

# AGENDA

PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
**FEBRUARY 24, 2026** IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

## (I) CALL TO ORDER

## (II) APPOINTMENTS

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

## (III) OPEN FORUM

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

## (IV) CONSENT AGENDA

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

- (2) Approval of the Minutes for the February 10, 2026 Planning and Zoning Commission meeting.

### (3) **P2026-006 (HENRY LEE)**

Consider a request by Jared Earney of Kimley-Horn on behalf of Rance Rushing of Cornerstone Community Church or Rockwall and Joseph Bickham of Fuel City Rockwall, LLC for the approval of a Final Plat for Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition being a 39.894-acre tract of land identified as Lot 1, Block A, Cornerstone Community Church Addition and Tract 3 of N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard, and take any action necessary.

## (V) PUBLIC HEARING ITEMS

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

### (4) **Z2026-002 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 846-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 214 Blanche Drive, and take any action necessary.

## (VI) ACTION ITEMS

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

### (5) **SP2025-042 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO THE MARCH 10, 2026 MEETING]**

Discuss and consider a request by Henry Nguyen of Henry Nguyen Consulting, LLC on behalf of Lien Nguyen of Beauty Legacy, LLC for the approval of a Site Plan for a Strip Retail Center on a 0.976-acre parcel of land identified as Lot 8, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2200 Ridge Road [FM-740], and take any action necessary.

- (6) **SP2026-002 (HENRY LEE)**  
Discuss and consider a request by 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.
- (7) **MIS2026-002 (BETHANY ROSS)**  
Discuss and consider a request by William Watson for the approval of a Miscellaneous Case for an *Exception to the Material Requirements* for a residential fence on a 0.3116-acre parcel of land identified as Lot 2, Block E, Foxchase, Phase 5 Addition, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses, addressed as 1223 Skylar Drive, and take any action necessary.
- (8) **MIS2026-003 (ANGELICA GUEVARA)**  
Discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Special Request to reduce the front yard building setback 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.

(VII) **DISCUSSION ITEMS**

*These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is March 10, 2026.*

- (9) **Z2026-004 (BETHANY ROSS)**  
Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a Specific Use Permit (SUP) for a *Detached Garage* on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary.
- (10) **Z2025-005 (HENRY LEE)**  
Hold a public hearing to discuss and consider a request by Louis Clark of KinoD, LLC on behalf of Michael Guerrero of Atticus Summer Lee Townhomes, LLC for the approval of a PD Development Plan for 31 single-family residential lots on a 4.08-acre parcel of land identified as Lot 4, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Residential Subdistrict*, generally located on the east side of Glen Hill Way, north of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary.
- (11) **Z2026-006 (BETHANY ROSS)**  
Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a Specific Use Permit (SUP), superseding *Ordinance No. 25-80 [S-389]*, allowing *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary.
- (12) **Z2025-007 (HENRY LEE)**  
Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a Zoning Change from Agricultural (AG) District and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary.
- (13) **Z2026-008 (ANGELICA GUEVARA)**  
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes on behalf of Ruben Fragoso of SixFold Ventures for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

(14) **Z2026-009 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of a Specific Use Permit (SUP) for a *Major Auto Repair Garage* on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary.

(15) **Z2026-010 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina 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 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary.

(16) **SP2026-005 (ANGELICA GUEVARA)**

Discuss and consider a request by Holly Marshall for the approval of a Site Plan for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on a 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [SH-205], and take any action necessary.

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

- P2025-045: Final Plat for Phase 1 of the Juniper Subdivision (**APPROVED**)
- Z2025-075: Zoning Change (SF-7, SF-10 & GR to PD) for First Baptist Church Rockwall (**2<sup>ND</sup> READING; APPROVED**)
- Z2026-001: Text Amendment for *Banquet Facility/Event Hall* by Specific Use Permit (SUP) in Light Industrial (LI) District (**1<sup>ST</sup> READING; APPROVED**)
- Z2026-002: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 214 Blanche Drive (**REMANDED BACK TO THE PLANNING AND ZONING COMMISSION**)

(VIII) ADJOURNMENT

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

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

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on February 18, 2026 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

# MINUTES



PLANNING AND ZONING COMMISSION PUBLIC HEARING MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
FEBRUARY 10, 2026 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases),  
3 AND [2] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE *ZONING AND SPECIFIC*  
4 *USE PERMIT INPUT FORM* ON THE CITY'S WEBSITE.

## I. CALL TO ORDER

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

## II. APPOINTMENTS

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

18 A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural  
19 Review Board meeting.

## III. OPEN FORUM

23 *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*  
24 *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*  
25 *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*  
26 *Act.*

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

## IV. CONSENT AGENDA

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

36 2. Approval of Minutes for the January 27, 2026 Planning and Zoning Commission meeting.

