4.0
66	2718894	62.42	0.35	21.85	20	8.30	181.3
67	310988	7.14	0.90	6.43	10	9.80	63.0
68	186276	4.28	0.90	3.85	10	9.80	37.7
69	72170	1.66	0.50	0.83	10	9.80	8.1
70	129140	2.96	0.50	1.48	10	9.80	14.5
71	92626	2.13	0.50	1.06	10	9.80	10.4
72	33743	0.77	0.50	0.39	10	9.80	3.8
73	178004	4.09	0.50	2.04	10	9.80	20.0
74	83077	1.91	0.50	0.95	10	9.80	9.3
75	100716	2.31	0.50	1.16	10	9.80	11.3
76	131246	3.01	0.50	1.51	10	9.80	14.8
77	104371	2.40	0.50	1.20	10	9.80	11.7
78	191136	4.39	0.50	2.19	10	9.80	21.5
79	196038	4.50	0.50	2.25	10	9.80	22.1
80	147607	3.39	0.50	1.69	10	9.80	16.6
81	78387	1.80	0.50	0.90	10	9.80	8.8
82	205032	4.71	0.50	2.35	10	9.80	23.1
83	125689	2.89	0.50	1.44	10	9.80	14.1
84	122098	2.80	0.50	1.40	10	9.80	13.7
85	195989	4.50	0.50	2.25	10	9.80	22.0
86	85496	1.96	0.50	0.98	10	9.80	9.6
87	198909	4.57	0.50	2.28	10	9.80	22.4
88	389550	8.94	0.50	4.47	10	9.80	43.8
89	208737	4.79	0.50	2.40	10	9.80	23.5
90	184591	4.24	0.50	2.12	10	9.80	20.8
91	208787	4.79	0.50	2.40	10	9.80	23.5
92	209425	4.81	0.50	2.40	10	9.80	23.6
93	163828	3.76	0.50	1.88	10	9.80	18.4
94	210028	4.82	0.50	2.41	10	9.80	23.6
95	140600	3.23	0.50	1.61	10	9.80	15.8
96	132969	3.05	0.50	1.53	10	9.80	15.0
97	163804	3.76	0.50	1.88	10	9.80	18.4
98	207148	4.76	0.50	2.38	10	9.80	23.3
99	265023	6.08	0.50	3.04	10	9.80	29.8
100	83067	1.91	0.50	0.95	10	9.80	9.3
101	202504	4.65	0.50	2.32	10	9.80	22.8
102	201878	4.63	0.50	2.32	10	9.80	22.7
103	92646	2.13	0.50	1.06	10	9.80	10.4
104	74261	1.70	0.50	0.85	10	9.80	8.4
105	86720	1.99	0.50	1.00	10	9.80	9.8
106	182305	4.19	0.50	2.09	10	9.80	20.5
107	127297	2.92	0.50	1.46	10	9.80	14.3
108	147671	3.39	0.50	1.70	10	9.80	16.6
109	166774	3.83	0.50	1.91	10	9.80	18.8
110	131078	3.01	0.50	1.50	10	9.80	14.7
111	157035	3.61	0.50	1.80	10	9.80	17.7
112	119308	2.74	0.50	1.37	10	9.80	13.4
113	131615	3.02	0.50	1.51	10	9.80	14.8
114	52434	1.20	0.50	0.60	10	9.80	5.9
115	164786	3.78	0.50	1.89	10	9.80	18.5
116	127035	2.92	0.50	1.46	10	9.80	14.3
117	177310	4.07	0.50	2.04	10	9.80	19.9

PRELIMINARY DRAINAGE AREA MAP
CALCULATIONS
OF

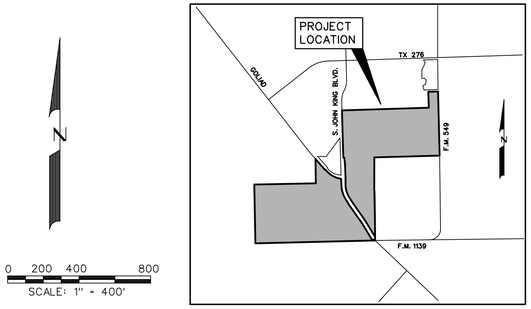
JUNIPER

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LOCATION MAP
N.T.S.

