

AGENDA



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
AUGUST 12, 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](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 July 29, 2025 Planning and Zoning Commission meeting.

(2) **P2025-025 (RYAN MILLER)**

Consider a request by the City of Rockwall for the approval of an ordinance abandoning public right-of-way and a Final Plat for Lots 1 & 2, Block A, West Street Addition being a 0.73-acre tract of land identified as Lot 2, Block 11, Highwood Addition and a portion Lots 2, 3, & 6, Block A, Original Town of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District and Downtown (DT) District, addressed as 302 Highland Drive and 202 Interurban Street, and take any action necessary.

(3) **P2025-026 (ANGELICA GUEVARA)**

Consider a request by Michael McDonald of Gentry Estates for the approval of a Final Plat for Lots 1 & 2, Block A, Gentry Addition being a 1.07-acre parcel of land identified as a portion of Lot C, Block 113, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 605 Bost Street, and take any action necessary.

(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.

(4) **Z2025-044 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Jim Benson of Jim Benson Custom Homes on behalf of Justine Marengo-Rowe for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1214-acre tract of land identified as a Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5405 Ranger Drive, and take any action necessary.

(5) **Z2025-045 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1150-acre tract of land identified as a portion of Lot 1, Block G, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 606 Ross Street, and take any action necessary.

(6) **Z2025-046 (BETHANY ROSS) [THE APPLICANT IS REQUESTING TO WITHDRAW THIS CASE]**

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a Specific Use Permit (SUP) for a Carwash on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and take any action necessary.

(7) **Z2025-047 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Sairong Cheng of Joyful Claw, LLC on behalf of Jeff Carter of PA Harbor Retail, LLC for the approval of a Specific Use Permit (SUP) for *Indoor Commercial Amusement/Recreation* on a portion of a 12.89-acre parcel of land identified as Lot 8, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, Suite R103, and take any action necessary.

(8) **Z2025-048 (HENRY LEE) [THE APPLICANT IS REQUESTING TO WITHDRAW THIS CASE]**

Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, and take any action necessary.

(9) **P2025-023 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Vance Liles of MTG Engineers and Surveyors on behalf of Rodney D. and Fran Webb for the approval of a Replat for Lots 1 & 2, Block A, Webb Addition being a 0.45-acre parcel of land identified as Lot C, Block 11, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 507 E. Rusk Street, and take any action necessary.

(V) **ACTION ITEMS**

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

(10) **SP2025-029 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO SEPTEMBER 9, 2025]**

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

(11) **SP2025-030 (HENRY LEE)**

Discuss and consider a request by Bill Wells on behalf of Lorie Stevens of Patriot Paws Service Dogs for the approval of an Amended Site Plan for an existing *Social Service Provider (i.e. Patriot Paws Service Dogs)* on a 3.466-acre parcel of land identified as Lot 1, Block A, Patriot Paws Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 254 & 302 Ranch Trail, and take any action necessary.

(12) **SP2025-031 (BETHANY ROSS) [THE APPLICANT HAS TABLED THIS CASE TO AUGUST 26, 2025]**

Discuss and consider a request by Michael Williamson for the approval of a Site Plan for an existing *Manufacturing Building* on a 1.9510-acre tract of land identified as Tract 2-24 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 626 National Drive, and take any action necessary.

(13) **SP2025-032 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO SEPTEMBER 30, 2025]**

Discuss and consider a request by Hooman Sedaghat of Buildeng, LLC on behalf of Salvador Salcedo for the approval of a Site Plan for an *Office/Warehouse Building* on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

(VI) **DISCUSSION ITEMS**

(14) **Z2025-049 (RYAN MILLER)**

Hold a public hearing to discuss and consider a Text Amendment to Article 06, *Parking and Loading*, and Article 13, *Definitions*, of the Unified Development Code (UDC) for the purpose of defining the residential garage orientations permitted in the City of Rockwall, and take any action necessary.

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

- P2025-022: Replat for Lot 4, Block A, Lake Pointe Baptist Church Addition **(APPROVED)**
- P2025-024: Replat for Lot 4, Block A, Boardwalk Development Addition **(APPROVED)**

- Z2025-030: Amendment to Planned Development District 50 (PD-50) **(2ND READING; APPROVED)**
- Z2025-031: Specific Use Permit (SUP) for an *Accessory Structure* at 2317 Saddlebrook Lane **(2ND READING; APPROVED)**
- Z2025-032: Consolidating Ordinance for Planned Development District 11 (PD-11) **(2ND READING; APPROVED)**
- Z2025-034: Specific Use Permit (SUP) for a *Non-Owner-Occupied Short-Term Rental* at 3985 Horizon Road **(2ND READING; APPROVED)**
- Z2025-035: Specific Use Permit (SUP) for a *Daycare* at 305 S. Fannin Street **(2ND READING; APPROVED)**
- Z2025-036: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 803 Sam Houston Street **(2ND READING; APPROVED)**
- Z2025-037: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 805 Sam Houston Street **(2ND READING; APPROVED)**
- Z2025-038: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 704 S. Alamo Street **(2ND READING; APPROVED)**
- Z2025-041: Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* at 340 Evans Road **(2ND READING; APPROVED)**
- Z2025-042: Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* **(2ND READING; APPROVED)**

(VII) ADJOURNMENT

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

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

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on August 6, 2025 at 5:00 PM, and remained so posted for at least three (3) business days preceding the scheduled time of said meeting.

MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JULY 29, 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](https://sites.google.com/site/rockwallplanning/development/development-cases), AND [2] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

I. CALL TO ORDER

Chairman Dr. Conway called the meeting to order at 6:00PM. Commissioners present were Vice-Chairman John Womble, Ross Hustings, Kyle Thompson, John Hagaman, Carin Brock and Ellis Bentley. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Senior Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams and Civil Engineer Madelyn Price and Attorney Spencer Nealy. Staff absent were Assistant City Engineer Jonathan Browning.

II. APPOINTMENTS

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

Director of Planning and Zoning Ryan Miller advised staff would provide AARB recommendations when staff presents the case.

III. OPEN FORUM

This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

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

IV. CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

2. Approval of Minutes for the July 15, 2025 Planning and Zoning Commission meeting.

3. P2025-022 (ANGELICA GUEVARA)

Consider a request by Todd Martin, PE of Kimley-Horn on behalf of Tracy Tuttle of Lakepointe Church for the approval of a Replat for Lot 4, Block A, Lake Pointe Baptist Church Addition being a 34.4904-acre parcel of land identified as Lot 3, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 701 E. IH-30, and take any action necessary.

4. P2025-024 (HENRY LEE)

Consider a request by Ryan Snitzer of WAS Holdings, LLC for the approval of a Replat for Lot 4, Block A, Boardwalk Development Addition being a 1.50-acre parcel of land identified as Lot 2, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 100 S, John King Boulevard, and take any action necessary.

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

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 August 12, 2025.

5. Z2025-044 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Jim Benson of Jim Benson Custom Homes on behalf of Justine Marengo-Rowe for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1214-acre tract of land identified as a Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5405 Ranger Drive, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. The applicant is requesting a Residential Infill. There are two (2) main issues in regard to this. One being the garage orientation. The garage is situated 3-feet 6 inches in front of the home. The other issue would be the roof pitch. They're proposing a flat roof. That would be at a 2:1 slope that does not meet the City's minimum requirements.

Jim Benson
730 Starlight Pass
Heath, TX 75032

Mr. Benson came forward and provided additional details in regards to the applicant's request. Mr. Benson also explained that majority of the houses on Ranger Drive were front entry garages.

Director of Planning and Zoning Ryan Miller explained that the front façade would be considered where the front door is located. It would be 3- feet 6-inches in front of the front façade of the home.

Commissioner Bentley asked what was the issue with the roof pitch.

Director of Planning and Zoning Ran Miller explained that residential homes have a 6:12 minimum roof pitch and in this case the roof is a 2:12 roof pitch, therefore it would make it a variance.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on August 12, 2025.

6. Z2025-045 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1150-acre tract of land identified as a portion of Lot 1, Block G, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 606 Ross Street, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit (SUP) for a residential infill. There are two issues staff has identified. The first one would be the garage orientation and in this case the garage is 6-feet in front of the façade and as with older areas this would not be an atypical design standard. What would be atypical would e the proposed architecture that does not appear to match any of the other houses in the area. The design itself also does not appear to match the existing one-story homes.

Commissioner Brock asked if there are any materials that are inconsistent.

Director of Planning and Zoning Ryan Miller explained that would be what they're trying to figure out.

Commissioner Bentley asked if there were any masonry requirements.

Director of Planning and Zoning Ryan Miller explained that based of the State of Texas they are unable to regulate building materials HB2439 was approved in 2019 and specifically prohibits the ability to regulate the materials.

Commissioner Hagaman asked since the Southside Overlay District was under review how would this affect them.

Director of Planning and Zoning Ryan Miller explained that in terms of how this would fit the lot sizes is an existing lot therefore it would not be subject to any changes that would be evoked by removing the reduced standards. Where the Single-Family 7(SF-7) would regulate. The house is larger then what the SF-7 District stipulates. The size and density and dimensional requirements it does appear to meet. The biggest issue would be the garage orientation and the architecture.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on August 12, 2025.

7. Z2025-046 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a Specific Use Permit (SUP) for a Carwash on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit (SUP) for a carwash. The applicant has been instructed to do a three-tiered screening that is required along the southern property line. This was actually approved in 2018 , it just has since then expired. They also did a site plan but ran into utility issues on the back end. Now, they're coming back with the same project.

Director of Planning and Zoning Ryan Miller wanted to add that he did talk to the consultant and he did say he would attend the meeting.

Chairman Dr. Conway explained she was concerned that this business be right next to the auto repair shop that is along ridge road.

Commissioner Hagaman asked if staff had already looked into the protentional drainage issues.

Director of Planning and Zoning Ryan Miller explained that this project had made it all the way through the engineering process and believes they even got approved. There issue was with an offsite easement. They were unable to secure an off-site easement from the adjacent property for a storm water line. Ultimately that lead to them working on that issue that led to engineering expiring.

Commissioner Brock asked if this board had already approved this once.

Director of Planning and Zoning Ryan Miller said yes that in 2018 the SUP was approved and the Site Plan was 2019 -2020.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on August 12, 2025.

Commissioner Brock asked what was the reasoning behind needing a SUP.

Director of Planning and Zoning Ryan Miller explained that the Scenic Overlay District has specific land use requirements that stipulate that car washes and service stations require SUP in the Overlay District.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on August 12, 2025.

8. Z2025-047 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Sairong Cheng of Joyful Claw, LLC on behalf of Jeff Carter of PA Harbor Retail, LLC for the approval of a *Specific Use Permit (SUP)* for *Indoor Commercial Amusement/Recreation* on a portion of a 12.89-acre parcel of land identified as Lot 8, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, Suite R103, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit (SUP) for the purpose of having an arcade. They're looking to incorporate this into the Harbor and indoor commercial recreation and amusement and that would require a SUP in a general retail district.

Director of Planning and Zoning Ryan Miller explained that they were all claw machines.

Commissioner Hagaman asked if this will be going where the Cycle Bar used to be.

Senior Planner Bethany Ross said it would be.

Commissioner Thompson wanted to confirm that this would be claw machines.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on August 12, 2025.

9. Z2025-048 (HENRY LEE)

Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a zoning change from an Agricultural District to a Planned Development District. They're looking at doing a minimum of one-acre lots. Based on what they have right now, they would be requesting a waiver to the OSSF requirements. We allow septic systems on one and a half acres or larger. Right now, they're looking at roughly one acre lots in addition they are showing an amenity center at this time. Staff did get with the Parks and Recreation department to look at possible trail connections through the neighborhood. They will take it into consideration and adjust their concept plan. The other change that might happen is that there will be a minor collector that runs through the back of the property. Staff imagines they'll be some redesign based on that thoroughfare. On the Comprehensive plan it is right now slated for commercial retail on the front two thirds and the back third being for medium density residential and once it goes though City Council and if it does get approved it the future land use map will change to low density residential.

Commissioner Bentley asked if they will have to have a certain number of houses that are not repetitive.

Senior Planner Henry Lee explained that in all Planned development District and in the Unified Development Code we have anti-monotony standards.

Director of Planning and Zoning Ryan Miller explained that it would be six (6) different facades before you can repeat a façade.

Commissioner Brock asked what guidance would they be able to have to consider a zoning change in light with those factors.

Senior Planner Henry Lee explained you would have to consider the plan we have today, as that's the plan that it is coming in under.

Commissioner Hagaman asked where the City Limits were for this project.

Director of Planning and Zoning Ryan Miller explained where the City Limits were in regard to that property.

Chairman Dr. Conway asked why there wasn't as much consistency in that area,

200 Director of Planning and Zoning Ryan Miller explained that the reason as to why there isn't as much consistency is a lot of the area is in the county
201 and is not regulated by zoning requirements.

202
203 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on August 12, 2025.

204
205 10. **P2025-026 (ANGELICA GUEVARA)**
206 Discuss and consider a request by Michael McDonald of Gentry Estates for the approval of a *Final Plat* for Lots 1 & 2, Block A, Gentry Addition
207 being a 1.07-acre parcel of land identified as a portion of Lot C, Block 113, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas,
208 zoned Single-Family 7 (SF-7) District, addressed as 605 Bost Street, and take any action necessary.

209
210 Director of Planning and Zoning Ryan Miller explained that this will go to Parks Board on Tuesday August 5th.

211
212 11. **P2025-023 (BETHANY ROSS)**
213 Hold a public hearing to discuss and consider a request by Vance Liles of MTG Engineers and Surveyors on behalf of Rodney D. and Fran
214 Webb for the approval of a *Replat* for Lots 1 & 2, Block A, Webb Addition being a 0.45-acre parcel of land identified as Lot C, Block 11, Griffith
215 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic
216 District, addressed as 507 E. Rusk Street, and take any action necessary.

217
218 Senior Planner Bethany Ross explained that this will go to Parks Board on Tuesday August 5th and will come back before the commission for
219 discussion or action on August 12, 2025.

220
221 12. **P2025-025 (RYAN MILLER)**
222 Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an ordinance abandoning public right-of-way
223 and a *Final Plat* for Lots 1 & 2, Block A, West Street Addition being a 0.73-acre tract of land identified as Lot 2, Block 11, Highwood Addition
224 and a portion Lots 2, 3, & 6, Block A, Original Town of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10
225 (SF-10) District and Downtown (DT) District, addressed as 302 Highland Drive and 202 Interurban Street, and take any action necessary.

226
227 Director of Planning and Zoning Ryan Miller explained that this is part of the program that the City started to abandon some of the alleyways and
228 right away that are currently underutilized or not being utilized for their intended purposes. This is one of the ones that was identified by the City
229 Council. Staff s in the process of preparing the quick claim deeds. This will come back on the Consent Agenda for the August 12th meeting.

230
231 13. **SP2025-029 (HENRY LEE)**
232 Discuss and consider a request by Pene Sherman of P. Sherman Construction on behalf of Adam Mitchell for the approval of a *Site Plan* for an
233 existing *Office/Warehouse* building on a two (2) acre tract of land identified as Tract 23-01 of the R. Irvine Survey, Abstract No. 120, City of
234 Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 3920
235 IH-30, and take any action necessary.

236
237 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant submitted last cycle for a Specific Use Permit
238 (SUP) for outside storage and ultimately withdrew their application given that the applicant was no longer requesting outside storage. In January
239 Neighborhood Improvement Services (NIS) and Building Inspection had engaged the property owner on operating without a Certificate of Occupancy.
240 There was outside storage and there was work being done without permits and ultimately, they made the request last cycle. There has been seven
241 (7) citations issued to the property. The outside storage has been removed but the mesh fencing and the sign have not been addressed and have
242 not received any correspondence form the property owner.

243
244 Pene Sherman
245 5707 Yacht Club Drive
246 Heath, TX 75032

247
248 Mrs. Sherman came forward and explained that the tenant has been the one getting addressed and have made some stipulations with the tenant.
249 They are taking down the mesh fence and the outside storage is gone. Tennant informed Property Owner they would apply for permits for the sign
250 on their door and the sign on the front. Explained she did get 5 citations handed to her.

251
252 Pene Sherman asked if she needed to widen the approach.

253
254 Senior Planner Henry Lee explained she would need to widen the approach to bring it up to the current standard.

255
256 Pene Sherman asked if there is no longer outside storage would she still need to concrete the back.

257
258 Director of Planning and Zoning Ryan Miller explained since they added rock it needs to be either concrete or reseeded.

259
260 Director of Planning and Zoning Ryan Miller explained that the light fixtures on the building that do not meet the requirements they will need to be
261 brought into compliance. Specifically, they're not shielded downward and fully cut off. In addition, well need a landscape plan that meets the
262 requirements since they're adding more than 2,000 SF of concrete. Staff will need to see where the landscaping is being brought up to the current
263 codes. In addition, they'll have to indicate where the detention is being located on the site plan. Also explained that the trash structures are supposed

264 to be fully screened from view of the roadway. They can be brought inside or they can build a screening wall and if its build outside they will need
265 an oil water separator.

266
267 Chairman Dr. Conway asked if the sign will be removed.

268
269 Director of Planning and Zoning Ryan Miller explained that they will be required to remove that since it is an illegal sign.

270
271 14. **SP2025-030 (HENRY LEE)**

272 Discuss and consider a request by Bill Wells on behalf of Lorie Stevens of Patriot Paws Service Dogs for the approval of an Amended Site Plan
273 for an existing *Social Service Provider (i.e. Patriot Paws Service Dogs)* on a 3.466-acre parcel of land identified as Lot 1, Block A, Patriot Paws
274 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 254 & 302 Ranch Trail, and take any action
275 necessary.

276
277 Senior Planner Henry Lee provided a brief summary in regard to the applicant's request. The applicant is requesting an amended site plan for a 20
278 x 20 deck with a 20 x 12-volt pergola that will have a wrought iron railing around it. In addition, they have other canopy structures in that property
279 that have all been approved previously, but over time as they've done expansions through previous site plan approvals those buildings have moved
280 around and this would be getting the new locations tied down as well as requesting the deck.

281
282 Bill Wells
283 254 Ranch Trail
284 Rockwall, TX 75032

285
286 Mr. Wells came forward and provided additional details in regards to the applicants request.

287
288 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on August 12, 2025.

289
290 15. **SP2025-031 (BETHANY ROSS)**

291 Discuss and consider a request by Michael Williamson for the approval of a Site Plan for an existing *Manufacturing Building* on a 1.9510-acre
292 tract of land identified as Tract 2-24 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy
293 Commercial (HC) District, addressed as 626 National Drive, and take any action necessary.

294
295 Senior Planner Bethany Ross provided a brief summary regarding the applicant's request. The applicant is requesting approval of a site plan for an
296 existing manufacturing facility. As part of the proposal, the applicant is expanding the property and bringing the landscaping into conformance.

297
298 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on August 12, 2025.

299
300 16. **SP2025-032 (HENRY LEE)**

301 Discuss and consider a request by Hooman Sedaghat of Buildeng, LLC on behalf of Salvador Salcedo for the approval of a Site Plan for an
302 *Office/Warehouse Building* on a 0.45- acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall,
303 Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

304
305 Senior Planner Henry Lee provided a brief summary regarding the applicant's request. The applicant is seeking approval for a site plan for an
306 office/warehouse manufacturing building. However, the request was ultimately denied due to the bay doors facing Whittemore Drive. The current
307 elevations remain unchanged, and it is required that the bay doors be located at the rear of the building with adequate screening. Additionally, the
308 landscape buffer and utility easement must be adjusted, with the buffer being pushed back into the utility easement.

309
310 Director of Planning and Zoning Ryan Miller explained that they were required to wait a year after re-submittal since they were denied.

311
312 Hooman Sedaghat
313 2202 Pebble View Court
314 Grand Prairie, TX 75050

315
316 Mr. Sedaghat came forward and requested to table the request to be able to address the comments.

317
318 17. Director's Report of post City Council meeting outcomes for development cases (**RYAN MILLER**).

- 319
- 320 • P2025-021: Preliminary Plat for Lot 1, Block A, Goliad Street Addition (**APPROVED**)
 - 321 • Z2025-029: Zoning Change (SF-7 to PD) for the Rockwall Community Playhouse (**WITHDRAWN BY HPAB**)
 - 322 • Z2025-030: Amendment to Planned Development District 50 (PD-50) (**1ST READING; APPROVED**)
 - 323 • Z2025-031: Specific Use Permit (SUP) for an *Accessory Structure* at 2317 Saddlebrook Lane (**1ST READING; APPROVED**)
 - 324 • Z2025-032: Consolidating Ordinance for Planned Development District 11 (PD-11) (**1ST READING; APPROVED**)
 - 325 • Z2025-033: Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* at 802 Jackson Street (**DENIED**)
 - 326 • Z2025-034: Specific Use Permit (SUP) for a *Non-Owner-Occupied Short-Term Rental* at 3985 Horizon Road (**1ST READING; APPROVED**)
 - 327 • Z2025-035: Specific Use Permit (SUP) for a *Daycare* at 305 S. Fannin Street (**1ST READING; APPROVED**)

- Z2025-036: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 803 Sam Houston Street (**1ST READING; APPROVED**)
- Z2025-037: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 805 Sam Houston Street (**1ST READING; APPROVED**)
- Z2025-038: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 704 S. Alamo Street (**1ST READING; APPROVED**)
- Z2025-040: Zoning Change (AG & LI to LI) (**DENIED**)
- Z2025-041: Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* at 340 Evans Road (**1ST READING; APPROVED**)
- Z2025-042: Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* (**1ST READING; APPROVED**)
- SP2025-023: Alternative Tree Mitigation Settlement Agreement for Rayburn Electric Cooperative (**APPROVED**)

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

VI. ADJOURNMENT

Chairman Dr. Conway adjourned the meeting at 6:58PM

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

Dr. Jean Conway, Chairman

Attest:

Melanie Zavala, Planning Coordinator



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION 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 12, 2025
APPLICANT: Ryan Miller; *City of Rockwall*
CASE NUMBER: P2025-025; *Final Plat for Lots 1 & 2, Block A, West Street Addition*

SUMMARY

Consider a request by the City of Rockwall for the approval of an ordinance abandoning public right-of-way and a *Final Plat* for Lots 1 & 2, Block A, West Street Addition being a 0.73-acre tract of land identified as Lot 2, Block 11, Highwood Addition and a portion Lots 2, 3, & 6, Block A, Original Town of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District and Downtown (DT) District, addressed as 302 Highland Drive and 202 W. Interurban Street, and take any action necessary.

PLAT INFORMATION

- ☑ **Purpose.** The City of Rockwall is requesting the approval of a *Final Plat* for a 0.73-acre tract of land (i.e. Lot 2, Block 11, Highwood Addition and portions of Lots 2, 3, & 6, Block A, Original Town of Rockwall Addition) for the purpose of abandoning an unimproved public right-of-way that extends from Highland Drive and W. Interurban Street to behind the property at 202 W. Interurban Street and incorporating the abandoned area into the adjacent properties.
- ☑ **Background.** On February 5, 2024, the City Council approved a motion directing staff to proceed with a *Right-of-Way Abandonment Program* that would abandon certain unimproved rights-of-way in the City of Rockwall, deeding these lands to the adjacent property owners at no cost. The basis of this decision was in accordance with Subsection 311.007, *Closing of Street or Alley by Home-Rule Municipality*, of Chapter 311, *General Provisions Relating to Municipal Streets*, of the Texas Transportation Code, which grants a home-rule municipality the power to vacate, abandon, or close a street or alleyway; and, in accordance with Subsection 272.001(b) of the Texas Local Government Code, which provides that land -- including streets or alleys -- owned in fee or used by easement by a political subdivision of the State, may be conveyed, sold or exchanged for less than fair market value with one (1) or more of the abutting property owners who owns the underlying fee. The right-of-way running in between the property at 302 Highland Drive and 202 W. Interurban Street and extending along the northern boundary of 202 W. Interurban Street was originally established prior to September 27, 1861 based on the subdivision plat for the Rockwall Original Town Addition. Subsequent subdivision plats show the right-of-way being the

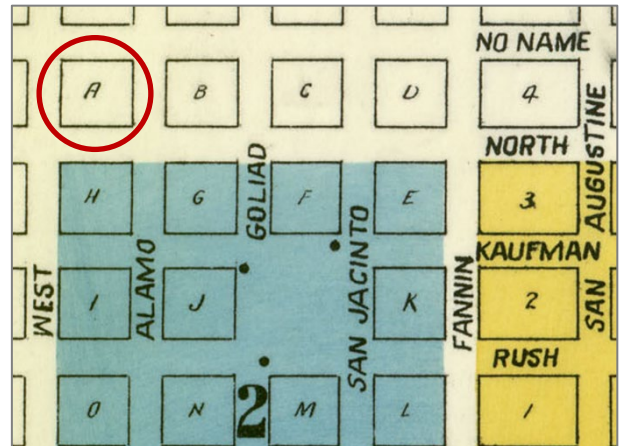


FIGURE 1. 1905 SANBORN MAPS SHOWING THE RIGHT-OF-WAY FOR BRENT STREET (SUBJECT PROPERTY IN RED)



FIGURE 2. 2023 AERIAL IMAGE SHOWING THE UNIMPROVED RIGHT-OF-WAY

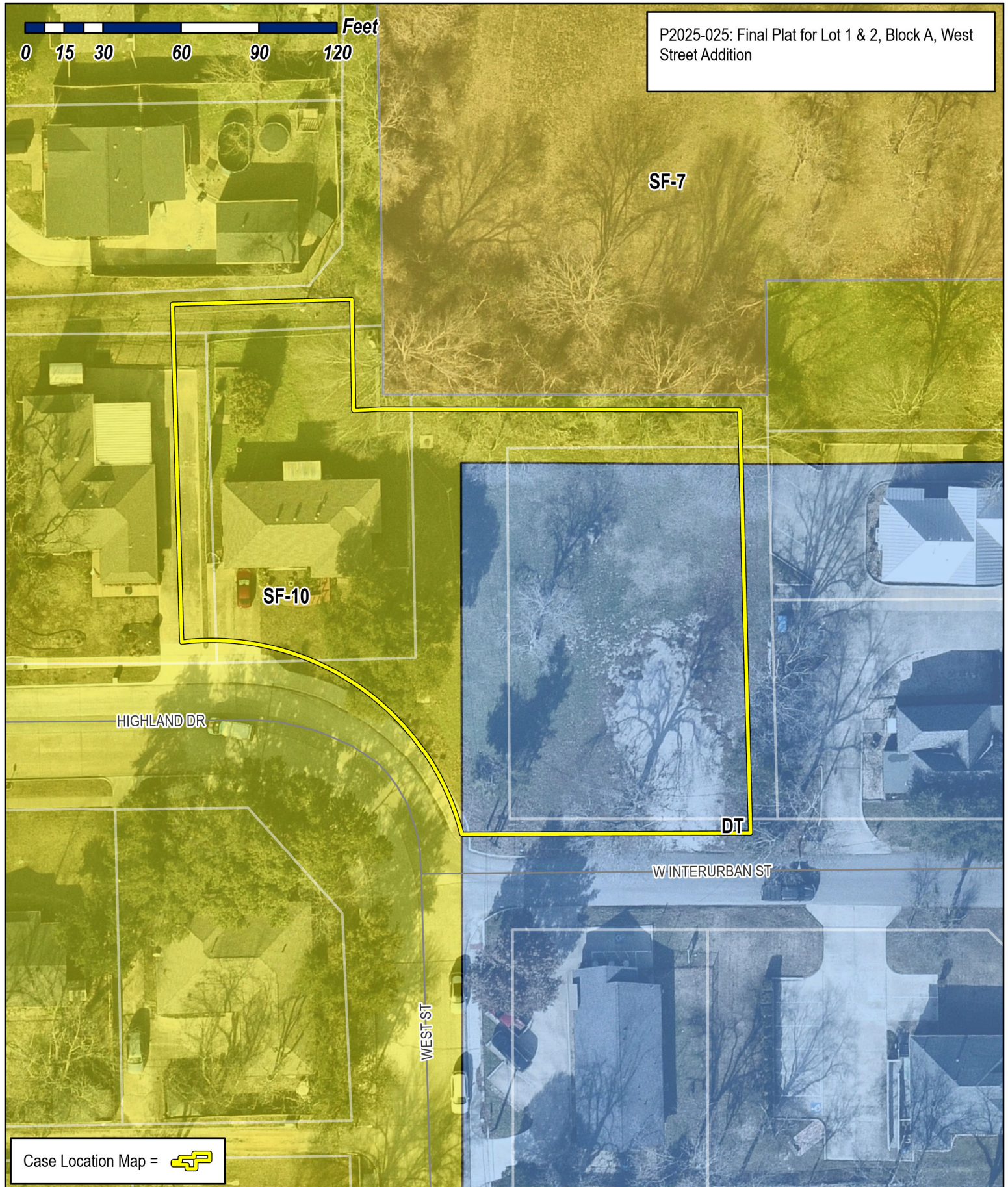
unimproved right-of-way for West Street and an unnamed road later identified as Olive Street (*see Figure 1*), and -- based on the current condition of the right-of-way -- it was never utilized as a public street or alleyway (*see Figure 2*). In accordance with the City Council's direction, staff began the process of abandoning this right-of-way on February 28, 2025 by sending the property owners a *Letter of Intent* (*see the attached Letters of Intent*). Once all property owners had signed their letters of intent, staff engaged with *H. D. Fetty Land Surveyors, LLC* to prepare a subdivision plat for the two (2) properties and the abandoned right-of-way.

- ☑ Public Hearing. In accordance with Subsection 272.001(b) of the Texas Local Government Code, the City Council will be required to hold a public hearing on August 18, 2025. In addition, staff advertised the public hearings in the Rockwall Herald Banner in the manner prescribed by Subsection 272.001(a).
- ☑ Conformance to the Subdivision Ordinance. The City's surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and the execution of the attached ordinance and quitclaim deeds. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.
- ☑ Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Lots 1 & 2, Block A, West Street Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Final Plat; and,
- (2) The Final Plat shall not be filed until after the second reading of the ordinance abandoning the right-of-way.
- (3) 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.



Case Location Map = 

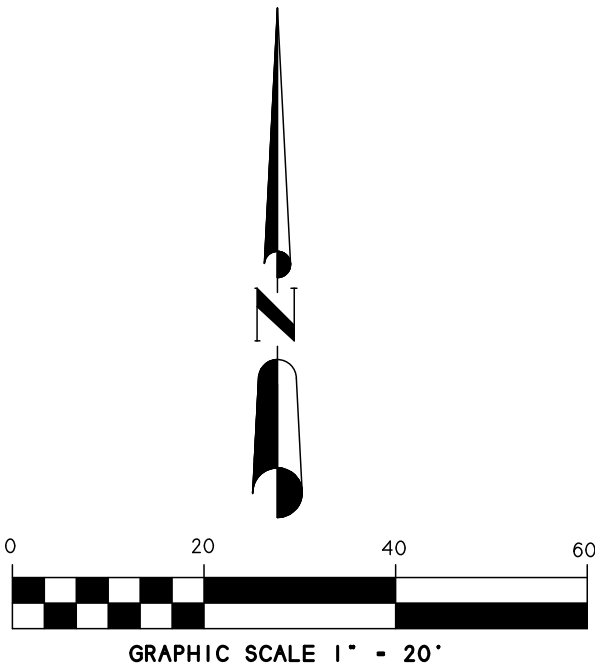
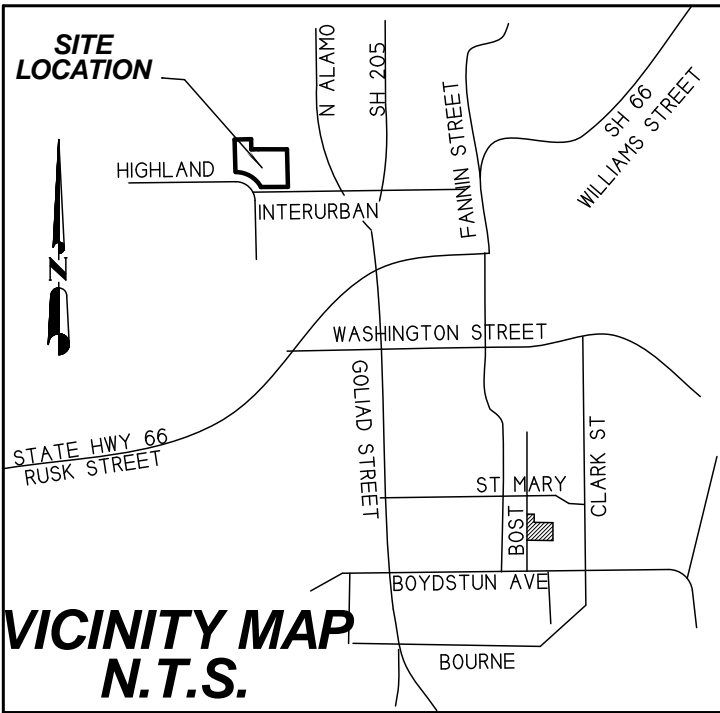
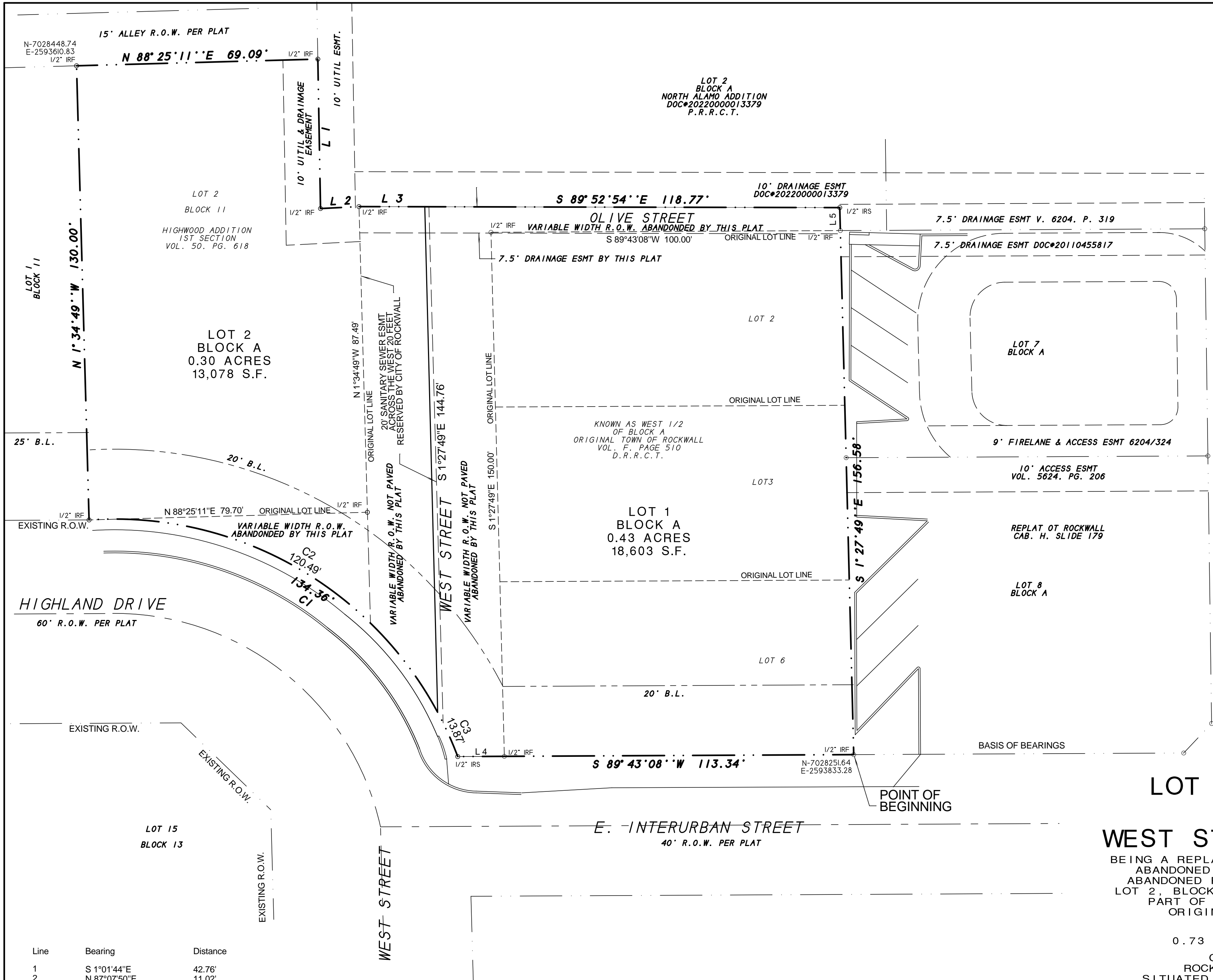


City of Rockwall

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.





FINAL PLAT
LOT 1 AND LOT 2
BLOCK A
WEST STREET ADDITION

BEING A REPLAT OF ABANDONED WEST STREET
ABANDONED PORTION OF OLIVE STREET
ABANDONED PORTION OF HIGHLAND DRIVE
LOT 2, BLOCK 11, HIGHWOOD ADDITION AND
PART OF LOTS 2, 3 & 6, BLOCK A
ORIGINAL TOWN OF ROCKWALL

2 LOTS
0.73 ACRES OR 31,680 S.F.

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

OWNERS:

PEGGY E. WARREN
302 HIGHLAND DRIVE
ROCKWALL, TEXAS 75087

DAVENPORT RENTAL PROPERTY
407 CASTLE PINES
HEATH, TEXAS 75032

SHEET 1 OF 2

H.D. Fetty Land Surveyor, LLC

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JUNE 13, 2025
SCALE 1" = 20' FILE # 20030372-RP
CLIENT DAVENPORT

CITY CASE NO. P2025-

Line	Bearing	Distance				
1	S 1°01'44"E	42.76'				
2	N 87°07'50"E	11.02'				
3	S 89°52'54"E	18.83'				
4	S 89°43'08"W	13.34'				
5	S 1°27'49"E	6.58'				
Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	73°18'56"	105.00	134.36	78.14	125.38	N 57°18'47"W
2	65°44'54"	105.00	120.49	67.86	113.99	N 61°05'48"W
3	7°34'03"	105.00	13.87	6.94	13.86	N 24°26'20"W

OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, DAVENPORT RENTAL PROPERTY and PEGGY E. WARREN, BEING THE OWNERS OF A TRACT OF land in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, 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 2, Lot 3 and Lot 6, Block A, and being a part of Olive Street right-of-way, a part of Highland Drive right-of-way, a part of West Street right-of-way as shown on the Block A, ORIGINAL TOWN OF ROCKWALL, TEXAS, according to the Map thereof recorded in Volume F, Page 510, Deed Records of Rockwall County, Texas, and being Lot 2, Block 11, Highwood Addition Section 1, an Addition to the City of Rockwall, Texas, according to the plat recorded in Volume 50, Page 618, Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½" iron rod found for corner in the north right-of-way of Interurban Street, and at the southeast corner of Lot 6, Block A;

THENCE S. 89 deg. 43 min. 08 sec. W. a distance of 113.34 feet to a ½" iron rod set for corner;

THENCE in a northwesterly direction along a curve to the left having a central angle of 73°18'56", radius of 105.00 feet, a tangent of 78.14 feet, a chord of N 57°18'47"W, 125.38 feet, and an arc distance of 134.36 feet to a ½" iron rod found for corner at the southwest corner of Lot 2, Block 11, Highwood Addition;

THENCE N. 01 deg. 34 min. 49 sec. W. a distance of 130.00 feet to a 1/2" iron rod found for corner;

THENCE N. 88 deg. 25 min. 11 sec. E. a distance of 69.09 feet to a 1/2" iron rod found for corner;

THENCE S. 01 deg. 01 min. 44 sec. E. a distance of 42.76 feet to a 1/2" iron rod found for corner;

THENCE N. 87 deg. 07 min. 50 sec. E. a distance of 11.02 feet to a ½" iron rod found for corner at the northwest corner of said Lot 2, Block 11 and in the west right-of-way of West Street;

THENCE S. 89 deg. 52 min. 54 sec. E. a distance of 137.61 feet to a 1/2" iron rod found for corner;

THENCE S. 01 deg. 27 min. 49 sec. E. a distance of 156.58 feet to the POINT OF BEGINNING and containing 31,681 square feet or 0.73 acres of land.

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 LOT 1 AND LOT 2, BLOCK A WEST STREET ADDITION, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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 LOT 1 AND LOT 2, BLOCK A, WEST STREET ADDITION, 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 occasional 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 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. We, our 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.

for DAVENPORT RENTAL PROPERTY

PEGGY E. WARREN

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared PEGGY E. WARREN, 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 _____, 20__.

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

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.

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



APPROVED

I hereby certify that the above and foregoing plat of LOT 1 AND LOT 2, BLOCK A WEST STREET ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____.

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 _____ day of _____, _____.

Mayor, City of Rockwall Planning and Zoning Chairman

City Secretary City of Rockwall City Engineer

FINAL PLAT
LOT 1 AND LOT 2
BLOCK A
WEST STREET ADDITION
BEING A REPLAT OF ABANDONED WEST STREET
ABANDONED PORTION OF OLIVE STREET
ABANDONED PORTION OF HIGHLAND DRIVE
LOT 2, BLOCK 11, HIGHWOOD ADDITION AND
PART OF LOTS 2, 3 & 6, BLOCK A
ORIGINAL TOWN OF ROCKWALL

2 LOTS
0.73 ACRES OR 31,680 S.F.

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

OWNERS:

PEGGY E. WARREN
302 HIGHLAND DRIVE
ROCKWALL, TEXAS 75087

DAVENPORT RENTAL PROPERTY
407 CASTLE PINES
HEATH, TEXAS 75032

SHEET 2 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JUNE 13, 2025
SCALE 1" = 20' FILE # 20030372-RP
CLIENT DAVENPORT

CITY CASE NO. P2025-



February 28, 2025

TO: Natalie Davenport
Davenport Rental Properties, LLC
407 Castle Pines Drive
Heath, Texas 75032

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) for the Abandonment of the Right-of-Way for Olive Street and West Street

Ms. Davenport,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way along West Street and Olive Street, which is directly adjacent to property owned by Davenport Rental Properties, LLC. As you may be aware, the City of Rockwall has identified several unimproved or underutilized City rights-of-way within our jurisdiction that provide limited to no public benefit. These rights-of-way have been maintained by the City for decades without plans for future improvement. In some cases, adjacent properties have constructed improvements within these rights-of-way, further complicating their potential use by the City.

On February 5, 2024, the City Council approved a motion to direct staff to proceed with the abandonment of these rights-of-way to the adjacent property owners. Following this action, the City has decided to abandon the excess right-of-way along West Street and Olive Street, and we are pleased to offer you the opportunity to acquire this land at no cost. The abandoned right-of-way encompasses excess right-of-way for West Street and Olive Street. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

In order to proceed with this transaction, I kindly request your cooperation in signing the attached Letter of Intent (LOI), acknowledging your acceptance of the abandoned right-of-way. Additionally, by signing this letter, you agree to allow the City of Rockwall to file a subdivision plat, which is necessary to accommodate the acquisition of the abandoned land, and you agree to maintain the acquired land. Please note that should you choose not to allow a subdivision plat to be filed after signing this Letter of Intent (LOI), you acknowledge your responsibility for reimbursing the City for any costs associated with the subdivision plat. If you decide not to acquire the abandoned land, please take note that other adjacent property owners will be given the opportunity to acquire the abandoned land.

Please review the attached map, which outlines the details of the abandonment and the terms and conditions of the Letter of Intent (LOI). Please provide all required information back to the Planning and Zoning Department of the City of Rockwall by no later than April 15, 2025 to proceed with the program. If you have any questions or require further clarification, please do not hesitate to contact me by phone at (972) 772-6441 or by email at miller@rockwall.com.

The City of Rockwall appreciates your cooperation and looks forward to working with you to finalize this transaction. Your prompt attention to this matter is greatly appreciated.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning



February 28, 2025

TO: Peggy E. Warren
302 Highland Drive
Rockwall, Texas 75087

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) for the Abandonment of the Right-of-Way for Olive Street and West Street

Ms. Warren,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way along West Street and Olive Street, which is directly adjacent to your property at 302 Highland Drive. As you may be aware, the City of Rockwall has identified several unimproved or underutilized City rights-of-way within our jurisdiction that provide limited to no public benefit. These rights-of-way have been maintained by the City for decades without plans for future improvement. In some cases, adjacent properties have constructed improvements within these rights-of-way, further complicating their potential use by the City.

On February 5, 2024, the City Council approved a motion to direct staff to proceed with the abandonment of these rights-of-way to the adjacent property owners. Following this action, the City has decided to abandon the excess right-of-way along West Street and Olive Street, and we are pleased to offer you the opportunity to acquire this land at no cost. The abandoned right-of-way encompasses excess right-of-way for West Street and Olive Street. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

In order to proceed with this transaction, I kindly request your cooperation in signing the attached Letter of Intent (LOI), acknowledging your acceptance of the abandoned right-of-way. Additionally, by signing this letter, you agree to allow the City of Rockwall to file a subdivision plat, which is necessary to accommodate the acquisition of the abandoned land, and you agree to maintain the acquired land. Please note that should you choose not to allow a subdivision plat to be filed after signing this Letter of Intent (LOI), you acknowledge your responsibility for reimbursing the City for any costs associated with the subdivision plat. If you decide not to acquire the abandoned land, please take note that other adjacent property owners will be given the opportunity to acquire the abandoned land.

Please review the attached map, which outlines the details of the abandonment and the terms and conditions of the Letter of Intent (LOI). Please provide all required information back to the Planning and Zoning Department of the City of Rockwall by no later than April 15, 2025 to proceed with the program. If you have any questions or require further clarification, please do not hesitate to contact me by phone at (972) 772-6441 or by email at rmiller@rockwall.com.

The City of Rockwall appreciates your cooperation and looks forward to working with you to finalize this transaction. Your prompt attention to this matter is greatly appreciated.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning



February 28, 2025

TO: Brittany Rood
Stringfellow Holdings, LLC
5023 Parkview Place
Addison, Texas 75001

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) for the Abandonment of the Right-of-Way for Olive Street and West Street

Ms. Rood,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way along West Street and Olive Street, which is directly adjacent to property owned by Stringfellow Holdings, LLC. As you may be aware, the City of Rockwall has identified several unimproved or underutilized City rights-of-way within our jurisdiction that provide limited to no public benefit. These rights-of-way have been maintained by the City for decades without plans for future improvement. In some cases, adjacent properties have constructed improvements within these rights-of-way, further complicating their potential use by the City.

On February 5, 2024, the City Council approved a motion to direct staff to proceed with the abandonment of these rights-of-way to the adjacent property owners. Following this action, the City has decided to abandon the excess right-of-way along West Street and Olive Street, and we are pleased to offer you the opportunity to acquire this land at no cost. The abandoned right-of-way encompasses excess right-of-way for West Street and Olive Street. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

In order to proceed with this transaction, I kindly request your cooperation in signing the attached Letter of Intent (LOI), acknowledging your acceptance of the abandoned right-of-way. Additionally, by signing this letter, you agree to allow the City of Rockwall to file a subdivision plat, which is necessary to accommodate the acquisition of the abandoned land, and you agree to maintain the acquired land. Please note that should you choose not to allow a subdivision plat to be filed after signing this Letter of Intent (LOI), you acknowledge your responsibility for reimbursing the City for any costs associated with the subdivision plat. If you decide not to acquire the abandoned land, please take note that other adjacent property owners will be given the opportunity to acquire the abandoned land.

Please review the attached map, which outlines the details of the abandonment and the terms and conditions of the Letter of Intent (LOI). Please provide all required information back to the Planning and Zoning Department of the City of Rockwall by no later than April 15, 2025 to proceed with the program. If you have any questions or require further clarification, please do not hesitate to contact me by phone at (972) 772-6441 or by email at miller@rockwall.com.