### 3. **P2025-045 (HENRY LEE)**

39 Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development (US), Inc. for the approval of a *Final Plat* for  
40 Phase 1 of the Juniper Subdivision, being a 143.431-acre tract of land identified as Tract 7 of the W. H. Baird Survey, Abstract No. 25 and Tract 3 of the A.  
41 Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single Family 10 (SF10)  
42 District land uses, generally located west of the intersection of FM-549 and Wimberly Lane, and take any action necessary.

### 4. **SP2025-048 (HENRY LEE)**

45 Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development (US), Inc. for the approval of a  
46 *Site Plan* for Phase 1 of the Juniper Subdivision on a 143.431-acre parcel of land identified as Tract 7 of the W. H. Baird Survey, Abstract No. 25 and Tract  
47 3 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single Family  
48 10 (SF10) District land uses, generally located west of the intersection of FM-549 and Wimberly Lane, and take any action necessary.

50 Commissioner Schoen made a motion to approve Item 2. Approval of Minutes for the January 27<sup>th</sup> meeting but pull Items three (3) and four (4) for  
51 further discussion. Commissioner Hagaman seconded the motion to approve Item two (2) which passed by a vote of 7-0.

53 Commissioner Schoen asked if both of the items presented were conforming.

55 Director of Planning and Zoning Ryan Miller explained that these were not discretionary approvals they're considered technical approvals and  
56 meet all of the requirements of the Unified Development Code (UDC) and Municipal Code of Ordinance and the Planned Development District. Staff  
57 is obligated to recommend approval and, in this case, both the items do meet all the technical requirements of the City's codes.

59 Commissioner Brock made a motion to approve P2025-045 and SP2025-048. Chairman Dr. Conway seconded the motion which passed by a vote  
60 of 6-1 with Commissioner Roth dissenting.

## V. PUBLIC HEARING ITEMS

64 *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*  
65 *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*  
66 *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*  
67 *to three (3) minutes out of respect for the time of other citizens.*  
68

69 **5. Z2026-001 (RYAN MILLER)**

70 Hold a public hearing to discuss and consider a Text Amendment to Article 04, Permissible Uses, of the Unified Development Code (UDC) for the purpose of  
71 allowing the Banquet Facility/Event Hall land use by Specific Use Permit (SUP) in a Light Industrial (LI) District, and take any action necessary.  
72

73 Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. In January the City Council directed staff  
74 to bring forward the Text Amendment and it is a one letter change in the permissible use chart. The one letter change would allow applicants to  
75 request a banquet facility in a light Industrial (LI) District through a Specific Use Permit (SUP). As you know a SUP is a discretionary case that allows  
76 certain uses in certain districts on a case by case bases and allows city staff to have operational conditions. One of the reasons this case is coming  
77 forward and it does consider to have merit is staff has seen more industrial use have started to adopt commercial type users with a banquet's facility  
78 being one of the uses being seen.  
79

80 Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating  
81 such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.  
82

83 Commissioner Schoen made a motion to approve Z2026-001. Commissioner Bentley seconded the motion which passed by a vote of 7-0.  
84

85 **6. Z2026-002 (ANGELICA GUEVARA)**

86 Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established  
87 Subdivision on a 0.1650-acre parcel of land identified as Lot 846-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned  
88 Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 214 Blanche Drive, and take any action necessary.  
89

90 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting approval of a  
91 Specific Use Permit (SUP) for Residential Infill in an Established Subdivision to allow for the construction of a single-family residence. The proposed  
92 development generally complies with the density and dimensional standards of Planned Development District 75 (PD-75), as outlined in the Unified  
93 Development Code (UDC), with the exception of two deviations. First, the UDC requires that front-entry garages in single-family districts be set back  
94 a minimum of 20 feet from the front façade of the residence. The applicant proposes a garage setback of approximately five (5) feet and one-half inch  
95 behind the front façade. Second, the UDC requires a minimum two-car garage within the Single-Family 7 (SF-7) District; however, the proposed  
96 development includes only a one-car garage. Staff notes that the majority of newer development within the subdivision includes two-car garages,  
97 making the proposed request inconsistent with the prevailing development pattern in the area. Approval of the SUP is a discretionary decision of  
98 the City Council, subject to a recommendation from the Planning and Zoning Commission. On January 23, 2026, staff mailed 163 public notices to  
99 property owners and occupants within 500 feet of the subject property. To date, no responses have been received regarding the applicant's request.  
100