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- PHASE LINE
- FLOODPLAIN
- MATCHLINE

PRELIMINARY WATER AND SANITARY SEWER PLAN
OF

JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-23, BLOCK E
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LOTS 1-20, BLOCK H
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LOTS 1-28, BLOCK M
LOTS 1-28, BLOCK N
LOTS 1-14, BLOCK O
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LOTS 1-47, BLOCK S
LOTS 1-37, BLOCK T
LOTS 1-10, BLOCK U
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LOTS 1-14, BLOCK Y
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LOTS 1-18, BLOCK LL
LOTS 1-18, BLOCK MM
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TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FEBRUARY 2025 SCALE 1" = 400'

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

LEGEND

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- MATCHLINE

SHEET 4 OF 8

SHEET 2 OF 8

ROCKWALL - CCA ADDITION

STABLE GLEN DR. (60' R.O.W.)

PHASE 2

STREET C (50' R.O.W.)

STREET D

STREET E

STREET F

STREET G

STREET H

STREET I

STREET J

STREET K

STREET L

STABLE GLEN DRIVE (80' R.O.W.)

LOT 14 BLK J OPEN SPACE 0.581 AC.

LOT 50 BLK C OPEN SPACE 0.066 AC.

LOT 22 BLK L OPEN SPACE 0.41 AC.

LOT 44 BLK C OPEN SPACE 0.004 AC.

LOT 43 BLK C OPEN SPACE 0.213 AC.

FONTANNA BLVD.

LOT 16 BLK B OPEN SPACE 0.699 AC.

WIMBERLY LANE

LOT 13 BLK A OPEN SPACE 0.388 AC.

LOT 14 BLK A OPEN SPACE 1.914 AC.

STREET A

STREET B (50' R.O.W.)

FLOODPLAIN

PHASE 1

EX. WATER

FONTANNA RANCH

F.M. 549

WOOLDRIDGE ESTATES

0 50 100 200

SCALE: 1" = 100'

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FEBRUARY 2025 SCALE 1" = 100'

SHEET 4 OF 8
SHEET 3 OF 8
SHEET 2 OF 8
SHEET 3 OF 8



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- PROP. CONC. HEADWALL
- **PHASE LINE**
- **FLOODPLAIN**
- **MATCHLINE**

PRELIMINARY WATER AND SANITARY SEWER PLAN
OF

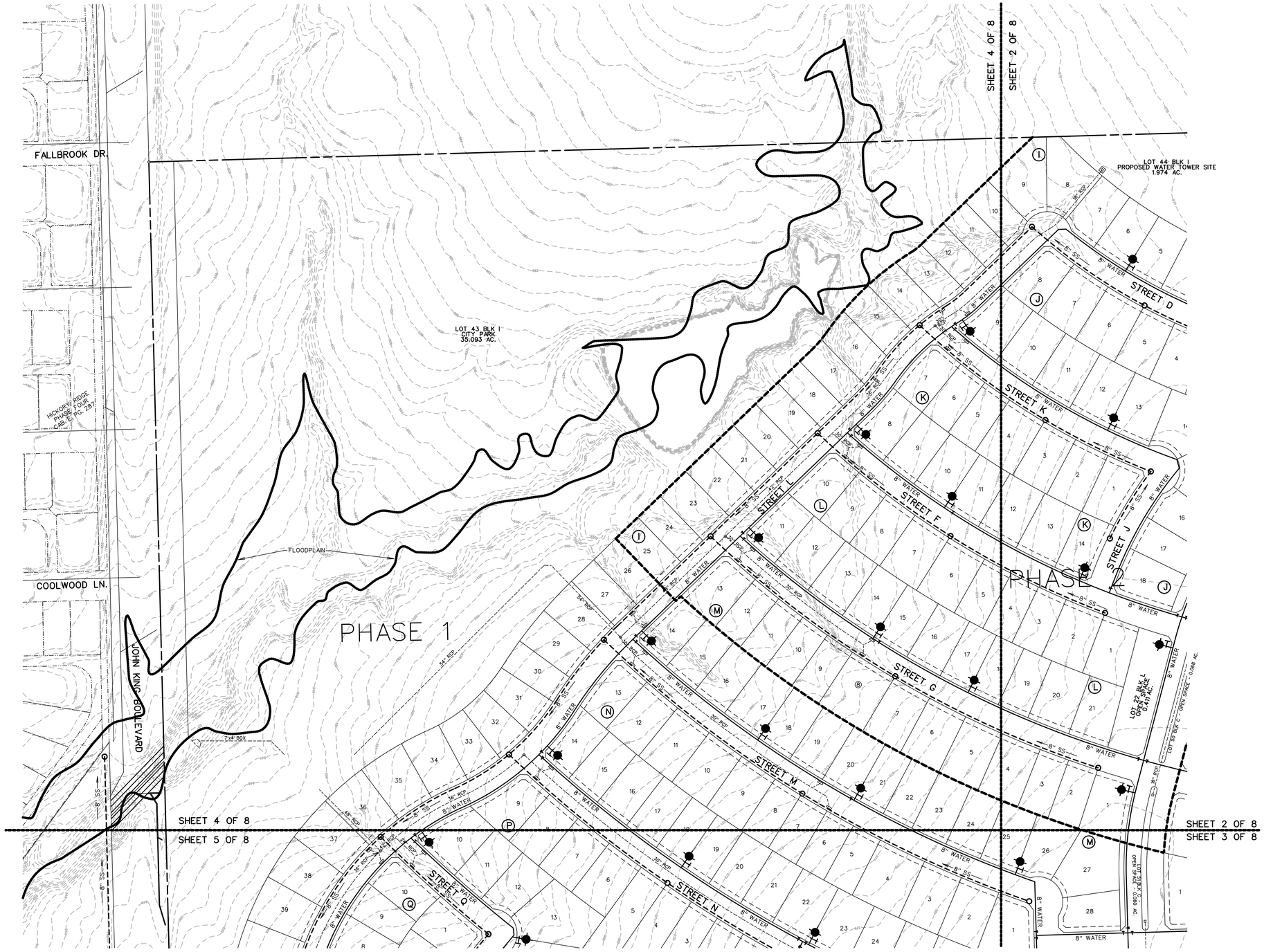
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N