The City of Rockwall appreciates your cooperation and looks forward to working with you to finalize this transaction. Your prompt attention to this matter is greatly appreciated.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning

304 18096

HIGHWOOD,
BLOCK 11,
LOT 4

18095

HIGHWOOD,
BLOCK 11,
LOT 3

14020

NORTH ALAMO ADDITION,
BLOCK A,
LOT 2,
ACRES 1.2811

405

14003

AMICK,
BLOCK 16

18093

HIGHWOOD,
BLOCK 11,
LOT 1

18094

HIGHWOOD,
BLOCK 11,
LOT 2

0.184 ac

21382

ROCKWALL O T,
BLOCK A,
LOT 2,
3, 6

202

21381

CANDLES BY CAROL
ROCKWALL O T,
BLOCK A,
LOT 7,
(REPLAT 2012),
(FKA: LOT ALL 1,
N 15' OF 4)

303

21383

BEDFORD SURVEY
ROCKWALL O T,
BLOCK A,
LOT 8,
(FKA LOT 5),
(REPLAT 2012)

301

HIGHLAND DR

W INTERURBAN ST

WEST ST

HIGHWOOD,
BLOCK 14,
LOT 14

18151

HIGHWOOD,
BLOCK 14,
LOT 15

21403

BOOKKEEPING & TAX PROFESSIONALS
ROCKWALL O T,
BLOCK H,
LOT 3 & W 1/2 OF 2

21402

N-BALANCE THERAPY
S3026,
ALAMO WELLNESS ADDITION,
TRACT 1,
BLOCK A

203

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.



**City of
Rockwall**



0 50 Feet
Date: 2/24/2025

**RIGHT OF WAY
ABANDONMENT**

18095 HIGHWOOD, BLOCK 11, LOT 3

14020

NORTH ALAMO ADDITION, BLOCK A, LOT 2, ACRES 1.2811

405

0.116 AC

14003

401

AMICK, BLOCK 16

14020

NORTH ALAMO ADDITION, BLOCK A, LOT 2, ACRES 1.2811

405

0.116 AC

14003

401

AMICK, BLOCK 16

14020

NORTH ALAMO ADDITION, BLOCK A, LOT 2, ACRES 1.2811

405

0.116 AC

14003


401

AMICK, BLOCK 16


An aerial photograph of a residential property. A large, dark-colored house with a complex roofline is visible. To the left of the house is a paved driveway and a smaller, lighter-colored structure. The surrounding area includes grass, trees, and a fence line. The address "18095" is printed in white text on the left side of the image, with a small black dot below it. The text "HWOOD, BLOCK 11, LOT 3" is partially visible at the bottom left.

An aerial photograph of a residential property. A large, dark-colored house with a complex roofline is visible. To the left of the house is a paved driveway and a smaller, lighter-colored structure. The surrounding area includes grass, trees, and a fence line. The address "18095" is printed in white text on the left side of the image, with a small black dot below it. The text "HWOOD, BLOCK 11, LOT 3" is partially visible at the bottom left.

0.116 AC



14003
401
AMICK, BLOCK 16



14003
401
AMICK, BLOCK 16

18093 HIGHWOOD, BLOCK 11, LOT 1

18094 302

SHWOOD, BLOCK 11, LOT 2

0.068 AC

18094 302

SHWOOD, BLOCK 11, LOT 2

0.068 AC

18094 302

SHWOOD, BLOCK 11, LOT 2

0.068 AC

An aerial photograph of a wooded area. A road runs vertically through the center. A small building is visible on the left side of the road. The text '202' is printed in the bottom left corner, with a small black dot below it. The text '21382' is printed vertically in the center of the image. The text 'ROCKWALL O T, BLOCK A, LOT 2,3,6' is printed vertically on the right side of the image. The text '21381 CANDLESTOCK ROCKWALL' is printed in the top right corner. The text '21381 BLOOMING ROCK' is printed in the bottom right corner.

202

21382

ROCKWALL O T, BLOCK A, LOT 2,3,6

21381 CANDLESTOCK ROCKWALL

21381 BLOOMING ROCK

An aerial photograph of a wooded area. A road runs vertically through the center. A small building is visible on the left side of the road. The text '202' is printed in the bottom left corner, with a small black dot below it. The text '21382' is printed vertically in the center of the image. The text 'ROCKWALL O T, BLOCK A, LOT 2,3,6' is printed vertically on the right side of the image. The text '21381 CANDLESTOCK ROCKWALL' is printed in the top right corner. The text '21381 BLOOMING ROCK' is printed in the bottom right corner.

202

21382

ROCKWALL O T, BLOCK A, LOT 2,3,6

21381 CANDLESTOCK ROCKWALL

21381 BLOOMING ROCK

An aerial photograph of a wooded area. A road runs vertically through the center. To the left of the road, there is a small building with a dark roof. The text '202' is printed in the bottom left corner, with a small black dot below it. The text '21382' is printed vertically in the center of the image. The text 'ROCKWALL O T, BLOCK A, LOT 2,3,6' is printed vertically on the right side of the image. The text '21381 CANDLESTOCK ROCKWALL' is printed in the top right corner. The text '21381 BLOOMING ROCK' is printed in the bottom right corner.

202

21382

ROCKWALL O T, BLOCK A, LOT 2,3,6

21381 CANDLESTOCK ROCKWALL


21381 BLOOMING ROCK

83

OFORD SURVEY

CKWALL O T, BLOCK A, LOT 8, (FKA LOT 5), (REPLAT 2012)

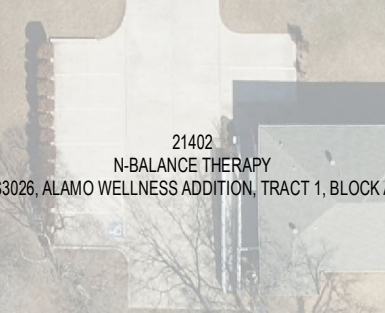
An aerial photograph of a residential area. A black line is drawn across the image, likely representing a property boundary. The text "HIGHLAND DR" is overlaid on the image, indicating the location of the street. The background shows trees and a road.



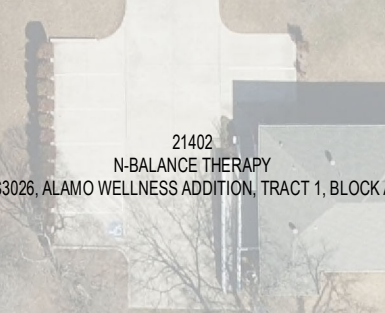
WINTERURBAN ST

204
•
21403
BOOKKEEPING & TAX PROFESSIONALS
ROCKWALL OT, BLOCK H, LOT 3 & W 1/2 OF 2

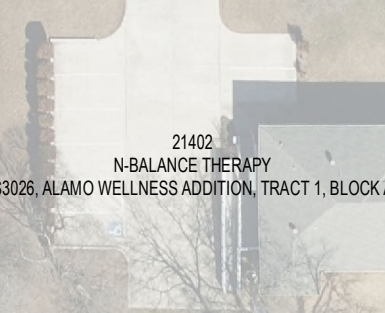
204
•
21403
BOOKKEEPING & TAX PROFESSIONALS
ROCKWALL OT, BLOCK H, LOT 3 & W 1/2 OF 2



21402
N-BALANCE THERAPY
S3026, ALAMO WELLNESS ADDITION, TRACT 1, BLOCK A 203



21402
N-BALANCE THERAPY
S3026, ALAMO WELLNESS ADDITION, TRACT 1, BLOCK A 203



21402
N-BALANCE THERAPY
S3026, ALAMO WELLNESS ADDITION, TRACT 1, BLOCK A 203

NALAMO RD

The data represented on this map was the best methods available. Data is supplied to the user and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content is the responsibility of the end user. The City of Rockwall does not warrant the accuracy of contained information. All information is provided 'As is' with no warranty being made, either




City of Rockwall

 0 50 Feet
 Date: 4/29/2025

RIGHT OF WAY ABANDONMENT

DATE:

3/16/25

TO:

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

PROPERTY OWNER INFORMATION:

PROPERTY OWNER NAME(S):

Natalee Davenport

PROPERTY OWNER ADDRESS:

407 Castle Pines Drive
Heath TX 75032

PROPERTY ADDRESS:

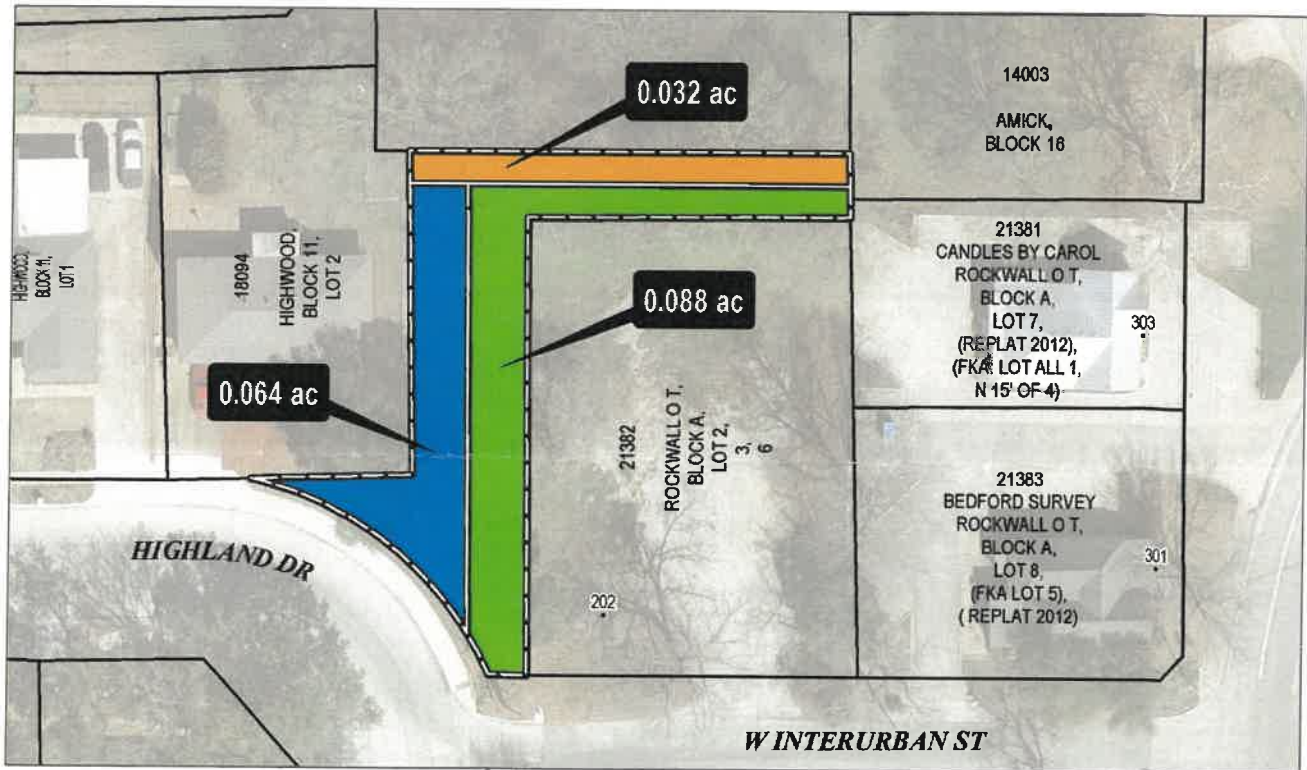
202 Interurban

Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) to Accept Abandoned Right-of-Way

This Letter of Intent (LOI) is to express my understanding and acceptance of the City of Rockwall's offer to acquire the land directly adjacent to my property as outlined in *Exhibit 'A'* below. I (we) understand that by accepting this offer, I will have the opportunity to expand and utilize my property in accordance with my needs, preferences, and the requirements of the City of Rockwall. Furthermore, I acknowledge and agree to sign the subdivision plat -- *that will be prepared by and at the cost of the City of Rockwall* -- to facilitate the acquisition of the abandoned right-of-way as depicted in *Exhibit 'A'* below. I am fully aware of the implications of this agreement and acknowledge my responsibility for maintaining the land depicted in *Exhibit 'A'* and reimbursing the City for any costs associated with the subdivision plat in the event that I (we) fail to sign document when necessary to complete the abandonment.

EXHIBIT 'A': PROPOSED DIVISION OF ABANDONED RIGHT-OF-WAY



PROPERTY OWNER'S SIGNATURE:

Natalee Davenport

PROPERTY OWNER'S SIGNATURE:

DATE:

4-4-2025

TO:

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

PROPERTY OWNER INFORMATION:

PROPERTY OWNER NAME(S):

Peggy E. Warren

PROPERTY OWNER ADDRESS:

302 Highland Dr.
Rockwall, TX.

PROPERTY ADDRESS:

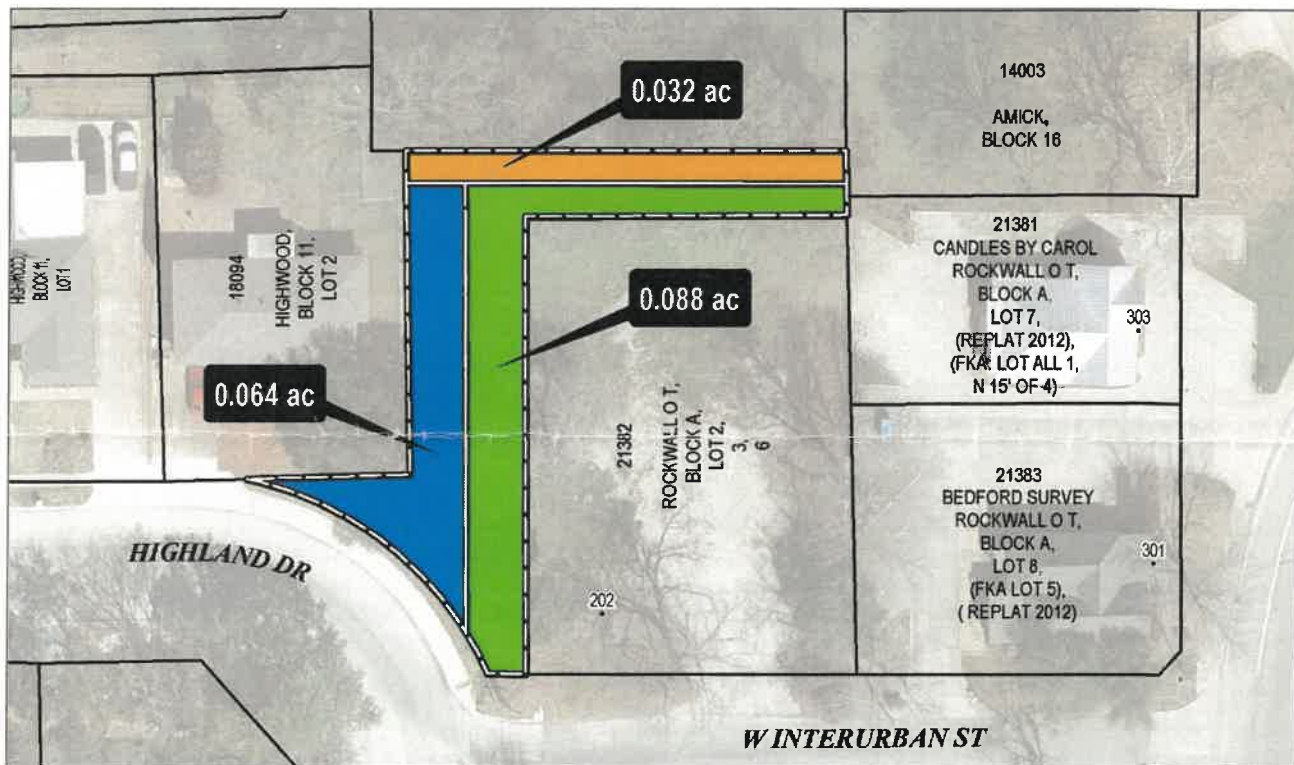
75087

Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) to Accept Abandoned Right-of-Way

This Letter of Intent (LOI) is to express my understanding and acceptance of the City of Rockwall's offer to acquire the land directly adjacent to my property as outlined in *Exhibit 'A'* below. I (we) understand that by accepting this offer, I will have the opportunity to expand and utilize my property in accordance with my needs, preferences, and the requirements of the City of Rockwall. Furthermore, I acknowledge and agree to sign the subdivision plat -- *that will be prepared by and at the cost of the City of Rockwall* -- to facilitate the acquisition of the abandoned right-of-way as depicted in *Exhibit 'A'* below. I am fully aware of the implications of this agreement and acknowledge my responsibility for maintaining the land depicted in *Exhibit 'A'* and reimbursing the City for any costs associated with the subdivision plat in the event that I (we) fail to sign document when necessary to complete the abandonment.

EXHIBIT 'A': PROPOSED DIVISION OF ABANDONED RIGHT-OF-WAY



PROPERTY OWNER'S SIGNATURE:

PEGGY E. WARREN

PROPERTY OWNER'S SIGNATURE:

Peggy E. Warren

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLOSING, ABANDONING AND VACATING A DEDICATED PUBLIC ALLEYWAY MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE AND CONVEYING THE RIGHT-OF-WAY TO THE ADJACENT PROPERTY OWNERS IN THE MANNER DEPICTED IN THIS ORDINANCE; IDENTIFYING A MUNICIPAL PURPOSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Subsection 311.007, *Closing of Street or Alley by Home-Rule Municipality*, of Chapter 311, *General Provisions Relating to Municipal Streets*, of the Texas Transportation Code grants a home-rule municipality the powers to vacate, abandon, or close a street or alleyway; and,

WHEREAS, Section 272.001(b) of the Texas Local Government Code provides that land -- *including streets or alleys* -- owned in fee or used by easement by a political subdivision of the state, may be conveyed, sold or exchanged for less than fair market value with one or more of the abutting property owners who own the underlying fee; and,

WHEREAS, the City of Rockwall currently incurs costs annually associated with the maintenance (*i.e. mowing*) of the dedicated public alleyway -- *described and depicted in Exhibit 'A' of this ordinance* -- which is currently unimproved; and,

WHEREAS, the City Council of the City of Rockwall has determined that the dedicated public alleyway -- *described and depicted in Exhibit 'A' of this ordinance* -- is no longer needed for public purposes, and finds that it is in the best interest of the City to convey the alleyway to the adjacent and abutting property owners -- *in the manner depicted in this ordinance*; and,

WHEREAS, with proper notice to the public, a public hearing was held on August 18, 2025 at a meeting of the City Council of the City of Rockwall, during which all interested parties and citizens were allowed to appear and be heard; and,

WHEREAS, the City of Rockwall has determined that it is feasible and advantageous to abandon this City property subject to the terms and conditions set forth below.

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

SECTION 1. PROPERTY. The *Property* shall be as described and depicted in *Exhibit 'A'* of this ordinance, and shall be incorporated by reference herein.

SECTION 2. QUITCLAIM. Section 272.001(b) of the Texas Local Government Code allows the City the power to convey city-owned property at less than fair market value to the abutting property owners. The Mayor of the City of Rockwall or the City Manager, as the case may be, are authorized to quitclaim the *Property* described in *Section 1* hereof to the abutting property owner upon the approval of this ordinance.

SECTION 3. LIMITATIONS. The abandonment of the *Property* shall extend only to the public right, title and easement in and to the tracts of land described and depicted in *Exhibit 'A'* of this ordinance, and shall be construed only to that interest the governing body of the City may legally and lawfully

abandon.

SECTION 4. MUNICIPAL PURPOSE. The *Property* described in *Section 1*, save and except the municipal utility easements located thereon, is no longer needed for municipal purposes and it is in the public interest of the City, to abandon said described portions of the right-of-way as depicted in *Exhibit 'A'* to the adjacent and abutting property owners.

SECTION 5. SCOPE. That the abandonment provided for herein shall extend only to the public right, title and easement in and to the tracts of land described in *Section 1* of this ordinance, and shall be construed only to that interest the governing body of the City of Rockwall may legally and lawfully abandon.

SECTION 6. EXCEPTIONS. In addition to the express reservations provided for in *Section 1* hereof, the conveyance is made subject to any and all valid, conditions, easements, restrictions and the like, whether record or not in the real property records of Rockwall County Texas.

SECTION 7. INCORPORATION OF RECITALS. The City Council finds the recitals contained in the preamble to this *Ordinance* are true and correct and incorporates them as findings of fact.

SECTION 8. SAVINGS CLAUSE. 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 9. REPEALING ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 10. EFFECTIVE DATE. This *Ordinance* shall be effective immediately following its passage and approval by the City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF SEPTEMBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 18, 2025

2nd Reading: September 2, 2025

DRAFT
ORDINANCE
07.29.2025

BLOCK 11
 INTERESTED PARTY
 NO. 30-27-31-3
 N 1° 34' 49" W 130.00'

LOT 2
 BLOCK A
 0.30 ACRES
 13,078 S.F.

LOT 1
 BLOCK A
 0.30 ACRES
 13,078 S.F.

WEST STREET
 VARIABLE WIDTH R.O.W. NOT PAVED
 ABANDONED BY THIS PLAT

WEST STREET
 S 1° 27' 49" E 144.70'
 VARIABLE WIDTH R.O.W. NOT PAVED
 ABANDONED BY THIS PLAT

WEST STREET
 S 2° 27' 49" E 150.00'

LOT 4
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 6
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 7
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 8
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 9
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 10
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 11
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 12
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 13
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 14
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 15
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 16
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 17
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 18
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 19
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 20
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 21
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 22
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 23
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 24
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 25
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 26
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 27
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 28
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 29
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 30
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 31
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 32
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 33
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 34
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 35
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 36
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 37
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 38
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 39
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 40
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 41
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 42
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 43
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 44
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 45
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 46
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 47
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 48
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 49
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 50
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 51
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 52
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 53
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 54
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 55
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 56
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 57
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 58
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 59
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 60
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 61
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 62
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 63
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 64
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 65
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 66
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 67
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 68
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 69
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 70
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 71
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 72
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 73
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 74
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 75
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 76
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 77
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 78
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 79
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 80
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 81
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 82
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 83
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 84
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 85
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 86
 BLOCK A
 0.43 ACRES
 18,803 S.F.

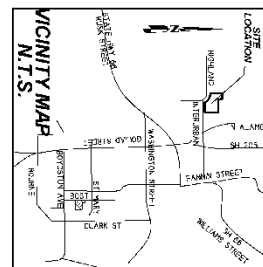
LOT 87
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 88
 BLOCK A
 0.43 ACRES
 18,803 S.F.

LOT 89
 BLOCK A
 0.43 ACRES
 18,

PART OF LOT 2, 3 & 4, BLOCK A
 ORIGINAL 100' X 100' ROCKWALL
 0.73 ACRES OR 31,860 S.F.
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 SITUATED ABSTRACT NO. 14
 OWNERS:
 DAYENPORT REALTY PROPERTY
 4671 DUSTIE PINE RD
 MEAT, TEXAS 75362
 REGENT W. MARSHEN
 302 ROCKWALL DRIVE
 ROCKWALL, TEXAS 75087
 HD Falty Land Surveyor, LLC
 3770 FM 1565, ROVSE CITY, TX 75169 972-538-2255 PHONE
 3770 FM 1565, ROVSE CITY, TX 75169 972-538-2255 FAX
 1100@hdfatty.com
 SHEET 1 OF 2
 DATE 11/13/2012
 PROJECT NO. 14-00000001
 DRAWN BY: J. W. WOODS

CITY CASE NO. P2025-



QUITCLAIM

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: _____, 2025

Grantor: **CITY OF ROCKWALL,**
a Texas Municipal Corporation

Grantor's Mailing Address:

City of Rockwall
385 S. Goliad Street
Rockwall, Rockwall County, Texas 75087

Grantee: Natalie Davenport

Grantee's Mailing Address:

Davenport Rental Properties, LLC
407 Castle Pines Drive
Heath, Texas 75032

Consideration: Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

Property (including any improvements):

Being a **1-acre tract of land** situated in the B. F. Boydstun Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas; said **1-acre tract of land** being described as a portion of Lot 1, Block A, West Street Addition as depicted in *Exhibit 'A'* of this document, which is adding to Lots 2, 3, & 6, Block A, Original Town of Rockwall Addition that was established by *Volume 1, Page 555* of the Real Property Records of Rockwall County, Texas.

For the Consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Neither Grantor nor Grantor's successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

When the context requires, singular nouns and pronouns include the plural.

CITY OF ROCKWALL,
a Texas municipal corporation

By: _____
Tim McCallum, *Mayor*

ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF ROCKWALL

Before me on this _____ day of _____, 2025 personally appeared, Mayor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of the City of Rockwall, a Texas municipal corporation, as its Mayor, for the purposes and consideration therein expressed.

Notary Public, State of Texas

AFTER RECORDING PLEASE RETURN TO:

Ryan Miller, Director of Planning and Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

EXHIBIT "A"

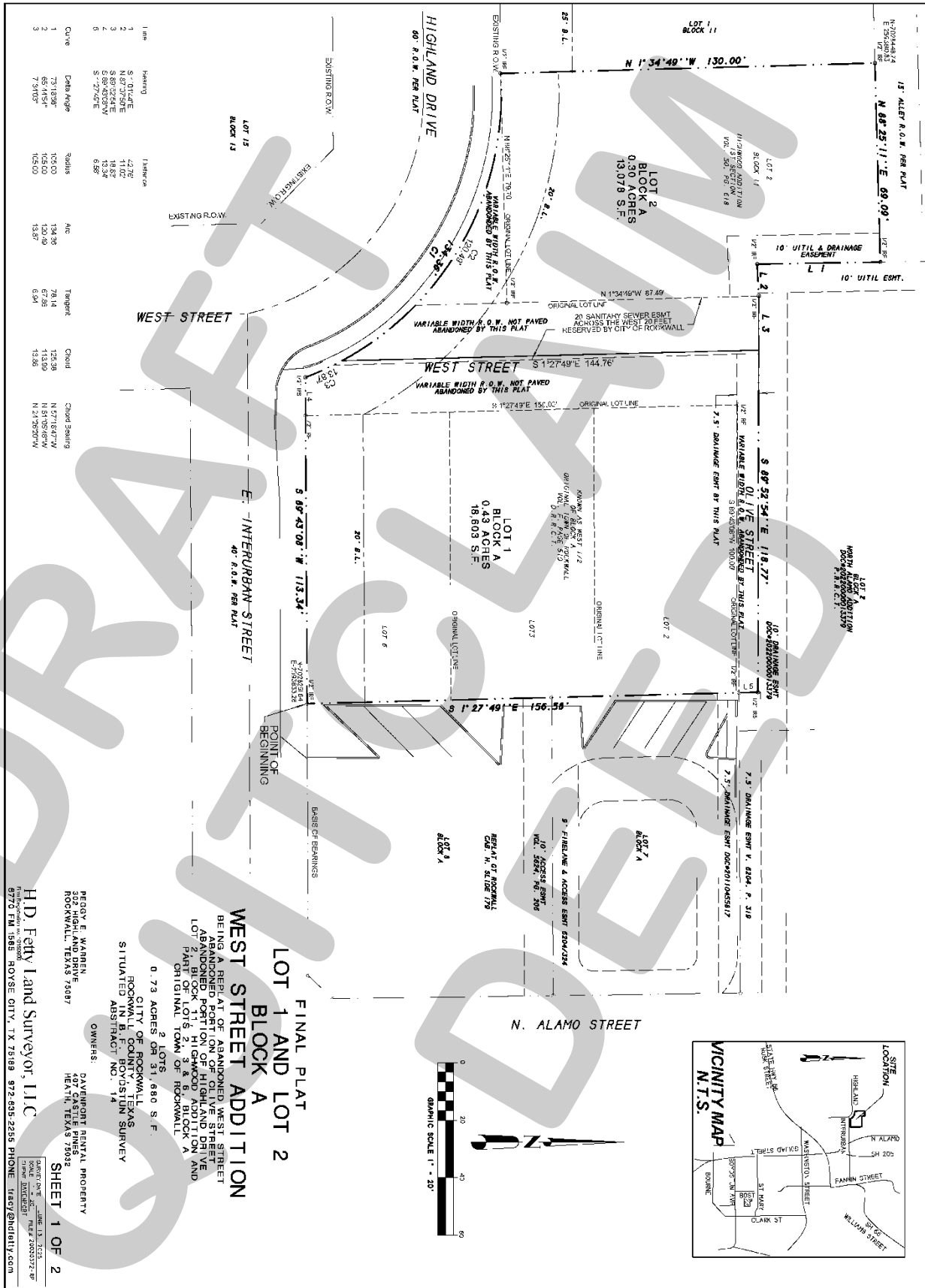


EXHIBIT "A"

OWNER'S CERTIFICATE
(Filed in Dedication)

[illegible][illegible]

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,
STATE OF TEXAS
COUNTY OF ROCKWALL

We used a 2 × 2 × 2 factorial design. The dependent variable was the number of correct responses and the number of errors. The independent variables were the following:

1. No nail strips shall be constructed of plastic upon, over, or across the fully cemented nail as described herein.

3 The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment or glazing of streets if the subdivision.

6. No uses involving use of any structure shall be permitted on any lot, in this section by the owner of any other person until the proposed applicant owner has completed all the requirements of the land use regulations of the City of Richmond regarding the elements with respect to the better look of the street or access to land property, such as: (1) the removal of all structures with the required basis of standing and that owner shall have a good change standing, from Richmond, from the date of the initial, all according to the specifications of the City of Richmond or

[illegible]

FOR DIVERGENT RENTALS, PROPERTY

FLIGHT MANUAL

COUNTY OF ROCKWELL

Before me, the undersigned authority, on this _____ day of _____, 20____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me as the same to the proper and correct declaration thereof.

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

My comments appear in the November 1995 issue of *ENR*.

STATE OF ILLINOIS
COUNTY OF ROCKFORD

Before me it is acknowledged that on this day, 1987, I, _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 1987.

Nagay Fuzarov and for the State of Texas

My Currents of Expertise:

NOTE: It shall be the duty of the City of Rockwall to withhold fees and penalties for the City's water service and sewer and storm drainage systems have been accepted by the City. The streets within a plat for the City shall not be subject to any representation, assurance or guarantee approval by the City. The City shall not be responsible for any representation, assurance or guarantee for any building within a plat that shall be approved, and no fee or guarantee for a building, not shall any approval constitute any representation, assurance or guarantee by the City of the adequacy of said availability for water. No personal liability is assumed within a plat, as required under Ordinance 53-54.

SURVEYOR'S CERTIFICATE
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

1. 14-1, "Harold D. Lee, III, R.F.L.S. NO. 5034, to verify certy. that I prepared this patent and affidavit survey of the land and find the corner marking its shown (Peterson were properly placed under my personal supervision.

HAROLD D. FETTY, II
Registered Professional Land Surveyor No. 7034

APPROVED

This approval shall be irrevocable; the approved paid for your action is irrevocable in the office of the County Clerk of Rockwell County, Texas, within one hundred and thirty (130) days from said order of the court.

Said approval shall be subject to all the requirements of the Sub-sworn Regulator's of the State of Rockwell.

WITNESS OUR HANDS, this ____ day of _____

Mayor: City of Rochester

City Secretary City of Rockham

City Engineer

FINAL PLAT
LOT 1 AND LOT 2

DECK

BEING A REPLAT OF ABANDONED WEST STREET
ABANDONED PORTION OF OLIVE STREET
ABANDONED PORTION OF HIGHLAND DRIVE
LOT 2, BLOCK 11, HIGHWOOD ADDITION AND
PART OF LOTS 2, 3 & 6, BLOCK A
ORIGINAL TOWN OF ROCKWALL

U.S. ACHES ON 31,680 S.F.

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

OWNERS

LEON E. WARRER
302 HIGHLAND DRIVE
ROCKWALL, TEXAS 75087

DAVENPORT RENTAL PROPERTY
407 CASTLE PINES
HEATH, TEXAS 75032

HEET 2 OF 2

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 16150006
55770 FM 1555 ROYSE CITY, TX 75189 972-635-

56770 FM 1565 ROYSE CITY, TX 75189 972-636-2256 PHONE tracy@hcdirectly.com



QUITCLAIM

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: _____, 2025

Grantor: **CITY OF ROCKWALL,**
a Texas Municipal Corporation

Grantor's Mailing Address:

City of Rockwall
385 S. Goliad Street
Rockwall, Rockwall County, Texas 75087

Grantee: Peggy E. Warren

Grantee's Mailing Address:

302 Highland Drive
Rockwall, Texas 75087

Consideration: Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

Property (including any improvements):

Being a **1-acre tract of land** situated in the B. F. Boydstun Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas; said **1-acre tract of land** being described as a portion of Lot 2, Block A, West Street Addition as depicted in *Exhibit 'A'* of this document, which is adding to Lot 2, Block 11, Highwood Addition, 1st Section Addition that was established by *Instrument No. 19550099900031* of the Real Property Records of Rockwall County, Texas.

For the Consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Neither Grantor nor Grantor's successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

When the context requires, singular nouns and pronouns include the plural.

CITY OF ROCKWALL,
a Texas municipal corporation

By: _____
Tim McCallum, *Mayor*

ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF ROCKWALL

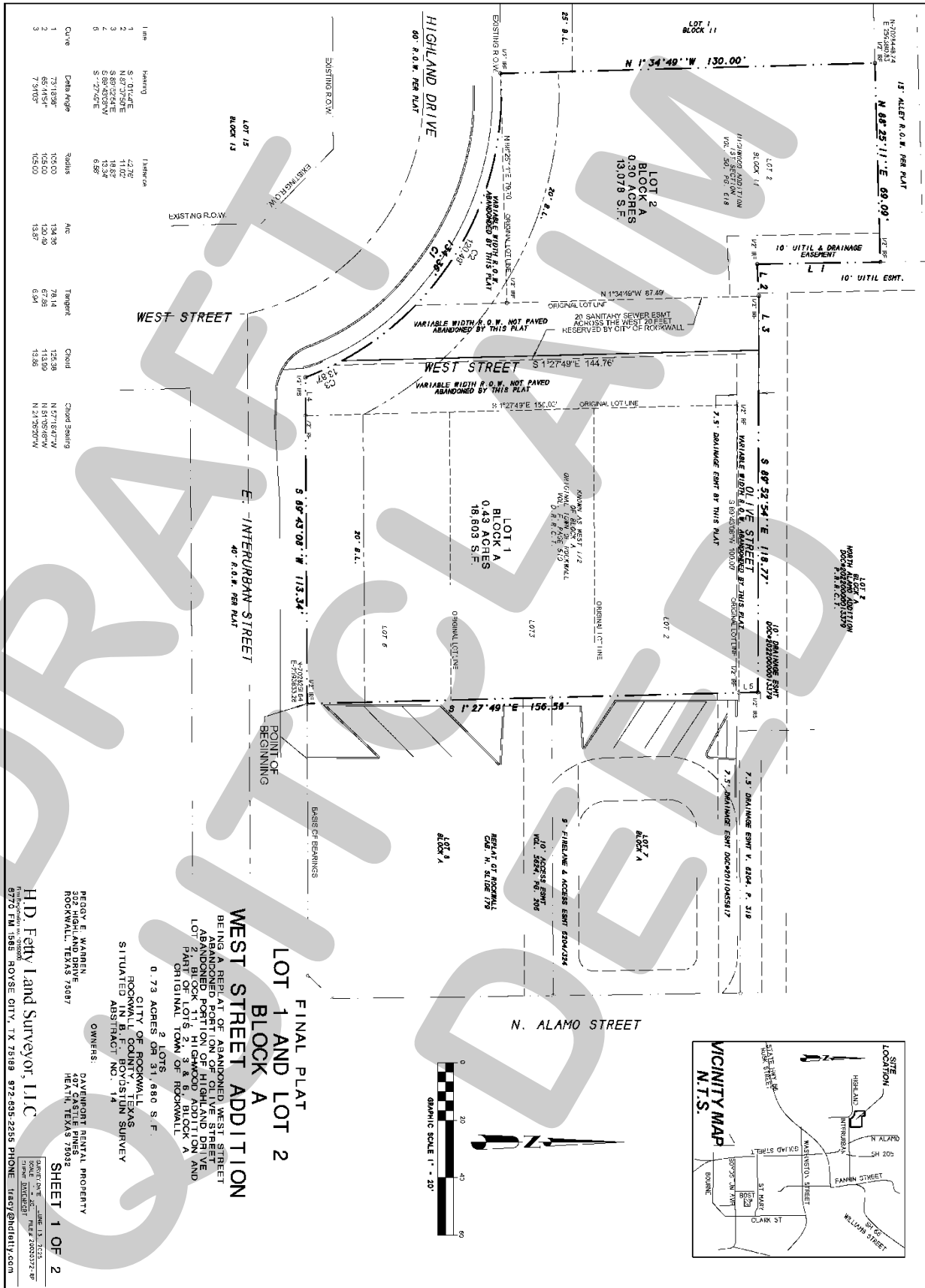
Before me on this _____ day of _____, 2025 personally appeared, Mayor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of the City of Rockwall, a Texas municipal corporation, as its Mayor, for the purposes and consideration therein expressed.

Notary Public, State of Texas

AFTER RECORDING PLEASE RETURN TO:

Ryan Miller, Director of Planning and Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

EXHIBIT "A"





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: August 12, 2025
APPLICANT: Michael McDonald; *Gentry Estates*
CASE NUMBER: P2025-026; *Final Plat for Lots 1 & 2, Block A, Gentry Addition*

SUMMARY

Consider a request by Michael McDonald of Gentry Estates for the approval of a Final Plat for Lots 1 & 2, Block A, Gentry Addition being a 1.07-acre parcel of land identified as a portion of Lot C, Block 113, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 605 Bost Street, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 1.07-acre parcel of land [i.e. Lot C, Block 113, Boydston Addition] for the purpose of dedicating and abandoning easements for the future development of the subject property and subdividing one (1) residential lot into two (2) residential lots [i.e. Lots 1 & 2, Block A, Gentry Addition].
- ☑ Background. The subject property was annexed prior to 1934 based on the April 1934 Sanborn Map. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. Sometime between January 3, 1972 and June 3, 1977, the subject property was rezoned from a Commercial (C) District to a Single-Family 3 (SF-3) District. Based on the May 16, 1983 zoning map, the property was again rezoned from Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District and has remained zoned Single-Family 7 (SF-7) District to date. According to the Rockwall Central Appraisal District (RCAD), there is currently a 1,432 SF single-family home constructed in 1970 and three (3) accessory structures [i.e. 224 SF, 60 SF, and 30 SF accessory structures] constructed in 1980 situated on the subject property.
- ☑ Parks and Recreation Board. On August 5, 2025, the Parks and Recreation Board reviewed the Final Plat and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay *Pro-Rata Equipment Fees* of \$606.19 (i.e. \$606.19 x 1 lot = \$606.19).
 - (2) The property owner shall pay *Cash-In-Lieu of Land Fees* of \$709.37 (i.e. \$709.37 x 1 lot = \$709.37).
- ☑ 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 Lots 1 & 2, Block A, Gentry 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.



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 605 BOST STREET
SUBDIVISION B.F. BOYDSTOWN A-14
GENERAL LOCATION Bost near St. Mary

LOT 1+2 BLOCK A

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF 7 CURRENT USE RESIDENTIAL
PROPOSED ZONING SF 7 PROPOSED USE SAME
ACREAGE 1.07 LOTS [CURRENT] 1 LOTS [PROPOSED] 2

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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]

<input checked="" type="checkbox"/> OWNER	<u>GENTRY ESTATES</u>	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	<u>MICHAEL McDONALD</u>	CONTACT PERSON	<u>SAME</u>
ADDRESS	<u>507 BOST ST</u>	ADDRESS	
CITY, STATE & ZIP	<u>Rockwall TX 75087</u>	CITY, STATE & ZIP	
PHONE			
E-MAIL			

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL McDONALD [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 \$ 327.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF JUNE, 20 25 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

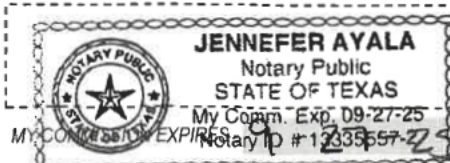
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF JUNE, 20 25

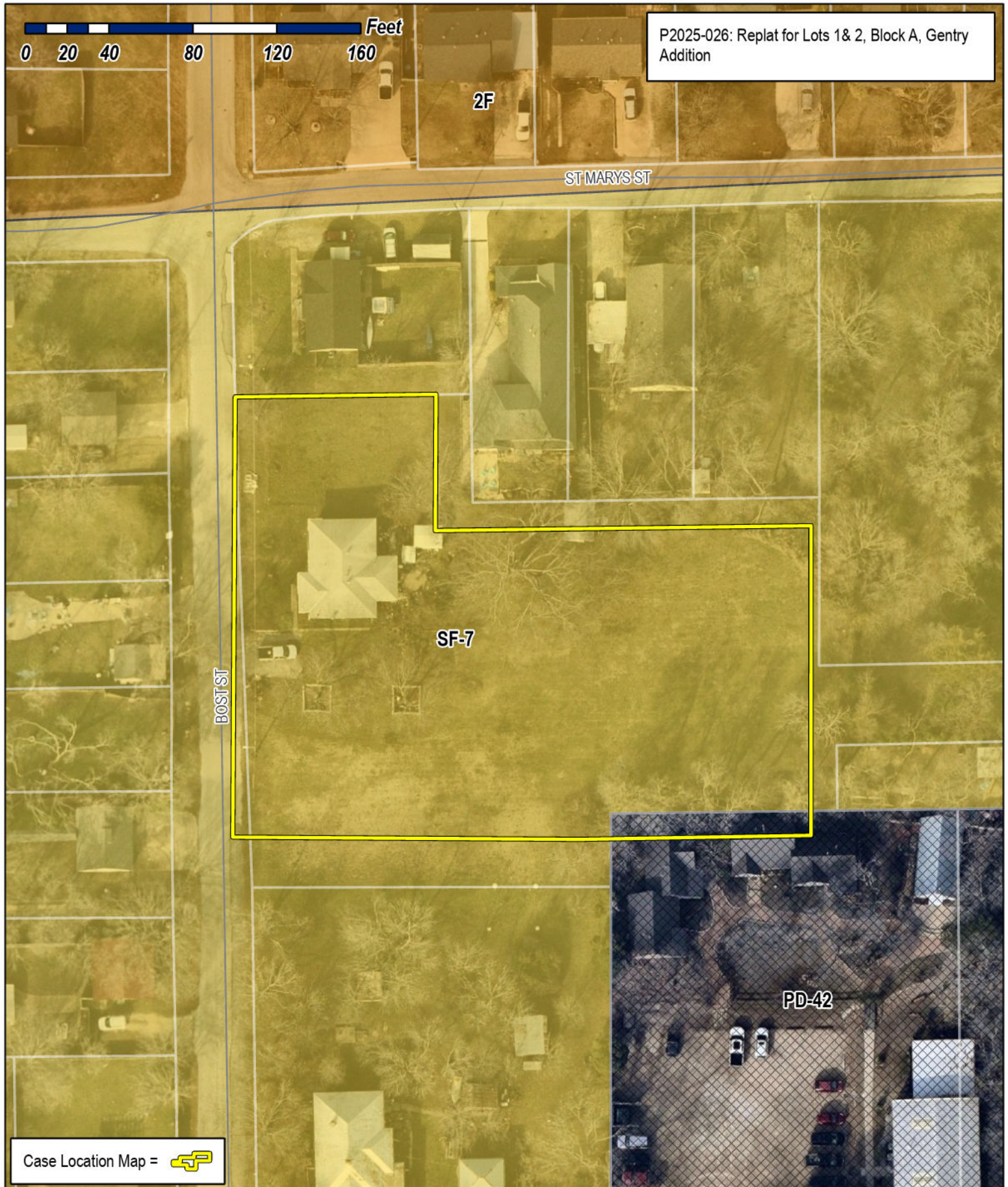
OWNER'S SIGNATURE


Michael Lee McDonald

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jugan





Case Location Map = 

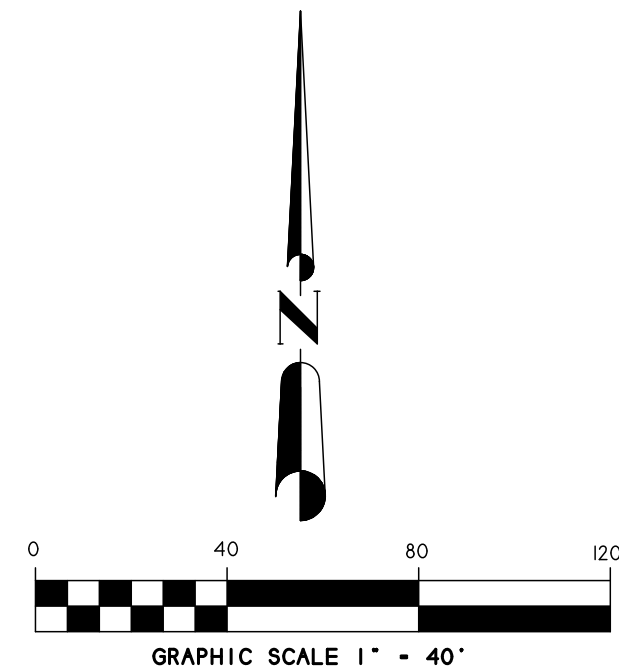
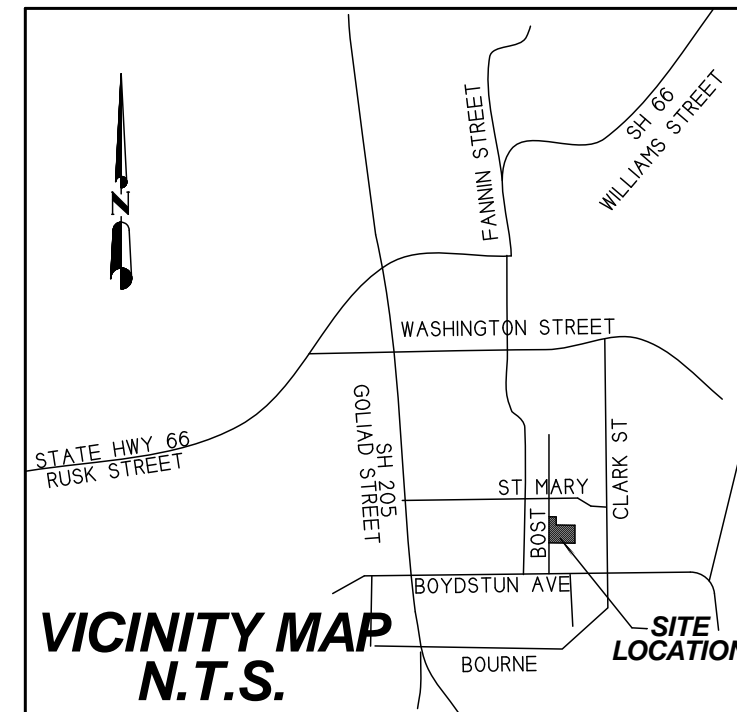
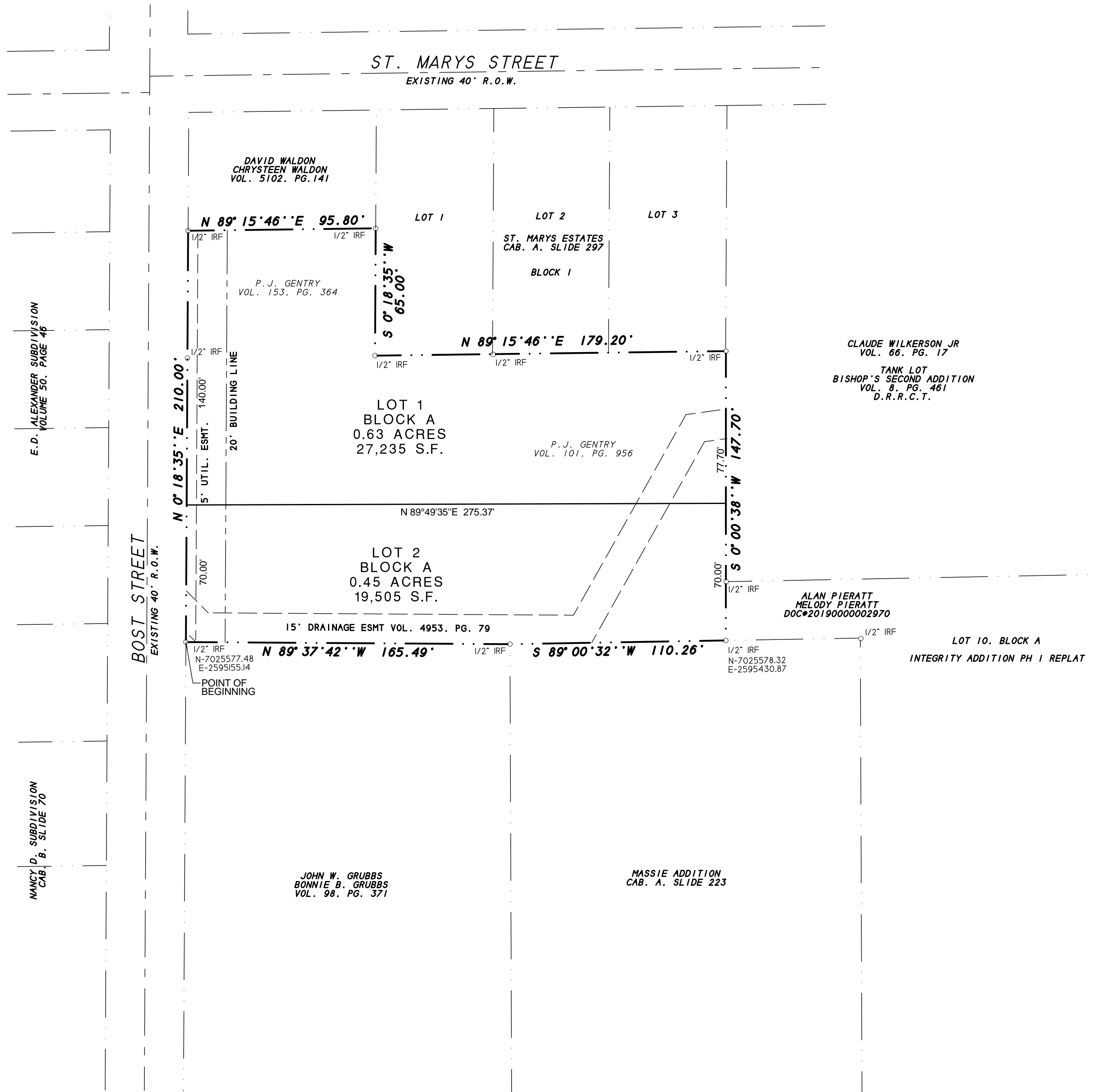


City of Rockwall

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.