101 Joseph Flores  
102 466 Renee Drive  
103 Rockwall, TX 75032  
104

105 Mr. Flores came forward and explained he has a budget issue for a two-car garage.  
106

107 Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating  
108 such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.  
109

110 Vice-Chairman Hagaman explained he would not support unless there was a two-car garage.  
111

112 Commissioner Schoen explained there is ordinances for a reason.  
113

114 Commissioner Brock asked Director of Planning and Zoning Ryan Miller if they had approved a one car garage before.  
115

116 Director of planning and Zoning explained he can only remember one home approved of the newer development that had only one car garage.  
117

118 Commissioner Schoen made a motion to deny without prejudice Z2026-002 because of the ordinance since it does not have a second car garage.  
119 Commissioner Bentley seconded the motion which was denied without prejudice 6-1 with commissioner Brock dissenting.  
120

121 **7. Z2026-004 (BETHANY ROSS) [STAFF IS REQUESTING THAT THIS APPLICATION BE WITHDRAWN]**

122 Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a Specific Use Permit (SUP) for an Accessory Building on a 1.4969-  
123 acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5)  
124 District, addressed as 1982 Sterling Court, and take any action necessary.  
125

126 Commissioner Hilliard made a motion to withdraw Z2026-004. Commissioner Roth seconded the motion which was withdrawn by a vote of 7-0.  
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128 **VI. ACTION ITEMS**

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

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8. **SP2025-042 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO THE FEBRUARY 24, 2026 MEETING]**

Discuss and consider a request by Henry Nguyen of Henry Nguyen Consulting, LLC on behalf of Lien Nguyen of Beauty Legacy, LLC for the approval of a Site Plan for a Strip Retail Center on a 0.976-acre parcel of land identified as Lot 8, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2200 Ridge Road [FM-740], and take any action necessary.

9. **SP2025-045 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO THE FEBRUARY 24, 2026 MEETING]**

Discuss and consider a request by Cliff Lewis of Cliff Lewis Builders on behalf of Natalee Davenport of Davenport Rental Properties, LLC for the approval of a Site Plan for an Office Building on a 0.43-acre parcel of land identified as Lot 1, Block A, West Street Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 202 Interurban Street, and take any action necessary.

10. **SP2026-001 (BETHANY ROSS)**

Discuss and consider a request by Jason Cluth of SC Architecture on behalf of Jawad Rawra of Rawra Group for the approval of an Amended Site Plan for an existing Restaurant, 2,000 SF or Greater, with a Drive-Through or Drive-In on a 1.154-acre parcel of land identified as Lot 1, Block 1, HJG Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1801 S. Goliad Street [SH-205], and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. In 2014 the City Council approved a site plan for the development of the Dairy Queen. Multiple variances were approved to the general overlay district standards including stucco, exceeding the secondary materials and relocation of the required landscape and to allow a flat roof design. Recently the applicant has submitted an amended site plan proposing to remove the natural stone from the existing restaurant and replace it with a blonde brick. The applicant is requesting to get rid of the stone therefore they're requesting a variance to the 20% stone requirement in the overlay district standards. The applicant is providing two compensatory measures and providing some additional landscaping including shrubs, and an additional tree. They're also replacing the dumpster enclosure materials. ARB did recommend approval with the condition that the applicant add the metal awnings instead of the canvas awnings. Staff did add a condition of approval that the applicant provide an updated photometric plan that conforms to the UDC. However, they did this before the meeting and it has been provided.

Jason Cluth  
2931 Elkton Trail  
Tyler, TX 75703

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

Commissioner Schoen asked what the current orientation for the dumpsters were.

Commissioner Bentley asked what the colors were.

Commissioner Brock made a motion to approve SP2026-001 subject to the requirements ARB recommended, and subject to the applicant adding shrub through drive through lane. commissioner Hilliard seconded the motion which passed by a vote of 7-0.

11. **SP2026-002 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO THE FEBRUARY 24, 2026 MEETING]**

Discuss and consider a request by 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.

VII. DISCUSSION ITEMS

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

- P2026-001: Replat for Lots 4 & 5, Block A, The Shores Club House Phase Addition (APPROVED)
- P2026-002: Replat for Lot 29 of the Skyview Country Estate No. 3 Addition (APPROVED)
- P2026-003: Final Plat for Lot 1, Block A, National Addition (APPROVED)
- P2026-004: Lots 19-21, Block A, Creekside Commons Addition (APPROVED)
- Z2025-074: Specific Use Permit (SUP) for a Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In at 1011 S. Goliad Street (2<sup>ND</sup> READING; APPROVED)
- Z2025-078: Zoning Change from Single-Family 7 (SF-7) District to a Planned Development District for the Rockwall Community Playhouse (2<sup>ND</sup> READING; APPROVED)
- Z2025-075: Zoning Change (SF-7, SF-10, & GR to PD for GR) for First Baptist Church of Rockwall (1<sup>ST</sup> READING; APPROVED)