0 50 100 200

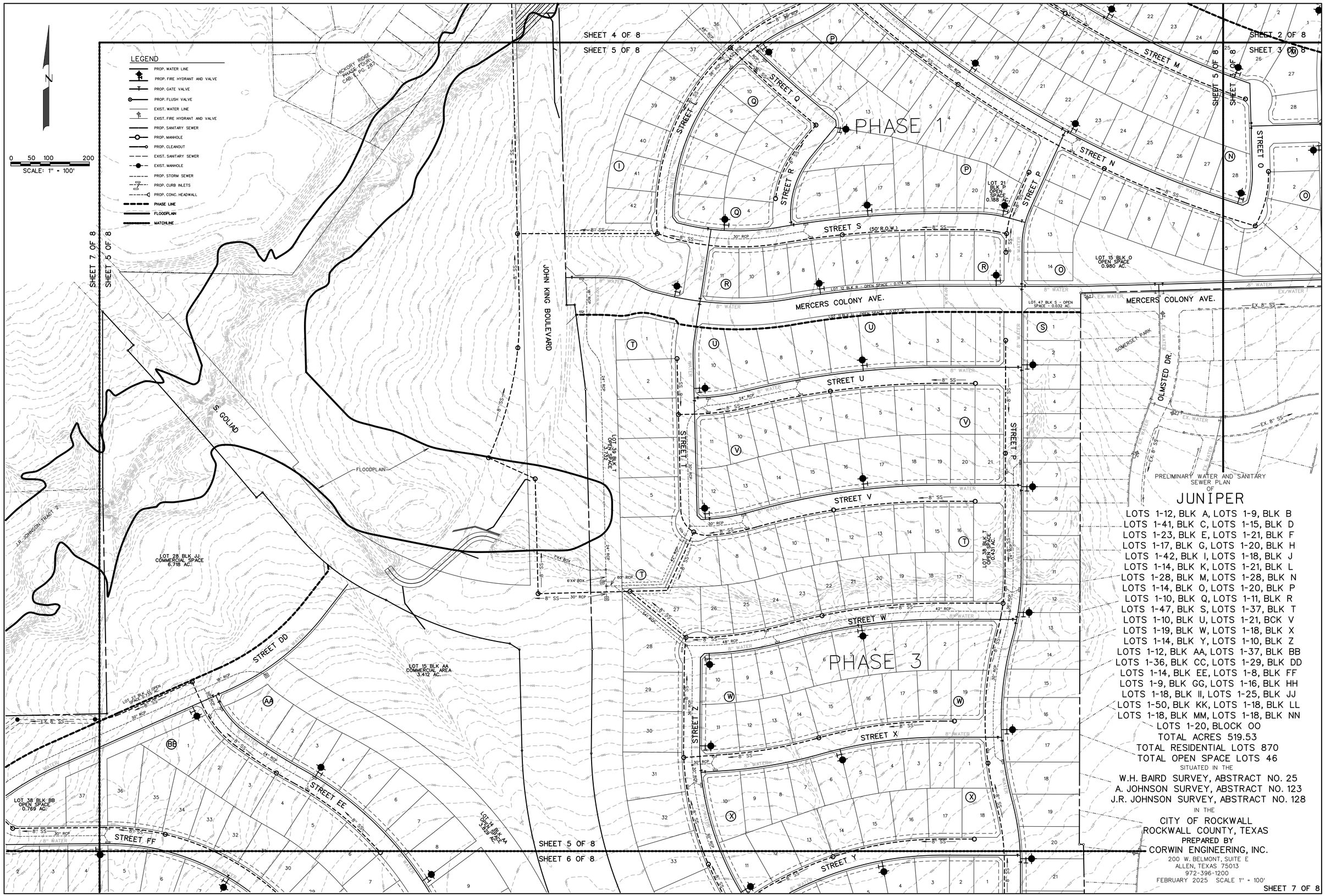
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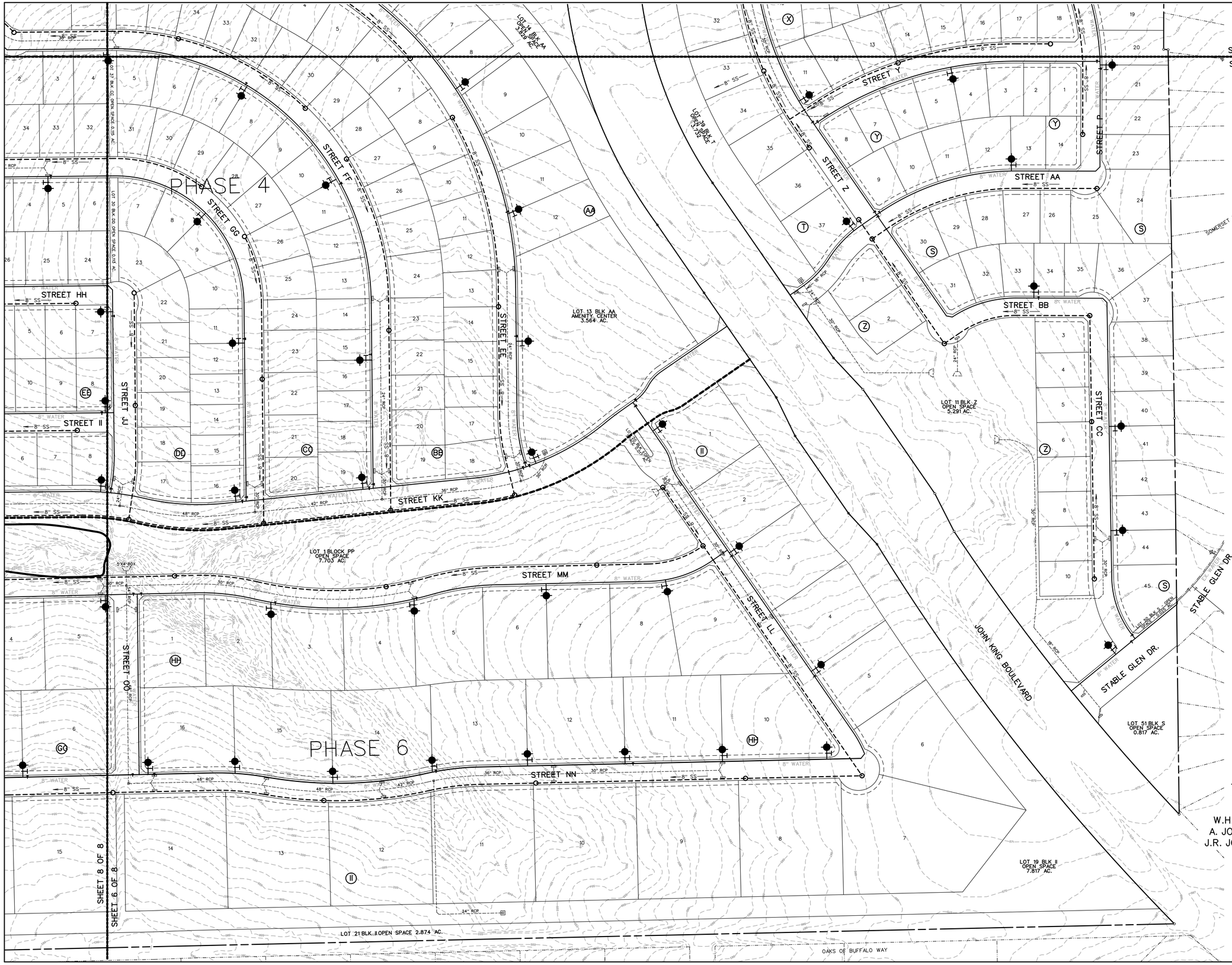
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PROP. CONC. HEADWALL
PHASE LINE
FLOODPLAIN
MATCHLINE
N
0 50 100 200
SCALE: 1" = 100'
SHEET 7 OF 8
SHEET 6 OF 8
SHEET 4 OF 8
SHEET 5 OF 8
SHEET 5 OF 8
SHEET 3 OF 8
SHEET 2 OF 8
HICKORY RIDGE PHASE FOUR CAB. B PG. 287
JOHN KING BOULEVARD
S. GOLIAD
FLOODPLAIN
J.R. JOHNSON TRACT 7
PHASE 1
PHASE 3
STREET M
STREET N
STREET O
STREET P
STREET Q
STREET R
STREET S (50' R.O.W.)
STREET I
STREET T
STREET U
STREET V
STREET W
STREET X
STREET Y
STREET Z
STREET DD
STREET EE
STREET FF
MERCERS COLONY AVE.
OLMSTED DR.
SOMERSET PARK
LOT 21 BLK P OPEN SPACE 0.188 AC.
LOT 15 BLK O OPEN SPACE 0.980 AC.
LOT 12 BLK R - OPEN SPACE - 0.174 AC.
LOT 39 BLK U OPEN SPACE - 0.047 AC.
LOT 47 BLK S - OPEN SPACE - 0.032 AC.
LOT 39 BLK T OPEN SPACE 3.362 AC.
LOT 38 BLK T OPEN SPACE 0.431 AC.
LOT 28 BLK JJ COMMERCIAL SPACE 6.718 AC.
LOT 15 BLK AA COMMERCIAL AREA 3.412 AC.
LOT 27 BLK W OPEN SPACE 0.139 AC.
LOT 38 BLK BB OPEN SPACE 0.769 AC.
LOT 14 BLK AA OPEN SPACE 3.412 AC.
PRELIMINARY WATER AND SANITARY SEWER PLAN
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SHEET 7 OF 8