FINAL PLAT
LOT 1 AND LOT 2
BLOCK A
GENTRY ADDITION

2 LOTS
1.07 ACRES OR 46,740 S.F.
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

OWNERS:
GENTRY ESTATE
605 BOST STREET
ROCKWALL, TEXAS 75087

SHEET 1 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JUNE 13, 2025
SCALE 1" = 40' FILE # 20250064
CLIENT GENTRY

CITY CASE NO. P2025-

OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, GENTRY ESTATE, BEING THE OWNER OF A TRACT OF land in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, 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 all of that tract of land as described in a Warranty deed to P.J. Gentry and Geneva Gentry, as recorded in Volume 101, Page 956 and Volume 153, Page 364 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of Bost Street and at the southwest corner of said Gentry tract per Volume 101, Page 956 and at the northwest corner of a tract of land as described in a Warranty deed to John W. Grubbs and Bonnie B. Grubbs, as recorded in Volume 98, Page 371 of the Deed Records of Rockwall County, Texas;

THENCE N. 00 deg. 18 min. 35 sec. E. along said right-of-way, a distance of 210.00 feet to a 1/2" iron rod found for corner at the northwest corner of said Gentry tract per Volume 153, Page 364;

THENCE N. 89 deg. 15 min. 46 sec. E. a distance of 95.80 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 18 min. 35 sec. W. a distance of 65.00 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 15 min. 46 sec. E. a distance of 179.20 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 00 min. 38 sec. E. a distance of 147.70 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 00 min. 32 sec. W. a distance of 110.26 feet to 1/2" iron rod found for corner;

THENCE N. 89 deg. 37 min. 42 sec. W. a distance of 165.49 feet to the POINT OF BEGINNING and containing 46,740 square feet or 1.07 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 LOT 1 AND LOT 2, BLOCK A, GENTRY ADDITION an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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 LOT 1 AND LOT 2, BLOCK A, GENTRY 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 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 occasional 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 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; We, our 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.

DOLLY BAGBY
for GENTRY ESTATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DOLLY BAGBY, 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 _____, 20__.

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

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 useand fire protection within such plat, as required under Ordinance 83-54.

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.



APPROVED

I hereby certify that the above and foregoing plat of LOT 1 AND LOT 2, BLOCK A, GENTRY ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____.

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 _____ day of _____, _____.

Mayor, City of Rockwall Planning and Zoning Chairman

City Secretary City of Rockwall City Engineer

FINAL PLAT
LOT 1 AND LOT 2
BLOCK A
GENTRY ADDITION
2 LOTS
1.07 ACRES OR 46,740 S.F.
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

OWNERS:
GENTRY ESTATE
605 BOST STREET
ROCKWALL, TEXAS 75087

SHEET 2 OF 2

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JUNE 13, 2025
SCALE 1" = 40' FILE # 20250064
CLIENT GENTRY

Sole Property Manager for 605 Bost Street, Rockwall, Texas 75087

X Michael Lee McDonald

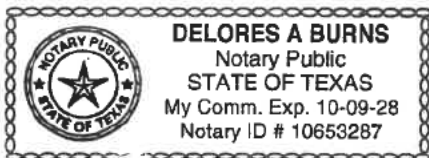
X Dorothy S Bagby

X DeLores A Burns

Notary

STATE OF TEXAS, COUNTY OF Santa Fe

This instrument was acknowledged before me on
this 1st day of July, 2008 by
Michael Lee McDonald and Dorothy Bagby
DeLores A Burns
Notary Public's Signature



To whom it may concern,

Michael Lee McDonald is the property manager of 605 Bost Street, Rockwall, Texas 75087. I am writing to confirm my commitment to complete the necessary extension of the sanitary sewer line required for the development of a new single family residence on the property. I understand that the plat for this property will not be accepted until this commitment is provided. I acknowledge that the sewer extension will be constructed at my expense and permitting requirements in full acquisitions.

I will coordinate with the appropriate city departments.

To ensure all necessary approvals and inspections are obtained.

Please accept this letter as confirmation of my intent to complete the required sewer line extension.

Thank you.

X Michael Lee McDonald

Michael Lee McDonald

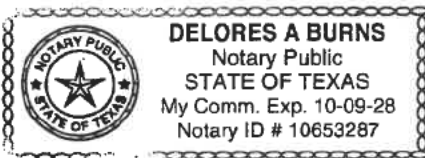
X Dolly S. Bagby

Dolly Bagby

Notary X DeLores A. Burns

STATE OF TEXAS, COUNTY OF Rockwall

This instrument was acknowledged before me on this 1 day of July, 2025 by Michael Lee McDonald and Dolly Bagby



DeLores A. Burns
Notary Public's Signature

Guevara, Angelica

From: Kevin Passons [REDACTED]
Sent: Monday, July 21, 2025 1:38 PM
To: Guevara, Angelica
Cc: Stephen Ritchey
Subject: PID 14392

Good Afternoon All,

I reference to the above property Rockwall CAD acknowledges that there needs to be a correction to the map. We have sent the documentation provided by the surveyor to our mapping company and are awaiting the correction to be done by them.

Feel free to contact me if you have any questions.

Regards,

Kevin R. Passons

Kevin R. Passons, RPA RTA RTC CCA CTA
Chief Appraiser
Rockwall Central Appraisal District
841 Justin Rd.
Rockwall, TX 75087

[REDACTED]

CONFIDENTIALITY NOTICE: This email may contain confidential information and/or attorney client privileged transmission et seq., and any information contained in this message is legally privileged, confidential and intended only for the individual or entity named herein. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this message is strictly prohibited. If you have received this message in error, please



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 12, 2025

APPLICANT: Jim Benson; *Jim Benson Custom Homes, LLC*

CASE NUMBER: Z2025-044; *Specific Use Permit (SUP) for Residential Infill at 5405 Ranger Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Jim Benson of Jim Benson Custom Homes on behalf of Justine Marengo-Rowe for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1214-acre tract of land identified as a Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5405 Ranger Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on October 29, 1973 by *Ordinance No. 73-42 [i.e. Case No. 1973-004]*. At the time of annexation, the property was zoned Agricultural (AG) District. The subject property was rezoned to Planned Development District 8 (PD-8) by *Ordinance No. 73-48* on November 12, 1973. Phase 19 was later amended by *Ordinance No. 85-43* on August 26, 1985. A preliminary plat [*i.e. Case No. PZ1985-045-01*] and a final plat [*i.e. Case No. PZ1985-056-01*] for Phase 19 of the Chandler's Landing Subdivision were approved on July 2, 1985. This established the subject property as Lot 4, Block B, Chandler's Landing, Phase 19. On June 6, 2022, City Council approved *Ordinance No. 22-34 [i.e. Case No. Z2022-021, S-280]* to allow the construction of a single-family home on the subject property; however, work never commenced on the property, and the SUP to expired on June 6, 2023. Currently, the subject property is vacant.

PURPOSE

The applicant -- *Jim Benson of Jim Benson Custom Homes* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 5405 Ranger Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are various parcels of land that make up the remainder of Phase 4 of the Chandler's Landing Subdivision. Beyond this is Phase 18 of the Chandler's Landing Subdivision, which was established on October 1, 1984 and consists of 17 residential lots. North of this is Phase 17 of the Chandler's Landing Subdivision, which was platted on January 15, 1985 and consists of 57 residential lots. All of these subdivisions are zoned Planned Development District 8 (PD-8) for single-family land uses.

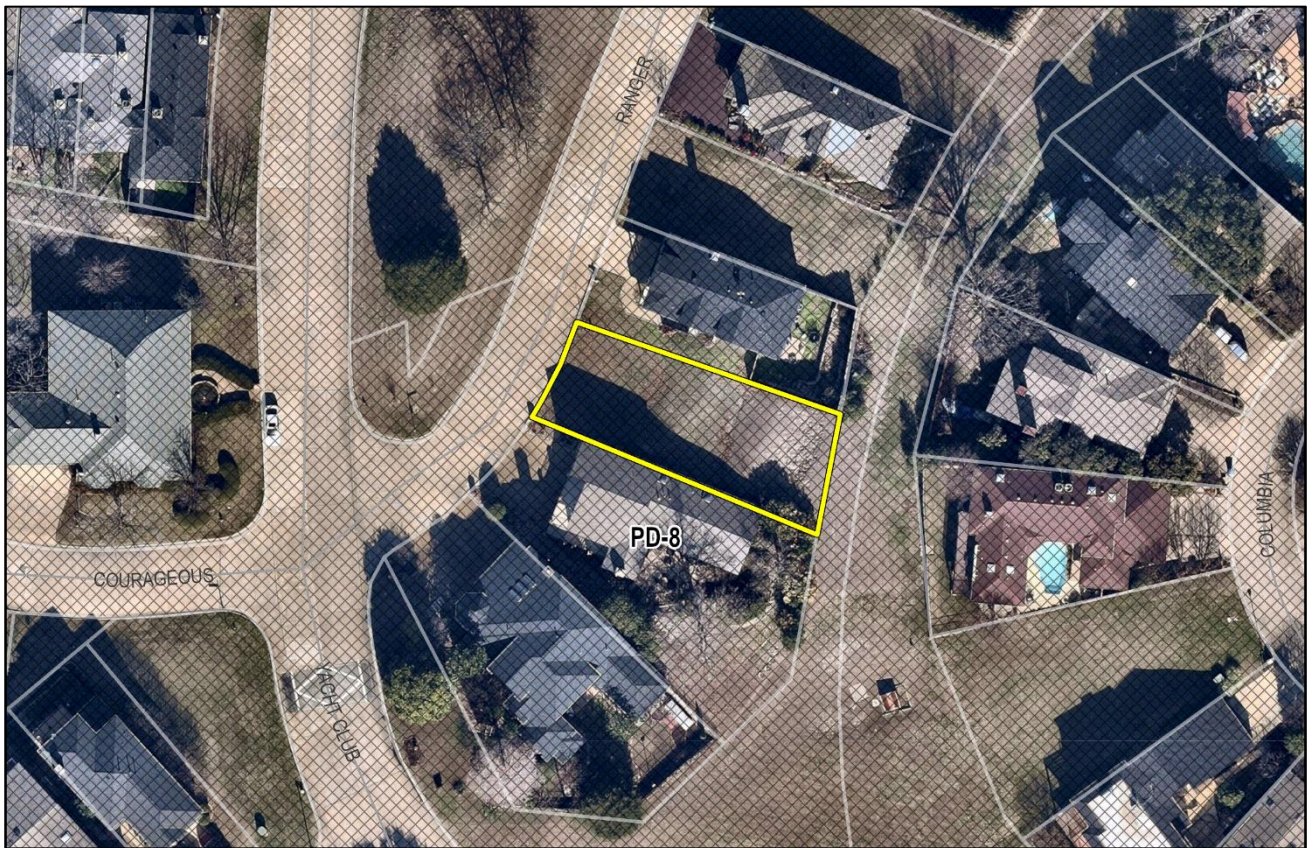
South: Directly south of the subject property are two (2) parcels of land (*i.e. 5401 & 5403 Ranger Drive*) developed with single-family homes. Beyond this is Yacht Club Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is Phase 1 of the Chandler's Landing Subdivision, which was platted on July 9, 1973, and consists of 24 residential lots. All of these properties are zoned Planned Development District 8 (PD-8).

East: Directly east of the subject property are various parcels of land developed with single-family homes. All of these homes are within Phase 2 of the Chandlers Landing Subdivision, which was established on July 9, 1973 and consists of 57 residential lots. This phase of the Chandler's Landing Subdivision is zoned Planned Development District 8 (PD-8) for single-family land uses. Beyond this is Columbia Drive, which is identified as *R2 (i.e. residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Ranger Drive, which is identified as an *R2 (i.e. residential, [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Yacht Club Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is Phase 18/Section 2 of the Chandlers Landing Subdivision, which was established on January 23, 1985 and consists of 42 residential lots. This phase of the Chandler's Landing Subdivision is zoned Planned Development District 8 (PD-8) for single-family land uses.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." The subject property is part of Phase 4 of the Chandler's Landing Subdivision, which has been in existence since 1985, consists of 24 residential lots, and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F)

District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for single-family land uses, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [i.e. *Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...". The following is a summary of observations concerning the housing on Ranger Drive and Yacht Club Drive compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Ranger Drive and Yacht Club Drive	Proposed Housing
Building Height	One (1) & Two (2) Story.	Three (3) Story
Building Orientation	Most of the homes are oriented towards their front property line.	The front elevation of the home will face onto Ranger Drive
Year Built	1986-2000	N/A
Building SF on Property	2,051 SF – 7,082 SF	3,644 SF
Building Architecture	Townhomes & Traditional Suburban Residential	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	20-Feet
Side	The side yard setbacks appear to conform to the required five (6) foot side yard setback.	0/10-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	15-Feet
Building Materials	Brick, Hardie Board Siding, and Stone	Combination of Hardie-Board Siding and Stone
Paint and Color	White, Cream, Red, Blue, and Brown	N/A
Roofs	Composite Shingles	Composite Shingle
Driveways/Garages	Driveways are all in the front with the orientations being <i>flat front entry</i> , <i>side entry</i> , and ' <i>J</i> ' or <i>traditional swing entry</i> .	The garage will be situated three (3) feet, six (6) inches in front of the front of the front façade of the home.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ..." In this case, the applicants proposed garage is oriented six (6) feet, three (3) inches in front of the front façade of the home. Additionally, Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, within the Unified Development Code (UDC), specifies that "...all residential structures shall be constructed with a minimum of a 3:12 roof pitch." The proposed elevations, however, indicate a roof pitch of 2:12, which does not comply with the requirements set forth in the UDC. Staff should point out that the applicant is proposing a mansard roof (*i.e. a roof that looks pitched but that plateaus at the top*), and has stated that this is to comply with the height requirements of the Chandler's Landing Codes, Covenants, and Restrictions (CC&Rs). Staff should also point out that since the construction range for housing in this area extends from 1986-2000, the houses already have several garage configurations that would be deemed to be legally non-conforming under the City's current requirements (*i.e. they were conforming when they were constructed; however, due to changes in the code they are no longer conforming and would not be permitted to be built in this configuration today*). A waiver to the garage orientation and the roof pitch is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If approved as part of the Specific Use Permit (SUP) request, the City Council, upon recommendation by the Planning and Zoning Commission, will be waiving the garage orientation and roof pitch requirement. With this being said, staff should point out -- *that with the exception of these two deviations*-- the proposed single-family home meets all of the density and dimensional requirements stipulated by Planned Development District 8 [*Ordinance No. 85-43*] and the Unified Development Code (UDC).

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Ranger Drive and Yacht Club Drive and the proposed building elevations in the attached packet.

NOTIFICATIONS

On July 22, 2025, staff mailed 132 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Signal Ridge, Signal Ridge Phase 4, the Cabana's at Chandler's Landing, Match Point Townhomes, Cutter Hill, and Chandler's Landing Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received nine (9) notices back in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill within an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



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 5405 Ranger Dr
SUBDIVISION Chenelbos Landing LOT 22 BLOCK B
GENERAL LOCATION Yacht Club + Ranger Dr

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD 8 CURRENT USE Residential
PROPOSED ZONING _____ PROPOSED USE " "
ACREAGE 0.12 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)

<input checked="" type="checkbox"/> OWNER	<u>Justine Marengo-Rowe</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Jim Benson</u>
CONTACT PERSON	<u>Jim Benson</u>	CONTACT PERSON	<u>Jim Benson</u>
ADDRESS	_____	ADDRESS	_____
CITY, STATE & ZIP	_____	CITY, STATE & ZIP	_____
PHONE	_____	PHONE	_____
E-MAIL	_____	E-MAIL	_____

NOTARY VERIFICATION (REQUIRED)

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

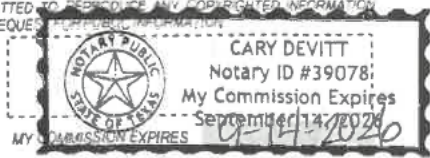
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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.

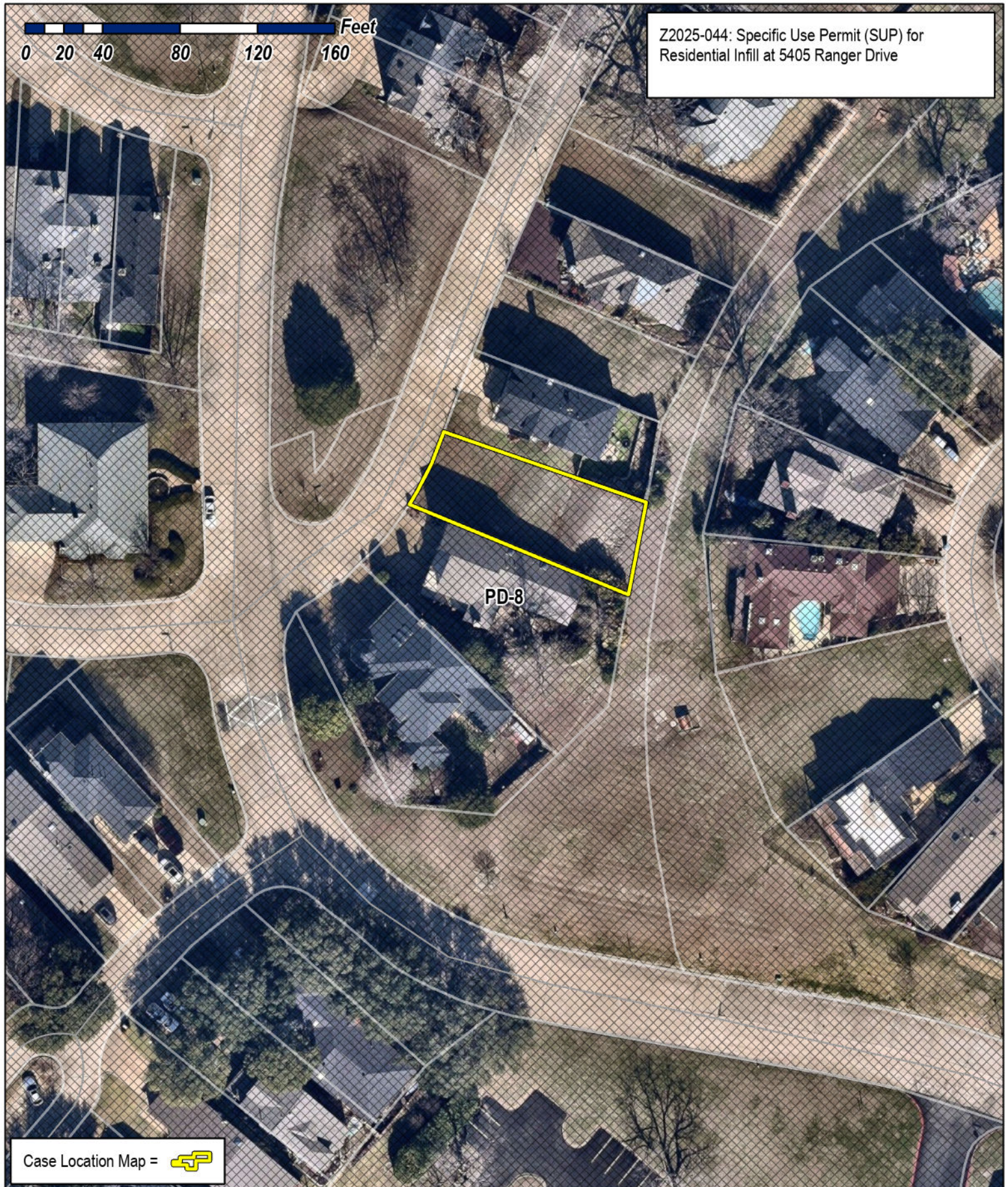
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF MAY, 2025

OWNER'S SIGNATURE

Justine Marengo-Rowe
Cary Devitt

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2025-044: Specific Use Permit (SUP) for Residential Infill at 5405 Ranger Drive

PD-8

Case Location Map = 



City of Rockwall

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

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

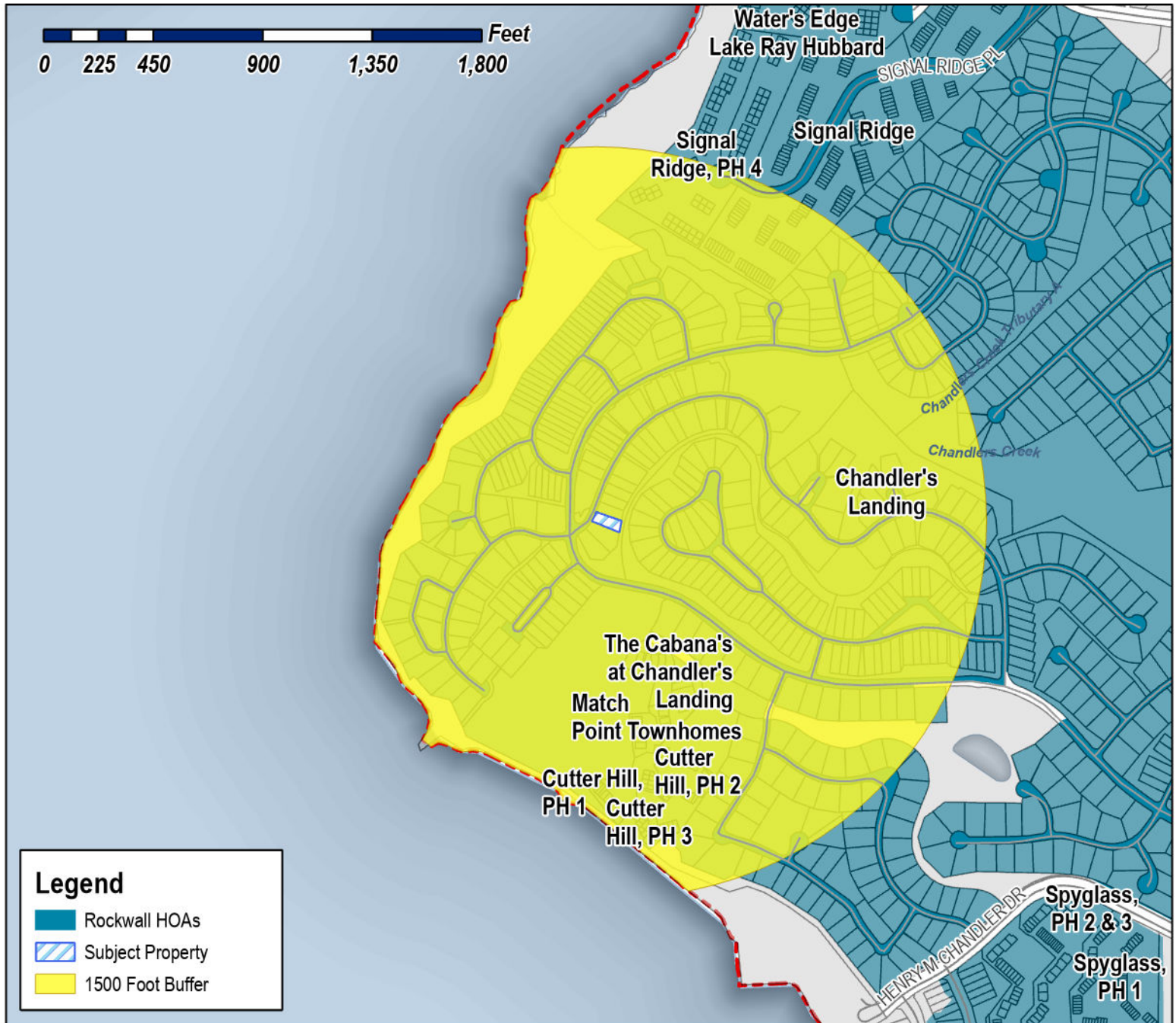




City of Rockwall

Planning & Zoning Department
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: Z2025-044
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 5405 Ranger Drive

Date Saved: 7/17/2025

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 [Z2025-044]
Date: Wednesday, July 23, 2025 4:34:58 PM
Attachments: [Public Notice \(07.22.2025\).pdf](#)
[HOA Map \(07.17.2025\).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, July, 25, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 12, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 18, 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>.

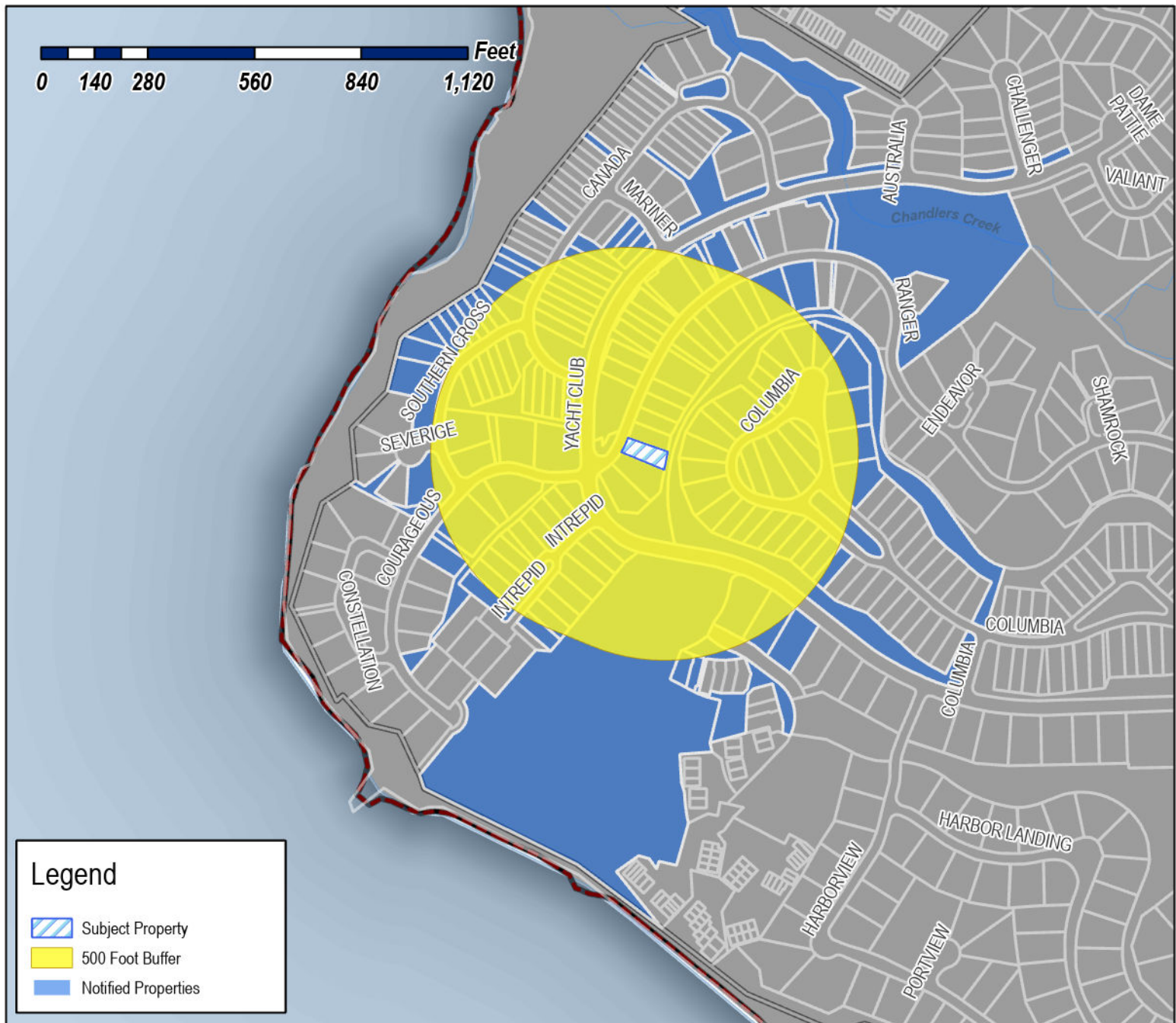
-
Z2025-044: SUP for a Residential Infill

Hold a public hearing to discuss and consider a request by Jim Benson of Jim Benson Custom Homes on behalf of Justine Marengo-Rowe for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1214-acre tract of land identified as a Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5405 Ranger Drive, 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



Case Number: Z2025-044
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Planned Development District
 8 (PD-8)
Case Address: 5405 Ranger Drive

Date Saved: 7/14/2025

For Questions on this Case Call: (972) 771-7745



CHANDLERS LANDING COMMUNITY ASSOC
1 COMMODORE PLAZA
ROCKWALL, TX 75032

LOVEJOY ROMA DIANE HUMPHREYS
1 INTREPID CIRCLE
ROCKWALL, TX 75032

PATON BRUCE R &
DR DARIAH L MORGAN
10 INTREPID CIR
ROCKWALL, TX 75032

JACCK RESIDENTIAL HOLDINGS LLC - SERIES 5606
CANADA
1000 PULLEN RD
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDER
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

ELCHANAN DANIEL & NANCY B
11 INTREPID CIR
ROCKWALL, TX 75032

SINISCALCHI JOSEPH W & KIMBERLY A
116 OLD VINEYARD LN
ROCKWALL, TX 75032

ROBERTS JASON
12 INTREPID CIR
ROCKWALL, TX 75032

MARENGO-ROWE JUSTINE
122 Henry M Chandler Dr # 122
Rockwall, TX 75032

LUCKEY CAROL MALATICH
13 INTREPID CIRCLE
ROCKWALL, TX 75032

POURBEIK POUYAN AND TABASOM
14 Intrepid Cir
Rockwall, TX 75032

LEEDS JULIE
1423 ROLLINS DR
ALLEN, TX 75013

RESIDENT
16 INTREPID CIR
ROCKWALL, TX 75087

5 TO 1 LIVING TRUST
2 INTREPID CIRCLE
ROCKWALL, TX 75032

SPARKS PHILIP R
3 INTREPID CIR
ROCKWALL, TX 75032

PAYNE JOHN R
301 ADAMS ST
GEORGETOWN, TX 78628

PRESERVE CUSTOM HOMES LLC
3021 Ridge Rd # 205
Rockwall, TX 75032

FLEMING JOYCE MARIE
4 INTREPID CIR
ROCKWALL, TX 75032

BLUM JENNIFER REBECCA
404 MAIN ST
TEAGUE, TX 75860

BAKER JARROD J & HEATHER M
409 YACHT CLUB DR
ROCKWALL, TX 75032

WATSON JARRETT A
411 YACHT CLUB DR
ROCKWALL, TX 75032

MACGILVARY ERIN
413 YACHT CLUB DRIVE
ROCKWALL, TX 75032

PICKELL JAMES A AND CARRIE A
419 COLUMBIA DRIVE
ROCKWALL, TX 75032

DUPELL JOHN R & STACY L
421 COLUMBIA DR
ROCKWALL, TX 75032

MANASCO MARTIN E & LISA M
422 COLUMBIA DR
ROCKWALL, TX 75032

BRIGHT CHRISTOPHER J JOHN
423 COLUMBIA DR
ROCKWALL, TX 75032

HANKINS MICHAEL L & VICKI S
425 COLUMBIA DR
ROCKWALL, TX 75032

YANGER DORIS
427 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
428 COLUMBIA DR
ROCKWALL, TX 75087

KELLY DONNA
431 COLUMBIA DR
ROCKWALL, TX 75032

DUDEK JOHN F AND JENNIFER H
432 COLUMBIA DR
ROCKWALL, TX 75032

GESSNER JOHN B
433 COLUMBIA DR
ROCKWALL, TX 75032

LAMBERTH ROBERT B & JENNIFER J
435 COLUMBIA DR
ROCKWALL, TX 75032

MORRISON DEBRA
436 COLUMBIA DR
ROCKWALL, TX 75032

BENSON CURT R
438 COLUMBIA DRIVE
ROCKWALL, TX 75032

KRISHNAN ASHOK AND
SRIVASTAVA VARUNA
440 COLUMBIA DRIVE
ROCKWALL, TX 75032

STOUFFER JAMES MITCHELL AND AMY ALLEN
442 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
444 COLUMBIA DR
ROCKWALL, TX 75087

RESIDENT
446 COLUMBIA DR
ROCKWALL, TX 75087

JJ ROLAND FAMILY TRUST
JAMES NEWTON ROLAND & DEBRA JAN ROLAND
- TRUSTEES
479 COLUMBIA DR
ROCKWALL, TX 75032

AURINGER JENNIFER & JONATHAN
5 INTREPID CIR
ROCKWALL, TX 75032

ANDERSON-HENDRY KASIE
50008 PETTERS POINT LN
ABERDEEN, MS 39730

RESIDENT
501 YACHT CLUB DR
ROCKWALL, TX 75087

UDSTUEN ERIKA ANN
501 COLUMBIA DRIVE
ROCKWALL, TX 75032

VILLARREAL ANDRES II
502 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
503 MARINER DR
ROCKWALL, TX 75087

NORTHCUTT BENJAMIN CHARLES AND LEIGH
ANN
503 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
505 MARINER DR
ROCKWALL, TX 75087

FORSSELL MARI ANNIKA &
KINGSLEY CHRISTOPHER DAVID
505 COLUMBIA DR.
ROCKWALL, TX 75032

IRWIN PATRICIA ANN
506 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
507 MARINER DR
ROCKWALL, TX 75087

BLAKELY DENNIS DALE AND SARA ALLEN
508 COLUMBIA DRIVE
ROCKWALL, TX 75032

SUTTON KRISTINA
510 COLUMBIA DR
ROCKWALL, TX 75032

DEBENDER RACHEL M AND
MADELINE A GEARY
512 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
514 COLUMBIA DR
ROCKWALL, TX 75087

LAYENDECKER TIMOTHY P & SHAHLA
519 E I30 PMB 629
Rockwall, TX 75087

HOLMGREN DENNIS M AND JO ANN
5303 YACHT CLUB DRIVE
ROCKWALL, TX 75032

VAN AMBURGH GORDON D JR & JEANNE M
540 LOMA VIST
HEATH, TX 75032

DUNCAN EILEEN
5401 Ranger Dr
Rockwall, TX 75032

JANAK JUDY A
5403 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5405 RANGER DR
ROCKWALL, TX 75087

MAYFIELD STEPHEN ANDREW
5407 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5409 RANGER DR
ROCKWALL, TX 75087

RICH JEFFREY M
5411 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5412 RANGER DR
ROCKWALL, TX 75087

RESIDENT
5413 RANGER DR
ROCKWALL, TX 75087

RESIDENT
5414 RANGER DR
ROCKWALL, TX 75087

COOK GREGORY
5416 RANGER DRIVE
ROCKWALL, TX 75032

ELLIS DAVID
5418 RANGER DR
ROCKWALL, TX 75032

KOMP STEPHEN J
5419 RANGER DRIVE
ROCKWALL, TX 75032

OTTEN STEVEN E
5420 RANER DR
ROCKWALL, TX 75032

RESIDENT
5421 RANGER DR
ROCKWALL, TX 75087

RESIDENT
5422 RANGER DR
ROCKWALL, TX 75087

2023 M C LUND REVOCABLE TRUST - 2/14/2023
MICHAEL JAMES LUND AND CHIZUKO
TOKUNAGA LUND - TRUSTEES
5425 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKIE SUE
5427 RANGER DR
ROCKWALL, TX 75032

CONFIDENTIAL
5433 RANGER DR
ROCKWALL, TX 75032

RAINEY JOEL A & PAULA N
5434 RANGER DR
ROCKWALL, TX 75032

TANNER GINA LIGHT
5436 Ranger Dr
Rockwall, TX 75032

LIKE JOHN MILES
5437 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5438 RANGER DR
ROCKWALL, TX 75087

DEWITT ROBERT & MADALENA
5441 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5445 RANGER DR
ROCKWALL, TX 75087

ANDREA PIXLEY LIVING TRUST
ANDREA J PIXLEY - TRUSTEE
5560 CANADA CT
ROCKWALL, TX 75032

PUSCH CHRISTA
5569 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5571 CANADA CT
ROCKWALL, TX 75087

WITT JOHN T & NIKI
5573 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5574 CANADA CT
ROCKWALL, TX 75087

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

HETTINGER HAYS V & MARGARET A
5576 CANADA CT
ROCKWALL, TX 75032

PERRY JAMES L AND SONDRAS
5577 CANADA CT
ROCKWALL, TX 75032

PALMER TODD P AND NEELIE HUFF
5579 CANADA CT
ROCKWALL, TX 75032

ADAMS BRIAN SCOTT
558 Yacht Club Dr
Rockwall, TX 75032

HAWN LESLEE AND WILLIAM RUSSELL
5580 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5581 CANADA CT
ROCKWALL, TX 75087

MARTIN GREGORY LAWRENCE AND CHRISTINE
BRADLEY
5583 CANADA CT
ROCKWALL, TX 75032

RESIDENT
560 YACHT CLUB DR
ROCKWALL, TX 75087

JACKSON DESHANNON
5602 CANADA COURT
ROCKWALL, TX 75032

CLAYTON DREW & LALEH KADJAR & ROBIN W
CLAYTON
5604 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5606 CANADA CT
ROCKWALL, TX 75087

BUTTLES HOLLI M LOVELESS
5608 CANADA CT
ROCKWALL, TX 75032

ROBISON AARON AND AMY M
5610 CANADA CT
ROCKWALL, TX 75032

OWEN DONALD H
5702 SOUTHERN CROSS
ROCKWALL, TX 75032

NOLAN STEPHEN
5704 SOUTHERN CROSS DR
ROCKWALL, TX 75032

SORENSEN DEBORAH R
5705 SOUTHERN CROSS DR
ROCKWALL, TX 75032

HAMAD JASON
5706 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

KING SHILA
5707 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

RESIDENT
5708 SOUTHERN CROSS DR
ROCKWALL, TX 75087

RESIDENT
5709 SOUTHERN CROSS DR
ROCKWALL, TX 75087

DEFRANCO JOHN
5710 SOUTHERN CROSS
ROCKWALL, TX 75032

MARK BRIAN POESCHEL & AURORA POESCHEL
LIVING TRUST
MARK BRIAN POESCHEL & AURORA POESCHEL-
TRUSTEES
5711 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

LEMASTER MARK & JILL
5712 SOUTHERN CROSS DR
ROCKWALL, TX 75032

RUSHING ROGER D & DEBORAH C
5713 SOUTHERN CROSS DR
ROCKWALL, TX 75032

JENNISON FAMILY HOMESTEAD TRUST
JEROME R JENNISON AND NANCY E JENNISON-
TRUSTEES
5716 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

CHESNA THOMAS E &
VICTORIA D CHESNA LIVING TR
5720 SOUTHERN CROSS DR
ROCKWALL, TX 75032

BRANCO ANTHONY J
5731 SOUTHERN CROSS DR
ROCKWALL, TX 75032

ANDERSON DEREK J & LINDSAY WESTER
5735 Southern Cross Dr
Rockwall, TX 75032

BROWN DORLISKA WADSWORTH IV
6 INTREPID CIRCLE
ROCKWALL, TX 75032

RICHARDSON CHESTER AND SHELLEY
604 COURAGEOUS DR
ROCKWALL, TX 75032

RESIDENT
605 COURAGEOUS DR
ROCKWALL, TX 75087

MARSHALL LISA AND WILLIAM C
609 COURAGEOUS DR
ROCKWALL, TX 75032

MARTINA L RENVILLE 2009 TRUST
TODD PALLETT & MARTINA L RENVILLE -
TRUSTEES
612 SEVERIGE CT
ROCKWALL, TX 75032

RESIDENT
615-619 COURAGEOUS DR
ROCKWALL, TX 75087

EVERHARDT AARON & AISULU
623 COURAGEOUS DR
ROCKWALL, TX 75032

DEFORD ERA JANE
7 INTREPID CIRCLE
ROCKWALL, TX 75032

JONES W GRIFFIN & BARBARA STEWART JONES
701 YACHT CLUB DR
ROCKWALL, TX 75032

CARDENAS RODOLFO
705 Lakeside Dr
Rockwall, TX 75032

BOWSHER KATHERINE M
8 INTREPID CIRCLE
ROCKWALL, TX 75032

DIXIE SIMMONS MILLER LIVING TRUST
DIXIE SIMMONS MILLER - TRUSTEE
801 W State St
Terrell, TX 75160

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

SEIBERT PETE
9 INTREPID CIR
ROCKWALL, TX 75032

LAM PROPERTY
PO BOX 755
ROCKWALL, TX 75087

DEVILL HOMES INC
PO BOX 764166
DALLAS, TX 75376

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:

Z2025-044: Specific Use Permit (SUP) for a Residential Infill

Hold a public hearing to discuss and consider a request by Jim Benson of Jim Benson Custom Homes on behalf of Justine Marengo-Rowe for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1214-acre tract of land identified as a Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5405 Ranger Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, August 12, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 18, 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, August 18, 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



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. Z2025-044: Specific Use Permit (SUP) for a Residential Infill

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-044

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☒ I am in favor of the request
☐ I am in opposition of the request

NAME Andy Villarreal

ADDRESS

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

None

PLEASE CHECK ALL THAT APPLY.

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
☒ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☒ I received a property owner notification in the mail
☐ I read about the request on the City's website
☐ I saw a zoning sign on the property
☐ I read about the request in the Rockwall Herald Banner
☐ My neighbors told me about the request
☐ Other:

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-044

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☒ I am in favor of the request
☐ I am in opposition of the request

NAME Derek Anderson

ADDRESS

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Appropriate for Chandler's Landing neighborhood.

PLEASE CHECK ALL THAT APPLY.

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☒ I received a property owner notification in the mail
☐ I read about the request on the City's website
☐ I saw a zoning sign on the property
☐ I read about the request in the Rockwall Herald Banner
☐ My neighbors told me about the request
☐ Other:

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-044

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☒ I am in favor of the request
☐ I am in opposition of the request

NAME Erika Udstuen

ADDRESS

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

No comments.

PLEASE CHECK ALL THAT APPLY.

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☒ I received a property owner notification in the mail
☐ I read about the request on the City's website
☐ I saw a zoning sign on the property
☐ I read about the request in the Rockwall Herald Banner
☐ My neighbors told me about the request
☐ Other:

Case No. Z2025-044: Specific Use Permit (SUP) for a Residential Infill

Please place a check mark on the appropriate line below:

- ☒ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

THIS WILL PRETTY MUCH BUILD OUT OUR NEIGHBORHOOD —^{GH}

Name: W. GRIFFIN AND BARBARA S. JONES

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

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-044

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☒ I am in favor of the request
☐ I am in opposition of the request

NAME Judy Janak

ADDRESS

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I am in favor, provided that the Planning and Zoning Commission examines and approves the proposed plans for grading, as multiple homeowners on this end of Ranger Drive have experienced occasional water entering homes from heavy rains running down the hill.

PLEASE CHECK ALL THAT APPLY.

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☒ I received a property owner notification in the mail
☐ I read about the request on the City's website
☐ I saw a zoning sign on the property
☐ I read about the request in the Rockwall Herald Banner
☐ My neighbors told me about the request
☐ Other:

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-044

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☒ I am in favor of the request
☐ I am in opposition of the request

NAME Justine Marengo-Rowe

ADDRESS

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The architectural design is beautiful. Will be a stunning and well built house!

PLEASE CHECK ALL THAT APPLY.

- ☐ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
☒ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ Other:


HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?


- ☒ I received a property owner notification in the mail
☐ I read about the request on the City's website
☐ I saw a zoning sign on the property
☐ I read about the request in the Rockwall Herald Banner
☐ My neighbors told me about the request
☐ Other:

From: [Madalena DeWitt](#)
To: [Planning](#)
Subject: Zoning Approval - Case No. Z2025-044
Date: Thursday, July 31, 2025 3:02:47 PM

I am in favor of the request for the reasons listed below:

It's fine with us to have another house on the street.

Madalena DeWitt


Madalena DeWitt


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

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

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-044

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☒ I am in favor of the request
☐ I am in opposition of the request

NAME Mike Vanhooser/ 5 to 1 Living Trust

ADDRESS

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Approve new housing construction

PLEASE CHECK ALL THAT APPLY.