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

VIII. ADJOURNMENT

Chairman Dr. Conway adjourned the meeting at 6:40PM

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

\_\_\_\_\_  
Dr. Jean Conway, Chairman

Attest:

\_\_\_\_\_  
Melanie Zavala, Planning Coordinator



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission

**DATE:** February 24, 2026

**APPLICANT:** Jared Earney; *Kimley-Horn*

**CASE NUMBER:** P2026-006; *Final Plat for Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition*

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### SUMMARY

Consider a request by Jared Earney of Kimley-Horn on behalf of Rance Rushing of Cornerstone Community Church or Rockwall and Joseph Bickham of Fuel City Rockwall, LLC for the approval of a Final Plat for Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition being a 39.894-acre tract of land identified as Lot 1, Block A, Cornerstone Community Church Addition and Tracts 3 & 4-06 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard, and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 39.894-acre tract of land [*i.e. Lot 1, Block A, Cornerstone Community Church Addition and Tracts 3 & 4-06 of the N. Butler Survey, Abstract No. 20*] for the purpose of adjusting lot lines and dedicating the easements required to develop a portion of the subject property [*i.e. Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition*] with a *Retail Store with Gasoline Sales and Carwash* [*i.e. Fuel City*].
- Background. A portion of the subject property was annexed by the City Council on September 7, 1971 by *Ordinance No. 71-09* [*Case No. A1971-001*]. The remainder of the subject property was annexed by the City Council on April 28, 1986 by *Ordinance No. 86-30* [*Case No. A1986-004*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 2, 2012, the City Council approved a zoning change [*Case No. Z2012-007*] from Agricultural (AG) District to a Commercial (C) District for a portion of the subject property. On September 18, 2017, the Planning and Zoning Commission approved a site plan [*Case No. SP2017-025*] to allow the construction of a *Church/House of Worship* on the subject property. On June 2, 2025, the City Council approved a zoning change [*Case No. Z2025-021*] from Agricultural (AG) District to Commercial (C) District for an additional portion of the subject property. On July 15, 2025, the Planning and Zoning Commission approved a site plan [*Case No. SP2025-021*] to allow the construction of a *Retail Store with Gasoline Sales and a Carwash* [*i.e. Fuel City*].
- 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 1-3, Block A and Lot 1, Block B, *Squabble Creek Estates Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

# PROJECT COMMENTS



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

DATE: 2/19/2026

PROJECT NUMBER: P2026-006  
PROJECT NAME: Final Plat for Lots 1-3, Block A, Squabble Creek Estates  
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Consider a request by Jared Earney of Kimley-Horn on behalf of Rance Rushing of Cornerstone Community Church or Rockwall and Joseph Bickham of Fuel City Rockwall, LLC for the approval of a Final Plat for Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition being a 39.894-acre tract of land identified as Lot 1, Block A, Cornerstone Community Church Addition and Tract 3 of N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/19/2026	Needs Review

02/19/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition being a 39.894-acre tract of land identified as Lot 1, Block A, Cornerstone Community Church Addition and Tract 3 of N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard.

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

M.3 For reference, include the case number (P2026-006) in the lower right-hand corner of all pages on future submittals.

M.4 Please make Page 1 the last page of the plat.

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

Final Plat  
Lots 1-3, Block A; Lot 1, Block B,  
Squabble Creek Estates Addition  
Being  
4 Lots  
39.894-Acres or 1,737,782.64 SF  
Situated in the  
N. Butler Survey, Abstract No. 20  
R. Ballard Survey, Abstract No. 29  
City of Rockwall, Rockwall County, Texas

M.6 Please remove the building setbacks from the plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please use a ghosted line or a dashed line of a different weight to indicate old lot lines. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please provide the required Right-of-Way (ROW) for E. Washington Street. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please indicate the 100-year and 50-year floodplain and floodway boundaries. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 The legal description for Block B is incomplete in the Certificate of Dedication. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 The surveyor does not need a notary as the seal serves this purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.13 A full CO shall not be issued until the final plat has been filed with Rockwall County.

I.14 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning: February 24, 2026

City Council Meeting: March 2, 2026

I.15 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/18/2026	Approved w/ Comments

02/18/2026: 1. Need remainder of ROW for Washington to equal 65' ROW.

2. Label width of all easements.

3. Label 100yr floodplain and call out source of floodplain information. Show cross-sections every 300'.

4. Need bearings and distances for the property lines that are being abandoned. Needs to be "dotted" line type for "old" property line.