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SHEET 7 OF 9

SHEET 8 OF 9

SHEET 5 OF 9

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PHASE 5

PHASE 4

PHASE 6

STREET UU
STREET RR
STREET QQ
STREET TT
STREET SS
STREET VV
STREET HH
STREET JJ
STREET KK
STREET MM
STREET DD
STREET NN
STREET OO

FLOODPLAIN

LOT 1 BLOCK PP OPEN SPACE 7.703 AC.

LOT 21 BLK II OPEN SPACE 2.874 AC.

W W FORD TRACT

OAKS OF BUFFALO WAY

SHEET 8 OF 9

SHEET 6 OF 9

0 50 100 200
SCALE: 1" = 100'

N

PROJECT COMMENTS

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

DATE: 2/21/2025

PROJECT NUMBER: P2025-005
PROJECT NAME: Master Plat for Juniper Subdivision
SITE ADDRESS/LOCATIONS: Intersection of S. Goliad Street & S. John King Boulevard

CASE CAPTION: Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a Master Plat for the Juniper Subdivision consisting of 870 single-family residential lots on a 526.778-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tract 7 of the W. H. Baird Survey, Abstract No. 25 [20.3942-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/20/2025	Needs Review

02/20/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Master Plat for the Juniper Subdivision consisting of 870 single-family residential lots on a 526.778-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tract 7 of the W. H. Baird Survey, Abstract No. 25 [20.3942-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, and generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard 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 (P2025-005) in the lower right-hand corner of all pages on future submittals.

M.4 Based on staff's comments on the Preliminary Plat, please make the necessary changes to the master plat lot lines so they match. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.5 Please remove the zoning ordinance number from the plat and include the PD number (i.e. PD-103). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please delineate and label any wooded areas. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please change the phasing line weight or line type. Currently it is difficult to distinguish. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please include all of the items listed within Section 38-7(1)(A)(1), of Chapter 38, of the Municipal Code of Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please include the Master Plat City Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.10 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: February 25, 2025
Park Board meeting: March 4, 2025
Planning and Zoning Public Hearing: March 11, 2025
City Council: March 17, 2025

I.11 Please note that once the Master Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved w/ Comments

02/21/2025: 1. remove DA labels from plat.