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☒ I received a property owner notification in the mail
☐ I read about the request on the City's website
☐ I saw a zoning sign on the property
☐ I read about the request in the Rockwall Herald Banner
☐ My neighbors told me about the request
☐ Other:

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-044

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☒ I am in favor of the request
☐ I am in opposition of the request

NAME Steve Otten

ADDRESS

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

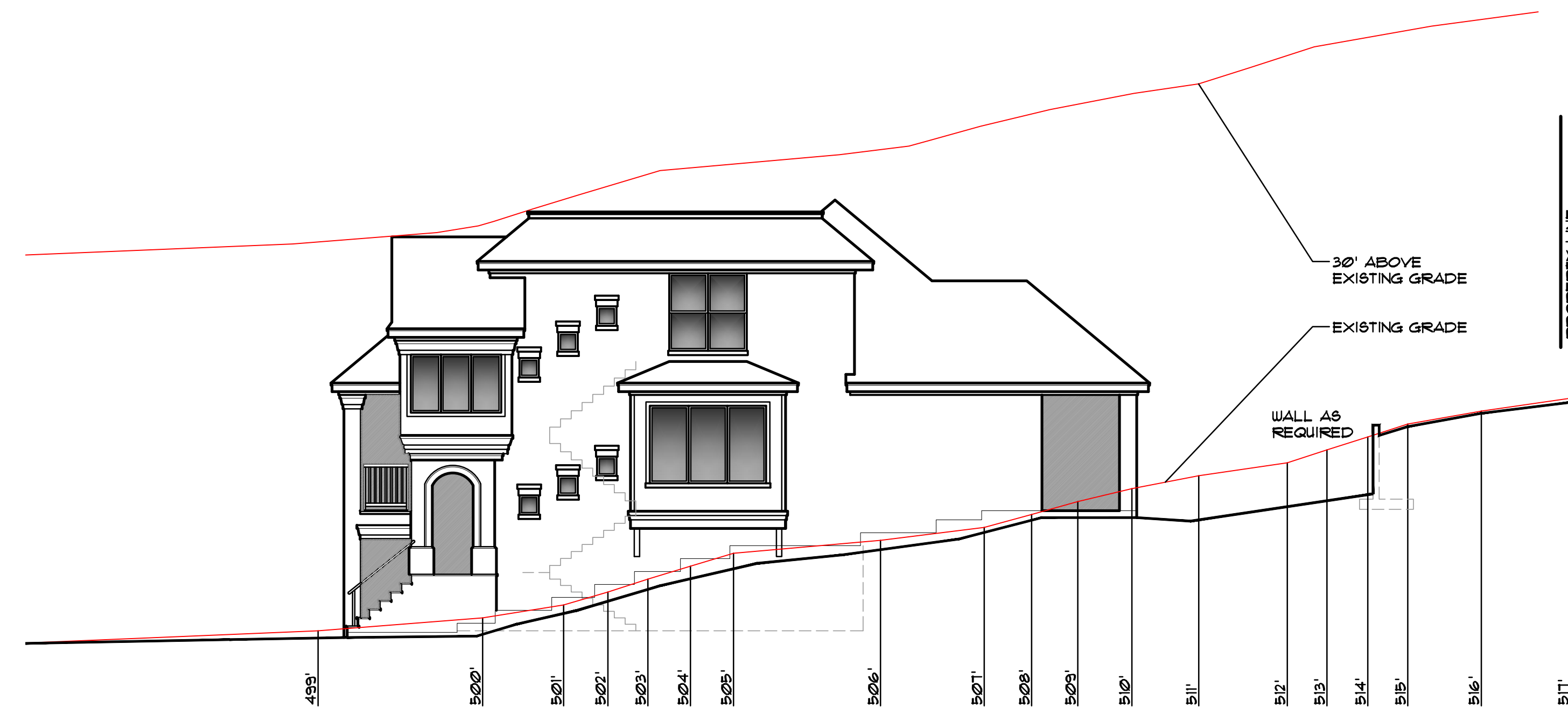
I have not problem with a house being built in the lot.

PLEASE CHECK ALL THAT APPLY.

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ Other:

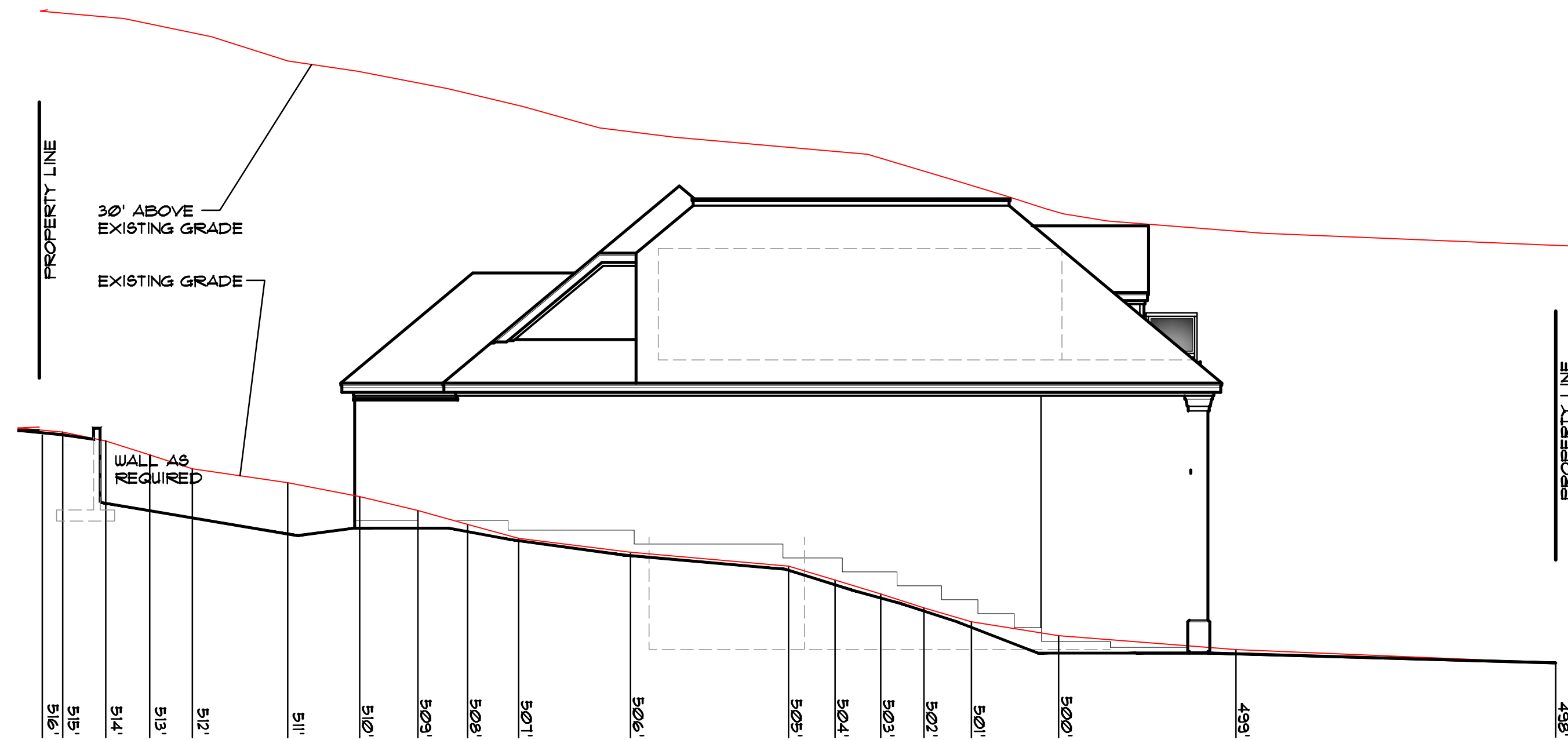
HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☒ I received a property owner notification in the mail
☐ I read about the request on the City's website
☐ I saw a zoning sign on the property
☐ I read about the request in the Rockwall Herald Banner
☐ My neighbors told me about the request
☐ Other:



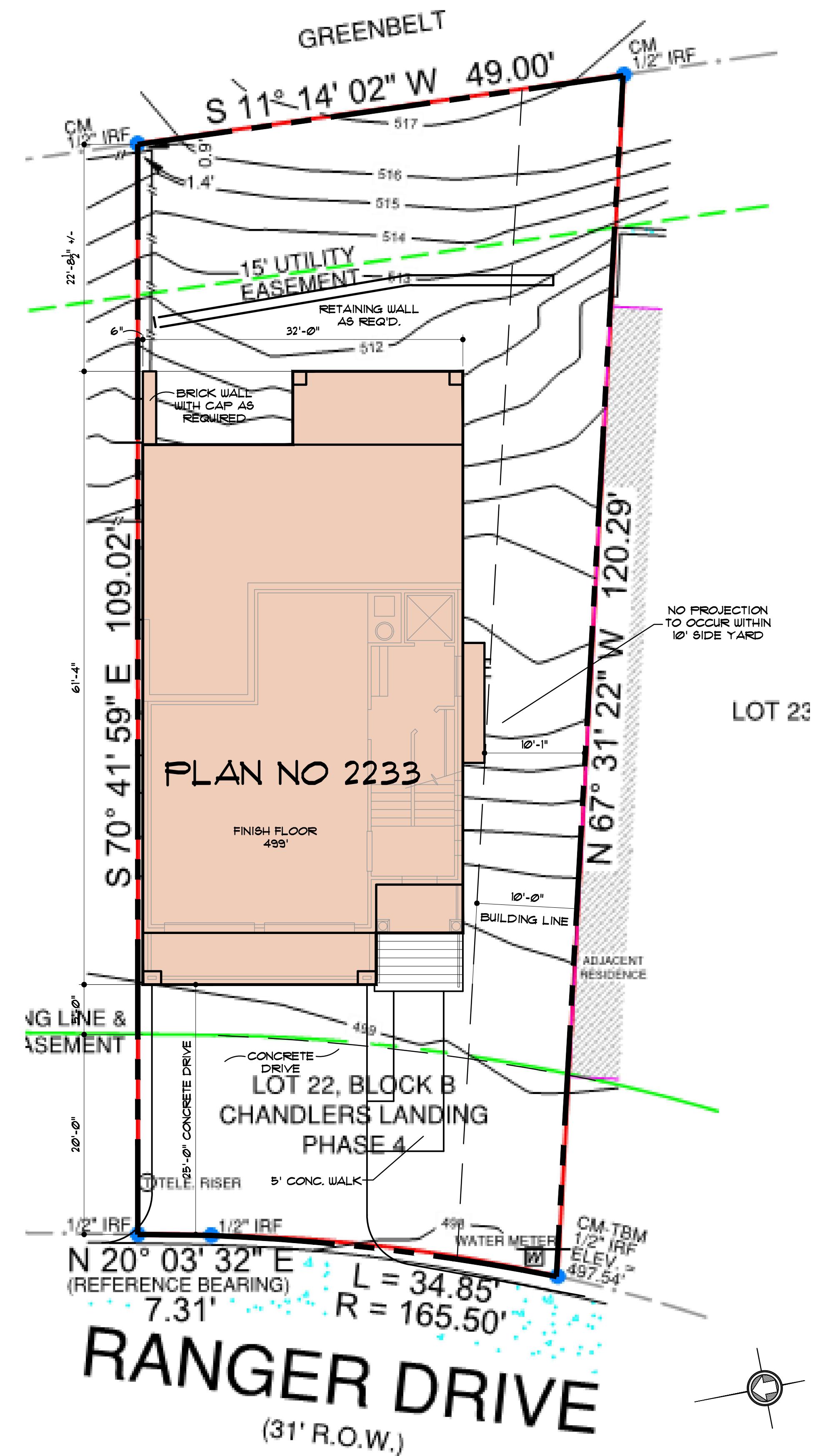
GRADING DIAGRAM
RIGHT SIDE ELEVATION

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



GRADING DIAGRAM
LEFT SIDE ELEVATION

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



PLOT PLAN

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

LOT #22, BLOCK "B"

CHANDLERS LANDING

PHASE 4

ROCKWALL, TEXAS

PLAN NO. 2233

REVISIONS	BY

Marengo - Rowe Residence
5405 Ranger Drive - Rockwall, TX 75032
Lot #22, Block "B" - Chandler's Landing Phase 4

LKS DESIGNS
LANCE K. STOVALL
817/320-6221

JIM BENSON
CUSTOM HOMES

Sheet
or 1 Sheets

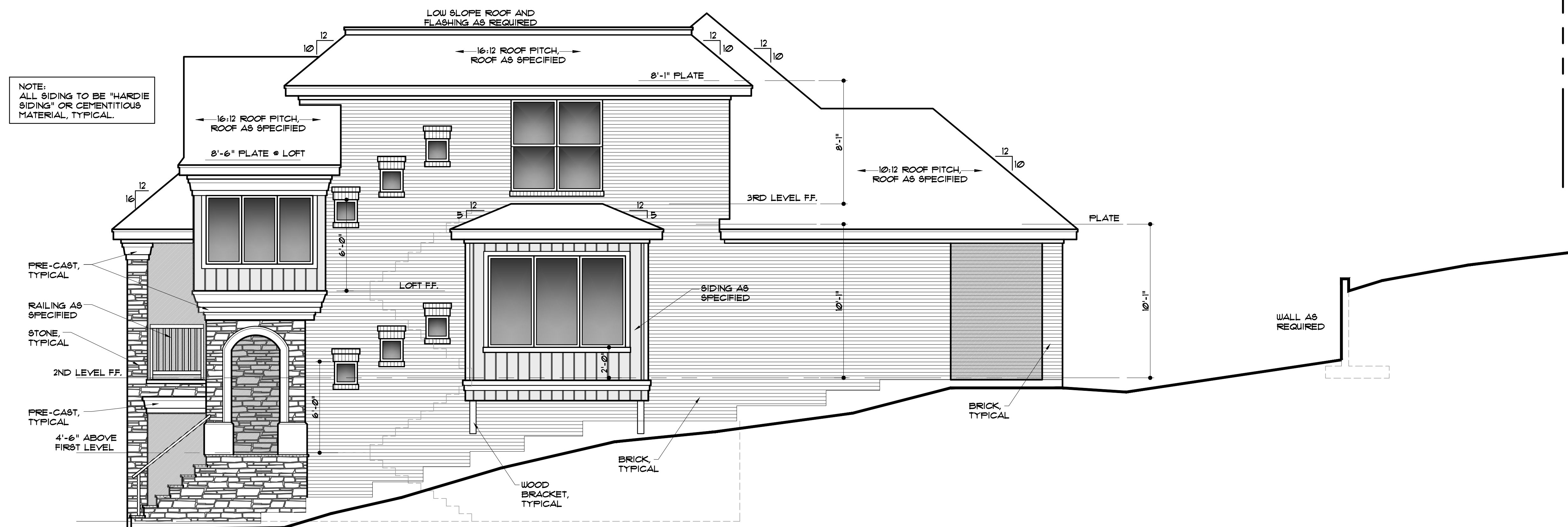
REVISIONS	BY

Marengo - Rowe Residence
5405 Ranger Drive - Rockwall, TX 75032
Lot #22, Block "B" - Chandlers Landing Phase 4



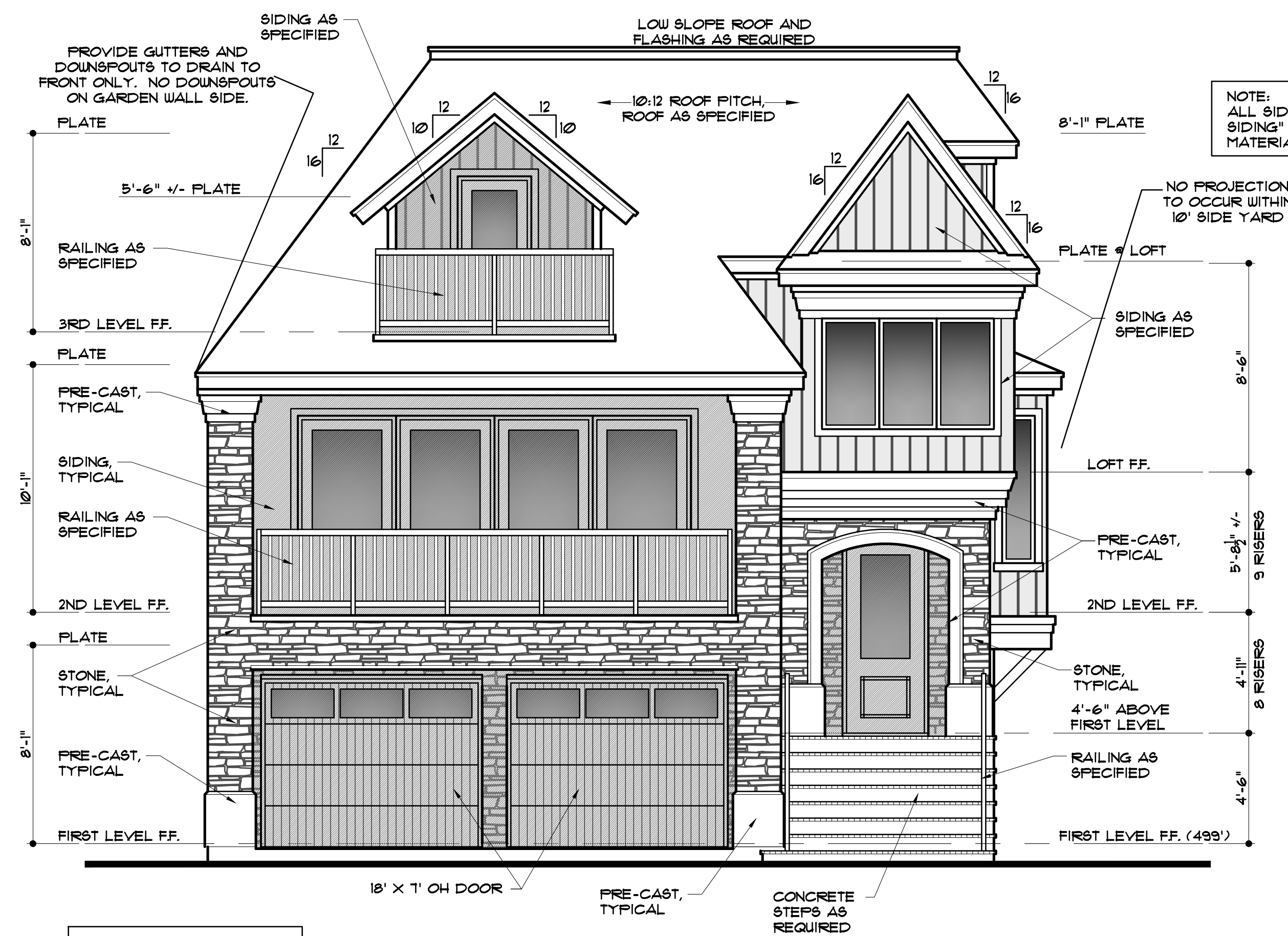
LKS DESIGNS
LANCE K. STOVALL
817/320-6221

Sheet 3
Of 7 Sheets



RIGHT SIDE ELEVATION

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

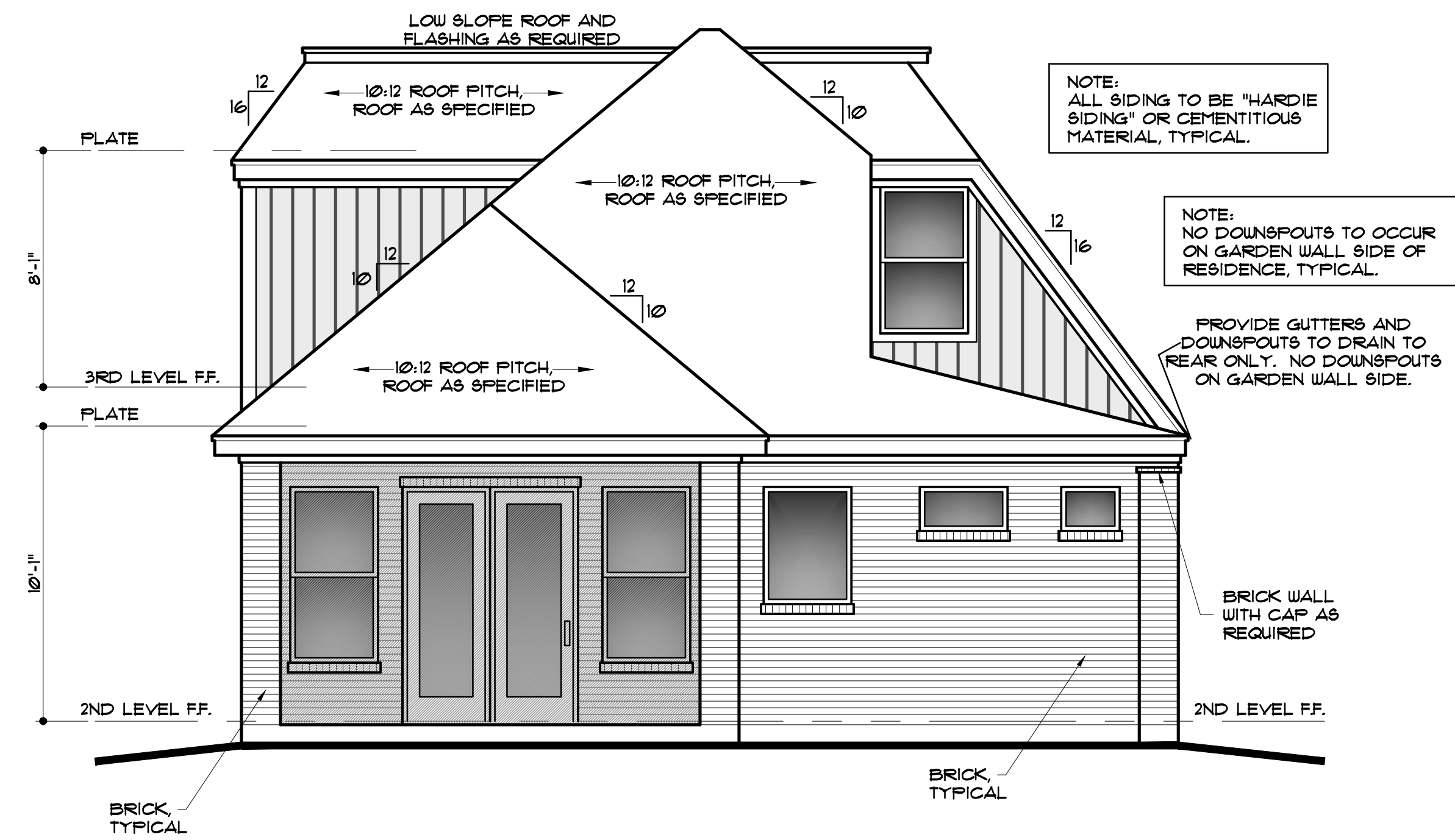
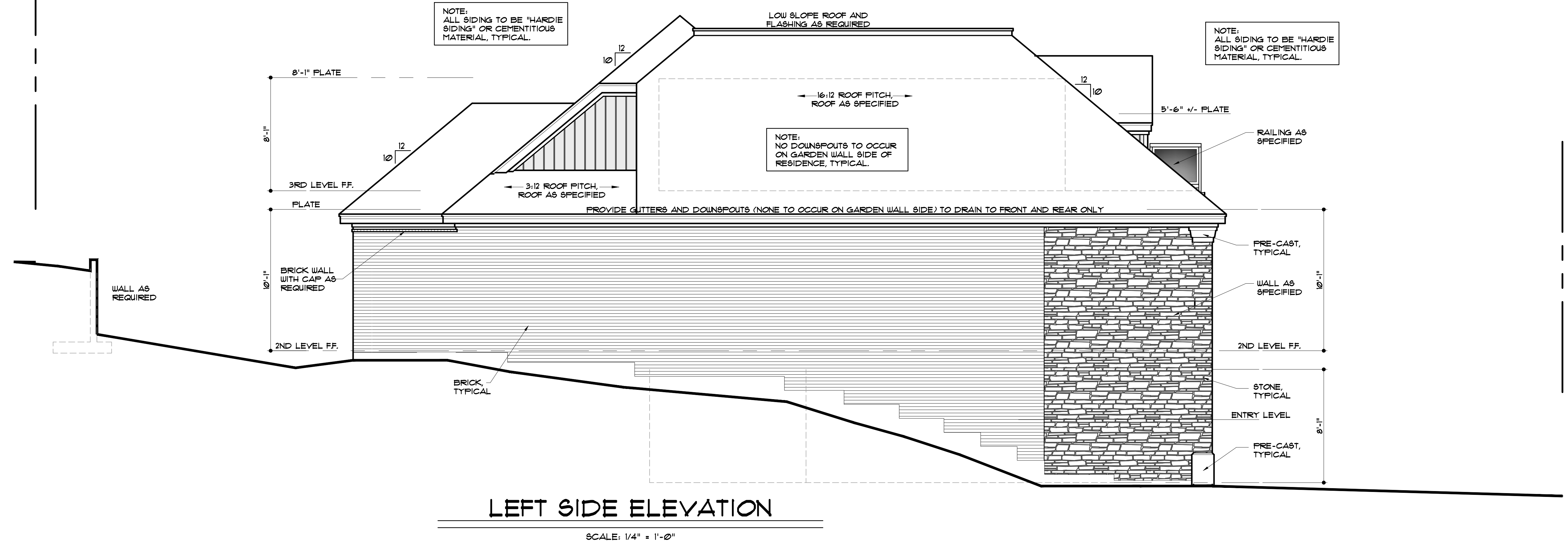


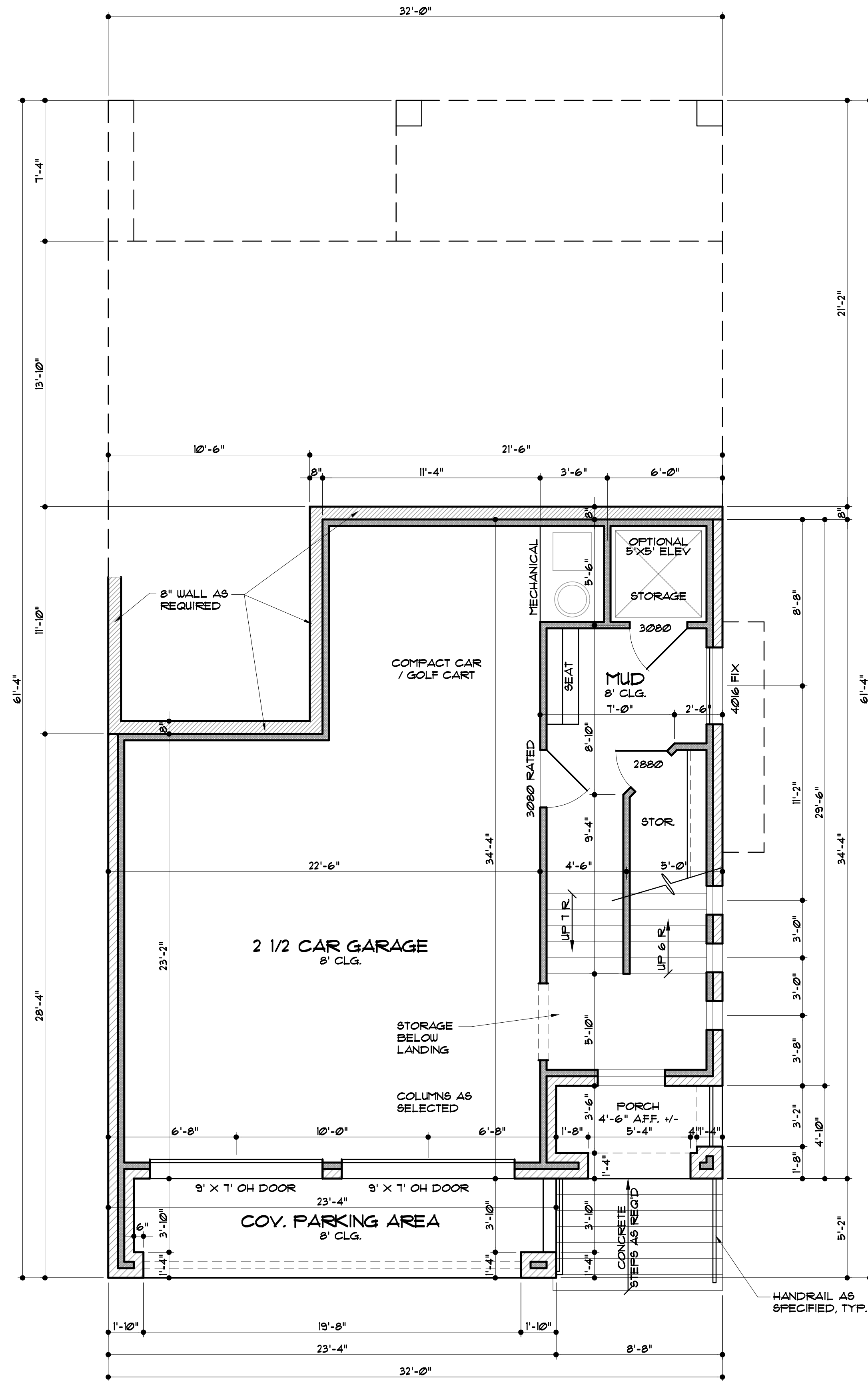
FRONT ELEVATION

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

CHART OF EXTERIOR MATERIALS:		
TOTAL S.F. OF STONE	423 SF	20.8%
TOTAL S.F. OF BRICK	1,334 SF	65.5%
TOTAL S.F. OF SIDING	235 SF	11.6%
TOTAL S.F. OF PRE-CAST	43 SF	2.1%

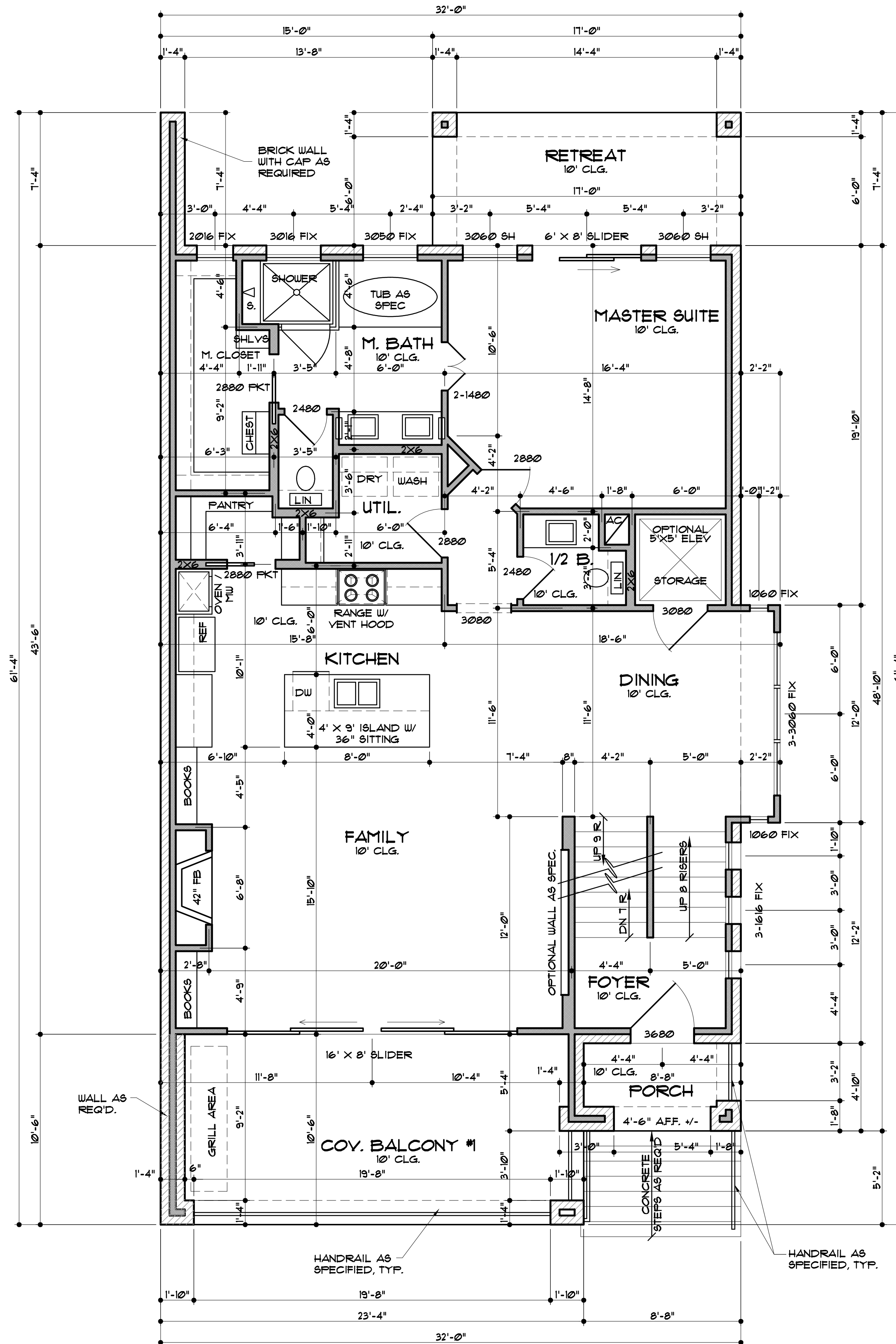
PLAN NO. 2233





FIRST LEVEL FLOOR PLAN

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



SECOND LEVEL FLOOR PLAN

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

AREAS

LOWER LEVEL AC:	124 SF
SECOND LEVEL AC:	1,432 SF
THIRD LEVEL AC:	671 SF
HOUSE PROPER AC:	2,233 SF
GARAGE 4 STOR:	803 SF
COVERED PARKING:	120 SF
PORCH:	42 SF
COV. BALCONY #1:	233 SF
MASTER RETREAT:	124 SF
COV. BALCONY #2:	89 SF

PLAN NO. 2233

REVISIONS

BY

Marengo - Rowe Residence

5405 Ranger Drive - Rockwall, TX 75032

Lot #22, Block "B" - Chandlers Landing Phase 4

JIM BENSON
CUSTOM HOMES

LKS DESIGNS

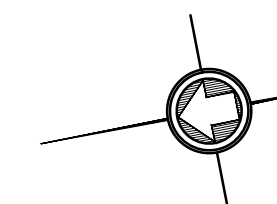
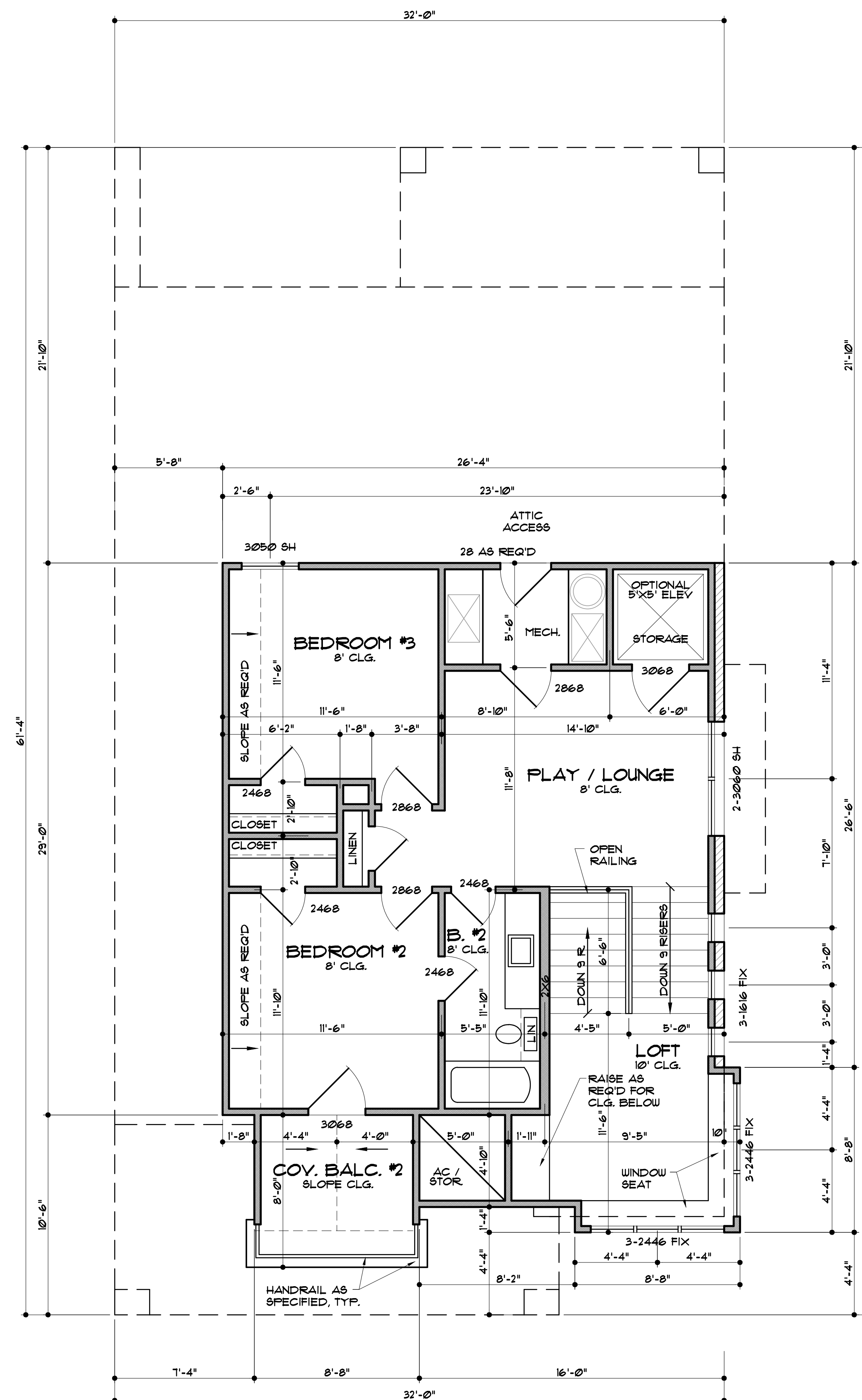
LANCE K. STOVALL

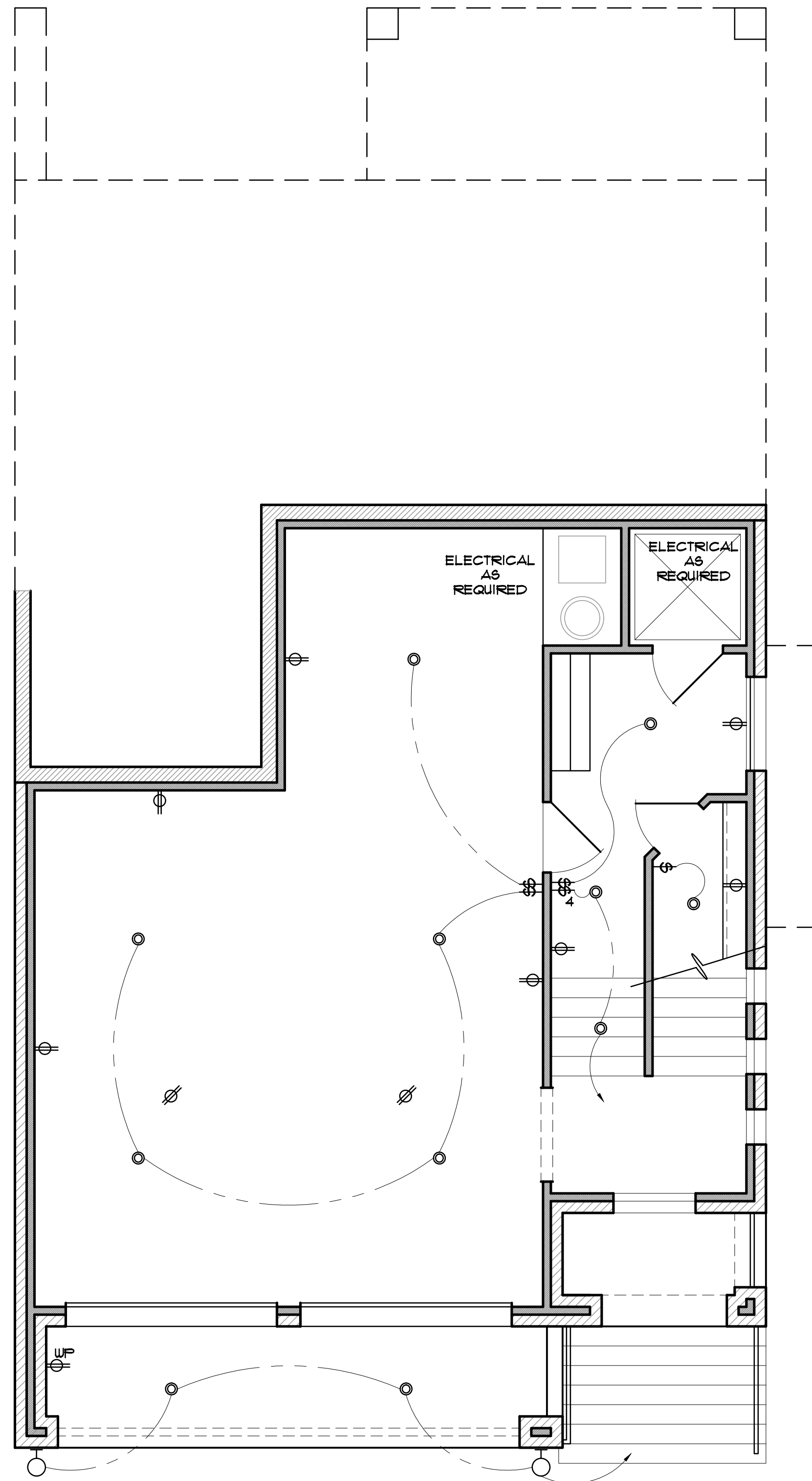
817/320-6221

Sheet

1

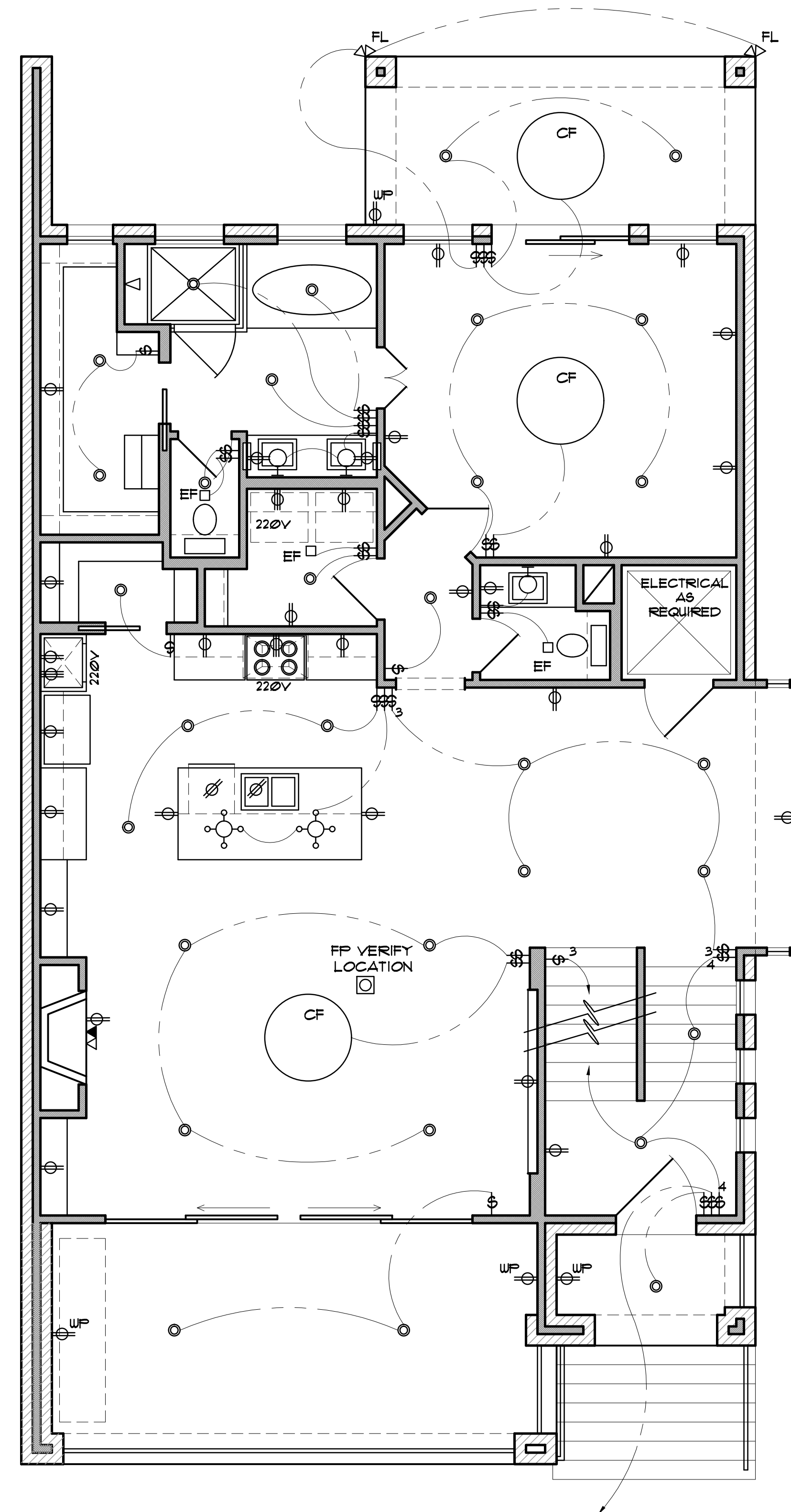
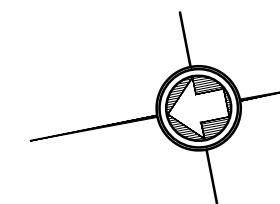
Of 7 Sheets

[illegible]



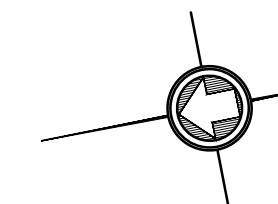
ELECTRICAL
FIRST LEVEL FLOOR PLAN

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



ELECTRICAL
SECOND LEVEL FLOOR PLAN

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



PLAN NO. 2233

REVISIONS	BY

Marengo - Rowe Residence
 5405 Ranger Drive - Rockwall, TX 75032
 Lot #22, Block "B" - Chandlers Landing Phase 4

LKS DESIGNS
 LANCE K. STOVALL
 817/320-6221

Sheet
6
 of 7 Sheets



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-044

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
5401 Ranger Drive	Single-Family Home	1995	5,197	N/A	Brick
5403 Ranger Drive	Single-Family Home	1988	3,856	N/A	Brick and Siding
5405 Ranger Drive	Vacant	N/A	N/A	N/A	N/A
5407 Ranger Drive	Single-Family Home	1996	3,270	N/A	Brick and Siding
5409 Ranger Drive	Vacant	N/A	N/A	N/A	N/A
5411 Ranger Drive	Single-Family Home	2000	3,429	N/A	Brick and Stone
5412 Ranger Drive	Townhouse	1986	2,299	N/A	Siding
5413 Ranger Drive	Vacant	N/A	N/A	N/A	N/A
5416 Ranger Drive	Townhouse	1986	2,051	N/A	Siding
5419 Ranger Drive	Single-Family Home	1998	3,676	N/A	Brick
5421 Ranger Drive	Vacant	N/A	N/A	N/A	N/A
701 Yacht Club Drive	Single-Family Home	1997	7,082	N/A	Brick
AVERAGES:		1993	3,858	N/A	



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-044

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



5401 Ranger Drive



5403 Ranger Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-044

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



5405 Ranger Drive



5407 Ranger Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-044

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



5409 Ranger Drive



5411 Ranger Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-044

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



5412 Ranger Drive



5413 Ranger Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-044

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



5416 Ranger Drive



5419 Ranger Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-044

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



5421 Ranger Drive



701 Yacht Club Drive

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 8 (PD-8) [*ORDINANCE NO. 23-40*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* ON A 0.1214-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 22, BLOCK B, CHANDLER'S LANDING #4 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Jim Benson of Benson Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1214-acre parcel of land identified as Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Zero Lot line (ZL-5) District land uses, addressed as 5405 Ranger Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] 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 8 (PD-8) [*Ordinance No. 23-40*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.10, *Zero Lot line (ZL-5) District*, of Article 05,

District Development Standards, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF SEPTEMBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 18, 2025