5. Ensure at least 2 points on the plat have nothing and easting information listed.

6. Include bearings and distances on all property boundaries within plat.

7. Water and Sanitary Sewer

8. List 100yr WSEL of UG system.

9. Add widths to all easements (24')

10. Need bearings and distances for the property lines that are being abandoned. Needs to be "dotted" line type for "old" property line

11. Is this building setback? label.

12. Label this 20' water easement by this plat.

13. Include labels on all of these lines as well.

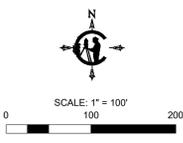
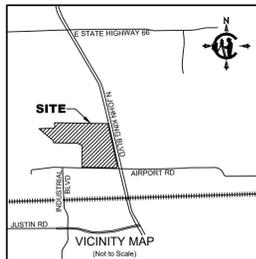
14. Water and Sanitary Sewer

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/18/2026	Approved

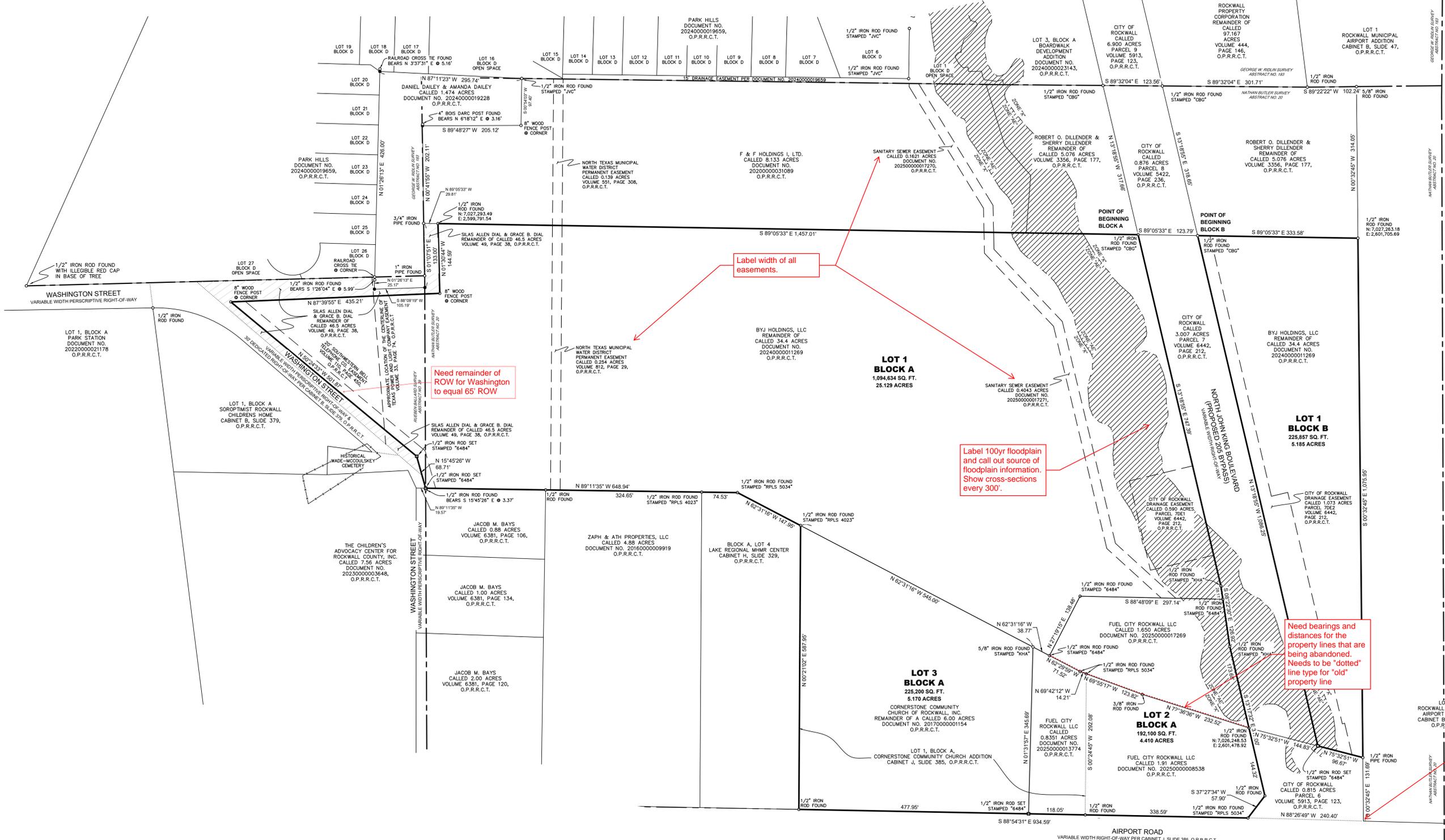
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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FIRE	Ariana Kistner	02/19/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/17/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/17/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/17/2026	Approved
No Comments			