General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Additional comments may be provided at time of Site Plan.
- Utility easements may not cross through residential properties. Must be in a HOA maintained lot.
- Gas Line/Easement crosses site - Letter of Permission to cross/build over.
- Need approval from NRCS/SCS for any construction in their easement
- Same comments from P2025-004 Preliminary Plat Juniper Subdivision

Streets/Paving:
- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
- City (and TXDOT) driveway spacing requirements must be met. Driveway/street spacing requirements must be met along John King Blvd, future and ex. SH 205, and all streets/driveways.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required running from Mercers Colony Avenue to the proposed P6D at John King Blvd. On-street parking lanes and a minimum 5' sidewalk will be required on both sides of the roadway.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required running from Stableglen Drive to the future Stableglen Drive for RISD High School. On-street parking lanes and a minimum 5' sidewalk will be required on both sides of the roadway.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW that traverses east to west from John King/SH 205 to the proposed 65' ROW collector roadway. A minimum 5' sidewalk will be required on both sides of the roadways if building the full width.
- Must construct all roadways on the current Master Thoroughfare Plan

- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.
- Any medians must be curbed, and streets draining away from medians.
- All streets must be curb and gutter. Bar ditches are not allowed.
- Future John King Extension (south of SH 205) is a 65' ROW with a 45' b-b street section
- All non-divided streets/intersections that have medians for entry features/landscaping/signage must be in a separate lot and block owned by HOA.

Water and Wastewater Items:
- Must loop min 8" water line on site.
- Must install min. 8" and 12" sewer mains per City master plans. Dedicate easements.
- Must install 12" water mains per City master plans. Dedicate easements.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have 8" sewer line minimum through the property.
- An Infrastructural Study will be required. Review fees apply.
- Infrastructure called out to be required by study must be installed.
- City is in the design of extending sanitary sewer from south property line to the corner of John King and Goliad.
- Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
- Depending on infrastructure study, certain number of lots may be built without elevated water storage tank being built and functioning.
- Property is divided by two separate water pressure plains. May not interconnect plains.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
- Sewer Pro-rata will be assessed per acre which must be paid prior to construction.
- Provide corridor for City of Heath 24-inch water transmission line that run north-south along Lofland Circle. No fencing, structures, trees, etc over line and easement. Will need to get with City of Heath on required separation distances and easement size they require.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.

Drainage/Floodplain/Lakes:
- Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention must be above the 100yr floodplain elevation where adjacent.
- Detention will be out of floodplain.
- Detention ponds are not currently shown in plat document.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- No vertical walls are allowed in detention easements.
- Must show and meet erosion hazard setback for all creeks/streams.
- Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.
- Flood plain must be in a drainage easement and the erosion hazard setback must be in a lot of it's own (HOA/Open Space lot)
- Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
- Lot to Lot drainage is not allowed.

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".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved w/ Comments

02/19/2025: Phase 5 will require the homes to have a fire sprinkler system unless two access points are provided.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

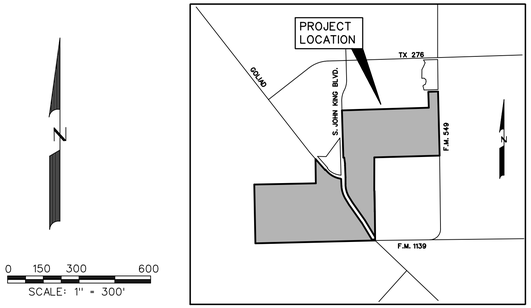
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved

No Comments



LOCATION MAP
N.T.S.

TOTAL ACRES	519.53
TOTAL RESIDENTAL LOTS	870
DENSITY	1.67
ZONING ORDINANCE	14-2022
TOTAL OPEN SPACE ACRES	139.34

LAND USE SINGLE FAMILY DEVELOPMENT

remove DA labels from plat.