2nd Reading: September 2, 2025

Exhibit 'A':
Location Map

Address: 5405 Ranger Drive

Legal Description: Lot 22, Block B, Chandler's Landing #4 Addition

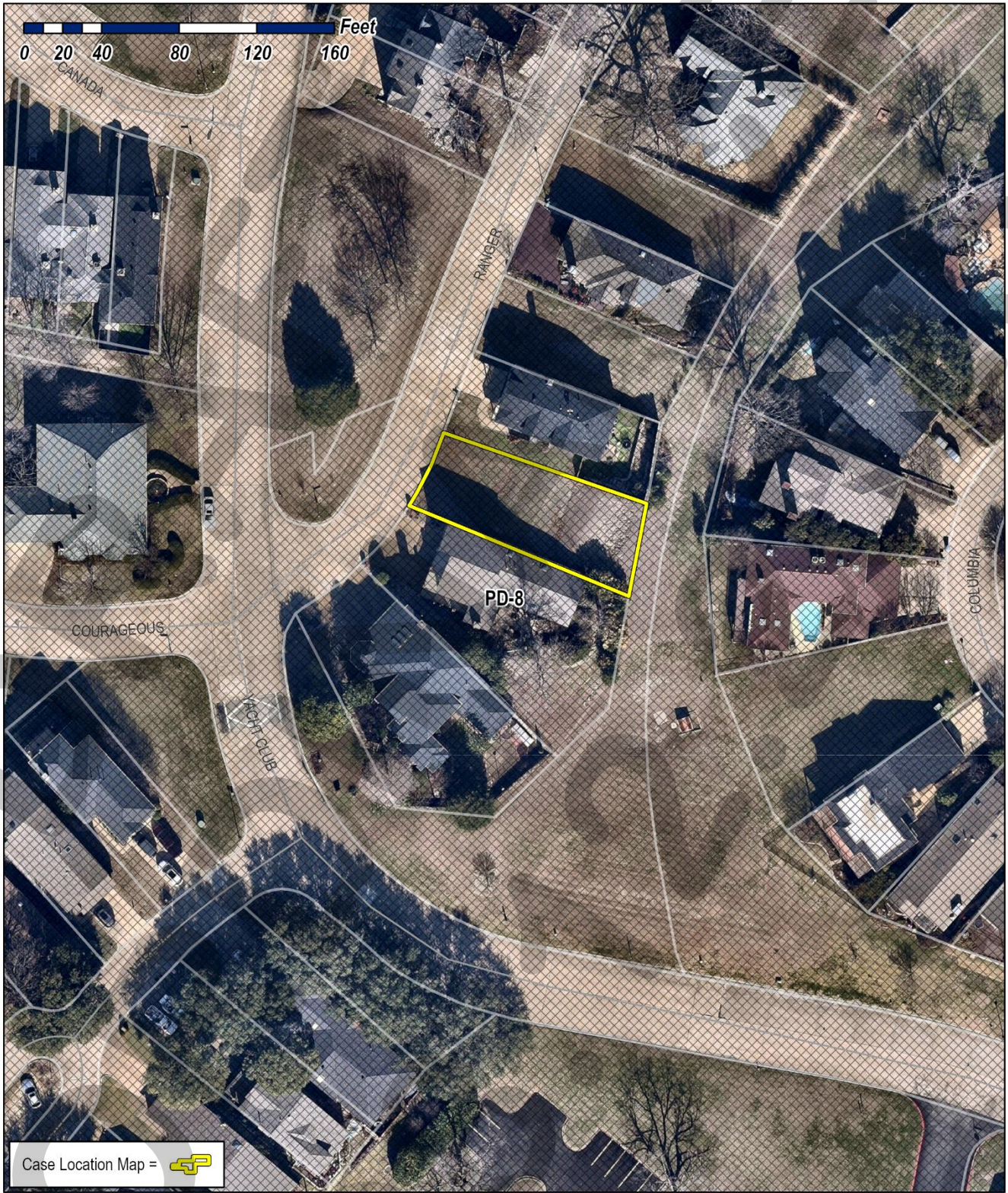


Exhibit 'B':
Residential Plot Plan

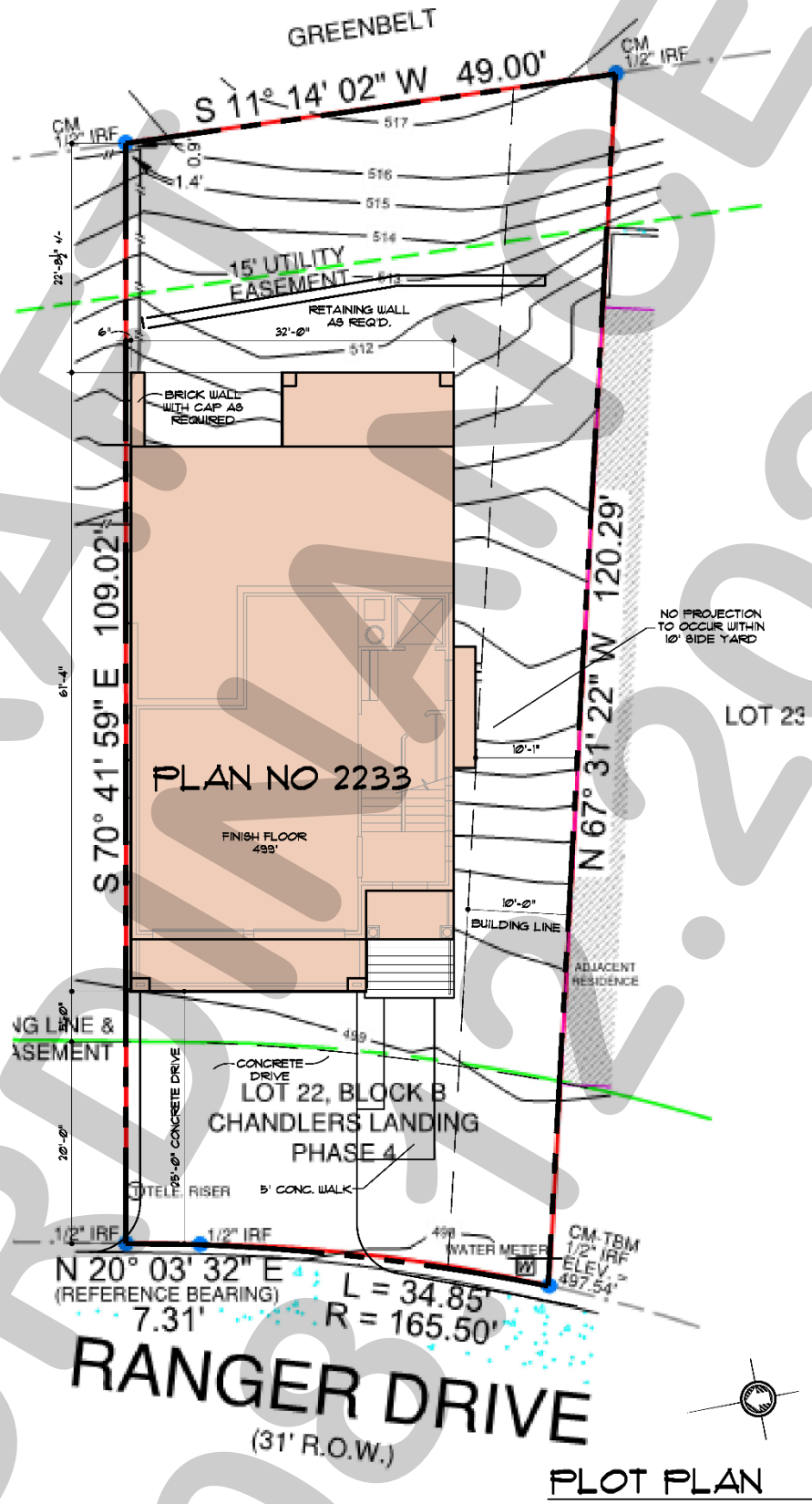
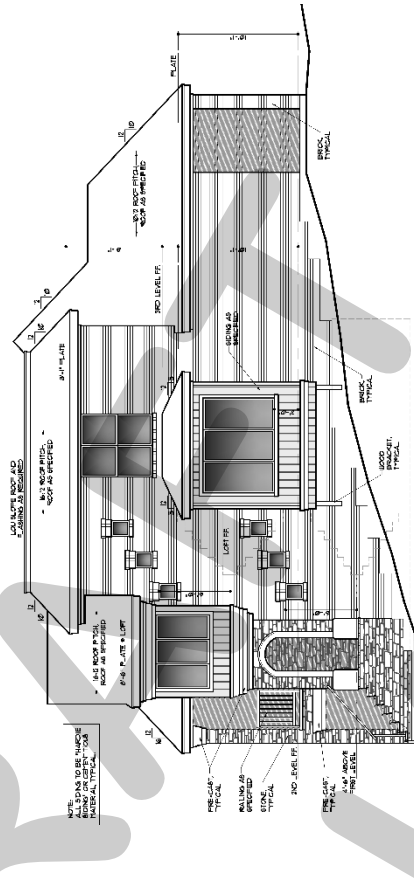
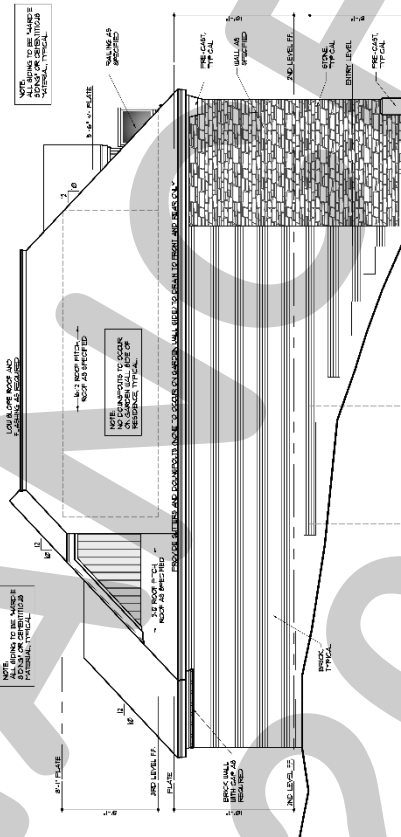


Exhibit 'C': Building Elevations



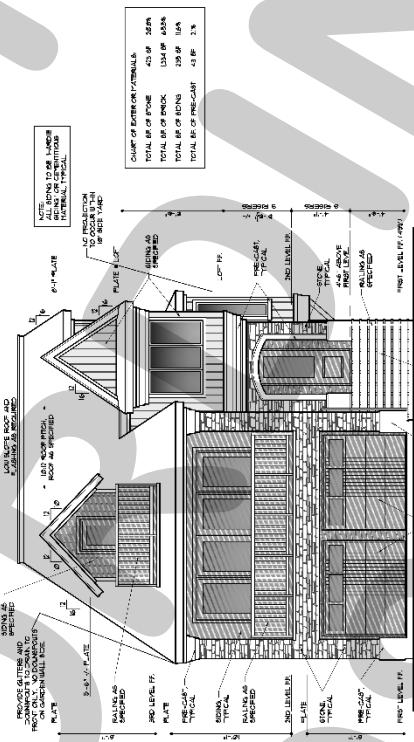
RIGHT SIDE ELEVATION

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



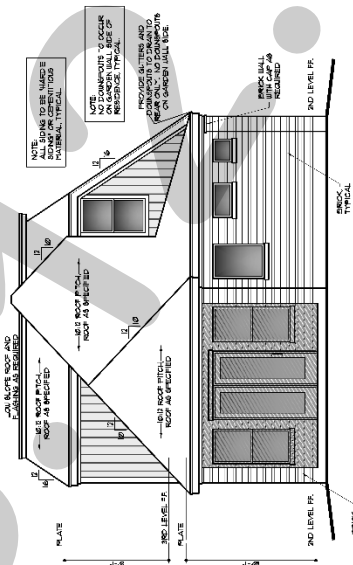
LEFT SIDE ELEVATION

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



FRONT ELEVATION

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



REAR ELEVATION

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



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 12, 2025

APPLICANT: Kevin Osornio: *MBA Custom Homes*

CASE NUMBER: Z2025-045; *Specific Use Permit (SUP) for a Residential Infill for 606 Ross Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1150-acre tract of land identified as a portion of Lot 1, Block G, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 606 Ross Street, and take any action necessary.

BACKGROUND

According to the 1934 Sanborn Maps, the subject property was established after 1934. Per the City's historic zoning maps, the subject property was originally zoned Commercial (C) District as of January 3, 1972. Between this date and July 11, 1985, the subject property was rezoned from a Commercial (C) District to a Single-Family 7 (SF-7) District. The subject property has been situated within the Southside Residential Neighborhood Overlay (SRO) District since its inception on June 3, 1996 by *Ordinance No. 96-12*. According to the Rockwall Central Appraisal District (RCAD), there was a 624 SF structure on the subject property that was constructed in 1975; however, that building was deemed hazardous prompting the Building Inspections Department to issue a Demolition Permit [*i.e. RES2025-1969*] to allow the demolition and removal of the structure. The subject property is currently vacant.

PURPOSE

The applicant - *Kevin Osornio* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 606 E. Ross Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property E. Ross Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Robbins Addition, which consists of five (5) residential lots [*i.e. 605, 609, & 725 E. Ross Street and 709 & 715 Peters Colony*] that have been in existence since August 30, 2005. North of this is the Ne & Jo Addition, which consists of two (2) residential lots [*i.e. 703 & 705 Peters Colony*] that have been in existence since March 11, 2004. All of these properties are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is a 0.459-acre parcel of land (*i.e. Lot 2, Block G, Sanger Addition*) that is developed with a house of worship [*i.e. St. Paul African Methodist Church*]. Beyond this is a vacant 0.6660-acre parcel of land [*i.e. Lot E, Block G, Sanger Addition*]. All of these properties are zoned Single-Family 7 (SF-7) District. South of this is E. Bourn Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is Lamar Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Lamar Street Habitat No. 1 Addition, which consists of two (2) residential lots that have been in existence since March 13, 2018. East of this is a vacant 1.1209-acre parcel of land [*i.e. Lot G, Block 112, B.F. Boydston Addition*] that is owned by the Rockwall Habitat for Humanity. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property are three (3) lots [*i.e. 604 E. Ross Street and 801 & 803 Peters Colony*] that are developed with single-family homes and are zoned Single-Family 7 (SF-7) District. Beyond this is Peters Colony, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is a parcel of land [*i.e. Lot 1B, Block H, Sanger Addition*] that is developed with a duplex. This parcel of land is owned by the Rockwall Housing Development Corporation and is zoned Multi-Family 14 (MF-14) District.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” In this case, the subject property is located within the B. F. Boydston Subdivision, and situated within 500-feet of the Robbins Addition, which has been in existence for more than ten (10) years, consists of more than five (5) residential lots, and is more than 90.00% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an*

Established Subdivision in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being adjacent to an established subdivision, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...". The following is a summary of observations concerning the housing within close proximity of E. Ross Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on E. Ross Street in a Close Proximity to the Subject Property	Proposed Housing
Building Height	One (1) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they front on.	The front elevation of the home will face E. Ross Street.
Year Built	1953-2024	N/A
Building SF on Property	942 SF – 2,580 SF	2,120 SF
Building Architecture	Single Family Homes and Three (3) Vacant Lots	Not Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	20-Feet
Side	6- feet	6- Feet, 20-Feet
Rear	10-Feet	10-Feet
Building Materials	Brick, Stone, and Siding	Siding
Paint and Color	Red, Blue, White, Gray and Brown	N/A
Roofs	Composite Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of front-facing garages or no garages.	The garage will be attached and located approximately 6-feet in front of the front façade.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ...". In this case, the applicant's proposed garage is oriented approximately six (6) feet in front of the front façade of the proposed single-family home; however, staff should point out that this is not atypical for this area or properties located within the Southside Neighborhood Residential Overlay (SRO) District. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the garage setback requirement will be waived. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family 7 (SF-7) District and the Southside Residential Neighborhood Overlay (SRO) District.

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along E. Ross Street and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On July 22, 2025, staff mailed 122 notices to property owners and occupants within 500-feet of the subject property. There were no Homeowners Associations (HOAs) within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



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

606 E Ross St Rockwall TX 75087

SUBDIVISION

Sanger Bros. Addition

LOT

1

BLOCK

G

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Single family

CURRENT USE

PROPOSED ZONING

Single fam, new construction

PROPOSED USE

ACREAGE

5,000 SQFT

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

MBA Custom Homes

☐ APPLICANT

MBA Custom Homes

CONTACT PERSON

Kevin Osornio

CONTACT PERSON

Kevin Osornio

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

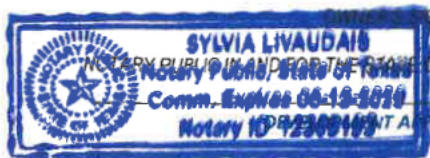
NOTARY VERIFICATION [REQUIRED]

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

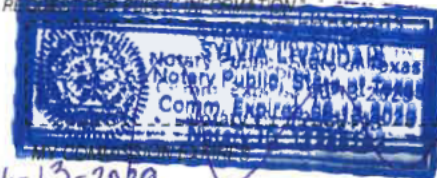
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 16 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF July, 20 25 BY SIGNING THIS APPLICATION, 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."

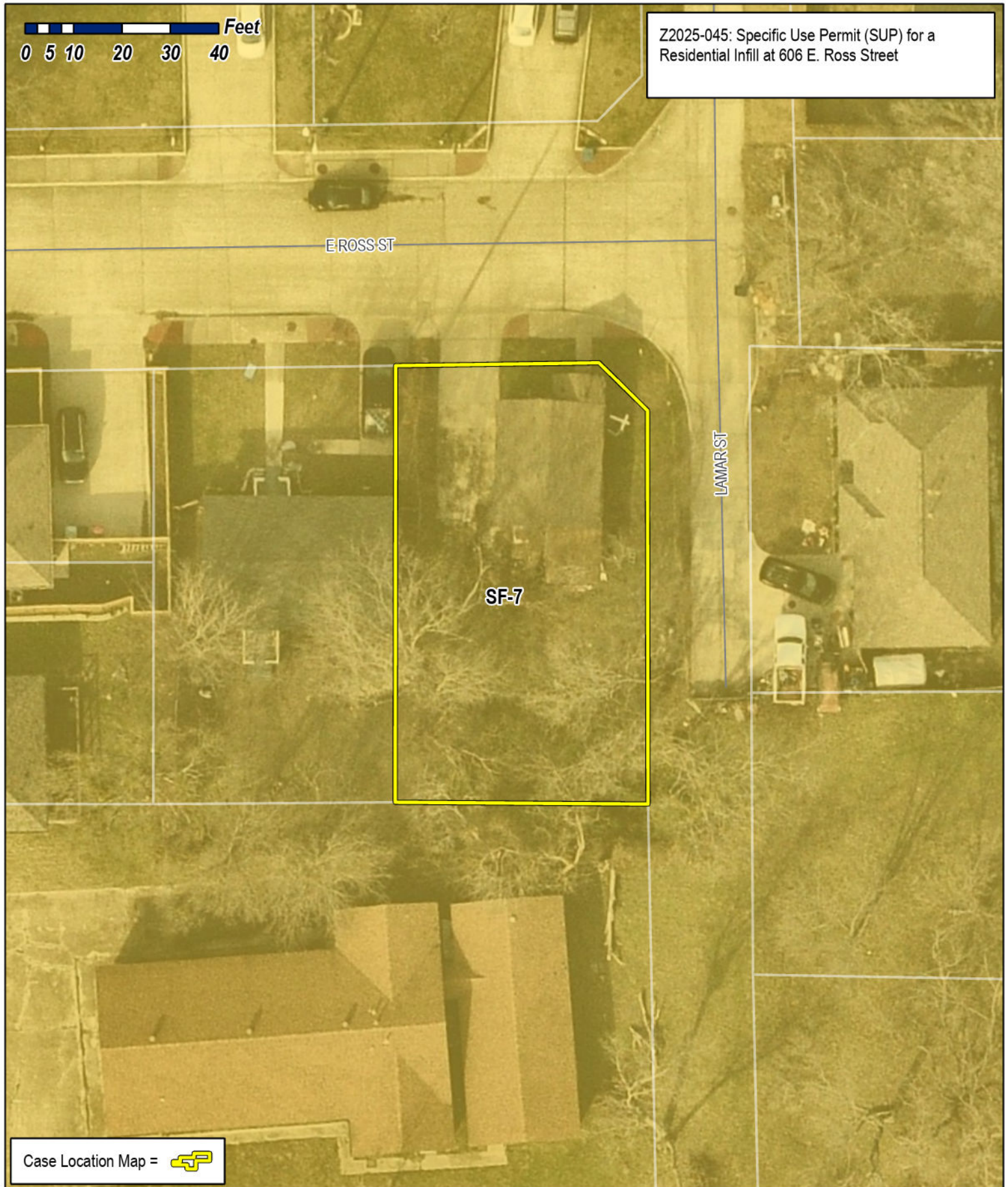
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF July, 20 25

Signature



[Signature]





City of Rockwall

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

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

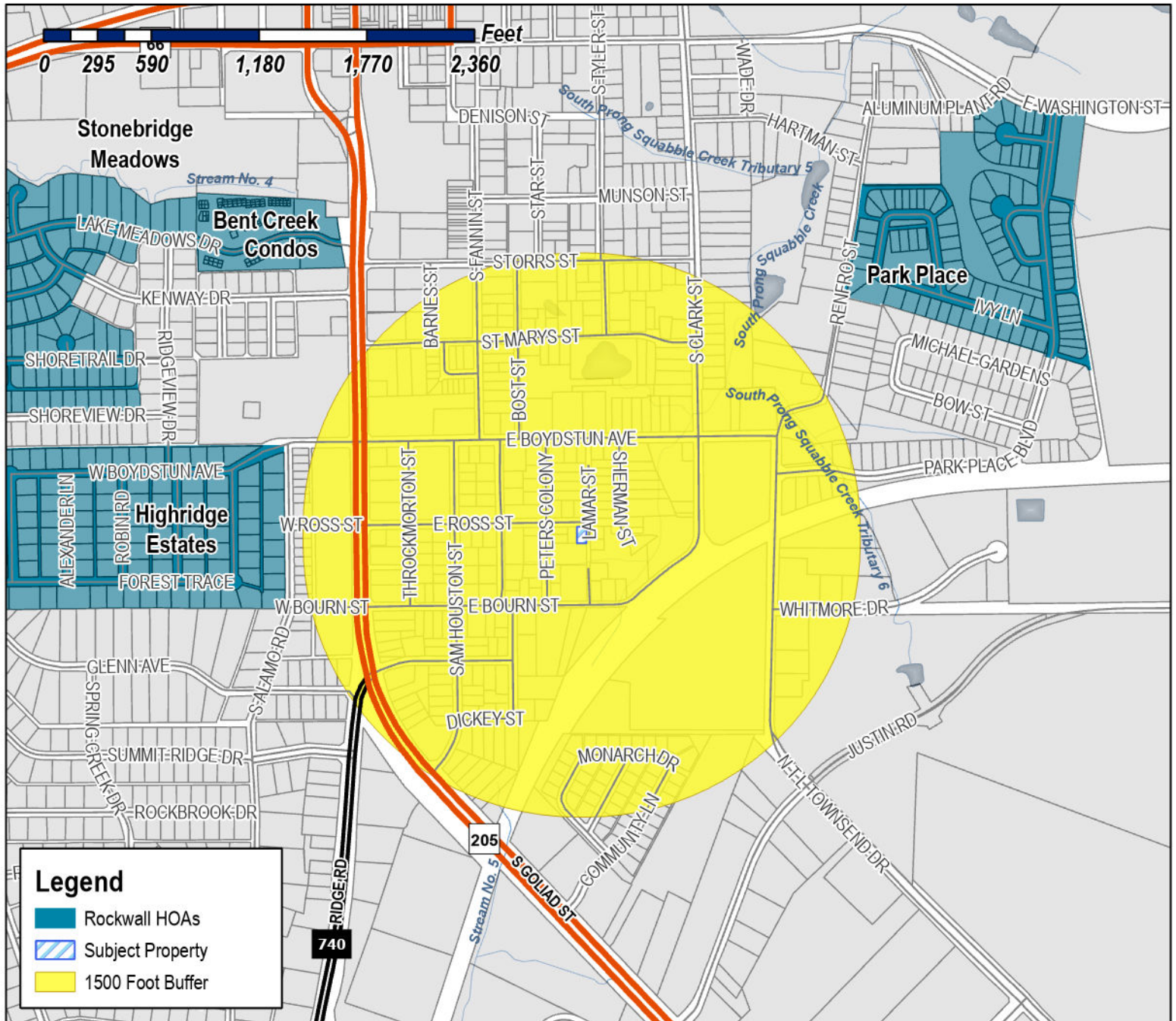




City of Rockwall

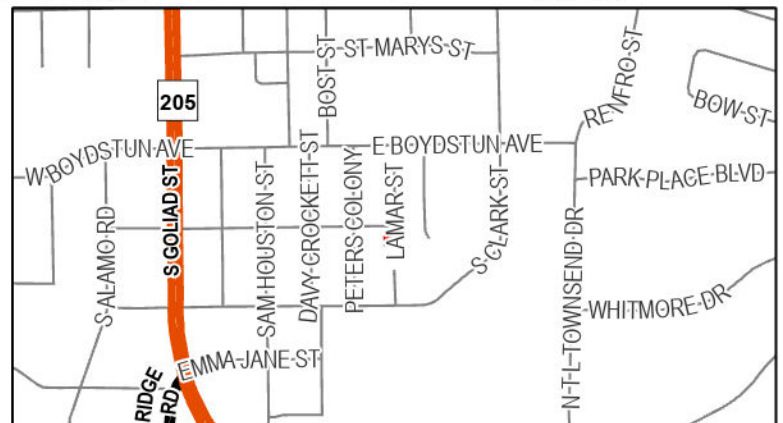
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2025-045
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 606 E. Ross Street

Date Saved: 7/17/2025
For Questions on this Case Call (972) 771-7745

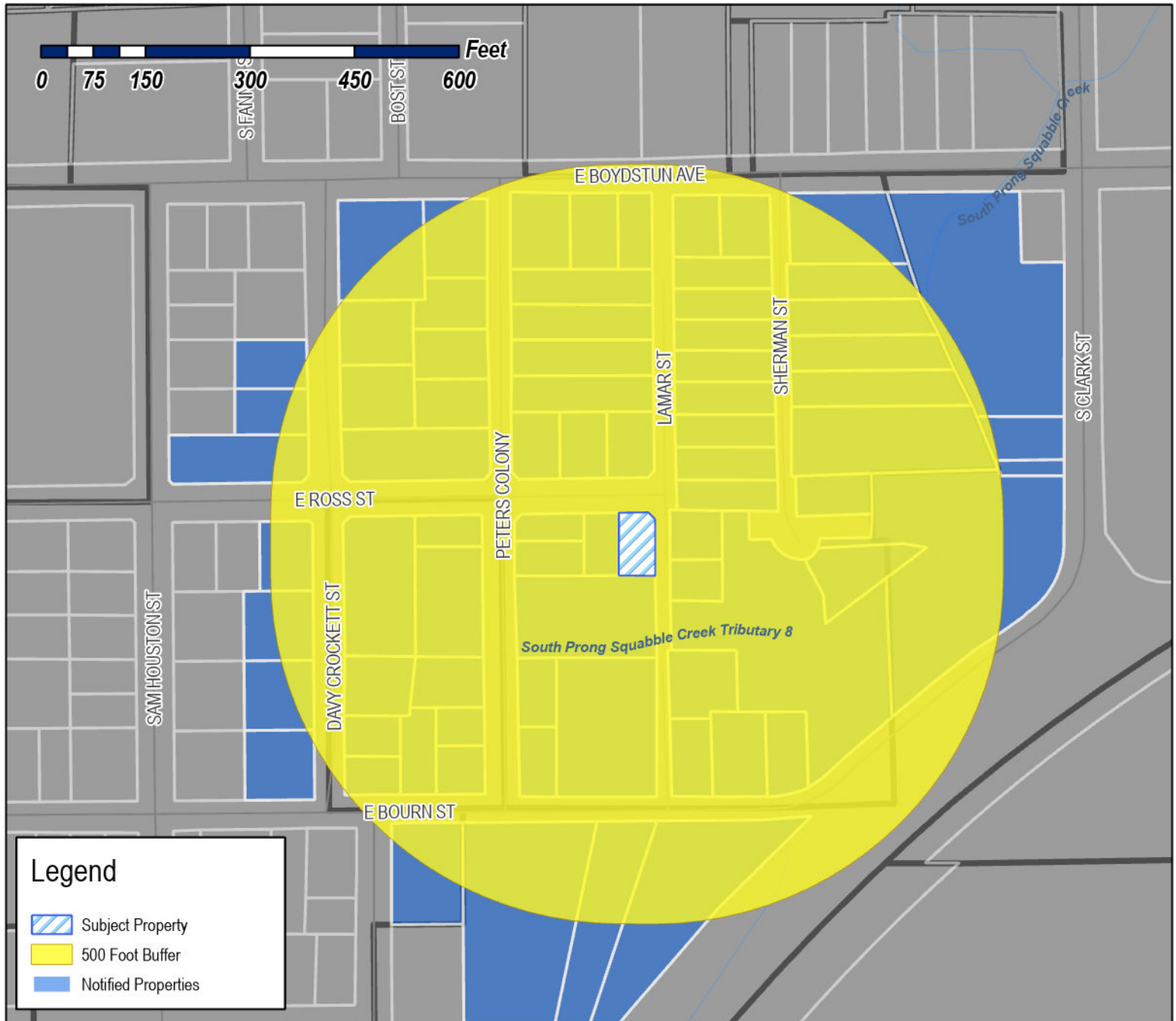




City of Rockwall

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

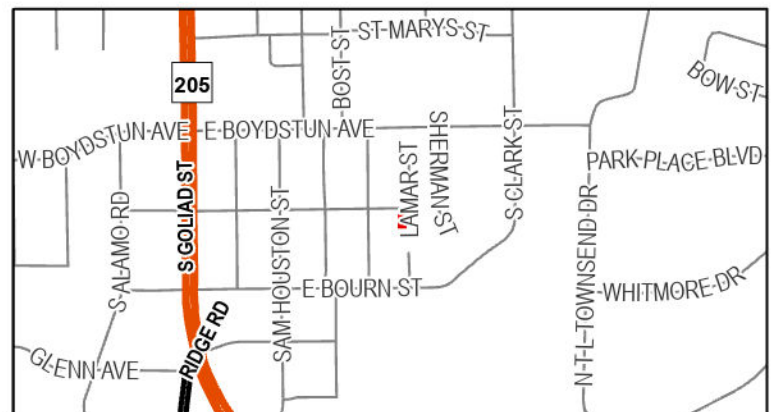
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2025-045
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 606 E. Ross Street

Date Saved: 7/17/2025

For Questions on this Case Call: (972) 771-7745



PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

ESTATE OF RHODA MAE HEARD
ANDREW HEARD JR - INDEPENDENT EXECUTOR
10800 MCCOMBS ST APT 102
EL PASO, TX 79924

WELCH CHRISTOPHER & HAZEL
1212 Clifftop Ln
Dallas, TX 75208

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

RSR CAPITAL LLC
1321 CRESENT COVE DRIVE
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

TAYLOR THOMAS M & KAY D
2000 Country Club Dr
Plano, TX 75074

HERNANDEZ ROSA ALBA
2040 SHERWOOD DR
GARLAND, TX 75041

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE
2521 LOUDON ST W
ROCKWALL, TX 75032

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

CRP/TH SFR PROGRAM TX OWNER LP
2875 W RAY RD
CHANDLER, AZ 85224

CUMMINGS JOHN AND LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

RESIDENT
402 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
403 E BOURN ST
ROCKWALL, TX 75087

WALTER MARY
408 E BOURN ST
ROCKWALL, TX 75087

JONES MARGARINE ESTATE
410 E BOYDSTUN AVE
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA
414 E. COACHLIGHT TRAIL
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

PIEDRA ANGULAR AG A CORP
418 E BOURN ST
ROCKWALL, TX 75087

COCHRAN LIVING TRUST
JOE B COCHRAN & SANDRA COCHRAN -
TRUSTEES
4405 VIA DEL NORTE
MESQUITE, TX 75150

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
504 ROSS
ROCKWALL, TX 75087

RESIDENT
505 E BOURN ST
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE
509 E BOURN STREET
ROCKWALL, TX 75087

ALLEN DONNA ANETTE AND
JACQUELINE YVETTE JACOBS AND JEFFREY
DWAYNE JACOBS
5961 CONNIE LANE
ROCKWALL, TX 75032

NIX ROSALIA
602 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
604 E BOYDSTUN AVE
ROCKWALL, TX 75087

CAMELI CHAZ CRISTIAN NECOLA & LAUREN
604 E ROSS ST
ROCKWALL, TX 75087

KRONLAGE HOLLIE
605 E ROSS STREET
ROCKWALL, TX 75087

RESIDENT
606 ROSS
ROCKWALL, TX 75087

RESIDENT
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
608 E BOYDSTUN AVE
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES
609 E ROSS ST
ROCKWALL, TX 75087

SCHUMANN LAURIE A
610 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC
% DOUGLAS A KAUFMANN
627 SORITA CIR
HEATH, TX 75032

TALARICO CHRISTOPHER AND JUSTIN
633 STILLMEADOW DR
RICHARDSON, TX 75081

RESIDENT
703 SHERMAN
ROCKWALL, TX 75087

EBY JENNIFER
703 PETERS COLONY
ROCKWALL, TX 75087

SCROGGINS MURRAY
704 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
705 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D
705 N SHERMAN
ROCKWALL, TX 75087

ANDUJAR AMY ELIZABETH MAYER
705 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
706 SHERMAN ST
ROCKWALL, TX 75087

WILLIAMS SHIRLEY B ETAL
706 DAVY CROCKETT ST
ROCKWALL, TX 75087

ESTATE OF DABNEY AUDRY
706 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
706 S CLARK ST
ROCKWALL, TX 75087

CRENSHAW LORENZA
707 DAVY CROCKETT ST
ROCKWALL, TX 75087

ABARCA JOANNE
707 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
708 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
708 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
708 SHERMAN ST
ROCKWALL, TX 75087

MURPHREE LYNDI LOUISE & CAMERON JUSTIN
LEE
709 PETERS COLONY
ROCKWALL, TX 75087

SMITH PAMELA K
709 SHERMAN STREET
ROCKWALL, TX 75087

RESIDENT
710 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
710 PETERS COLONY
ROCKWALL, TX 75087

SANCHEZ FATIMA L
710 SHERMAN ST
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
712 CLARK ST
ROCKWALL, TX 75087

RESIDENT
712 SHERMAN ST
ROCKWALL, TX 75087

BENNETT A L EST
C/O OLIVER LINVELL
712 PETERS COLONY
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
713 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
714 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
715 SHERMAN ST
ROCKWALL, TX 75087

CABRERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
716 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
725 PETERS COLONY
ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

RESIDENT
801 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
801 PETERS COLONY
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE
801 LAMAR ST
ROCKWALL, TX 75087

SHAW JERRY GAIL
803 LAMAR ST
ROCKWALL, TX 75087

FISHER JESSICA
803 PETERS COLONY
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA
810 DAVY CROCKETT ST
ROCKWALL, TX 75087

BARRON BLAKELEIGH
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
812 PETERS COLONY
ROCKWALL, TX 75087

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

RICHARD EXPO
820 E HEATH ST
ROCKWALL, TX 75087

AUL PROPERTIES LLC
8502 Huntington Dr
Rowlett, TX 75089

HILLMAN HOUSING LLC
9706 HEARTSTONE LANE
ROCKWALL, TX 75087

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

SMITH TIMOTHY
PSC 3 BOX 5631
APO, AP 96266

DALLAS-GARLAND & NORTHEASTERN RAILROAD
ATTN: ACCOUNTS PAYABLE
SUITE 300 200 MERIDIAN CENTRE BLVD
ROCHESTER, NY 14618

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:

Z2025-045: Specific Use Permit (SUP) for a Residential Infill

Hold a public hearing to discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1150-acre tract of land identified as a portion of Lot 1, Block G, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 606 Ross Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, August 12, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 18, 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, August 18, 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



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. Z2025-045: Specific Use Permit (SUP) for a Residential Infill

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)

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:

Z2025-045: Specific Use Permit (SUP) for a Residential Infill

Hold a public hearing to discuss and consider a request by Kevin Osorio of MBA Custom Homes for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1150-acre tract of land identified as a portion of Lot 1, Block G, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 606 Ross Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, August 12, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 18, 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, August 18, 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



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. Z2025-045: Specific Use Permit (SUP) for a Residential Infill

Please place a check mark on the appropriate line below:

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

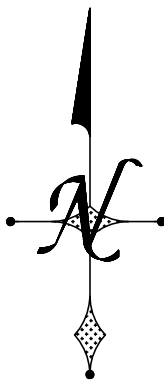
☐ I am opposed to the request for the reasons listed below.

NEIGHBORHOOD ENHANCEMENT

Name: JEAN ALLEN 8/4/2025
Address: 711 SHERMAN ST. ROCKWALL, TX 75087

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



2701 SUNSET RIDGE DRIVE, STE 303
ROCKWALL, TEXAS 75032
FIRM REGISTRATION NO. 10194366

BOUNDARY SURVEY

BURNS SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 606 EAST ROSS STREET, in the City of ROCKWALL, ROCKWALL County, Texas.

BEING all that certain lot, tract, or parcel of land situated in the Burwell JT Lewis Survey, Abstract No. 255 and Neely M Ballard Survey, Abstract No. 48, and being the east 1/2 of the east 1/2 of Lot 1, Block G, Sanger Bros. Addition, an addition to the Town of Rockwall, Rockwall County, Texas, according to the map or plat thereof, recorded in Volume 'Q', Page 100, Map Records of Rockwall County, Texas, and being that same tract of land described in deed to Rosa Alba Hernandez recorded under Instrument Number 20240000020950, Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING from a 5/8" iron rod found in the South line of East Ross Street, at the Northeast corner of a tract of land described in deed to Aul Properties LLC, recorded under instrument Number 20230000018187, (O.P.R.R.C.T.), same point being the Northwest corner of a tract of land described in deed to Chaz Cristian Necola Cameli and Lauren Cameli recorded under Instrument Number 20250000000826, (O.P.R.R.C.T.);

THENCE North 88 degrees 48 minutes 45 seconds East, with the south line of East Ross Street, a distance of 50.00 feet to 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set for corner at the Northeast corner of said Cameli tract, the Northwest corner of that tract herein described, and being the PLACE OF BEGINNING;

THENCE North 88 degrees 48 minutes 45 seconds East, continuing with the south line of said East Ross Street, a distance of 50.00 feet to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set at the intersection of the South line of East Ross Street and the West line of Lamar Street, from which a 1/2 inch iron rod found for reference bears South 20 degrees 57 minutes 23 seconds East, a distance of 2.71 feet;

THENCE South 01 degrees 12 minutes 21 seconds East, with the West line of said Lamar Street, a distance of 100.00 feet to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set for corner at the Northeast corner of a tract of land described in deed to St Paul African Methodist, recorded in Volume 6, Page 185, Deed Records of Rockwall County, Texas;

THENCE South 88 degrees 48 minutes 45 seconds West, a distance of 50.00 feet to 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set for corner in the North line of said Methodist tract, at the Southeast corner of said Cameli tract;

THENCE North 01 degrees 12 minutes 21 Seconds West, a distance of 100.00 feet to the PLACE OF BEGINNING and containing a total of 5,000 square feet or 0.115 of an acre of land.

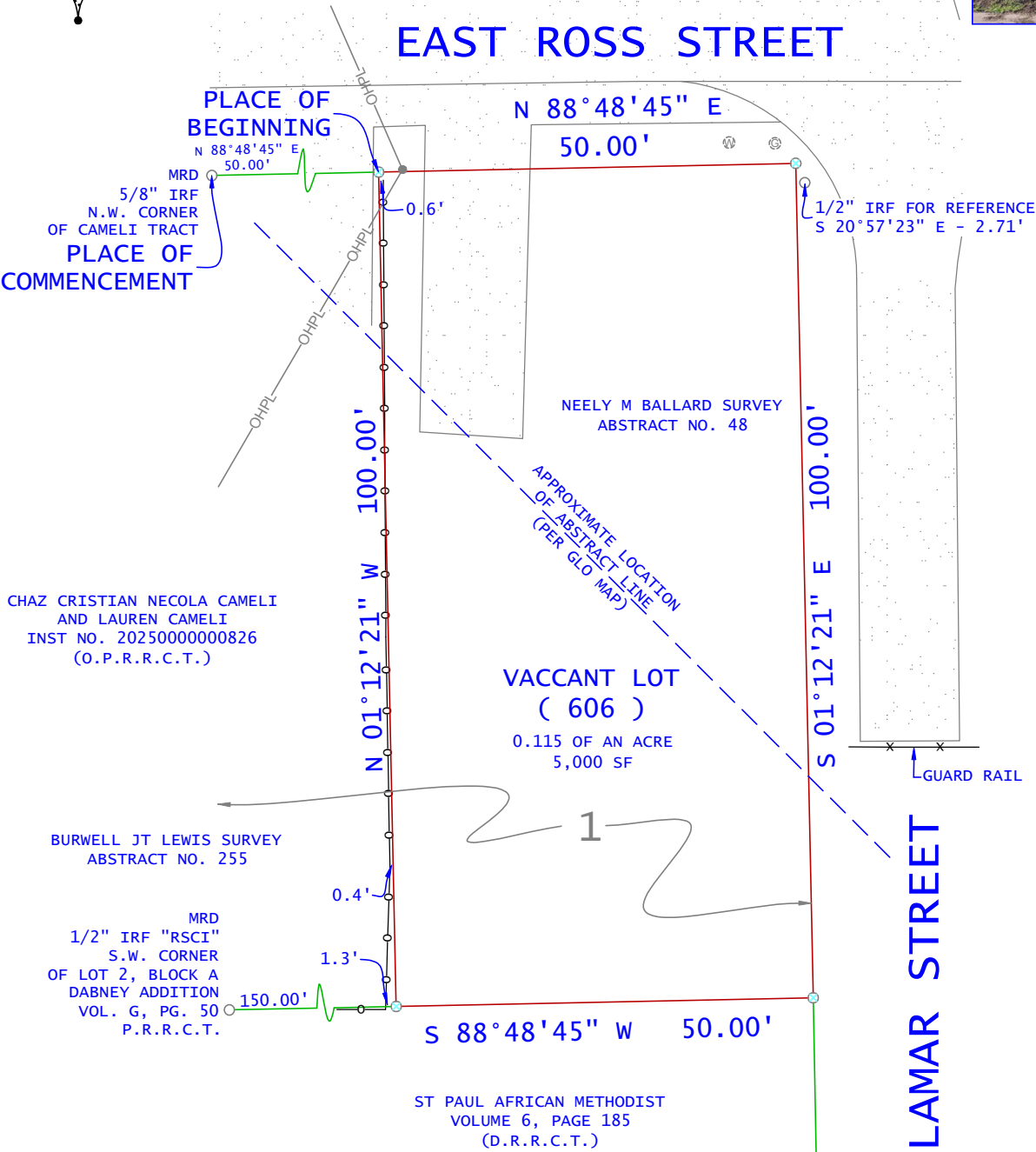
Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

This parcel depicted hereon is a true, correct, and accurate representation of the property as determined by survey; The lines and dimensions of said property being as indicated by the plat; The size, location, and type(s) of building(s) are as shown, all improvements being within the boundaries of the property setback from the property lines the distance indicated.