- LEGEND**
- = MONUMENT FOUND (AS NOTED)
  - IRF = IRON REBAR FOUND (AS NOTED)
  - CIRF = CAPPED IRON REBAR FOUND (AS NOTED)
  - CIRS = CAPPED IRON REBAR SET (AS NOTED)
  - R.O.W. = RIGHT-OF-WAY
  - P.O.B. = POINT OF BEGINNING
  - = EASEMENT LINE
  - = PROPERTY LINE
  - = FLOOD ZONE LINE
  - = FLOOD ZONE "M"



**FINAL PLAT**  
**SQUABBLE CREEK ESTATES**  
**39.894 ACRES**  
 NATHAN BUTLER SURVEY, ABSTRACT NO. 20  
 RUEBEN BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

Date: 02/11/2026 Drawn: CDM Checked: ARC Scale: 1" = 100' Sheet: 2 of 4

Owner: BYJ HOLDINGS, LLC 100 NORTH CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080 aaron@byjholdings.com (214) 448-4632	Owner: FUEL CITY ROCKWALL, LLC 81 S. RIVERFRONT BLVD. DALLAS, TX 75207 fcrllc@fuelcity.com (469) 203-5159	Owner: CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC. 1505 AIRPORT RD ROCKWALL, TX 75087 ranc@cornerstonerockwall.com (972) 948-3911	<b>CROWLEY SURVEYING</b> FRN:10046500 117 West Archer Street Jacksonville, TX 75459 (469) 850-CPLS(2757) acrowley@crowleysurveying.com
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CASE #

SEE PAGE 4

Include bearings and distances on all property boundaries within plat.

Water and Sanitary Sewer

List 100yr WSEL of UG system.

Water and Sanitary Sewer

Add widths to all easements (24')

List 100yr WSEL of UG system.

Need bearings and distances for the property lines that are being abandoned. Needs to be "dotted" line type for "old" property line

Is this building setback? label.

Label this 20' water easement by this plat.

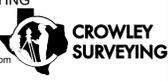
Is this building setback? label.

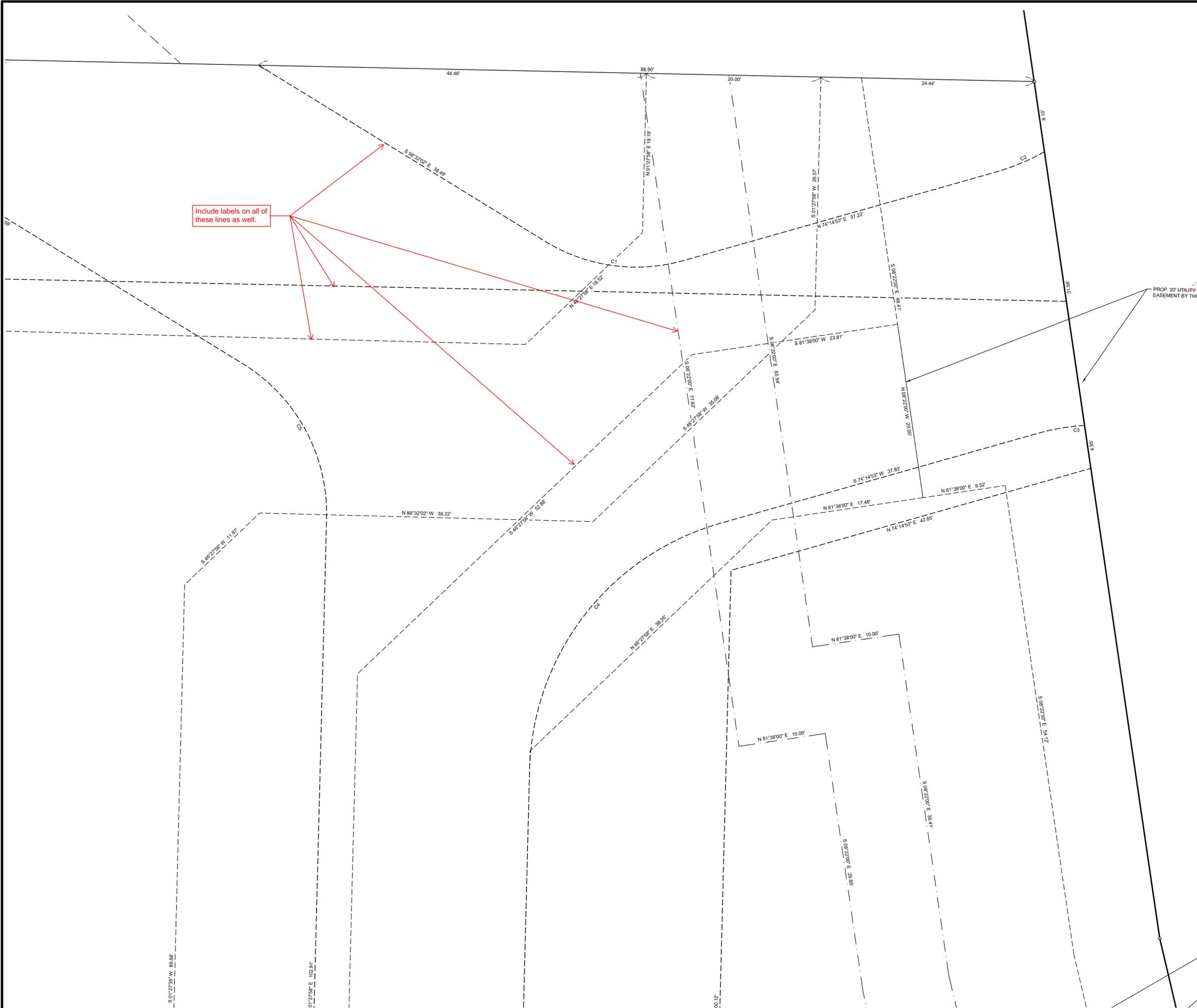
**LOT 3  
BLOCK A**  
225,200 SQ. FT.  
5.170 ACRES