General Items:
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- Impact Fees (Water, Sewer, Roadway).
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NOTE:
WATER, WASTEWATER, ROADWAY & DRAIN
WILL BE SERVED BY THE CITY OF ROC

LEGEND
- DRAINAGE AREA
- CITY LIMITS
- PHASE LINE
- FLOODPLAIN

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2599638.328	7011831.990

ELEV = 543.5'

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2607446.55	

ELEV =

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FEBRUARY 2025 SCALE 1"=300'

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	East & West of Intersection at S Goliad St & S John King Blvd
SUBDIVISION	W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 121; J.R. Johnson Survey, Ab No. 128
GENERAL LOCATION	At Intersection of Goliad & S. John King Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-103	CURRENT USE	
PROPOSED ZONING		PROPOSED USE	Single Family, Commercial
ACREAGE	526.778	LOTS [CURRENT]	
LOTS [PROPOSED]	868		

☒ ***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	Qualico Developments (US), Inc	☒ APPLICANT	Michael Joyce Properties
CONTACT PERSON	John Vick	CONTACT PERSON	Ryan Joyce
ADDRESS	6950 TPC Drive, Suite 150	ADDRESS	767 Justin Road
CITY, STATE & ZIP	McKinney, TX 75070	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [*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 $ 8,001.67 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* February *20*25*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

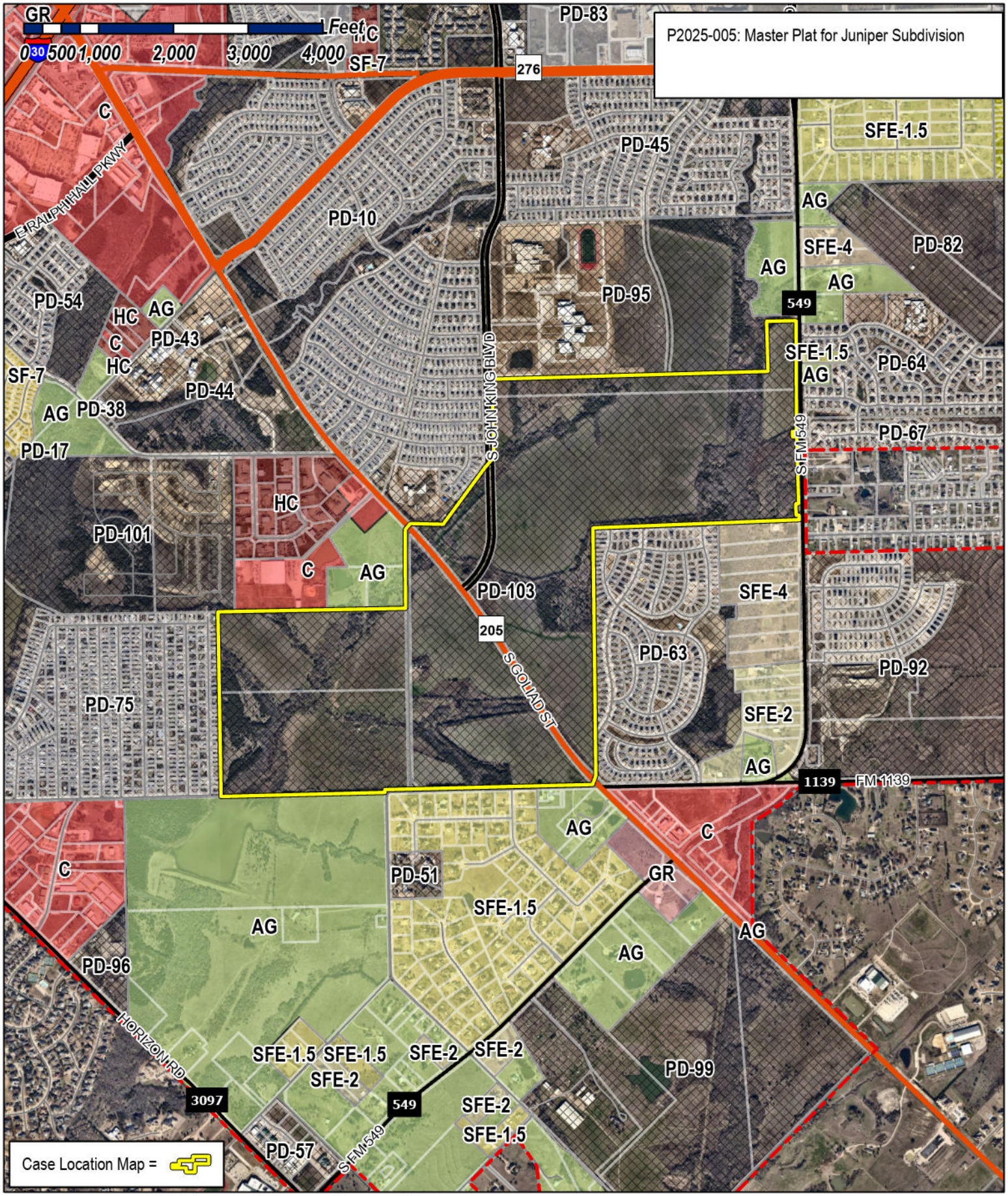
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th *DAY OF* February *, 20*25*.*