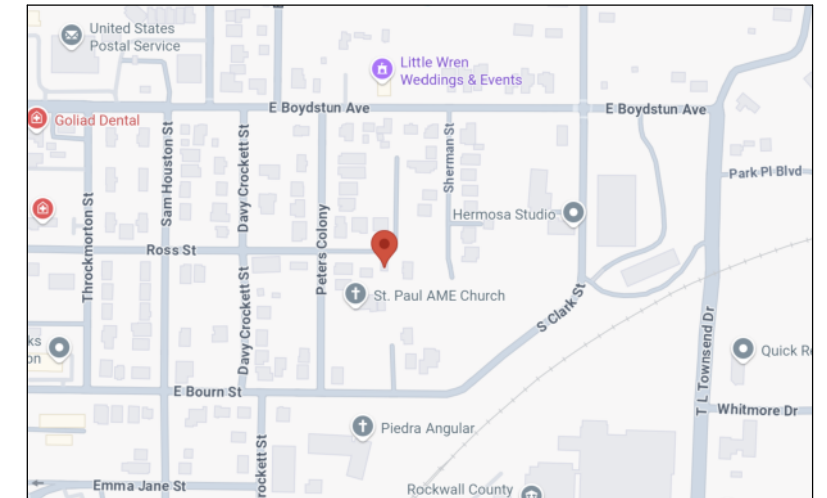
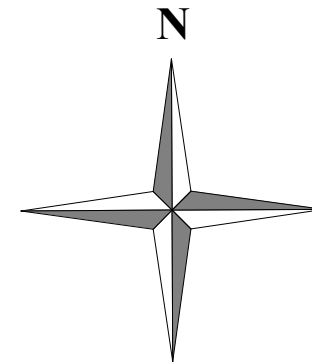
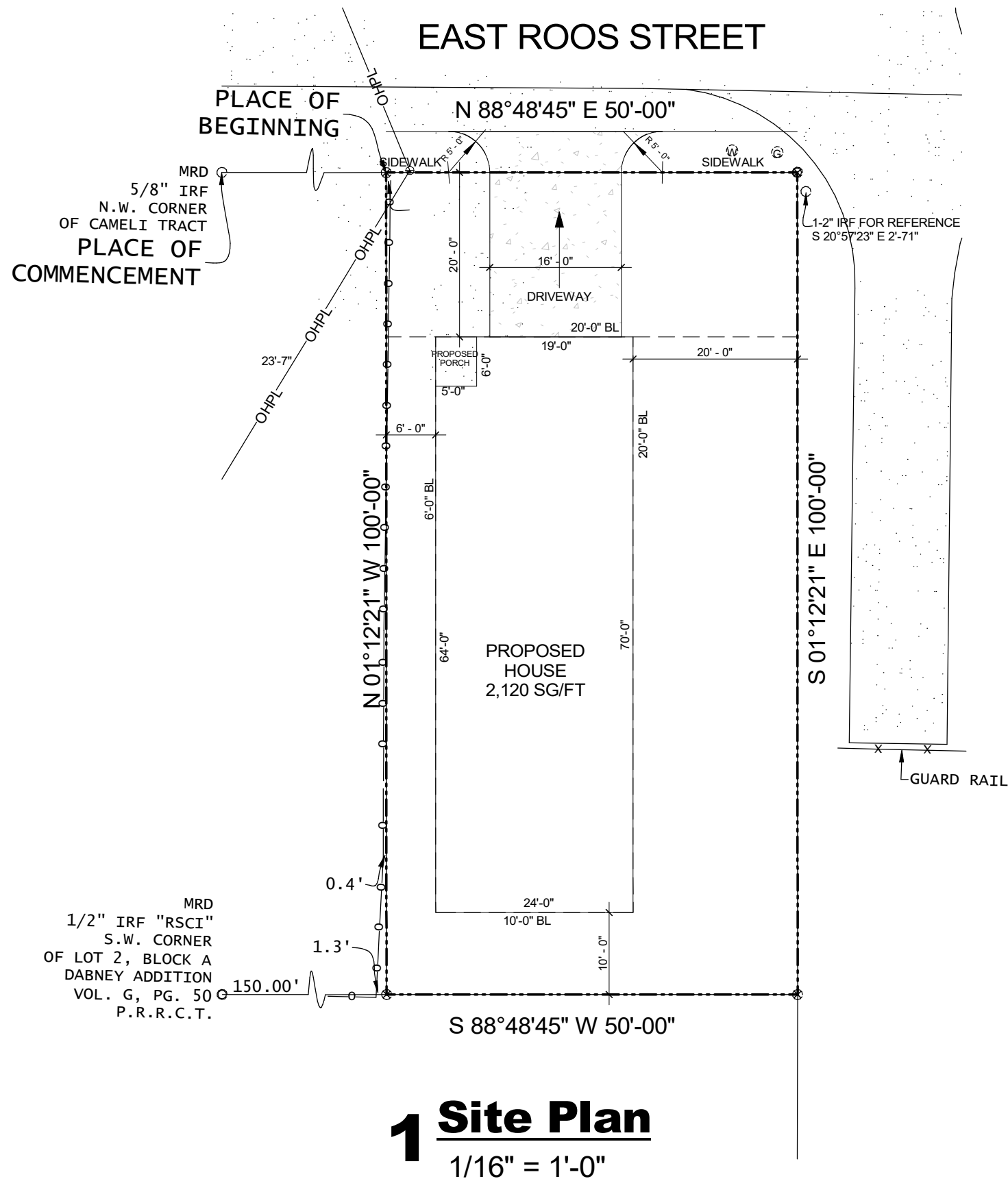
TITLE AND ABSTRACTING WORK FURNISHED BY N/A
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'
Date: 05/30/25
G. F. No.: N/A
Job no.: 202504551
Drawn by: NM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR ROSA HERNANDEZ



LEGEND			
WOOD FENCE	---	IRON FENCE	---
CHAIN LINK	---	WIRE FENCE	---
BOUNDARY LINE	---	EASEMENT SETBACK	---
CM - CONTROLLING MONUMENT			
MRD - MONUMENT OF RECORD DIGNITY			
POINT FOR CORNER			
1/2" IRON ROD WITH CAP STAMPED "BURNS SURVEYING" SET			
X-CUT FOUND OR SET (AS NOTED)			
FENCE POST FOR CORNER			
MONUMENT FOUND		EM - ELECTRIC METER	
- CABLE		EE - ELECTRIC	
- CLEAN OUT		PE - POOL EQUIP	
- GAS METER		- POWER POLE	
- FIRE HYDRANT		- TELEPHONE	
- LIGHT POLE		- WATER METER	
- MANHOLE		- WATER VALVE	
(UNLESS OTHERWISE NOTED)			



VICINITY MAP
for reference only

606 ROSS ST
ROCKWALL, TX 75087

PROPOSED FIRST FLOOR PLAN	1,254 SQFT
PROPOSED SECOND FLOOR PLAN	866 SQFT
TOTAL A/C	2,120 SQFT
PROPOSED GARAGE	396 SQFT
PROPOSED PORCH	30 SQFT
LOT	1
COUNTRY	ROCKWALL
CITY	ROCKWALL
LOT AREA	5,000 SQFT

1 Site Plan

1/16" = 1'-0"



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

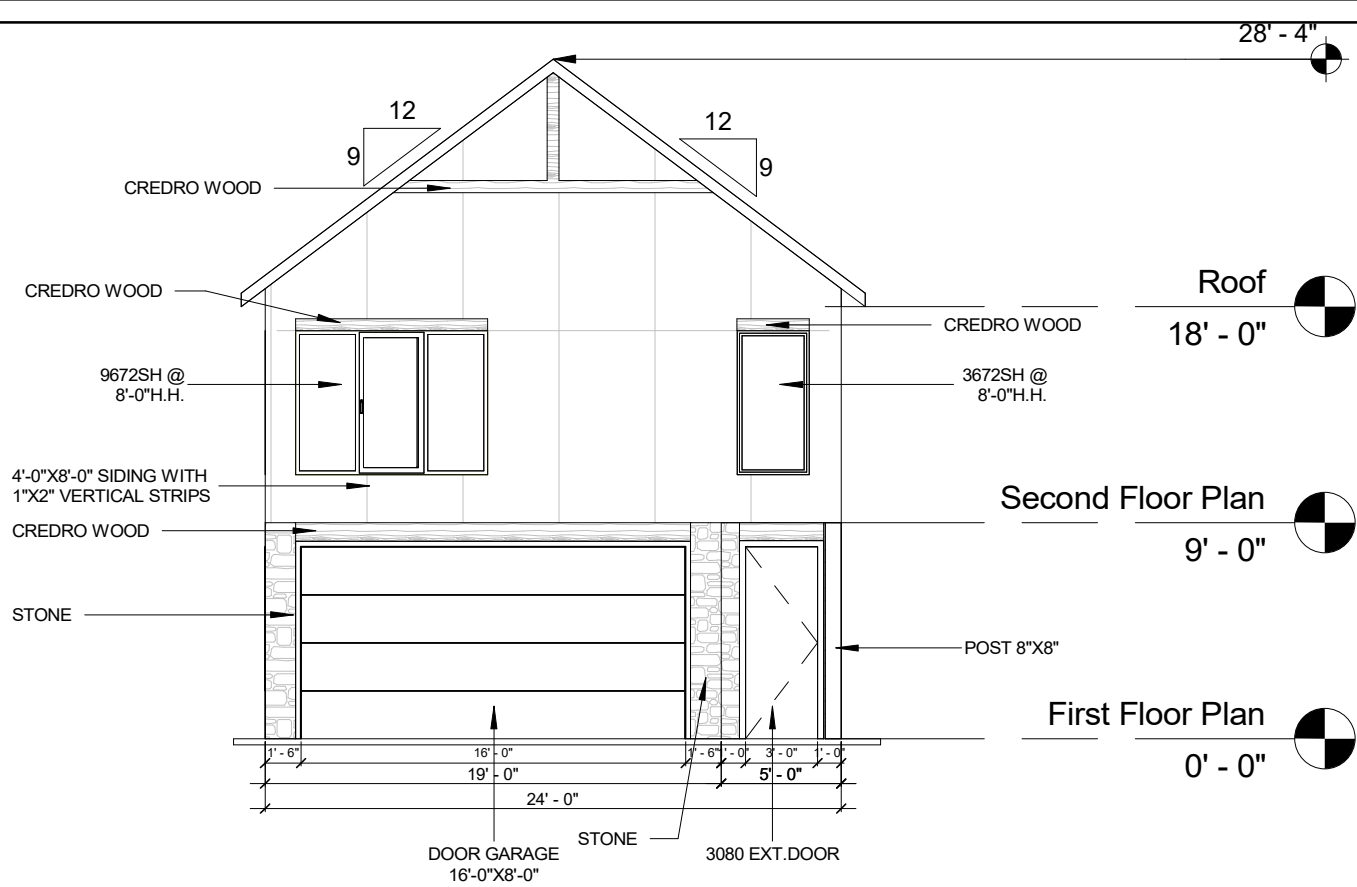
Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087

Legal Description
LOT 1, BLOCK G

SITE PLAN

Date: 07/02/2025 Scale 1/16" = 1'-0"

Drawn by: Projects & Construction Araque



1 Front Elevation

1/8" = 1'-0"



2 Right Elevation

1/8" = 1'-0"



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

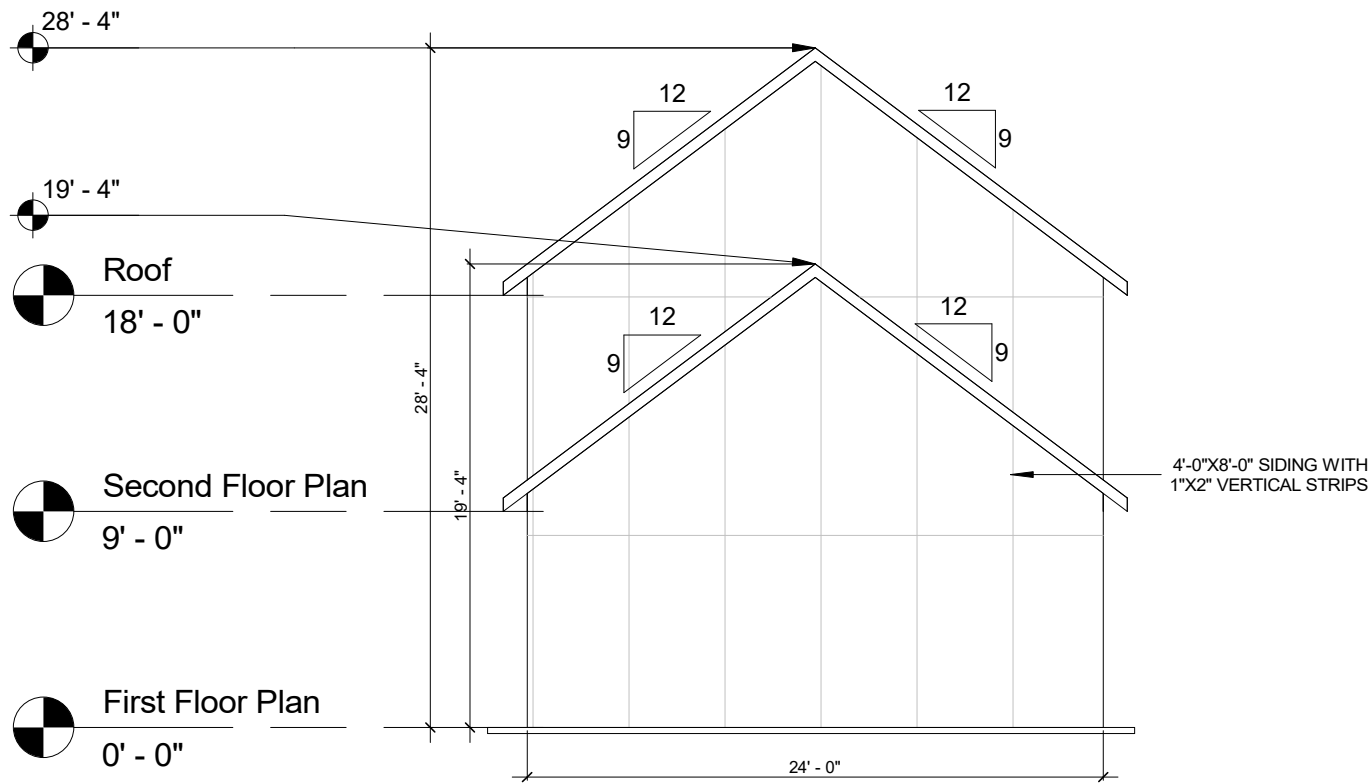
GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087
Legal Description
LOT 1, BLOCK G

ELEVATIONS

Date: 07/02/2025 Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque



1 Rear Elevation

1/8" = 1'-0"



2 Left Elevation

1/8" = 1'-0"



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WE WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087

Legal Description
LOT 1, BLOCK G

ELEVATIONS

Date: 07/02/2025 Scale 1/8" = 1'-0"

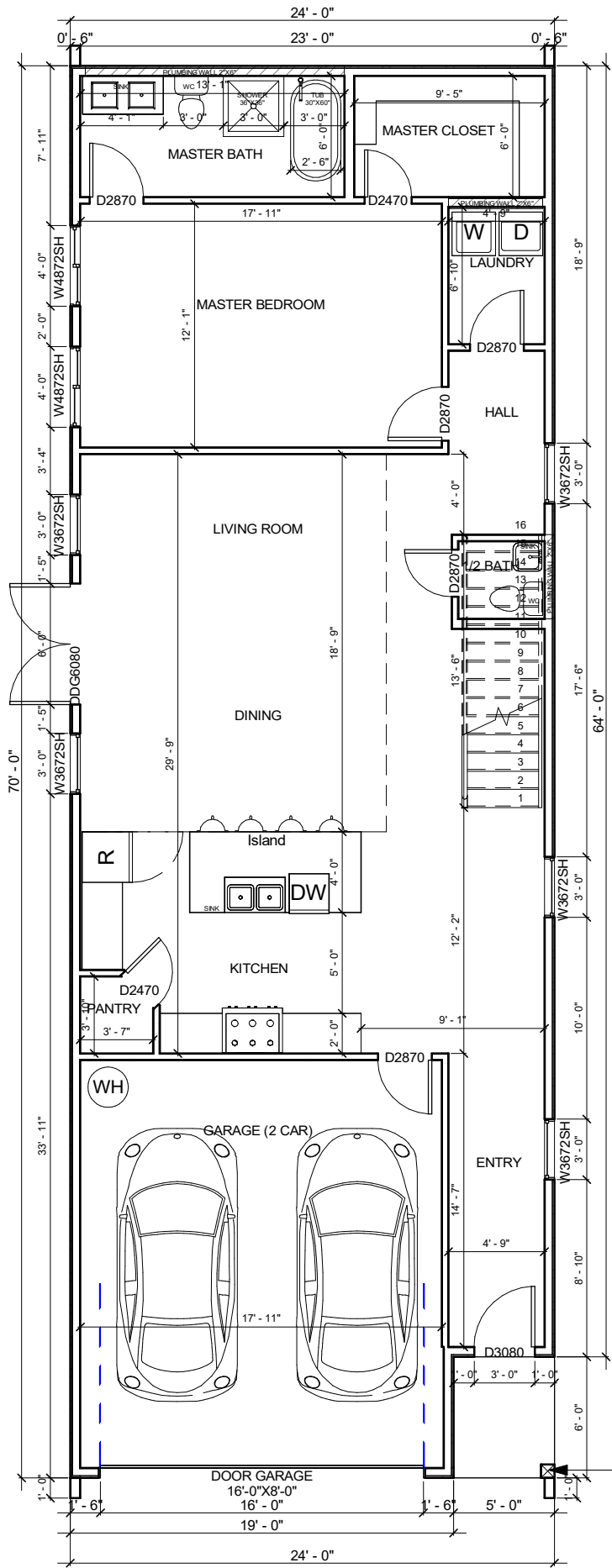
Drawn by: Projects & Construction Araque

9.1

WINDOW SPECIFICATIONS:

W-48-in x 60-in Jamb Aluminum-clad New Construction White Double Hung Window ENERGY STAR North/Central Zone ENERGY STAR South/Central Zone ENERGY STAR Southern Zone

- Classic double-hung wood window best suited for traditional architectural styles
- Low-E 366 glass with argon provides more protection against heat gain by blocking harmful infrared rays, as well as providing greater energy savings
- Both top and bottom sash slide open vertically for optimal airflow and easier cleaning
- The frame is crafted with Auralast® pine for superior protection against rot and termites and clad with extruded aluminum for increased structural integrity
- Hybrid spiral balance system supports the vertical operation of the sash in singlehung and double-hung styles, for easy opening and to hold the top sash in place
- Weatherstripping creates a tight seal against outdoor elements
- Matching fiberglass mesh screen to protect against insects
- Standard 1-1/4-in pre-punched integral nailing fin surrounds the perimeter of the frame and helps make installations weather tight; for new construction or replacement



1 Proposed First Floor
1/8" = 1'-0"

Door Schedule First Floor

Level	Mark	Width	Height	Count
First Floor Plan	D2470	2' - 4"	<varies>	2
First Floor Plan	D2870	<varies>	7' - 0"	5
First Floor Plan	D3080	3' - 0"	8' - 0"	1
First Floor Plan	DDG6080	6' - 0"	8' - 0"	1
First Floor Plan	DOOR GARAGE 16'-0"X8'-0"	16' - 0"	8' - 0"	1

Grand total: 10

Window Schedule First Floor

Level	Mark	Width	Height	Count
First Floor Plan	W3672SH	3' - 0"	6' - 0"	5
First Floor Plan	W4872SH	4' - 0"	6' - 0"	2

Grand Total: 7



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

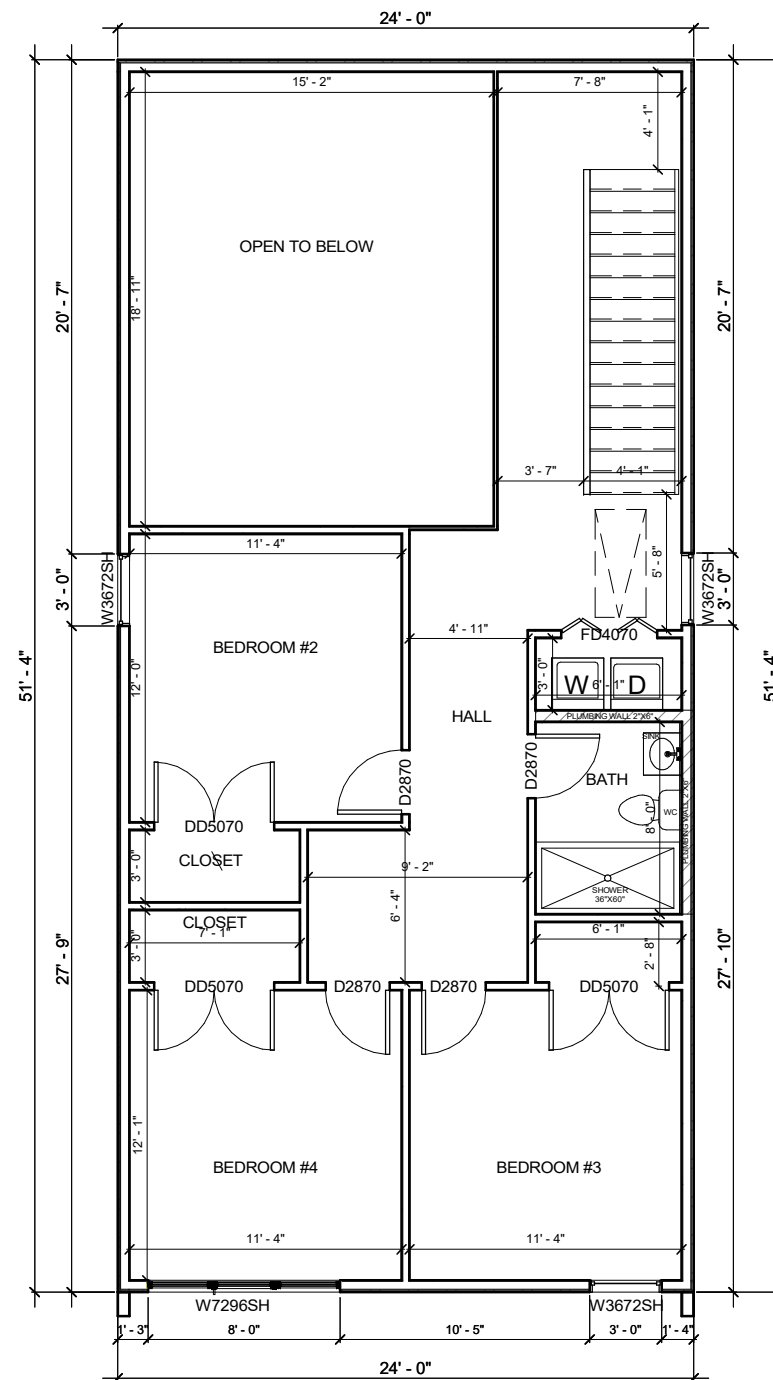
Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087

Legal Description
LOT 1, BLOCK G

PROPOSED FIRST FLOOR

Date: 07/02/2025 Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque



Door Schedule Second Floor				
Level	Mark	Width	Height	Count
Second Floor Plan	D2870	2' - 8"	7' - 0"	4
Second Floor Plan	DD5070	5' - 0"	7' - 0"	3
Second Floor Plan	FD4070	4' - 0"	7' - 0"	1

Grand total: 8

Window Schedule Second Floor				
Level	Mark	Witdh	Height	Count
Second Floor Plan	W3672SH	3' - 0"	6' - 0"	3
Second Floor Plan	W7296SH	8' - 0"	6' - 0"	1

Grand Total: 4

1 Proposed Second Floor

1/8" = 1'-0"



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

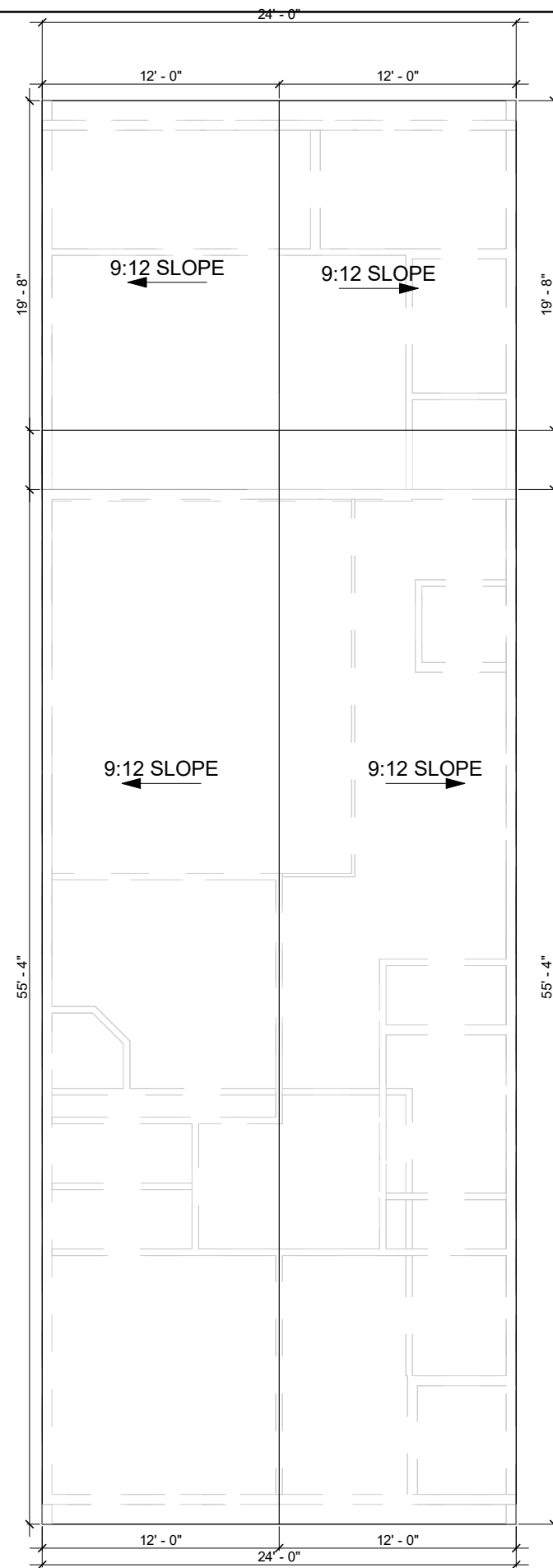
Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087
Legal Description
LOT 1, BLOCK G

PROPOSED SECOND FLOOR

Date: 07/02/2025 Scale 1/8" = 1'-0"

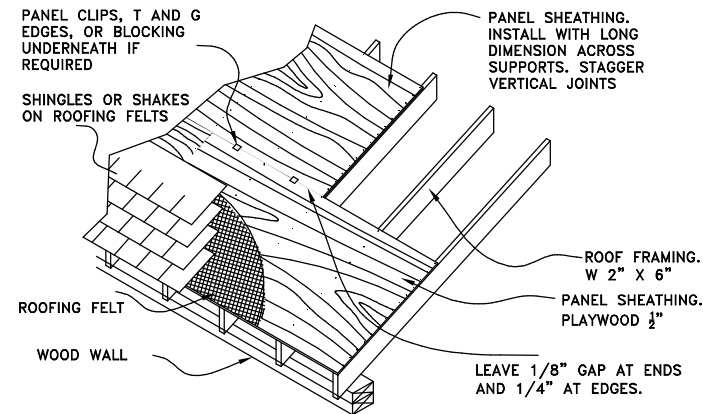
Drawn by: Projects & Construction Araque

3.1



	# NAILS PER ROW	(3)-2x4	(4)-2x4	(3)-2x6	(4)-2x6
	NAIL SIZE	300	300	500	500
	END DISTANCE	3.5"	3.75"	3.5"	3.75"
	EDGE DISTANCE	1.5"	1.5"	1.5"	1.5"
	SPACE BETWEEN ROWS	8	9	8	9
	SPACE BETWEEN COLUMNS	0.5"	2.5"	0.5"	2.5"

STUD PACK CONNECTION DETAIL
NOT TO SCALE



NOTES:
Roofing material shall be composition shingles placed on double layer of 30 lb. felt.
Type and color of shingles shall be selected by owner.
All roofing to be installed and anchored over 1/2" thick plywood.
Roof pitch shall be 6.5 & 10 in 12 pitch.
Shingle exposure shall be 16"

1 Roof Plan

1/8" = 1'-0"



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087
Legal Description
LOT 1, BLOCK G

ROOF PLAN

Date: 07/02/2025 Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-045

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
604 E. Ross Street	Single-Family Home	1975	942	N/A	Siding
605 E. Ross Street	Single-Family Home	2006	1,899	N/A	Brick
606 E. Ross Street	Vacant	N/A	N/A	N/A	N/A
609 E. Ross Street	Single-Family Home	2006	1,899	N/A	Brick
712 Peters Colony	Single-Family Home	1953	2,048	128	Siding
725 Peters Colony	Single-Family Home	2006	2,231	N/A	Brick and Stone
801 Peters Colony	Single-Family Home	2011	1,597	N/A	Brick
803 Peters Colony	Single-Family Home	2010	1,505	N/A	Brick
711 Lamar Street	Vacant	N/A	N/A	N/A	N/A
714 Sherman Street	Single-Family Home	2024	2,580	N/A	Stone and Siding
716 Sherman Street	Vacant	N/A	N/A	N/A	N/A
801 Lamar Street	Single-Family Home	2017	1,616	216	Brick
AVERAGES:		2001	1,813	N/A	



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-045

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



604 E. Ross Street



605 E. Ross Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-045

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



606 E. Ross Street



609 E. Ross Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-045

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



712 Peters Colony



725 Peters Colony



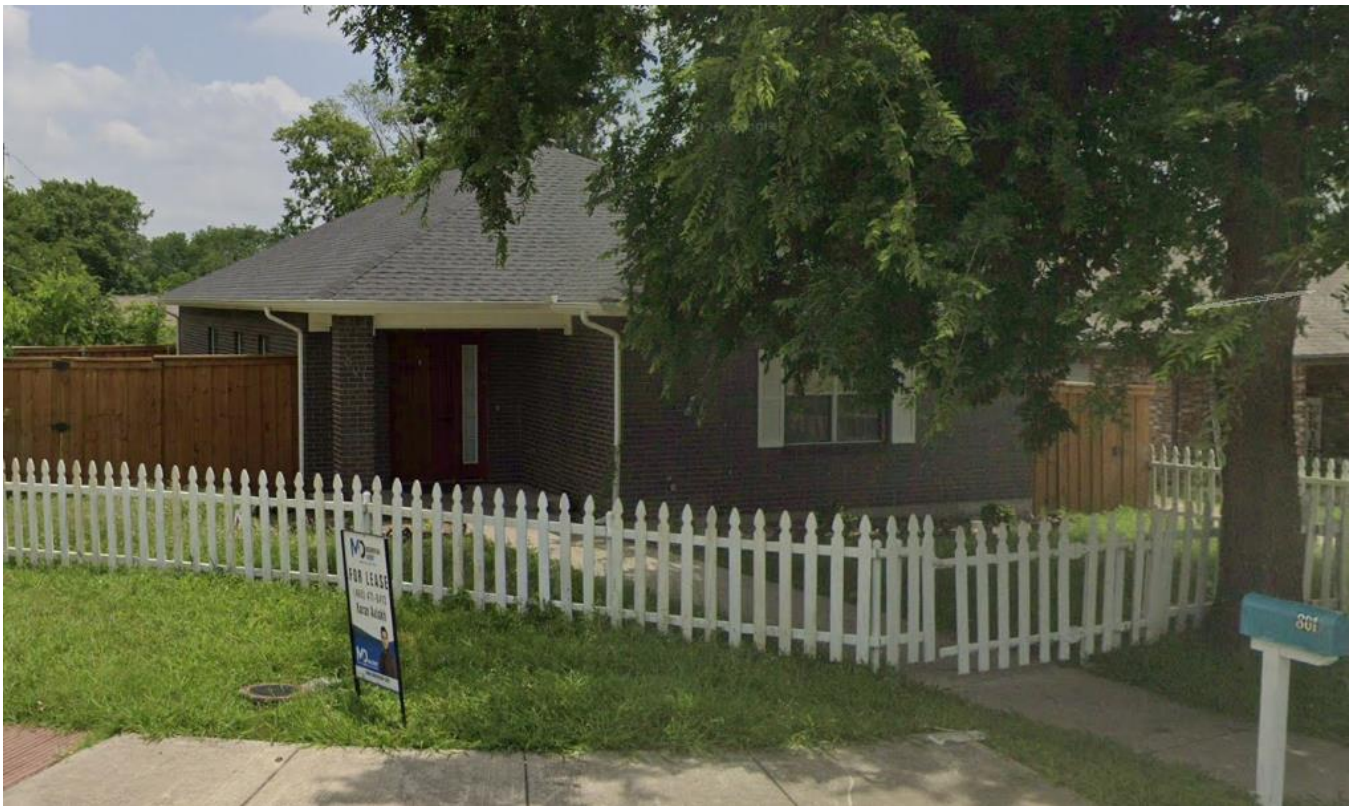
CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-045

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



801 Peters Colony



803 Peters Colony



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-045

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



711 Lamar Street



714 Sherman Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-045

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



716 Sherman Street



801 Lamar Street

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1150-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK G, SANGER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Kevin Osornio of MBA Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1150-acre parcel of land identified as Lot 1, Block G, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 606 E. Ross Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, Subsection 03.09, *Single-Family 7 (SF-7) District*, and Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of

Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance;
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF SEPTEMBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 18, 2025


2nd Reading: September 2, 2025

Exhibit 'A':
Location Map

Address: 606 E. Ross Street

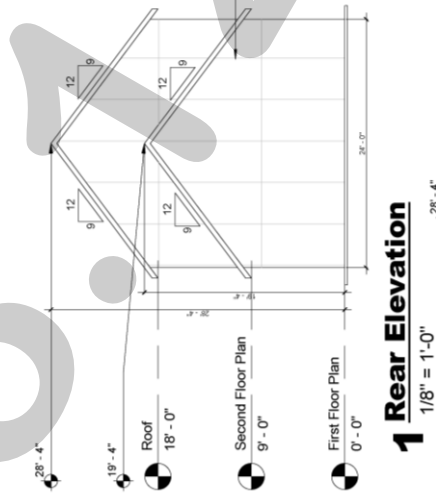
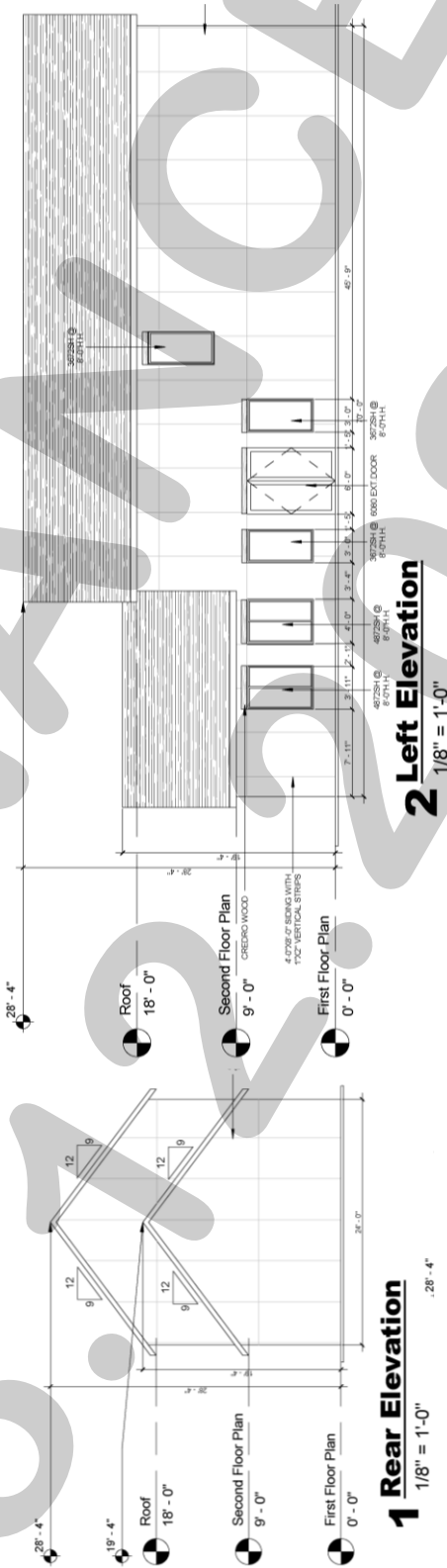
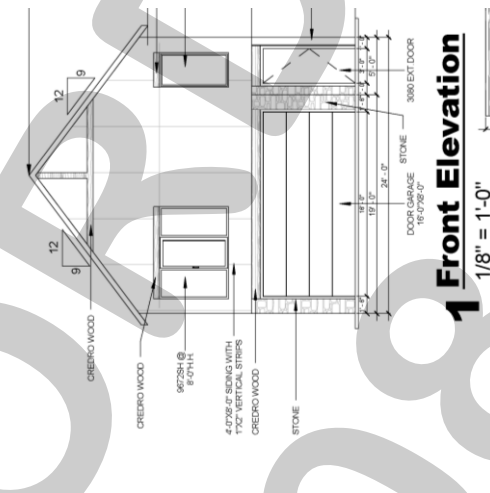
Legal Description: Lot 1, Block G, Sanger Addition



Case Location Map = 

City of Rockwall, Texas

Exhibit 'C':
Building Elevations





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
FROM: Bethany Ross, *Senior Planner*
DATE: August 12, 2025
SUBJECT: Z2025-046; *Specific Use Permit for a Car Wash*

On July 29, 2025, the applicant was unable to attend the Planning and Zoning Work Session due to unforeseen circumstances. Based on this, the applicant -- *Dub Douphrate* -- sent an email to staff, on July 30, 2025, requesting to withdraw *Case No. Z2025-046*. According to the applicant, the purpose of the withdrawal request is to allow the applicant to resubmit the case on August 15, 2025 in order to attend the next Planning and Zoning Work Session on August 26, 2025. According to Subsection 01.03, *Application Withdrawal*, of the Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), "(i)f an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body." This means that the Planning and Zoning Commission will need to vote on the applicant's request to withdraw the case. Should the Planning and Zoning Commission have any questions staff will be available at the August 12, 2025 meeting.

July 30, 2025

Memorandum

To: Ryan Miller, AICP
Director of Planning
City of Rockwall

From: W.L. "Dub" Douphrate II

Re: Z2025-046 SUP for 2215 Ridge Rd

Ryan , on behalf of the owner RHC 1 Properties, LLC, we request our SUP renewal application be withdrawn from this planning cycle. Due to unexpected circumstances, we unfortunately could not attend the scheduled P&Z work session last night. We respectfully request to resubmit our application for the next scheduled planning cycle where both the owner and myself will be able to attend.

Thank you for your understanding in this matter

Sincerely,

W L Douphrate II

W.L. Douphrate II, P.E.

Cc: Russell Frank
Marco Vega



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 12, 2025

APPLICANT: Sairong Cheng; *Joyful Claw, LLC*

CASE NUMBER: Z2025-047; *Specific Use Permit (SUP) for Indoor Commercial Amusement/Recreation*

SUMMARY

Hold a public hearing to discuss and consider a request by Sairong Cheng of Joyful Claw, LLC on behalf of Jeff Carter of PA Harbor Retail, LLC for the approval of a Specific Use Permit (SUP) for *Indoor Commercial Amusement/Recreation* on a portion of a 12.89-acre parcel of land identified as Lot 8, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, Suite R103, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on October 29, 1973 by *Ordinance No. 73-40 [Case No. A1973-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 12, 1973, the City Council approved a zoning change from Agricultural (AG) District to Planned Development District 7 (PD-7) by adopting *Ordinance No. 73-47*. At the time of adoption, the planned development district permitted a combination of neighborhood service, water recreation, single-family, and multi-family land uses. This ordinance was later amended on August 2, 1982 by *Ordinance No. 82-36*, which incorporated a concept plan and expanded the land uses to include a commercial hotel, marina, retail, multi-family, and condominiums. On April 6, 1987, the planned development district was again amended to limit the land uses. This limited set of land uses included office, restaurants, hotel and marina. On December 15, 2003, the City Council approved a site plan for the Harbor, Phase 1. This portion of the development included the retail areas and the *Harbor Fountain*. The Planning and Zoning Commission then approved the site plan for the Hilton Hotel & Resort on February 14, 2006. On March 6, 2017, the City Council approved a subsequent amendment to Planned Development District 7 (PD-7) by adopting *Ordinance No. 17-11 [Case No. Z2017-003]* for the purpose of incorporating a 0.30-acre portion of Lot 7 and all of Lots 3, 4, & 5, Block A, the Harbor-Rockwall Addition into Planned Development District 7 (PD-7). On February 6, 2017, the City Council approved a replat [Case No. P2017-004] for lots 8 & 9, Block A, the Harbor-Rockwall Addition. On May 9, 2017, the Planning and Zoning Commission approved a Treescape Plan [Case No. MIS2017-005] for a 12.6747-acre tract of land that currently functions as the parking for the Harbor District. Since construction of the development, the subject property (*i.e. Suite R103*) has accommodated a variety of retail and office uses.

PURPOSE

The applicant -- *Sairong Cheng* -- is requesting the approval of a Specific Use Permit (SUP) to allow *Indoor Commercial Amusement/Recreation*, specifically an arcade within the 4,800 SF suite (*i.e. Suite R103*) situated on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located in Suite R103 on 2071 Summer Lee Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a general retail store (*i.e. En Fuego*) located at 2083 Summer Lee Drive, Suite 109. Beyond this is a small fountain at the Harbor and a *restaurant (i.e. Giovanni)* located at 2091 Summer Lee Drive, Suite 111. Beyond that is another *restaurant (i.e. Yuzu Japanese)*. All of these uses are located within the same structure as the subject property, zoned Planned Development 7 (PD-7). Beyond this is a 1.7812-acre

parcel of land (i.e. Lot 6, Block A, The Harbor-Rockwall Addition) zoned Planned Development District 7 (PD-7) and developed with the Harbor Fountain, which is owned and operated by the City of Rockwall.

South: Directly south of the subject property is a restaurant (i.e. *Twisty Treats*) located at 2065 Summer Lee Drive, Suite 103, and a general retail store (i.e. *Stephanie's Creative Space*) located at 2065 Summer Lee Drive, Suite 101. All of these uses are located within the same structure as the subject property, and are zoned Planned Development District 7 (PD-7). Beyond this is an 8.9244-acre parcel of land (i.e. *Lot 4, Block A, The Harbor-Rockwall*) which is zoned Planned Development District 7 (PD-7) and developed with a hotel (i.e. *Hilton*).

East: Directly east of the subject property is the remainder of Lot 8, Block A, The Harbor-Rockwall Addition, which is zoned Planned Development District 7 (PD-7) and developed with a parking lot. Beyond this is Summer Lee Drive which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Lago Vista Subdivision, which consists of 92 lots and was incorporated in 1994 and zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is a *restaurant (i.e. Tiffs Treats Bakery)* located at 2071 Summer Lee Drive, Suite 101, and a *restaurant (i.e. The Brass Tap)* located at 2075 Summer Lee Drive. These two (2) uses are located within the same structure as the subject property, and are zoned Planned Development District 7 (PD-7). Beyond this is the corporate limits of the City of Rockwall followed by the Lake Ray Hubbard Takeline.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The proposed *Indoor Commercial Amusement/Recreation* facilities (i.e. arcade games) are to be situated within a 4,800 SF suite designated as Suite R103 on the subject property. The applicant has provided a floor plan for the recreational amenity that includes the proposed arcade machines and their locations. These have been provided in the attached packet.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(E), *Recreation, Entertainment and Amusement Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), the proposed land use falls under the definition for *Indoor Commercial Amusement/Recreation* which is defined as “(a)ny enterprise whose main purpose is to provide the general public with a variety of amusing or entertaining activities, including such activities as skating rinks, bowling alleys, video arcades, billiard tables and similar enterprises, but does not include theaters and auditoriums.” In addition, according to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), the *Indoor Commercial Amusement/Recreation* land use requires a Specific Use Permit (SUP) in a General Retail (GR) District. The purpose of this requirement is to acknowledge that the *Indoor Commercial Amusement/Recreation* land use is not appropriate within all of the City’s General Retail (GR) District, and that the City Council should have discretionary oversight with regard to the establishment of this land use and its potential impacts on surrounding properties.

STAFF ANALYSIS

According to Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “(t)he purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district.” In this case, the applicant is requesting to allow an arcade within the subject property. As mentioned earlier this use requires discretionary consideration as it may not be compatible with certain locations within General Retail (GR) Districts throughout the City. According to Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, the *Indoor Commercial Amusement/Recreation* land use has the following exemptions within the conditional land use standards: [1] Skill or coin-operated machines kept in private residences or apartments and used without charge by members of the family or bona fide guests, [2] Skill or coin-operated machines on the premises of religious, charitable, educational or fraternal organizations for the use of members or their guests, and not for private profit, although a charge is made for playing, and [3] Billiard or pool tables on the premises of publicly owned facilities. In this case, the arcade use appears to meet all the conditional land use standards. All that being said, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the Harbor District. As one of the primary gateways into the City of Rockwall, the *Harbor District* is envisioned as a pedestrian-oriented, mixed-use district that accommodates residential, non-residential, and public spaces. It is characterized by the “live, work and play” environment offering professional offices, scenic condominiums, a wide array of shopping, dining, entertainment, and recreational opportunities. The *Harbor District* is further intended to serve as a regional commercial hub, providing a distinct alternative to the local, small town shopping experience found in the Downtown Square. The subject property is designated as Mixed Use within this district, which is intended to foster walkable, pedestrian-friendly environment that blends multiple land uses. In this case, the proposed *Indoor Commercial Amusement/Recreation* appears to align with the entertainment component envisioned for the Harbor District. With that being said, since this use is permitted only by Specific Use Permit (SUP), it is at the discretion of the Planning and Zoning Commission and City Council if the proposed *Indoor Commercial Amusement/Recreation* meets the *District Strategies* outlined within the OURHometown Vision 2040 Comprehensive Plan; however, it does appear to generally conform with the intent of the existing development and the overall district.

NOTIFICATIONS

On July 22, 2025, staff mailed 69 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At this time, staff has not received any notices in favor or in opposition of the applicant’s request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for *Indoor Commercial Amusement/Recreation* within a General Retail (GR) District, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the *Subject Property* shall generally conform to the Floor Plan as depicted in *Exhibit 'B'* of the SUP ordinance.
- (2) Any construction resulting from the approval of this zoning change 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.



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 2071 Summer Lee Drive, Suite R 103, Rockwall, TX 75032

SUBDIVISION Harbor - Rockwall The

LOT

8

BLOCK

A

GENERAL LOCATION HARBOR - ROCKWALL, THE, BLOCK A, LOT 8, ACRES 12.894, (REPLAT 2017)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-7

CURRENT USE

PROPOSED ZONING

PROPOSED USE

Amusement Arcade Business

ACREAGE 12.89

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 PA Harbor Retail, LLC

☒ APPLICANT Joyful Claw, LLC

CONTACT PERSON Jeff Carter

CONTACT PERSON Sairong Cheng

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAIRONG CHENG [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 \$ 225.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 30 DAY OF June, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 30 DAY OF June, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 07-11-2026



Z2025-047: SUP for 2071 Summer Lee Drive

Case Location Map = 



City of Rockwall

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

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

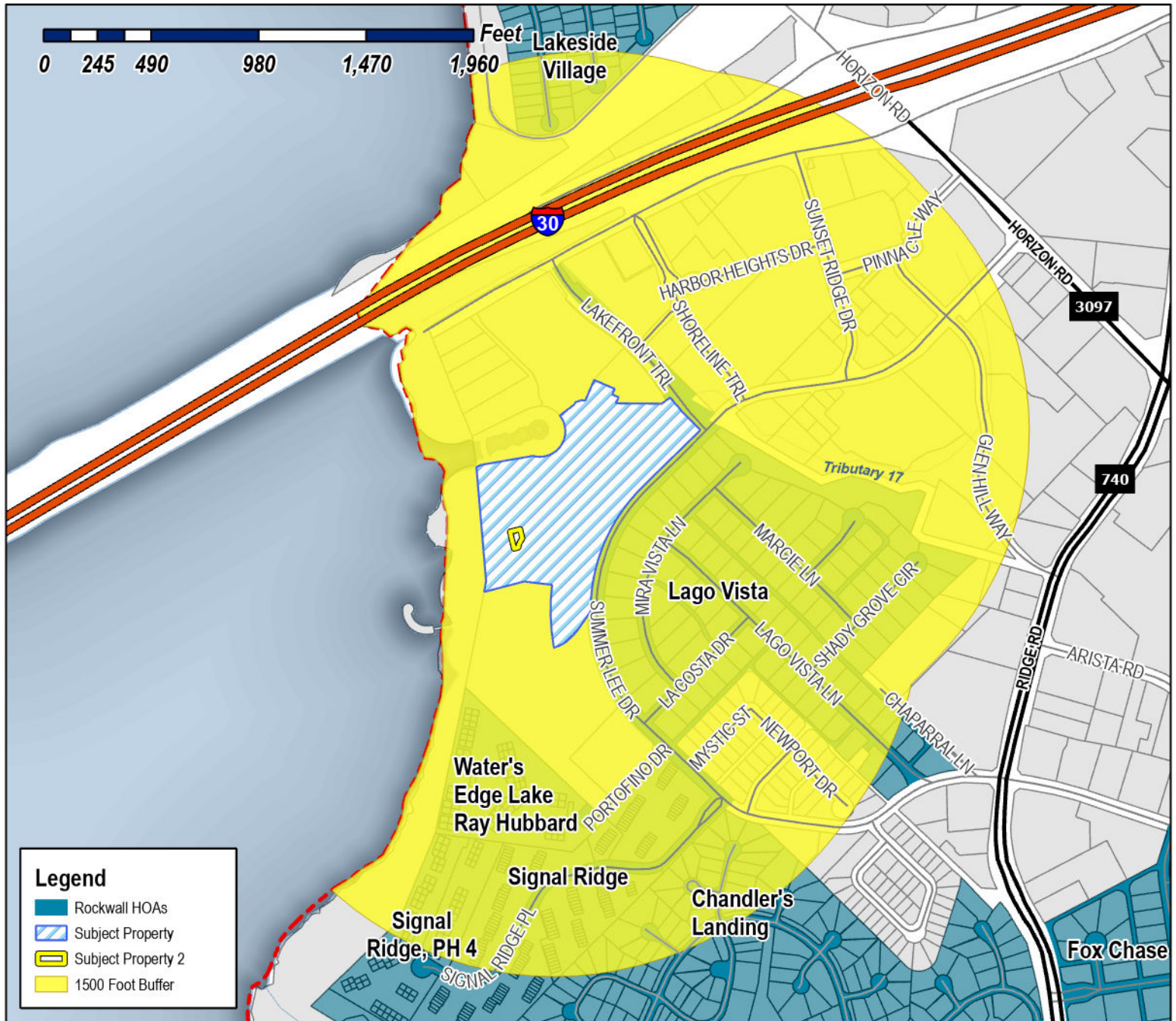




City of Rockwall

Planning & Zoning Department
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: Z2025-047
Case Name: SUP for 2071 Summer Lee Drive
Case Type: Zoning
Zoning: Planned Development District 7 (PD-7)
Case Address: 2071 Summer Lee Drive

Date Saved: 7/18/2025
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 [Z2025-047]
Date: Wednesday, July 23, 2025 4:34:37 PM
Attachments: [Public Notice \(07.22.2025\).pdf](#)
[HOA Map \(07.22.2025\).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, July, 25, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 12, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 18, 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>.

-
Z2025-047: SUP for an Indoor Commercial Amusement/Recreation

Hold a public hearing to discuss and consider a request by Sairong Cheng of Joyful Claw, LLC on behalf of Jeff Carter of PA Harbor Retail, LLC for the approval of a Specific Use Permit (SUP) for Indoor Commercial Amusement/Recreation on a portion of a 12.89-acre parcel of land identified as Lot 8, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, Suite R103, and take any action necessary.