**LOT 2  
BLOCK A**  
192,100 SQ. FT.  
4.410 ACRES

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.48'	20.00'	47°13'05"	S82°08'34"E	16.02'
C2	6.01'	25.00'	13°46'16"	N67°21'45"E	5.99'
C3	5.43'	25.00'	12°27'10"	S80°28'29"W	5.42'
C4	38.10'	30.00'	72°46'55"	S37°51'26"W	35.59'
C5	20.94'	20.00'	60°00'00"	N28°32'02"W	20.00'
C6	31.41'	20.00'	90°00'00"	N46°27'58"E	28.28'
C7	69.10'	43.99'	90°00'00"	N46°27'58"E	62.22'
C8	21.04'	44.79'	26°55'04"	N14°57'23"W	20.85'
C9	46.07'	43.99'	60°00'00"	N58°32'02"W	43.99'
C10	31.41'	20.00'	90°00'00"	N43°32'02"W	28.28'
C11	11.12'	20.00'	31°50'59"	N17°23'28"E	10.97'
C12	10.74'	20.00'	30°47'10"	S13°55'37"E	10.62'
C13	31.41'	20.00'	90°00'00"	S46°27'58"W	28.28'
C14	31.41'	20.00'	90°00'00"	N43°32'02"W	28.28'
C15	31.41'	20.00'	90°00'00"	N46°27'58"E	28.28'
C16	20.94'	20.00'	60°00'00"	S68°32'02"E	20.00'
C17	10.47'	20.00'	30°00'00"	S13°32'02"E	10.35'

**FINAL PLAT**  
**SQUABBLE CREEK ESTATES**  
**39.894 ACRES**  
 NATHAN BUTLER SURVEY, ABSTRACT NO. 20  
 RUEBEN BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

Date: 02/11/2026	Drawn: CDM	Checked: ARC	Scale: 1"=30'	Sheet: 3 of 4
Owner: BY HOLDINGS, LLC 100 NORTH CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080 sarc@bighilland.com (214) 448-4632	Owner: FUEL CITY ROCKWALL, LLC 81 S. RIVERFRONT BLVD. DALLAS, TX 75207 frockwall@fuelcity.com (469) 203-5159	Owner: CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC. 1505 AIRPORT RD ROCKWALL, TX 75087 rarc@cornerstonerockwall.com (972) 946-2911	Owner: CROWLEY SURVEYING 117 West Archer Street Jackoboro, TX 75459 (469) 850-CPLS(2757) acrowley@crowleysurveying.com	



Include labels on all of these lines as well.