OWNER'S SIGNATURE John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sondra Dosier Meeks

MY COMMISSION EXPIRES

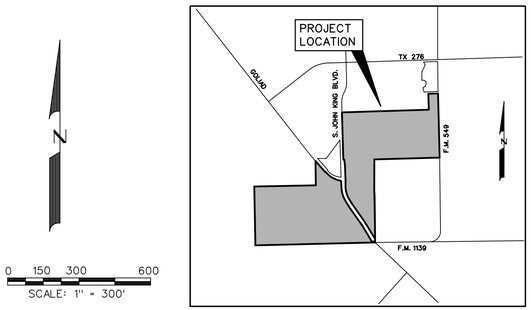
SONDRA DOSIER MEEKS
Notary Public, State of Texas
Comm. Expires 06-15-2027
Notary ID 134410500



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.



LOCATION MAP
N.T.S.

TOTAL ACRES	519.53
TOTAL RESIDENTAL LOTS	870
DENSITY	1.67
ZONING ORDINANCE	14-2022
TOTAL OPEN SPACE ACRES	139.34

LAND USE SINGLE FAMILY DEVELOPMENT

NOTE:
WATER, WASTEWATER, ROADWAY & DRAINAGE FACILITIES WILL BE SERVED BY THE CITY OF ROCKWALL.

LEGEND

- DRAINAGE AREA
- CITY LIMITS
- PHASE LINE
- FLOODPLAIN

MASTER PLAT
OF
JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-23, BLOCK E
LOTS 1-21, BLOCK F
LOTS 1-17, BLOCK G
LOTS 1-20, BLOCK H
LOTS 1-42, BLOCK I
LOTS 1-18, BLOCK J
LOTS 1-14, BLOCK K
LOTS 1-21, BLOCK L
LOTS 1-28, BLOCK M
LOTS 1-28, BLOCK N
LOTS 1-14, BLOCK O
LOTS 1-20, BLOCK P
LOTS 1-10, BLOCK Q
LOTS 1-11, BLOCK R
LOTS 1-47, BLOCK S
LOTS 1-37, BLOCK T
LOTS 1-10, BLOCK U
LOTS 1-21, BLOCK V
LOTS 1-19, BLOCK W
LOTS 1-18, BLOCK X
LOTS 1-14, BLOCK Y
LOTS 1-10, BLOCK Z
LOTS 1-12, BLOCK AA
LOTS 1-37, BLOCK BB
LOTS 1-36, BLOCK CC
LOTS 1-29, BLOCK DD
LOTS 1-14, BLOCK EE
LOTS 1-8, BLOCK FF
LOTS 1-9, BLOCK GG
LOTS 1-16, BLOCK HH
LOTS 1-18, BLOCK II
LOTS 1-25, BLOCK JJ
LOTS 1-50, BLOCK KK
LOTS 1-18, BLOCK LL
LOTS 1-18, BLOCK MM
LOTS 1-18, BLOCK NN
LOTS 1-20, BLOCK OO

TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
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PREPARED BY
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FEBRUARY 2025 SCALE 1"=300'

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

CALLOUTS LEGEND:

- 10'-0" WIDTH CONCRETE TRAIL SYSTEM. (APPROXIMATELY 2.38 MILES)
- 8'-0" WIDTH CONCRETE TRAIL SYSTEM. (APPROXIMATELY 5.04 MILES)
- 5'-0" WIDTH CONCRETE SIDEWALK ALONG COLLECTOR ROAD.
- SECONDARY ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
- ENCLAVE ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
- TRAIL STOP; REFER TO SHEET 4 FOR ELEVATION.
- MAIN ENTRY MONUMENT WITHIN MEDIAN; REFER TO SHEET 3 FOR ELEVATION.



NORTH

SCALE: 1" = 300'-0"

JUNIPER / MASTER PARKS PLAN

City of Rockwall, Rockwall County, Texas

SHEET 1 OF 1
Owner Submittal 2-12-2025

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