Thank you,

Melanie Zavala

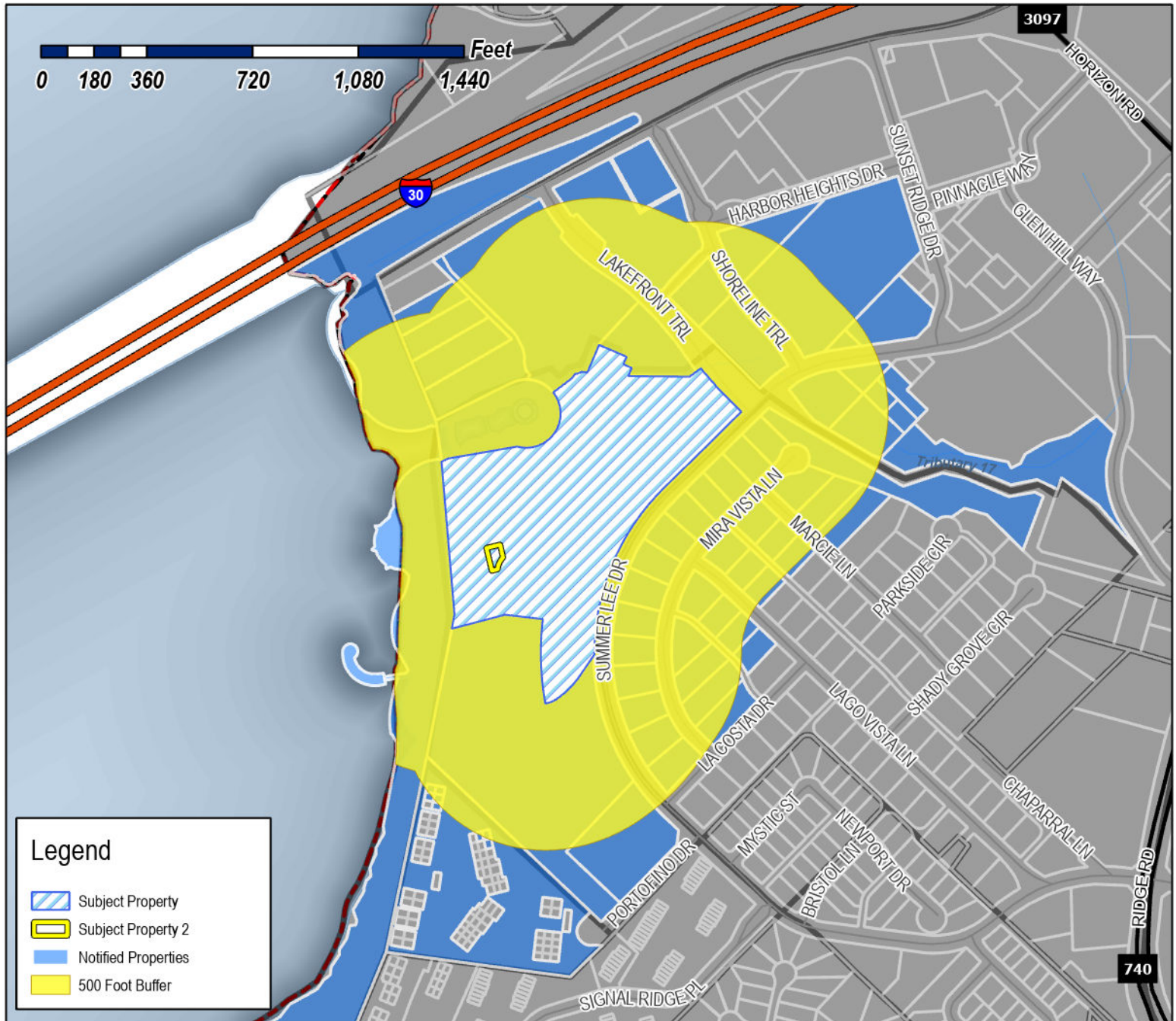
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



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: Z2025-047
Case Name: SUP for 2071 Summer Lee Drive
Case Type: Zoning
Zoning: Planned Development District 7 (PD-7)
Case Address: 2071 Summer Lee Drive

Date Saved: 7/18/2025

For Questions on this Case Call: (972) 771-7745



RESIDENT
1995 SUMMER LEE DR
ROCKWALL, TX 75087

HARVILLE BRET
2003 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
201 E I30
ROCKWALL, TX 75087

RESIDENT
203 E I30
ROCKWALL, TX 75087

ARKOMA REALTY LTD
A TEXAS LTD PARTNERSHIP
203 E INTERSTATE 30
ROCKWALL, TX 75087

RESIDENT
205 I30
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

RESIDENT
2055 SUMMER LEE DR
ROCKWALL, TX 75087

RESIDENT
2057 SUMMER LE DR
ROCKWALL, TX 75087

BUSTILLO RAFAEL
2197 PORTOFINO DRIVE
ROCKWALL, TX 75032

TOMBLIN REGINALD WAYNE AND
MARIA EMILY MATHEWS
2201 PORTOFINO DR
ROCKWALL, TX 75032

MOORE PATRICIA
2203 PORTOFINO DRIVE
ROCKWALL, TX 75032

KURT PFLIEGER REVOCABLE TRUST
KURT LORING PFLIEGER - TRUSTEE
2208 PORTOFINO DR
ROCKWALL, TX 75032

EWING WENDY L
2212 PORTOFINO DR
ROCKWALL, TX 75032

KUBIT THOMAS MICHAEL & KIMBERLY D
2214 PORTOFINO DR
ROCKWALL, TX 75032

SARMIENTO FAMILY TRUST
REYNALDO DOMINGO SARMIENTO - TRUSTEE
2218 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2220 PORTOFINO DR
ROCKWALL, TX 75087

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

RESIDENT
2600 LAKEFRONT TRAIL
ROCKWALL, TX 75087

RESIDENT
2601 LAKEFRONT TR
ROCKWALL, TX 75087

HARBOR LAKE POINTE INVESTORS LLC
2701 Sunset Ridge Dr Ste 607
Rockwall, TX 75032

101 HUBBARD DR LLC
2701 Sunset Ridge Dr Ste 610
Rockwall, TX 75032

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

KAPRANTZAS VICTORIA J AND
ROSALIE A CRACCHIOLO
2748 MIRA VISTA LANE
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M
2756 MIRA VISTA LN
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY
2766 MIRA VISTA LN
ROCKWALL, TX 75032

BAILEY RICHARD A AND GENA B
2774 MIRA VISTA LN
ROCKWALL, TX 75032

TURNER KATHY BAIRD
2782 MIRA VISTA
ROCKWALL, TX 75032

SIDEREAS BRENDON L ET UX
2790 MIRA VISTA LN
ROCKWALL, TX 75032

RESIDENT
2800 LAKEFRONT TRL
ROCKWALL, TX 75087

KIDD DAVID A AND MARY S SOTELO-KIDD
2800 MIRA VISTA LANE
ROCKWALL, TX 75032

YU JOHNNY & HAE SUK
2804 MARCIE LN
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS
2805 LAGO VISTA LN
ROCKWALL, TX 75032

VANHOF ENTERPRISES LLC
2805 MARCIE LANE
ROCKWALL, TX 75032

PRESTENBERG W JAY & PATSY R
2806 LAGO VISTA LN
ROCKWALL, TX 75032

POLGAR ROBERT PETER & MARLA
2807 MIRA VISTA LN
ROCKWALL, TX 75032

RESIDENT
2808 MIRA VISTA LN
ROCKWALL, TX 75087

BUTLER ROVON AND ROSALYN
2813 LAGO VISTA LN
ROCKWALL, TX 75032

CASSADY CHARLES P
2814 MARCIE LN
ROCKWALL, TX 75032

BENNETT CLIFF AND STELLA
2815 MARCIE LN
ROCKWALL, TX 75032

BRADFORD PATRICIA L
2816 LAGO VISTA LN
ROCKWALL, TX 75032

JOHNSTON MARK D AND LISA P
2818 MIRA VISTA LN
ROCKWALL, TX 75032

HEDGPETH JAMES L & JANIE M
2821 LAGO VISTA LN
ROCKWALL, TX 75032

FRY ROBIN KAY
2822 MARCIE LN
ROCKWALL, TX 75032

HOOD ANTOINE M & ROGUE N
2823 MIRA VISTA LN
ROCKWALL, TX 75032

NGUYEN LE MINHCHAU AND
BRYAN NGUYEN LE AND JESSICA NGUYEN LE
2824 LAGO VISTA LN
ROCKWALL, TX 75032

RESIDENT
2825 MARCIE LN
ROCKWALL, TX 75087

MCBANE JANET T AND
TRESA LEE MCBANE
2828 MIRA VISTA LN
ROCKWALL, TX 75032

TOLBERT MELISSA RENAE
2834 LAGO VISTA LANE
ROCKWALL, TX 75032

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

RESIDENT
2850 SHORELINE TRL
ROCKWALL, TX 75087

LAKE FRONT TRAIL LP
2850 Shoreline Trl Ste 200
Rockwall, TX 75032

TOP NOTCH LEASING LLC
2900 S Peachtree Rd
Balch Springs, TX 75180

LAKEFRONT TRAIL ROCKWALL HOTEL LP
3021 RIDGE ROAD A-120
ROCKWALL, TX 75032

RESIDENT
303 E I30
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

BPD REALTY GROUP LLC
4515 DORSET RD
DALLAS, TX 75229

SARMIENTO FAMILY TRUST
507 AZALEA LN
MT PLEASANT, TX 75455

CRABB JESSICA M ESTATE OF
C/O BANK OF AMERICA TRUST
575 MARYVILLE CENTRE DR SUITE 511
ST LOUIS, MO 63141

PA HARBOR RETAIL LLC
8222 Douglas Ave Ste 390
Dallas, TX 75225

ABLON AT HARBOR VILLAGE OWNER LLC
8222 DOUGLAS AVE STE 390
DALLAS, TX 75225

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

CULPEPPER /SPATEX JV
%GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

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:

Z2025-047: Specific Use Permit (SUP) for Indoor Commercial Amusement/Recreation

Hold a public hearing to discuss and consider a request by Sairong Cheng of Joyful Claw, LLC on behalf of Jeff Carter of PA Harbor Retail, LLC for the approval of a Specific Use Permit (SUP) for Indoor Commercial Amusement/Recreation on a portion of a 12.89-acre parcel of land identified as Lot 8, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, Suite R103, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, August 12, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 18, 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, August 18, 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



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. Z2025-047: Specific Use Permit (SUP) for Indoor Commercial Amusement/Recreation

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)

OCCUPANT LOAD CALCULATIONS

AREA	FOOTAGE	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
VEST.	200 S.F.	—	0
FRONT DESK	146 S.F.	150	1
ARCADE MACHINE AREA	1160 S.F.	11	106
RESTROOMS	130 S.F.	—	0
STORAGE	185	200	1
			108

INDEX OF DRAWINGS

A1.0	FLOOR PLAN
A1.1	SITE PLAN
A1.2	DEMOLITION PLAN
A2.0	REFLECTED CEILING PLAN
A3.0	FINISH SCHEDULE
M1.0	MECHANICAL PLAN AND NOTES
M2.0	MECHANICAL NOTES & DETAIL
E1.0	ELECTRICAL PLAN - LIGHTING
E2.0	ELECTRICAL PLAN - POWER
E3.0	ELECTRICAL PANELS
P1.0	PLUMBING PLAN - SAN SEWER
P2.0	PLUMBING PLAN - WATER

BUILDING CODE INFORMATION

CONSTRUCTION TYPE: 2A
OCCUPANCY TYPE: A-3
CODE USED:
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL FIRE CODE
2020 NATIONAL ELECTRICAL CODE
2021 EDC
2021 INTERNATIONAL EXISTING BUILDING CODE
THIS LEASE SPACE IS 100% SPRINKLED.

SCOPE OF WORK

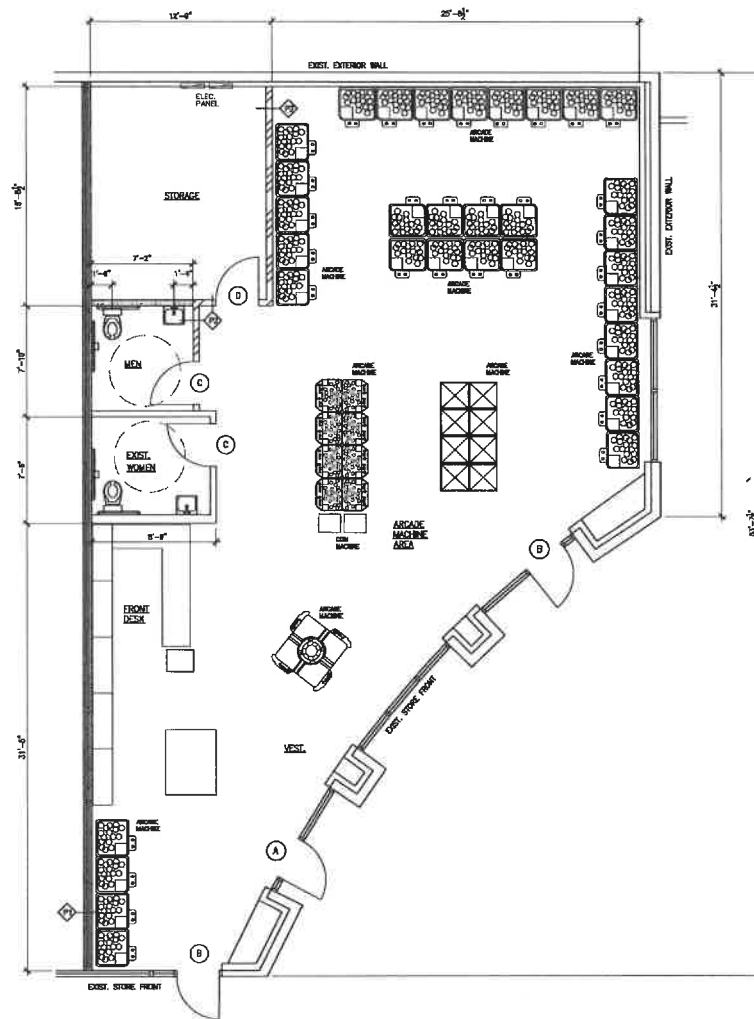
TO REMODEL EXISTING VACANT LEASE SPACE 2,006 S.F. TO BE A NEW ARCADE GAME CENTER.
NO FOOD OR BEVERAGES ARE PROVIDED TO THE CUSTOMERS.

GENERAL NOTES:

- ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL ORDINANCES AND REGULATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR ALL TRADES FOR PROPER EXECUTION OF WORK UNDER THIS CONTRACT. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
- THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE JOB SITE CONDITIONS. OMISSION OF SPECIFIC DETAILS, DATA OR DIMENSIONS SHALL NOT RELIEVE CONTRACTOR OF ANY RESPONSIBILITIES FOR A COMPLETE WORKING PROJECT AND SYSTEMS. THE CONTRACTOR SHALL THOROUGHLY ACQUAINT HIMSELF WITH THE CONSTRUCTION REQUIREMENTS AND DETAILS BEFORE SUBMITTING HIS BID, AS NO ALLOWANCES WILL BE ALLOWED BECAUSE OF THE CONTRACTOR'S UNFAMILIARITY WITH THE JOB SITE CONDITIONS AND PROJECT REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE JOB SITE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES AND/OR UNUSUAL CONDITIONS NOT SHOWN OR ANTICIPATED TO THE OWNER'S REPRESENTATIVE PRIOR TO FINALIZING BIDS AND COMMENCEMENT OF ANY CONSTRUCTION.
- ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED BY COMPETENT WORKMEN AND EXECUTED IN A NEAT WORKMAN LIKE MANNER. THE TENANT SHALL REQUIRE EXTENDED WARRANTIES ON SOME EQUIPMENT.
- ALL PENETRATIONS MADE IN EXTERIOR WALLS OF BUILDINGS FOR CONDUIT, PIPING, WINDOWS AND DOORS SHALL BE SEALED WITH POLYSULFIDE.
- NO PENETRATION SHALL OCCUR WITHIN 12" OF ANY OTHER ROOF PENETRATIONS, EXPANSION JOINT OR EDGE DETAIL.
- ALL MATERIALS FOR PARTITIONS, WALLS, CEILINGS AND FINISHES SHALL BE APPROVED NON-COMBUSTIBLE MATERIALS.
- THE CONTRACTOR SHALL NOT PAINT ANY PLASTER, BRUSH HAMMERED CONCRETE, PRE-FINISHED TIM OR FLASHING.
- THE CONTRACTOR SHALL SAW, CUT AND EXCAVATE ANY CONCRETE REQUIRED FOR ELECTRICAL, PLUMBING OR PIPING INSTALLATION REQUIRED BY VENDORS OR SHOWN ON DRAWING BACK FILL WITH SAND COMPACTED TO 95 PROCTOR NEW REINFORCING INSTALL AND REPAIR WITH 5 SACKS 3000 PSI CONCRETE TO SAME SLAB DEPTH.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT ALL REFRIGERATION VENDORS SUCH AS FREEZERS, COOLERS AND REFRIGERATION CASES AND OBTAIN COPIES OF SHOP DRAWINGS FOR EQUIPMENT PRIOR TO STARTING ANY ROUGH INSTALLATION OF UTILITIES REQUIRED.
- THE CONTRACTOR SHALL INSTALL FIRE EXTINGUISHING SYSTEMS THAT WILL BE REQUIRED BY CODE AND INSURANCE IN HOOD, KITCHEN AND OTHER AREAS, INCLUDING PORTABLE SYSTEMS THAT WILL BE REQUIRED BY FIRE CODE.
- SHelves AND COUNTER PER GENERAL CONTRACTOR.
- ALL CONTROL SWITCHES, THERMOSTATS, ETC. SHALL BE MOUNTED WITH THE HEIGHT NOT TO EXCEED 48" MAX HEIGHT FOR FORWARD APPROACH & 54" MAX FOR SIDE APPROACH.
- PROVIDE LANDING AT EACH EXTERIOR EXIT DOOR. THE MAXIMUM IS 1/2" DROP FROM DOORWAY THRESHOLD TO LANDING.
- TYPE 2B STRUCTURE, NO EXISTING OR PROPOSED WOOD STRUCTURE IN THIS LEASE SPACE OF THIS BUILDING. ALL WOOD BLOCKING USED BY INSULATORS TO BE FIRE TREATED.
- FIRE SPRINKLER SYSTEM BY SEPARATE PLAN AND CONTRACT. FIRE SPRINKLER COMPANY WILL SUBMIT SEPARATE PLANS FOR FIRE SERVICE.

WALL LEGEND:

	EXIST. WALL
	EXIST. GLASS STORE FRONT IN ALUMINUM FRAME
	EXIST. ONE HOUR FIRE RATED PARTITION
	NEW PARTITION
	NEW PARTITION



01 FLOOR PLAN
SCALE: 1/4"=1'-0"



ARCHITECT
JOYFUL CLAW
4845 WILLOWBEND BLVD.
Houston, Texas 77033
Tel: 281.444.8888
Fax: 281.444.8889
WWW.JOYFULCLAW.COM

JOYFUL CLAW

Joyful Claw
2071 Summer Lee Dr., Suite 2103
Rockwell, Texas 76082

PROJECT INFORMATION

PROJECT NO.: 2027

DATE:

REVISIONS:

DRAWN BY:

PRINTED ON:

OWNER/SHIP OF DOCUMENTS:

Copyright © 2025 Joyful Claw, Inc. All rights reserved. This document is the property of Joyful Claw, Inc. and is not to be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission from Joyful Claw, Inc.

Revised:

FLOOR PLAN

A1.0

PROJECT
LOCATION



01 SITE PLAN
ATC



SE ARCHITECT
4615 WILLOWDALE BLVD.
HOUSTON, TEXAS 77055
Phone 281.277.7897
FAX 281.277.7897
E-MAIL ECHENTH@AOL.COM



Joyful Claw
2071 Summer Lee Dr., Suite R103
Rockwall, Texas 75087

PROJECT INFORMATION

PROJECT NO. 2587
DATE
ISSUE
REVISIONS

DRAWN BY
PRINTED ON

OWNERS SET OF DOCUMENTS
This set of documents is the property of the architect and is not to be used for any other project without the written consent of the architect. The architect assumes no responsibility for the accuracy or completeness of the information provided by the owner or for the results of the design or construction of the project.

Sheet:
**SITE
PLAN**

A1.1

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 7 (PD-7) [ORDINANCE NO. 17-11] 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 INDOOR COMMERCIAL AMUSEMENT/RECREATION ON A PORTION OF A 12.89-ACRE PARCEL OF LAND IDENTIFIED LOT 8, BLOCK A, HARBOR-ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN EXHIBIT 'A' AND EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Sairong Cheng of Joyful Claw, LLC. on behalf of Jeff Carter of PA Harbor Retail, LLC. for the approval of a Specific Use Permit (SUP) for *Indoor Commercial Amusement/Recreation* on a portion of a 12.89-acre parcel of land identified Lot 8, Block A, Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, and being more specifically depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that 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 7 (PD-7) [Ordinance No. 17-11] and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow *Indoor Commercial Amusement/Recreation* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 7 (PD-7) [Ordinance No. 17-11]; Subsection 04.04, *General Retail* Z2025-047: SUP for Indoor Commercial

(GR) District, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Indoor Commercial Amusement/Recreation* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Floor Plan as depicted in *Exhibit 'B'* of this 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 *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and 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 2ND DAY OF SEPTEMBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 18, 2025

2nd Reading: September 2, 2025

Exhibit 'A'
Location Map

Legal Description: A Portion of Lot 8, Block A, Harbor-Rockwall Addition
Address: 2071 Summer Lee Drive



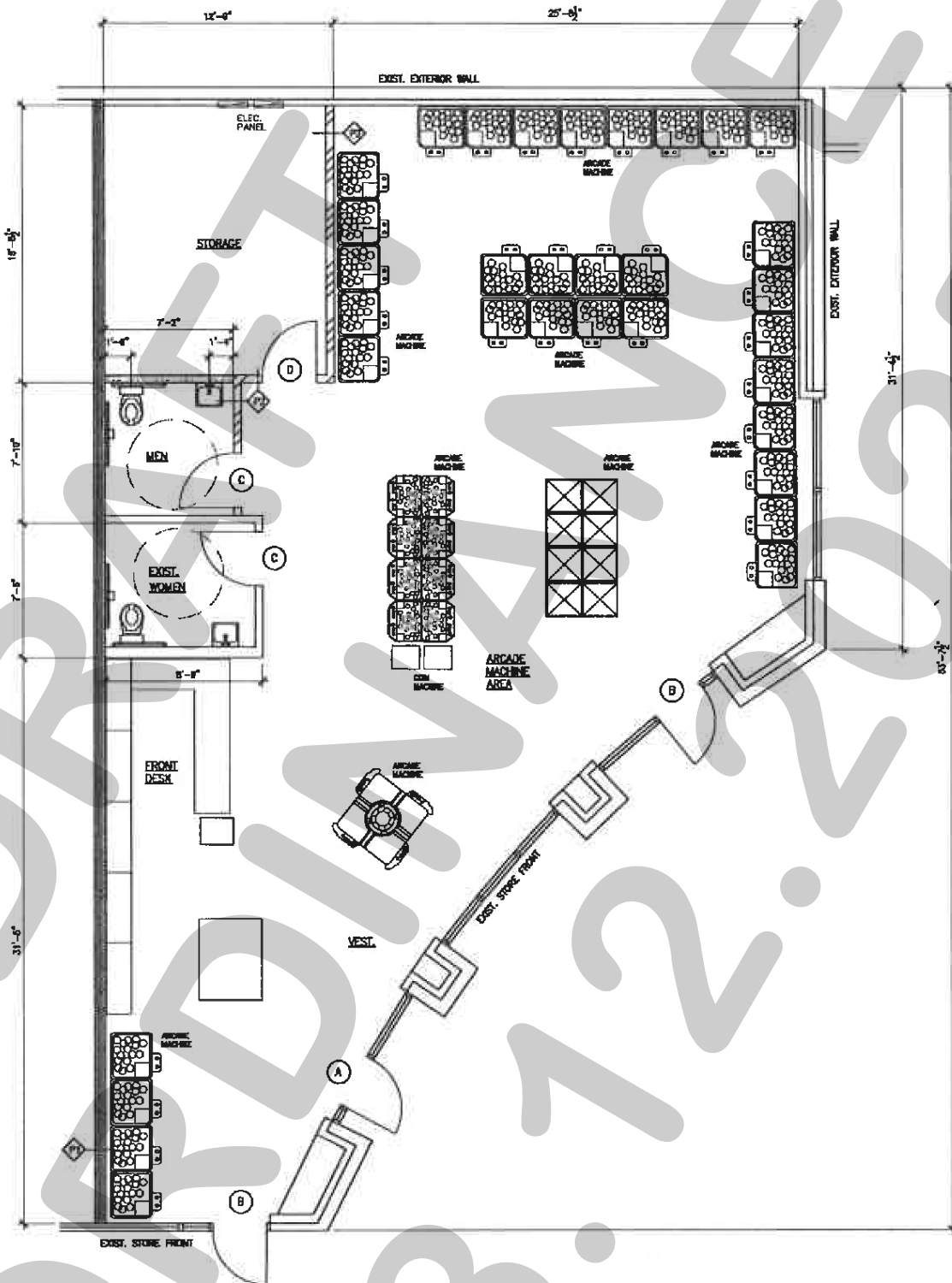
City of Rockwall

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.



Exhibit 'B':
Floor Plan



01 FLOOR PLAN
SCALE: 1/4"=1'-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

DATE: August 12, 2025

APPLICANT: William Solomon; *KRE 15 LLC*

CASE NUMBER: Z2025-048; *Zoning Change from AG to PD*

On July 29, 2025 the Planning and Zoning Commission held a work session for the proposed zoning change request; however, the applicant failed to attend the meeting. Given this, on July 30, 2025, the applicant – *William Solomon of KRE 15 LLC* – submitted a letter requesting to withdraw the request. The applicant has indicated to staff that they intend to resubmit the request for the following development cycle on August 15, 2025 in order to allow the applicant to attend work session. According to Subsection 01.03, *Application Withdrawal*, of the Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), “(i)f an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body.” This means that the Planning and Zoning Commission will need to vote on the applicant’s request to withdraw the case. Should the Planning and Zoning Commission have any questions staff will be available at the *August 12, 2025* meeting.

From: [William Andrew Solomon](#)
To: [Lee, Henry](#)
Cc: [Miller, Ryan](#); [Seetha Ravi](#); [Poorya Alikhani](#)
Subject: Rockwall Development Submission
Date: Wednesday, July 30, 2025 10:32:53 AM

Good morning,

We are writing to clarify our understanding regarding the work session meeting that was scheduled for yesterday, July 29, 2025. We sincerely apologize, as we were not fully aware of the requirement to attend this meeting.

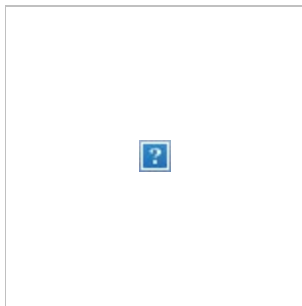
Considering the above, we would like to formally withdraw our current application (Z2025-048) and plan to resubmit it for the next cycle, which is scheduled for August 15, 2025.

To ensure we can actively participate in all future discussions for this project, we would greatly appreciate it if you could provide us with the complete schedule for the upcoming application cycle in advance. This would allow us to properly plan and mark our calendars for every meeting.

Lastly, we would like to introduce two additional team members marked on this email who will be involved in this project: Seetha Ravi from our company, who works closely with me, and Poorya Alikhani, our engineering consultant, who will be addressing all comments and feedback from the city.

Thank you for your understanding.

--



Best Regards,
William A. Solomon
President
SuMa Monde Kapital
[REDACTED]

Website: [Click Here](#)



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

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



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: August 12, 2025
APPLICANT: Vance Liles; *MTG Engineers and Surveyors*
CASE NUMBER: P2025-023; *Replat for Lots 1 & 2, Block A, Webb Addition*

SUMMARY

Hold a public hearing to discuss and consider a request by Vance Liles of MTG Engineers and Surveyors on behalf of Rodney D. and Fran Webb for the approval of a Replat for Lots 1 & 2, Block A, Webb Addition being a 0.45-acre parcel of land identified as Lot C, Block 11, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 507 E. Rusk Street, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Replat for a 0.45-acre tract of land (*i.e. Lot C, Block 11, Griffith Addition*) for the purpose of subdividing the residential lot into two (2) separate residential lots.
- ☑ Background. The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. The 2017 *Historic Preservation Resource Survey* states that existing on the subject property is a 1,997 SF single-family home that was constructed in 1894 and is considered *Medium Contributing*. In addition, one (1) accessory structure (*i.e. a detached garage*) was constructed on the property in 1985. According to the City's historic zoning maps, the subject property was zoned Single Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. The property has remained zoned Single Family (SF-7) District since May 16, 1983. On April 10, 2025, the Board of Adjustments (BOA) approved a variance [*Case No. BOA 2025-I-V*] from the zoning requirements to allow a decrease in lot depth from 100 feet to 90.78 feet and to reduce the minimum required lot size of 7,000 SF to 5,500 SF. This approval was necessary to facilitate the approval of this subdivision plat.
- ☑ Public Hearing. This Replat requires a public hearing at both the Planning and Zoning Commission and City Council in accordance with Subsection 015(f) *Additional Requirements for Certain Replats*, of Chapter 212, *Municipal Regulation of Subdivisions and Property Development*, of the Texas Local Government Code.
- ☑ Parks Board. On August 5, 2025, the Parks and Recreation Board reviewed the Replat and made the following recommendations concerning the proposed subdivision:
 - The property owner shall pay *Cash-In-Lieu of Land Fees* of \$709.37 (*i.e. \$709.37 x 1 lots = \$709.37*), and
 - The property owner shall pay *Pro-Rata Equipment* fees of \$606.19 (*i.e. \$606.19 x 1 lots = \$606.19*).
- ☑ 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 1 & 2, Block A, Webb 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.



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 507 E Rusk

SUBDIVISION Griffith

LOT C

BLOCK 11

GENERAL LOCATION North of Rusk St, West of Tyler St, South of Kaufman St

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7

CURRENT USE Single Family

PROPOSED ZONING SF-7

PROPOSED USE Single Family

ACREAGE 0.45

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 Rodney D Webb, Fran W Webb

☒ APPLICANT MTG Engineers and Surveyors

CONTACT PERSON Rodney Webb

CONTACT PERSON Vance Liles

ADDRESS 507 E Rusk

ADDRESS 6417 Wesley

CITY, STATE & ZIP Rockwall, Tx 75087

CITY, STATE & ZIP Greenville, Tx 75402

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

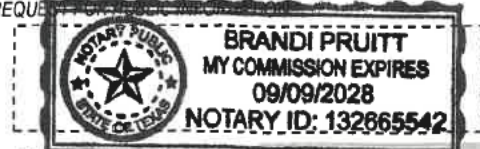
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Rodney Webb [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF July, 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 INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF July, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

09/09/2028

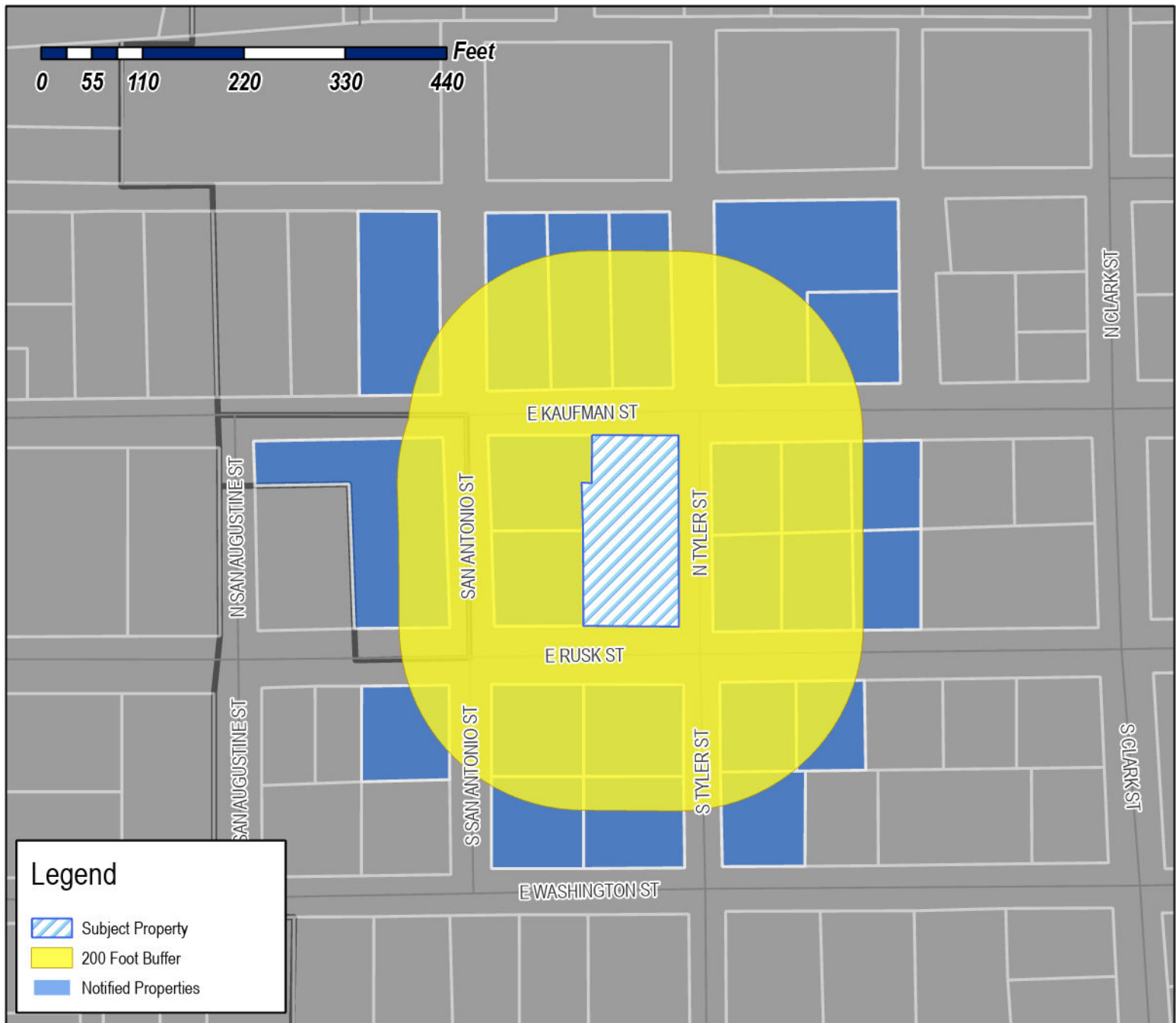




City of Rockwall

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.



Case Number: P2025-023
Case Name: Replat for Lots 1 & 2, Block A, Webb Addition
Case Type: Replat
Zoning: Single-Family 7 (SF-7) District
Case Address: 507 E Rusk Street

Date Saved: 7/24/2025

For Questions on this Case Call: (972) 771-7745



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

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

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

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

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

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

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

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

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
3111 ANNETTE CT
GARLAND, TX 75044

RESIDENT
405 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
406 E RUSK
ROCKWALL, TX 75087

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

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

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

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

ARCHER KERRY ANNE
503 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
503 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
505 E KAUFMAN
ROCKWALL, TX 75087

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

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

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

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
602 E RUSK
ROCKWALL, TX 75087

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

GALVAN CARMAN
604 E KAUFMAN ST
ROCKWALL, TX 75087

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

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
605 E RUSK
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087



- (1) 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.
- (2) It shall be the policy of the city 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 plan by the city does not constitute any representation, assurance or guarantee that any building within such subdivision plan 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 plan, as required under the subdivision ordinance of the city.
- (3) 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) 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) 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).
- (6) Total number of lots is two (2).
- (7) Water and sewer service is provided by the City of Rockwall.

- 1) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480647 0040 L, DATED SEPTEMBER 26, 2008, THIS PROPERTY LIES IN ZONE X, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100-YEAR FLOOD PLAIN
- 2) BEARING SOURCE: BEARINGS BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83
- 3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "MTC ENG"
- 4) 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 THEREAFTER ISSUED. THE CITY'S 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
- 5) THE PURPOSE OF THIS PLAT IS TO CREATE TWO PLATTED LOTS FROM AN EXISTING UNRECORDED PLATTED LOT

I hereby certify that the above and forgoing subdivision plat reviewed approved 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 the _____ day of _____, 202____.

PLANNING AND ZONING CHAIRMAN

CITY ENGINEER

I, PAUL RUST, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, DO CERTIFY THAT THE PLAT HEREON WAS MADE FROM MEASUREMENTS PERFORMED UPON THE GROUND, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY PLAT, THE CORNER MONUMENTS SHOWN HEREON WERE SET OR FOUND AS DESCRIBED, AND IS A TRUE SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PAUL RUST
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6003, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: JUNE 28, 2025

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.

FRAN W. WEBB

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.




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

STATE OF TEXAS
COUNTY OF _____

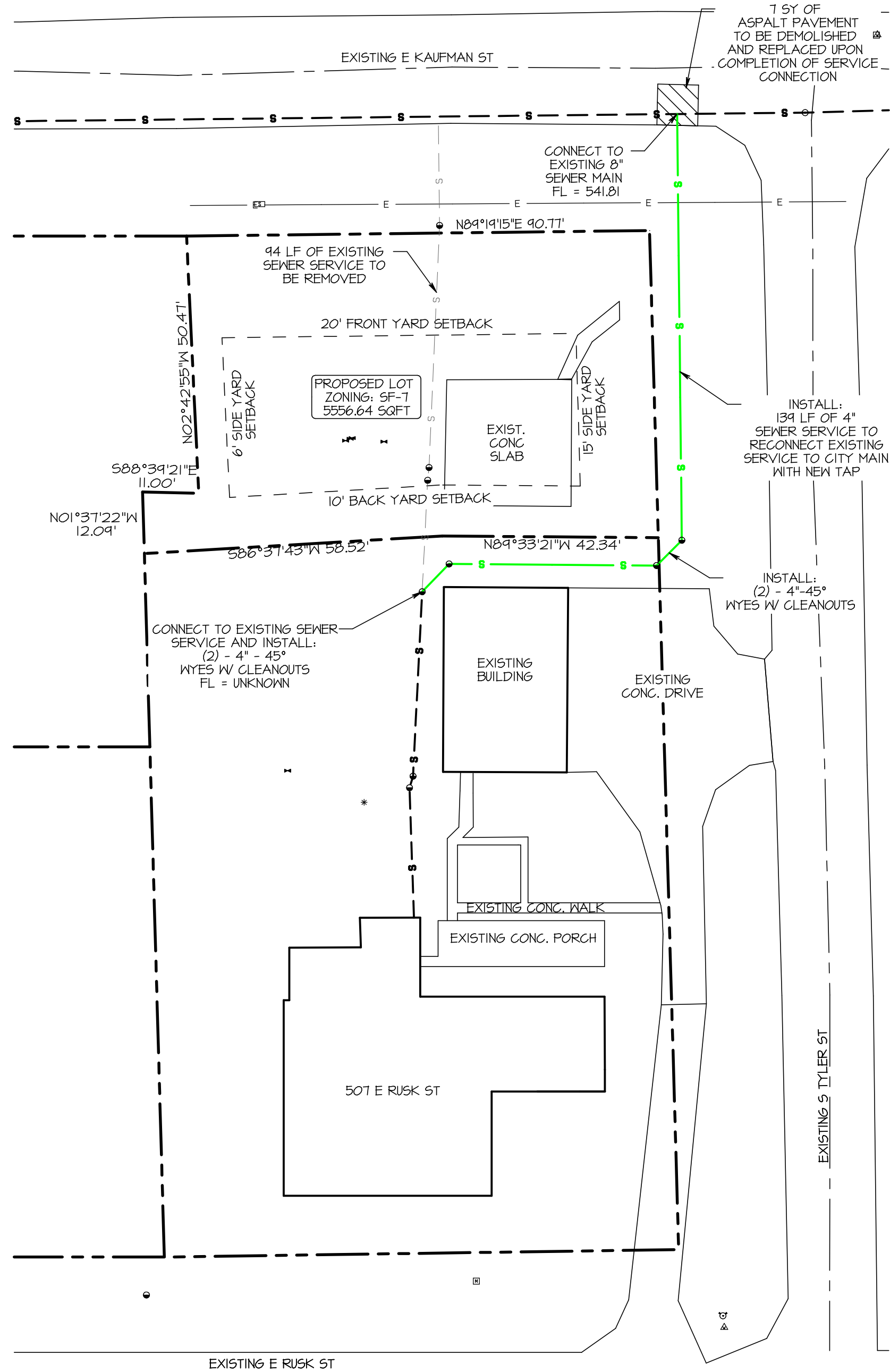
BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____

Notary Public

LEGEND		FINAL PLAT LOTS 1-2, BLOCK A WEBB ADDITON			
 FOUND MONUMENT	 SET MONUMENT	BEING A REPLAT OF LOT C, BLOCK 11 GRIFFITH ADDITION CREATING 1 LOT 0.45 ACRE (19,656 SF) SITUATED WITHIN THE B.F. BOYDSTON SURVEY ABSTRACT NO. 4 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		9330 Summitville Road 903.838.8533 telephone Tuckerlane, TX 75063 903.832.4070 facsimile	
B.L. BUILDING LINE		Drawn By JWB	Checked By PR	Project No. 256216	Dwg. Date 07/28/2025
		Case No. P2025-023			Sheet No. 1 OF 1

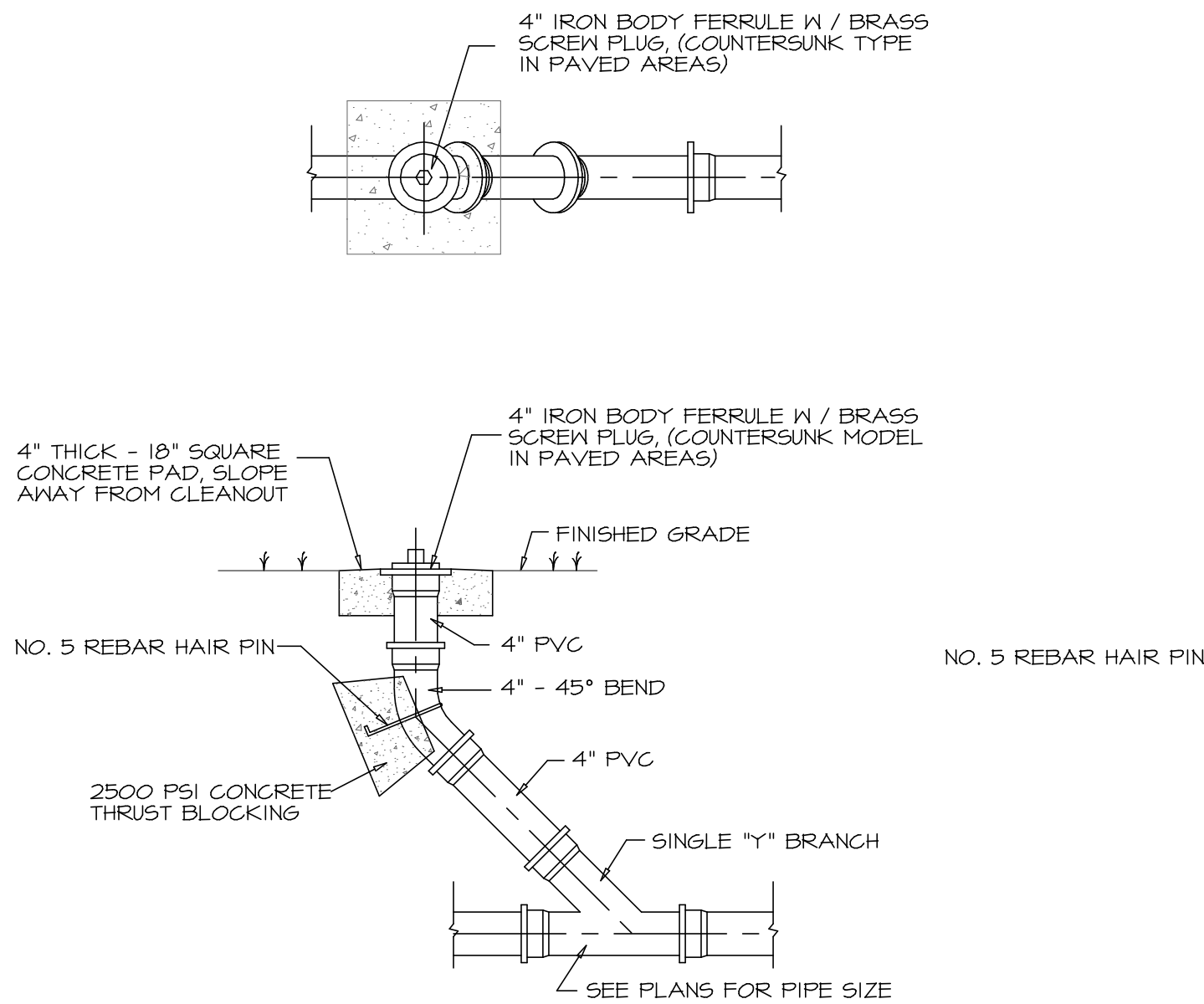
X:\2025 Projects\256216 Web\Plat\05 Engineering Design\Design_01.pro
Tue Jul 1, 2025 3:32PM



PROPOSED UTILITY LAYOUT
SCALE: 1" = 20'

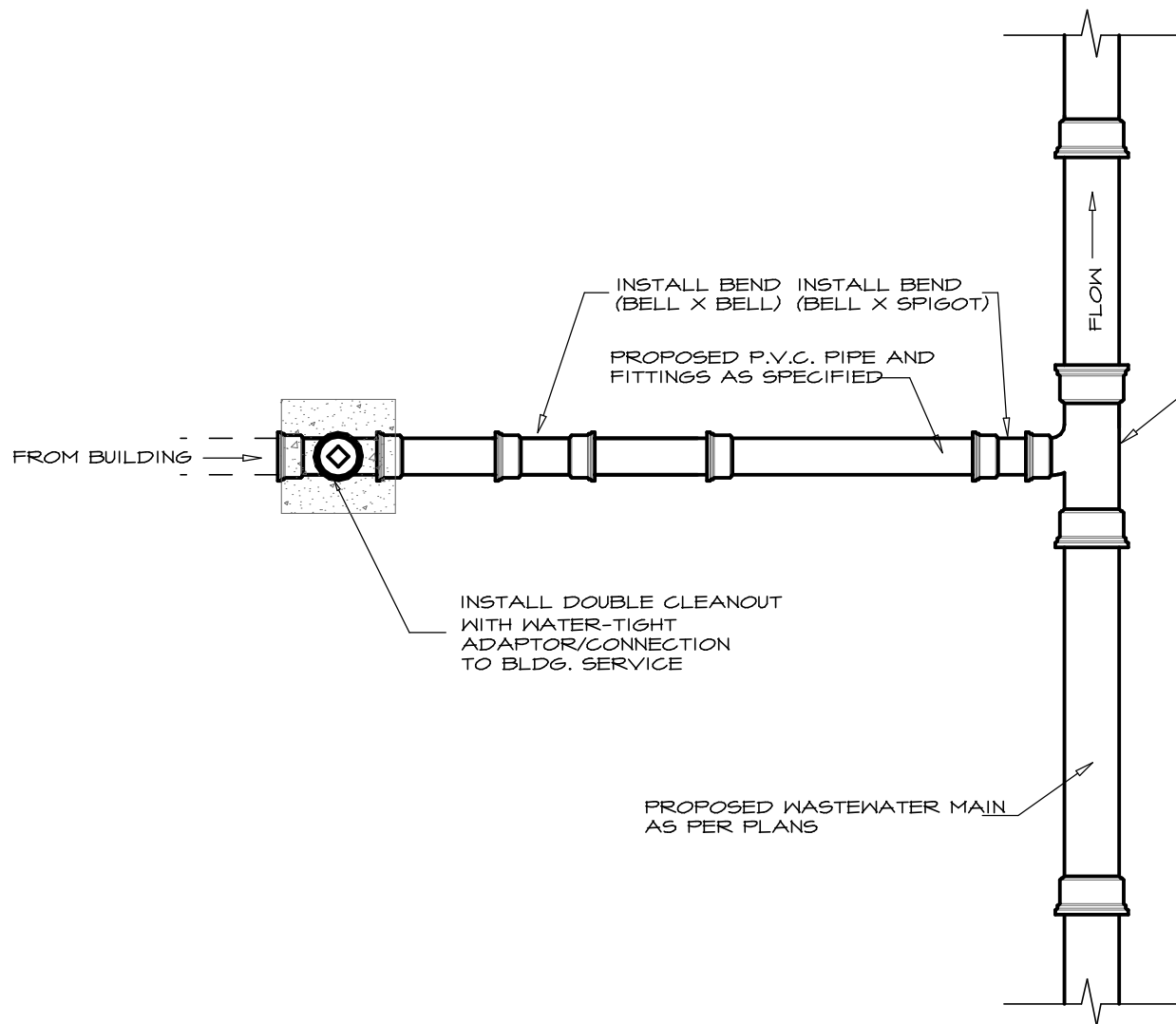
GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT IS DISCOVERED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN, COORDINATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES
3. ALL SANITARY SEWER MAINS AND LATERALS SHALL BE SDR 26 PVC (ASTM 2241). SANITARY SEWER LINES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH APPLICABLE UTILITY OPERATOR STANDARDS AND DETAILS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION.
5. FIRE HYDRANTS & WATER METERS TO BE PROTECTED BY EITHER 6" CURB OR BOLLARDS.

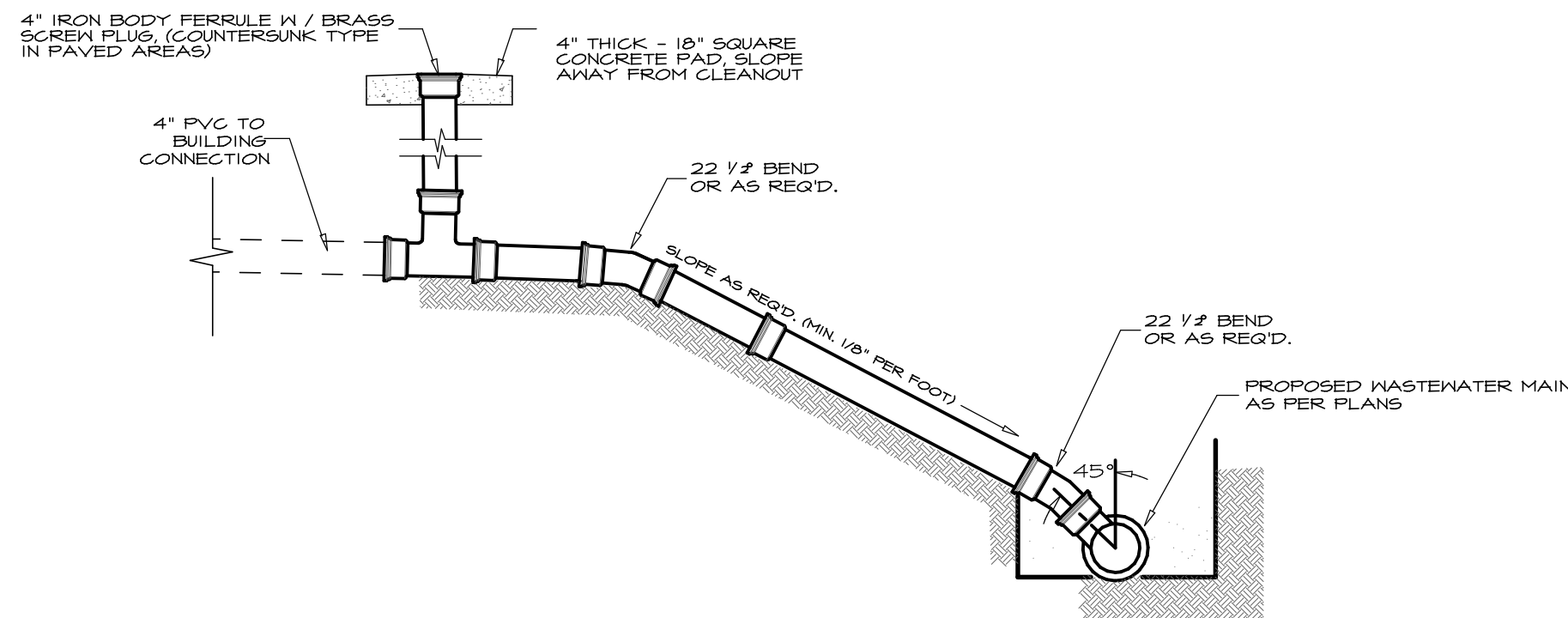


IN-LINE SANITARY SEWER
CLEAN-OUT DETAIL

SCALE: NONE



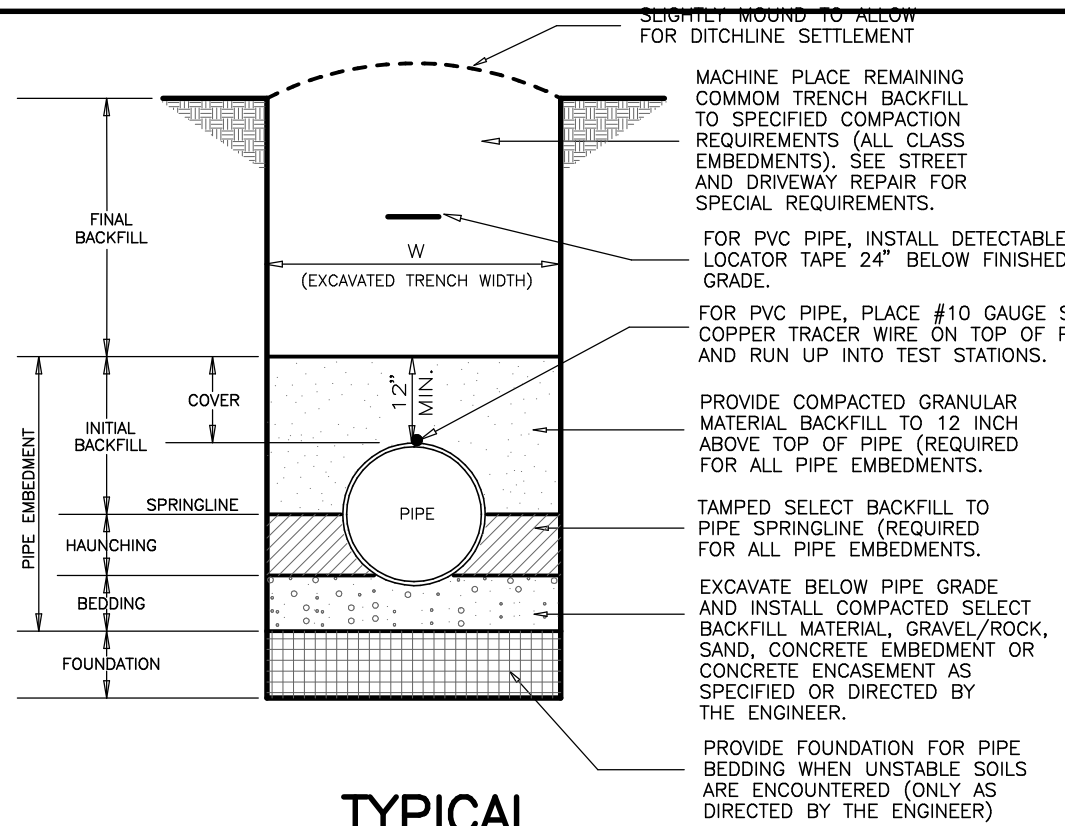
PLAN VIEW



ELEVATION

TYPICAL 4" WASTEWATER SERVICE CONNECTION

SCALE: NONE



TYPICAL
TRENCH CONSTRUCTION
AND PIPE INSTALLATION

SCALE: NONE

TABLE 1 — QUANTITIES OF SAND, GRAVEL OR CONCRETE IN CUBIC YARD
PER 100 LINEAR FEET, BASED ON MAXIMUM TRENCH WIDTH

INSIDE DIAMETER OF PIPE IN INCHES	KIND OF PIPE*	OUTSIDE DIAMETER OF PIPE IN INCHES D	TRENCH WIDTH W		EMBEDMENT	EMBEDMENT	ENCASEMENT
			MIN.	MAX.	SAND/GRAVEL	CONCRETE	CONCRETE
4"	P.V.C. SEWER PIPE	4.215	20"	28"	2.44	4.67	9.88
6"	P.V.C. SEWER PIPE	6.275	24"	28"	2.56	4.83	10.93
8"	P.V.C. SEWER PIPE	8.400	24"	28"	2.68	4.97	11.83
10"	P.V.C. SEWER PIPE	10.500	24"	28"	2.78	5.10	12.54
12"	P.V.C. SEWER PIPE	12.500	24"	28"	2.86	5.20	13.05
15"	P.V.C. SEWER PIPE	15.300	28"	39"	4.24	7.57	20.65
18"	D.I.P. SEWER MAIN	19.50	30"	42"	4.86	8.52	24.19
20"	D.I.P. SEWER MAIN	21.60	35"	44"	5.24	9.12	26.34
24"	D.I.P. SEWER MAIN	25.80	40"	48"	6.04	10.35	30.75
30"	D.I.P. SEWER MAIN	32.00	44"	60"	8.26	13.83	44.13
36"	D.I.P. SEWER MAIN	38.30	48"	66"	9.72	16.01	52.36

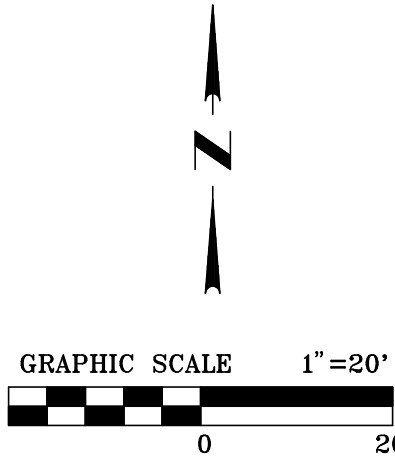
* OR AS SPECIFIED

NOTES:

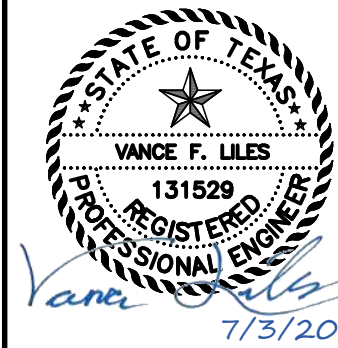
1. ALL TRENCHING SHALL BE IN ACCORDANCE WITH OSHA REGULATIONS.

LEGEND

---	PROPERTY LINE	W	WATER MAIN	⌵	POWER POLE	⊕	LIGHT POLE
---	CURB AND GUTTER	S	SANITARY SEWER MAIN	⊞	WATER METER	⊞	GAS REGULATOR
---	BUILDING EDGE	T	TELEPHONE LINE	Δ	WATER VALVE	+	IRRIGATION CONTROL VALVE
---	EDGE OF PAVEMENT	---	PROPOSED CONTOUR INT.	●	CLEAN OUT	*	SPRINKLER HEAD
---	EASEMENT	---	EXISTING CONTOUR INT.	⊙	SANITARY SEWER MANHOLE	■	ROOF DRAIN
---	BUILDING LINE OFFSET	---	SILT FENCE	●	STORM DRAIN MANHOLE	⊞	TELEPHONE JUNCTION BOX
---	TOE OF DITCH/SLOPE	---	STORMDRAIN	⊞	SIGN (TYPICAL)	⊞	ELECTRIC JUNCTION BOX
---	TOP OF BANK	FL	FIRELANE	⊞	HANDICAP PARKING SYMBOL (PAINTED)	↓	GUY WIRE
---	OVERHEAD POWER LINE	⊞	SPOT ELEVATION	⊞	FIRE HYDRANT	⊞	TREE



MTG | STOVALL
ENGINEERS & SURVEYORS
6417 WESLEY STREET GREENVILLE, TX
P 903.838.8533 www.stovallassociates.com
TSP# FIRM NO. F-354
© MTG 2025



Scale
AS SHOWN
Drawn By
C.T.
Checked By
G.D.B.
Date
7/3/25

UTILITY PLAN

507 E RUST ST
SUBDIVISION
ROCKWALL, TEXAS
RODNEY WEBB

Drawing Date

7/1/2025

Project Number

256216

Sheet Number

C1

Date

Revision/Description

No.



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: August 12, 2025

SUBJECT: SP2025-030; *Amended Site Plan for 254 & 302 Ranch Trail*

The applicant, -- *Bill Wells on behalf of Lorie Stevens of Patriot Paws Service Dogs* --, is requesting the approval of an *Amended Site Plan* for a *Social Service Provider*. In March of 2010 the *Social Service Provider* (i.e. *Patriot Paws Service Dogs*) began operating out of the existing buildings on the subject property. On June 16, 2014, the City Council approved a site plan [Case No. SP2014-009] to allow the construction of an additional 4,000 SF building. During the construction of the new building the existing canopies on the property were moved along the southwest property line. In 2017 the canopies were moved around the existing detention pond. In addition, during the tenure on the subject property, the *Social Service Provider* has added constructed sidewalks, a gazebo, and most recently a shade canopy completed by the Chamber of Commerce Leadership Rockwall program. Given the number of permits and structures either constructed or moved on the subject property, staff determined that an amended site plan was warranted in order to capture all of the existing and proposed improvements on the subject property. Following staff's recommendation, the applicant submit a request for amended site plan to allow the construction of a deck and pergola.

Based on the exhibits provided by the applicant, the proposed deck will be 20-feet by 20-feet (i.e. 400 SF) and be constructed of composite deck board. In addition, the deck will incorporate a wrought iron railing. The proposed cedar pergola will be 20-feet by 12-feet (i.e. 240 SF) and eight (8) feet in height. The provided site plan indicates that the proposed improvements will be located adjacent to the detention pond and between the existing buildings. The proposed improvements will have limited visibility from Ranch Trail given that they will be ~175-feet from the front property line and the existing landscaping on site provides screening. According to Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all commercial development shall conform to the *General Commercial District Standards*. In this case, the proposed deck and pergola are accessory in nature and do not meet the design standards outlined within the Unified Development Code (UDC). That being said, there are existing structures (i.e. *canopies*) that do not meet these standards, and given the nature of the existing use being a *Social Service Provider* (i.e. *Patriot Paws Service Dogs*) the proposed request warrants consideration by 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 August 12, 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

254/272 RANCH TRAIL ROCKWALL TX

SUBDIVISION

PATRIOT PAWS ADDITION

LOT

1

BLOCK

A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

3.44

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

PATRIOT PAWS SERVICE DOGS

☐ APPLICANT

CONTACT PERSON

LORIE STEVENS

CONTACT PERSON

BILL WELLS

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF July, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND DISSEMINATE INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

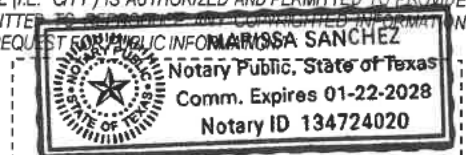
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF July, 2025.

OWNER'S SIGNATURE

Lori Stevens

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MariSSa Sanchez




MY COMMISSION EXPIRES

01/22/28



0 40 80 160 240 320 Feet

SP2025-030: Site Plan for 254 & 272 Ranch Trail

Case Location Map = 



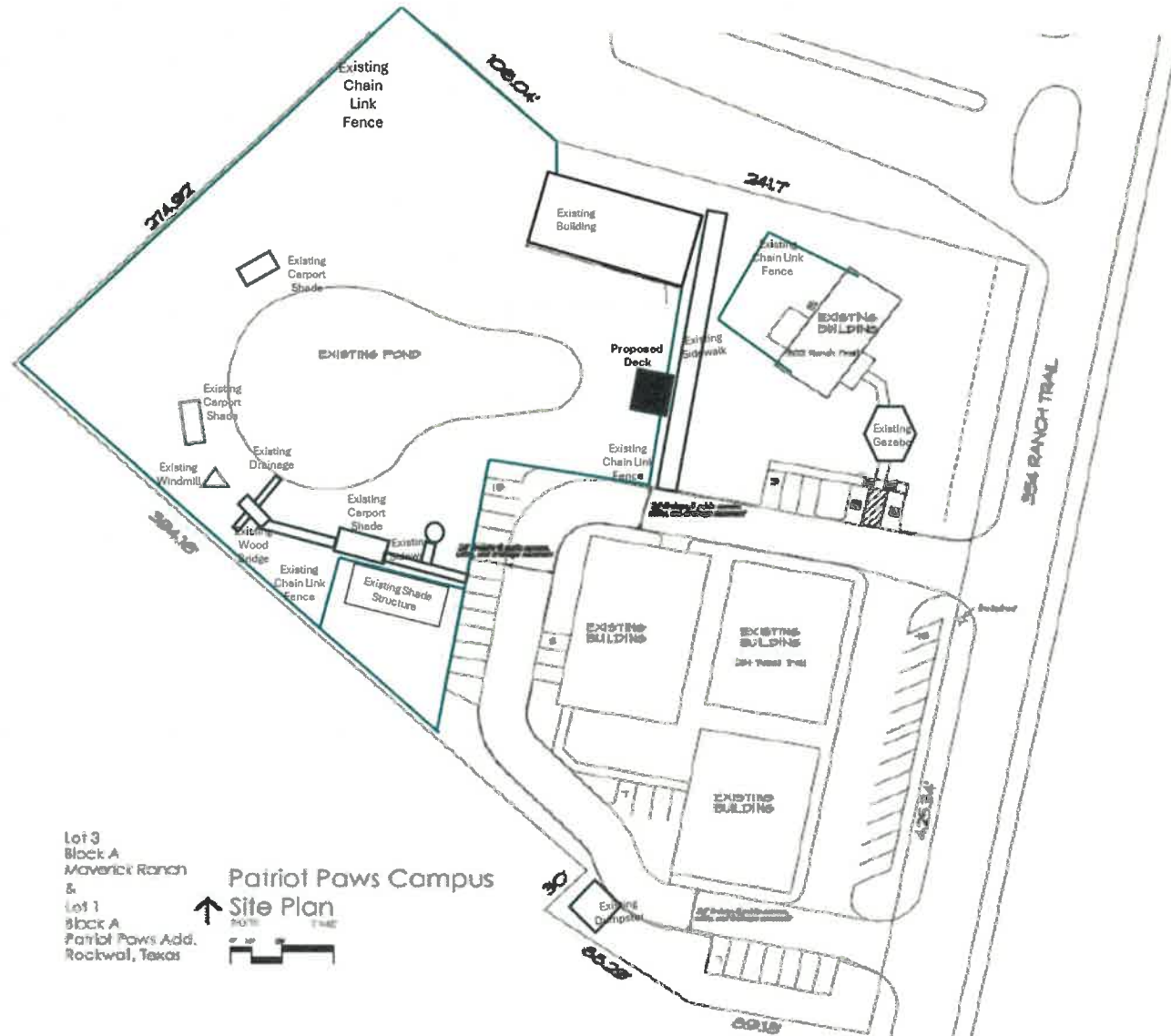
City of Rockwall

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.

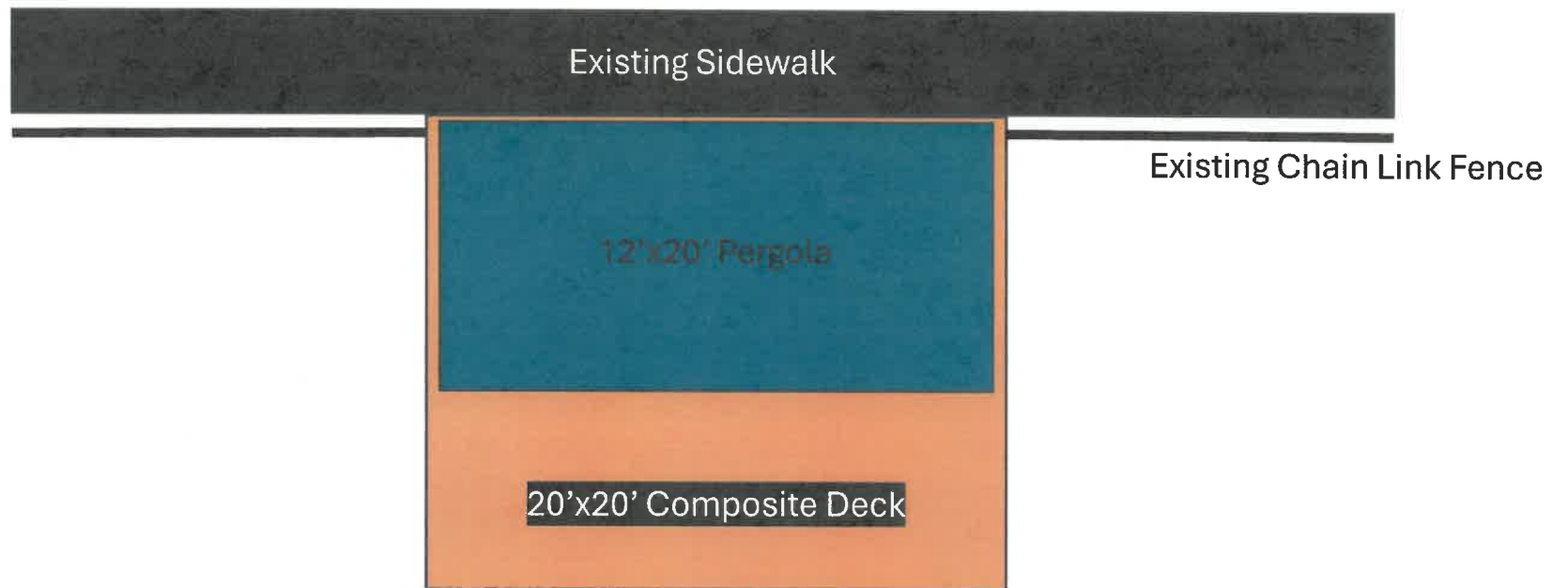


7.11.2025





Proposed 20X20 Deck
12x20 Pergola





20'x 20' deck with a treated frame and composite deck boards. Using 6x6 treated posts and black wrought iron railing on three sides.

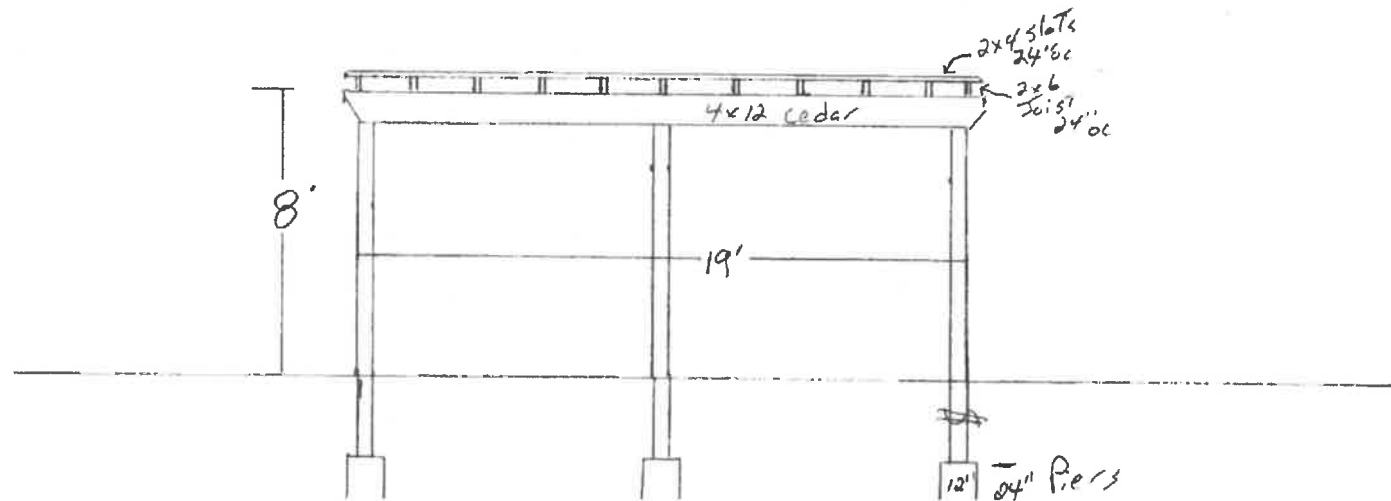
20'x 12' cedar pergola with bronze polyguard on top.

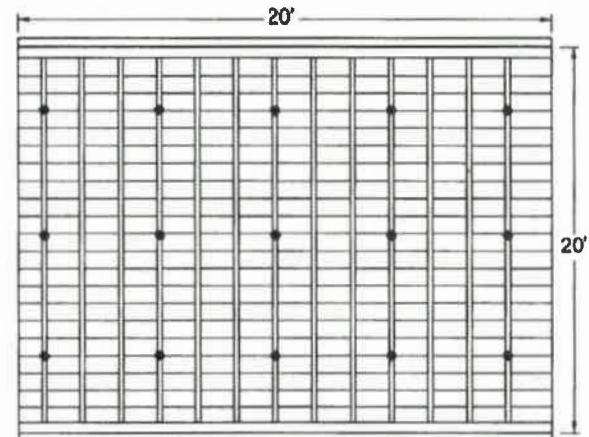
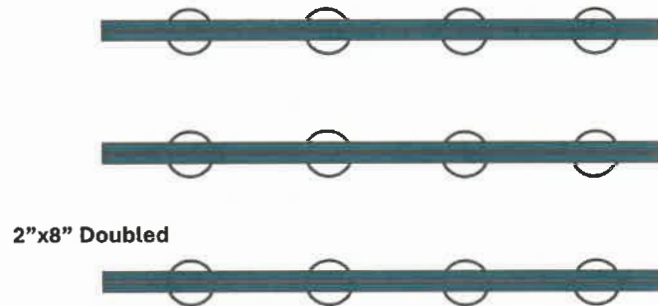


PaTriot Paws Campos

254 Ranch Trail

Front View
1/4" scale

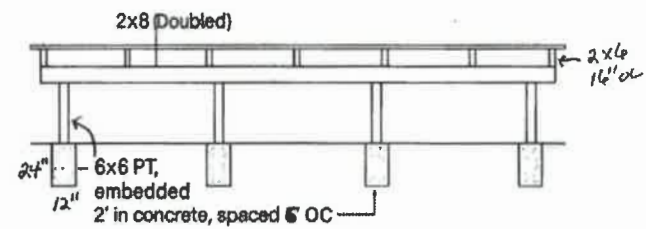




Deck Size: 20' x 20'
 Elevation: 3' above grade
 Joists: 2x6/16" OC
 Beams: 2x8 (doubled)
 6x6 PT Post 6" OC

Beams: 2x8 (doubled)
 Posts: 6x6 PT, embedded
 2' in concrete, spaced

Guardrails: Required
 (over 30" off ground) –
 36" height with balusters
 <4' spacing





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: August 12, 2025

SUBJECT: Z2025-049; *Text Amendment to Article 06, Parking and Loading, and Article 13, Definitions, of the UDC to Define Various Types of Garage Orientations*

In accordance with Subsection 02.01, *Authority*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward a text amendment to Article 06, *Parking and Loading*, and Article 13, *Definitions*, for the purpose of defining the various types of garage orientations permitted throughout the City of Rockwall. The proposed text amendment would establish and define the following garage orientations:

- (1) *Front Entry Garage*. A garage configuration where the vehicular entrance faces directly toward the adjacent public right-of-way (*i.e. the front property line*). This configuration includes orientations that are: [1] flush with the front façade of the primary structure (*sometimes referred to as Flat Front Entry garages*), [2] recessed less than 20-feet behind the front façade of the primary structure, or [3] situated in front of the front façade of the primary structure.
- (2) *Recessed Front Entry Garage*. A garage configuration where the garage door is forward facing and is situated a minimum of 20-feet behind the front façade of the primary structure.
- (3) *Side Entry Garage*. A garage configuration where the garage door faces towards the side yard property line (*i.e. generally perpendicular to the front property line*) or -- *on corner lots* -- the perceived side yard property line adjacent to a street, and is situated on the side of the primary structure.
- (4) *J-Swing Garage*. A garage configuration in which the driveway curves at a 90-degree angle in front of the primary structure to access a garage door that faces inward or at an angle toward the home's interior. This configuration includes a *J-Swing Garage* that enters on both the left- or right-hand side of the primary structure, and where the garage door is not directly visible from the street.
- (5) *Traditional Swing Garage*. A variation of the *J-Swing* garage orientation in which an additional single or double garage door facing the street may be added behind the primary garage that is configured in a *J-Swing*. These secondary garage doors should be a minimum of 20-feet behind the front façade of the primary structure (*i.e. the front façade of the J-Swing Garage*).
- (6) *Modified Traditional Swing Garage*. A variation of the *Traditional Swing Garage* where a single garage door is situated in a *J-Swing* orientation, and a double garage door is facing the street.
- (7) *Swing Garage*. A general term encompassing both the *J-Swing* and *Traditional Swing* garage configurations.

These garage orientations are already referenced in several Planned Development Districts and in the Unified Development Code (UDC); however, there are currently no definitions for these garage orientations in the Unified Development Code (UDC). A redlined copy of the proposed changes along with a draft ordinance have been provided in the attached packet. In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- the Director is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

Planning and Zoning Commission Work Session: August 12, 2025

Planning and Zoning Commission Public Hearing: August 26, 2025

City Council Public Hearing/First Reading: September 2, 2025

City Council Second Reading: September 15, 2025

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on August 12, 2025.



TABLE 1: JOINT USE OF PARKING CALCULATIONS

TIME OF DAY	OFFICE	RETAIL	RESTAURANT	THEATER	HOTEL
6:00 AM - 12:00 PM	1.00	0.97	0.50	0.30	1.00
12:00 PM - 1:00PM	0.90	1.00	0.70	0.70	0.30
1:00 PM - 4:00 PM	0.97	0.97	0.60	0.70	0.45
4:00 PM - 6:00 PM	0.47	0.82	0.90	0.80	0.70
6:00 PM - 8:00 PM	0.07	0.89	1.00	1.00	1.00
8:00 PM - 12:00 AM	0.03	0.61	1.00	1.00	1.00

EXAMPLE 1: JOINT USE OF PARKING CALCULATIONS

An example of a mixed-use development comprised of the below land uses would be as follows:

Step 1: Development Square Footages

- Office: 50,000 SF
- Retail: 20,000 SF
- Restaurant: 8,000 SF

Step 2: Individual Parking Requirements

LAND USE	SF	PARKING REQUIREMENT	REQUIRED PARKING
OFFICE	50,000	1/300 SF	167
RETAIL	20,000	1/250 SF	80
RESTAURANT	8,000	1/100 SF	80
TOTAL:			327

Step 3: Shared Parking Requirements

TIME OF DAY	OFFICE	RETAIL	RESTAURANT	TOTAL
6:00 AM - 12:00 PM	1.00x167=167	0.97x80=78	0.50x80=40	285
12:00 PM - 1:00PM	0.90x167=150	1.00x80=80	0.70x80=56	286
1:00 PM - 4:00 PM	0.97x167=162	0.97x80=78	0.60x80=48	288
4:00 PM - 6:00 PM	0.47x167=78	0.82x80=66	0.90x80=72	216
6:00 PM - 8:00 PM	0.07x167=12	0.89x80=71	1.00x80=80	163
8:00 PM - 12:00 AM	0.03x167=5	0.61x80=49	1.00x80=80	134

Step 4: The parking required is 288 parking spaces. This is a reduction of 39 parking spaces or 11.9% over the individual parking requirements.

(C) Off-Site Parking Agreement.

- (1) When the required off-street parking spaces are not located on the same lot with the building or use served, or when the required off-street parking spaces are provided collectively or used jointly by two (2) or more establishments, a written agreement which ensures the retention of such spaces for this purpose, and for a period of not less than two (2) years, shall be drawn and executed by the parties concerned, approved as to form by the City Attorney, and filed with the application for a building permit or Certificate of Occupancy (CO) if a change in use is involved.
- (2) If the off-site parking is terminated for any reason, then alternative parking meeting the standards of this Article, shall be required, or the property shall lose its Certificate of Occupancy (CO).

(D) Parking in Front Yards of Residential and Agriculture. No required off-street parking space shall be located in the required front yard in any residential or agricultural district.

(E) Parking in Front Yards of Non-Residential. In any nonresidential district, the required off-street parking space may be located in the required front yard provided that it meets landscaping and screening requirements in [Article 08, Landscape Standards](#).

SUBSECTION 03.04: LIGHTING OF PARKING AND LOADING AREAS

(A) Spill-Over Lighting. All lighting facilities shall be so arranged as to reflect the illumination away from any adjacent property. Such lighting facilities shall provide illumination within parking areas not to exceed a maintained average of 1½- footcandles at ground level, and shall distribute not more than 0.2 of one (1) footcandle of light upon any adjacent residential property (also see [Section 03, Outdoor Lighting for Non-Residential Properties, of Article 07, Environmental Standards](#)).

(B) Lighting as a Nuisance or Safety Hazard. All lighting facilities shall be placed, masked or otherwise arranged such that illumination or glare shall not intrude on residential property or create a hazard to motorists on any street, alley or other public way.

SUBSECTION 03.05: PAY PARKING LOTS

No charge may be made for at-grade visitor parking spaces, unless approved by City Council as part of a specific Use Permit.

SUBSECTION 03.06: SHARED PARKING/CROSS ACCESS

In master planned retail centers, cross access and shared parking agreements are required for final platting.

SECTION 04 | RESIDENTIAL PARKING

SUBSECTION 04.01: LOTS LESS THAN FIVE (5) ACRES

(A) Location. All required residential parking shall be located onsite except in the Downtown District.

(B) Garages. In single-family or duplex districts, parking garages must be ~~located at least 20-foot behind the front building facade for front entry garages, unless it is a J-Swing garage where the garage door is perpendicular to the street.~~ configured in a J-Swing, Traditional Swing, or Recessed Front Entry garage configuration (see the definition for Garage Orientations in [Article 13, Definitions, of this Unified Development Code \[UDC\]](#)).

(C) Carports. In single-family or duplex districts, carports must be located at least 20-feet behind the front building facade and be architecturally integrated with the main residential structure.

SECTION 05 | OFF-STREET PARKING REQUIREMENTS

SUBSECTION 05.01: OFF-STREET PARKING REQUIREMENTS

The schedule of off-street parking requirements in [Table 5](#) establishes parking requirements for all zoning districts.



~~(45)~~ Garage, Community. A building or portion thereof, other than a public, private or storage garage as defined below, providing storage for motor vehicles with facilities for washing, but no other services, such garage to be in lieu of private garages within a block or portion of a block.

~~(45)~~(46) Garage Orientations. For the purposes of this Unified Development Code (UDC), the following definitions shall apply when interpreting garage orientation:

- (a) Front Entry Garage. A garage configuration where the vehicular entrance faces directly toward the adjacent public right-of-way (*i.e. the front property line*). This configuration includes orientations that are: [1] flush with the front façade of the primary structure (*sometimes referred to as Flat Front Entry garages*), [2] recessed less than 20-feet behind the front façade of the primary structure, or [3] situated in front of the front façade of the primary structure.
- (b) Recessed Front Entry Garage. A garage configuration where the garage door is forward facing and is situated a minimum of 20-feet behind the front façade of the primary structure.
- (c) Side Entry Garage. A garage configuration where the garage door faces towards the side yard property line (*i.e. generally perpendicular to the front property line*) or -- on corner lots -- the perceived side yard property line adjacent to a street, and is situated on the side of the primary structure.
- (d) J-Swing Garage. A garage configuration in which the driveway curves at a 90-degree angle in front of the primary structure to access a garage door that faces inward or at an angle toward the home's interior. This configuration includes a *J-Swing Garage* that enters on both the left- or right-hand side of the primary structure, and where the garage door is not directly visible from the street.
- (e) Traditional Swing Garage. A variation of the *J-Swing* garage orientation in which an additional single or double garage door facing the street may be added behind the primary garage that is configured in a *J-Swing*. These secondary garage doors should be a minimum of 20-feet behind the front façade of the primary structure (*i.e. the front façade of the J-Swing Garage*).
- (f) Modified Traditional Swing Garage. A variation of the *Traditional Swing Garage* where a single garage door is situated in a *J-Swing* orientation, and a double garage door is facing the street.
- (g) Swing Garage. A general term encompassing both the *J-Swing* and *Traditional Swing* garage configurations.

~~(46)~~(47) Garage, Public. A building or portion thereof, designed or used for the storage, sale, hiring, care or repair of motor vehicles, which is operated for commercial purposes.

~~(47)~~(48) Garage, storage. A building or portion thereof, except those defined as private, a public, or a community garage providing storage for more than four motor vehicles, with facilities for washing but no other services.

~~(48)~~(49) Ground Cover. Natural mulch or plants of species which

normally reach a height of less than two feet upon maturity, installed in such a manner so as to form a continuous cover over the ground.

~~(49)~~(50) Height of Yard or Court. The vertical distance from the lowest level of such yard or court to the highest point of any boundary wall.

~~(50)~~(51) Impervious Cover. Roads, parking areas, buildings and other impermeable construction covering the natural land surface that prevent absorption of the water. Water quality basins, swells and other conveyances for overland drainage shall not be calculated as impervious cover.

~~(51)~~(52) Industrial Development. Any development on private land that is not classified as commercial or residential development (*i.e. that consists of development being performed within the Light Industrial [LI] or Heavy Industrial [HI] Districts and that is based in warehouse, research/technology, light or heavy manufacturing, or similar land uses*).

~~(52)~~(53) Institutional Use. A nonprofit organization or building, public or private, for the benefit of the public including YMCA, YWCA, Boys Clubs, Scouts; educational facilities and schools, including day care centers and kindergartens; churches, temples, cemeteries, mausoleums or crematories for the deposit of the human dead; hospitals, civic clubs, private parks, private libraries, museums, etc.

~~(53)~~(54) Kindergarten. A school for more than five (5) children of preschool age, in which constructive endeavors, object lessons or educational games are prominent features of the curriculum.

~~(54)~~(55) Landscape Architect. A person licensed to practice or teach landscape architecture in the State of Texas pursuant to state law.

~~(55)~~(56) Landscape Buffer. A strip of land:

- (a) Which serves a buffer function on the perimeter of a building site adjacent to another building site, residentially zoned or used property, or to a public or private street or alley; and
- (b) At least 80% of which is covered by natural grass, ground cover, or other natural plant materials (*excluding screening*).
- (c) Which is exclusive of any easements or right-of-way.

~~(56)~~(57) Landscaping. Trees, shrubs, ground cover, earthen berms, vines, grass, water, decorative features such as fountains, or other material approved by the City Council.

~~(57)~~(58) Large Shrub. A shrub which normally reaches a height of six (6) feet or more upon maturity.

~~(58)~~(59) Large Tree. A tree of a species which normally reaches a height of 30 feet or more upon maturity.

~~(59)~~(60) Legislative or Governing Body. The City Council of the City of Rockwall, Texas.

~~(60)~~(61) Loading Space. A space within the main building or on the same lot therewith, providing for the standing, loading, or unloading of trucks and having a minimum dimension of 12 feet by 65 feet and a vertical clearance of at least 14 feet.

~~(61)~~(62) Lot. An undivided tract or parcel of land having frontage on a

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, BY AMENDING VARIOUS ARTICLES AS DEPCITED IN EXHIBITS 'A' THROUGH 'B' OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [Ordinance No. 20-02] has been initiated by the Director of Planning and Zoning in accordance with 02.01(C)(3) of Article 11, *Development Review Procedures*, of the Unified Development Code (UDC) to make various changes for the purpose of defining the residential garage orientations permitted in the City of Rockwall; 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 city's corporate boundaries, 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 Article 06, *Parking and Loading*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 2. That Article 13, *Definitions*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'B'* of this ordinance;

SECTION 3. 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 4. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [Ordinance No. 20-02], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 5. 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 15TH DAY OF SEPTEMBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 2, 2025

2nd Reading: September 15, 2025

Exhibit 'A'
Article 06, Parking and Loading Standards, of the
Unified Development Code (UDC)

CITY OF ROCKWALL | UNIFIED DEVELOPMENT CODE



TABLE 1: JOINT USE OF PARKING CALCULATIONS

TIME OF DAY	OFFICE	RETAIL	RESTAURANT	THEATER	HOTEL
6:00 AM - 12:00 PM	1.00	0.97	0.50	0.30	1.00
12:00 PM - 1:00PM	0.90	1.00	0.70	0.70	0.30
1:00 PM - 4:00 PM	0.97	0.97	0.60	0.70	0.45
4:00 PM - 6:00 PM	0.47	0.82	0.90	0.80	0.70
6:00 PM - 8:00 PM	0.07	0.89	1.00	1.00	1.00
8:00 PM - 12:00 AM	0.03	0.61	1.00	1.00	1.00

EXAMPLE 1: JOINT USE OF PARKING CALCULATIONS

An example of a mixed-use development comprised of the below land uses would be as follows:

Step 1: Development Square Footages

- Office: 50,000 SF
- Retail: 20,000 SF
- Restaurant: 8,000 SF

Step 2: Individual Parking Requirements

LAND USE	SF	PARKING REQUIREMENT	REQUIRED PARKING
OFFICE	50,000	1/300 SF	167
RETAIL	20,000	1/250 SF	80
RESTAURANT	8,000	1/100 SF	80
TOTAL:			327

Step 3: Shared Parking Requirements

TIME OF DAY	OFFICE	RETAIL	RESTAURANT	TOTAL
6:00 AM - 12:00 PM	1.00x167=167	0.97x80=78	0.50x80=40	285
12:00 PM - 1:00PM	0.90x167=150	1.00x80=80	0.70x80=56	286
1:00 PM - 4:00 PM	0.97x167=162	0.97x80=78	0.60x80=48	288
4:00 PM - 6:00 PM	0.47x167=78	0.82x80=66	0.90x80=72	216
6:00 PM - 8:00 PM	0.07x167=12	0.89x80=71	1.00x80=80	163
8:00 PM - 12:00 AM	0.03x167=5	0.61x80=49	1.00x80=80	134

Step 4: The parking required is 288 parking spaces. This is a reduction of 39 parking spaces or 11.9% over the individual parking requirements.

(C) Off-Site Parking Agreement.

- (1) When the required off-street parking spaces are not located on the same lot with the building or use served, or when the required off-street parking spaces are provided collectively or used jointly by two (2) or more establishments, a written agreement which ensures the retention of such spaces for this purpose, and for a period of not less than two (2) years, shall be drawn and executed by the parties concerned, approved as to form by the City Attorney, and filed with the application for a building permit or Certificate of Occupancy (CO) if a change in use is involved.
- (2) If the off-site parking is terminated for any reason, then alternative parking meeting the standards of this Article, shall be required, or the property shall lose its Certificate of Occupancy (CO).

(D) Parking in Front Yards of Residential and Agriculture. No required off-street parking space shall be located in the required front yard in any residential or agricultural district.

(E) Parking in Front Yards of Non-Residential. In any nonresidential district, the required off-street parking space may be located in the required front yard provided that it meets landscaping and screening requirements in [Article 08, Landscape Standards](#).

SUBSECTION 03.04: LIGHTING OF PARKING AND LOADING AREAS

(A) Spill-Over Lighting. All lighting facilities shall be so arranged as to reflect the illumination away from any adjacent property. Such lighting facilities shall provide illumination within parking areas not to exceed a maintained average of 1½- footcandles at ground level, and shall distribute not more than 0.2 of one (1) footcandle of light upon any adjacent residential property (also see [Section 03, Outdoor Lighting for Non-Residential Properties, of Article 07, Environmental Standards](#)).

(B) Lighting as a Nuisance or Safety Hazard. All lighting facilities shall be placed, masked or otherwise arranged such that illumination or glare shall not intrude on residential property or create a hazard to motorists on any street, alley or other public way.

SUBSECTION 03.05: PAY PARKING LOTS

No charge may be made for at-grade visitor parking spaces, unless approved by City Council as part of a specific Use Permit.

SUBSECTION 03.06: SHARED PARKING/CROSS ACCESS

In master planned retail centers, cross access and shared parking agreements are required for final platting.

SECTION 04 | RESIDENTIAL PARKING

SUBSECTION 04.01: LOTS LESS THAN FIVE (5) ACRES

(A) Location. All required residential parking shall be located onsite except in the Downtown District.

(B) Garages. In single-family or duplex districts, parking garages must be ~~located at least 20 feet behind the front building facade for front entry garages, unless it is a J-Swing garage where the garage door is perpendicular to the street.~~ configured in a J-Swing, Traditional Swing, or Recessed Front Entry garage configuration (see the definition for Garage Orientations in [Article 13, Definitions, of this Unified Development Code \[UDC\]](#)).

(C) Carports. In single-family or duplex districts, carports must be located at least 20-feet behind the front building facade and be architecturally integrated with the main residential structure.

SECTION 05 | OFF-STREET PARKING REQUIREMENTS

SUBSECTION 05.01: OFF-STREET PARKING REQUIREMENTS

The schedule of off-street parking requirements in [Table 5](#) establishes parking requirements for all zoning districts.

Exhibit 'B'
Article 13, Definitions, of the
Unified Development Code (UDC)

CITY OF ROCKWALL | UNIFIED DEVELOPMENT CODE



(45) Garage, Community. A building or portion thereof, other than a public, private or storage garage as defined below, providing storage for motor vehicles with facilities for washing, but no other services, such garage to be in lieu of private garages within a block or portion of a block.

(45)(46) Garage Orientations. For the purposes of this Unified Development Code (UDC), the following definitions shall apply when interpreting garage orientation:

(a) Front Entry Garage. A garage configuration where the vehicular entrance faces directly toward the adjacent public right-of-way (i.e. the front property line). This configuration includes orientations that are: [1] flush with the front façade of the primary structure (sometimes referred to as Flat Front Entry garages), [2] recessed less than 20-feet behind the front façade of the primary structure, or [3] situated in front of the front façade of the primary structure.

(b) Recessed Front Entry Garage. A garage configuration where the garage door is forward facing and is situated a minimum of 20-feet behind the front façade of the primary structure.

(c) Side Entry Garage. A garage configuration where the garage door faces towards the side yard property line (i.e. generally perpendicular to the front property line) or -- on corner lots -- the perceived side yard property line adjacent to a street, and is situated on the side of the primary structure.

(d) J-Swing Garage. A garage configuration in which the driveway curves at a 90-degree angle in front of the primary structure to access a garage door that faces inward or at an angle toward the home's interior. This configuration includes a J-Swing Garage that enters on both the left- or right-hand side of the primary structure, and where the garage door is not directly visible from the street.

(e) Traditional Swing Garage. A variation of the J-Swing garage orientation in which an additional single or double garage door facing the street may be added behind the primary garage that is configured in a J-Swing. These secondary garage doors should be a minimum of 20-feet behind the front façade of the primary structure (i.e. the front façade of the J-Swing Garage).

(f) Modified Traditional Swing Garage. A variation of the Traditional Swing Garage where a single garage door is situated in a J-Swing orientation, and a double garage door is facing the street.

(g) Swing Garage. A general term encompassing both the J-Swing and Traditional Swing garage configurations.

(46)(47) Garage, Public. A building or portion thereof, designed or used for the storage, sale, hiring, care or repair of motor vehicles, which is operated for commercial purposes.

(47)(48) Garage, storage. A building or portion thereof, except those defined as private, a public, or a community garage providing storage for more than four motor vehicles, with facilities for washing but no other services.

(48)(49) Ground Cover. Natural mulch or plants of species which

normally reach a height of less than two feet upon maturity, installed in such a manner so as to form a continuous cover over the ground.

(49)(50) Height of Yard or Court. The vertical distance from the lowest level of such yard or court to the highest point of any boundary wall.

(50)(51) Impervious Cover. Roads, parking areas, buildings and other impermeable construction covering the natural land surface that prevent absorption of the water. Water quality basins, swells and other conveyances for overland drainage shall not be calculated as impervious cover.

(51)(52) Industrial Development. Any development on private land that is not classified as commercial or residential development (i.e. that consists of development being performed within the Light Industrial [LI] or Heavy Industrial [HI] Districts and that is based in warehouse, research/technology, light or heavy manufacturing, or similar land uses).

(52)(53) Institutional Use. A nonprofit organization or building, public or private, for the benefit of the public including YMCA, YWCA, Boys Clubs, Scouts; educational facilities and schools, including day care centers and kindergartens; churches, temples, cemeteries, mausoleums or crematories for the deposit of the human dead; hospitals, civic clubs, private parks, private libraries, museums, etc.

(53)(54) Kindergarten. A school for more than five (5) children of preschool age, in which constructive endeavors, object lessons or educational games are prominent features of the curriculum.

(54)(55) Landscape Architect. A person licensed to practice or teach landscape architecture in the State of Texas pursuant to state law.

(55)(56) Landscape Buffer. A strip of land:

- (a) Which serves a buffer function on the perimeter of a building site adjacent to another building site, residentially zoned or used property, or to a public or private street or alley; and
- (b) At least 80% of which is covered by natural grass, ground cover, or other natural plant materials (excluding screening).
- (c) Which is exclusive of any easements or right-of-way.

(56)(57) Landscaping. Trees, shrubs, ground cover, earthen berms, vines, grass, water, decorative features such as fountains, or other material approved by the City Council.

(57)(58) Large Shrub. A shrub which normally reaches a height of six (6) feet or more upon maturity.

(58)(59) Large Tree. A tree of a species which normally reaches a height of 30 feet or more upon maturity.

(59)(60) Legislative or Governing Body. The City Council of the City of Rockwall, Texas.

(60)(61) Loading Space. A space within the main building or on the same lot therewith, providing for the standing, loading, or unloading of trucks and having a minimum dimension of 12 feet by 65 feet and a vertical clearance of at least 14 feet.

(61)(62) Lot. An undivided tract or parcel of land having frontage on a