Water and Sanitary Sewer

PROP. 20' UTILITY EASEMENT BY THIS PLAT

CURVE TABLE					
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**FINAL PLAT**  
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 NATHAN BUTLER SURVEY, ABSTRACT NO. 20  
 RUEBEN BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

Date: 02/11/2026	Drawn: CDM	Checked: ARC	Scale: 1"=5'	Sheet: 4 of 4
<small>Owner:</small> 874 HOLDINGS, LLC 100 NORTH CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080 8am@highland.com (214) 448-4632	<small>Owner:</small> FUEL CITY ROCKWALL, LLC 81 S. RIVERFRONT BLVD. DALLAS, TX 75207 jfickling@fuelcity.com (469) 203-3159	<small>Owner:</small> CORNERSTONE COMMUNITY CHURCH OF JACKSONVILLE, TX 75459 ROCKWALL, INC. 1505 AIRPORT RD. ROCKWALL, TX 75087 rarcia@cornerstonerockwall.com (972) 948-2811	<b>CROWLEY SURVEYING</b> FRN:10046500 117 West Archer Street Jacksonville, TX 75459 (469) 850-CPLS(2757) acrowley@crowleysurveying.com	





# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS \_\_\_\_\_

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION **NWC OF JOHN KING BLVD AND AIRPORT RD**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **COMMERCIAL DISTRICT C**

CURRENT USE **CHURCH**

PROPOSED ZONING **N/A**

PROPOSED USE **N/A**

ACREAGE **39.894**

LOTS [CURRENT] **1 and 4 tracts**

LOTS [PROPOSED] **4**

**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 **CORNERSTONE COMMUNITY CHURCH OF ROCKWALL**

APPLICANT **KIMLEY-HORN**

CONTACT PERSON **Rance Rushing**

CONTACT PERSON **JARED EARNEY**

ADDRESS **1565 Airport Rd**

ADDRESS **801 CHERRY STREET**

**SUITE 1300**

CITY, STATE & ZIP **Rockwall Tx 75087**

CITY, STATE & ZIP **FORT WORTH, TX 76102**

PHONE [REDACTED]

PHONE [REDACTED]

E-MAIL [REDACTED]

E-MAIL [REDACTED]

## NOTARY VERIFICATION [REQUIRED]

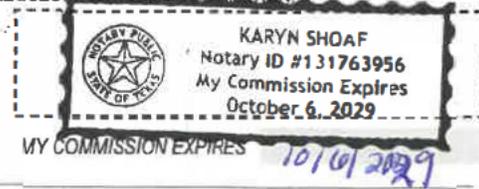
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Rance Rushing [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,097.88 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF February, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF February, 2026

OWNER'S SIGNATURE Rance Rushing

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION **NWC OF JOHN KING BLVD AND AIRPORT RD**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **COMMERCIAL DISTRICT C**

CURRENT USE **N/A**

PROPOSED ZONING **N/A**

PROPOSED USE **GAS STATION / CAR WASH**

ACREAGE **39.894**

LOTS [CURRENT] **1 and 4 tracts**

LOTS [PROPOSED] **4**

**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 **FUEL CITY ROCKWALL, LLC.**

APPLICANT **KIMLEY-HORN**

CONTACT PERSON **JOSEPH BICKHAM**

CONTACT PERSON **JARED EARNEY**

ADDRESS **801 S RIVERFRONT BLVD**

ADDRESS **801 CHERRY STREET**

**SUITE 1300**

CITY, STATE & ZIP **DALLAS, TX 75207**

CITY, STATE & ZIP **FORT WORTH, TX 76102**

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

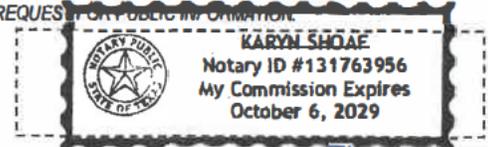
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Joseph Bickham [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,097.88 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF February, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR CITY PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF February, 2026

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_



MY COMMISSION EXPIRES 10/6/2026



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

#### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: A \$7,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION **NWC of John King Blvd and Airport Rd**

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Agricultural District AG**

CURRENT USE **N/A**

PROPOSED ZONING **NA**

PROPOSED USE **N/A**

ACREAGE **39.894**

LOTS [CURRENT] **1 and 4 tracts**

LOTS [PROPOSED] **4**

**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 **BYJ Holdings, LLC**

APPLICANT **KIMLEY-HORN**

CONTACT PERSON **Aaron Albright**

CONTACT PERSON **JARED EARNEY**

ADDRESS **100 N Central Expressway  
Suite 400**

ADDRESS **801 CHERRY ST  
SUITE 1300**

CITY, STATE & ZIP **Richardson, TX 75080**

CITY, STATE & ZIP **FORT WORTH TX 76102**

PHONE

PHONE

[Redacted phone numbers]

[Redacted phone numbers]

E-MAIL

[Redacted email addresses]

### NOTARY VERIFICATION [REQUIRED]

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

<sup>1</sup> 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 \$ 1092.82 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF February 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (IE. "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 TRANSMIT 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 11 DAY OF February 2026

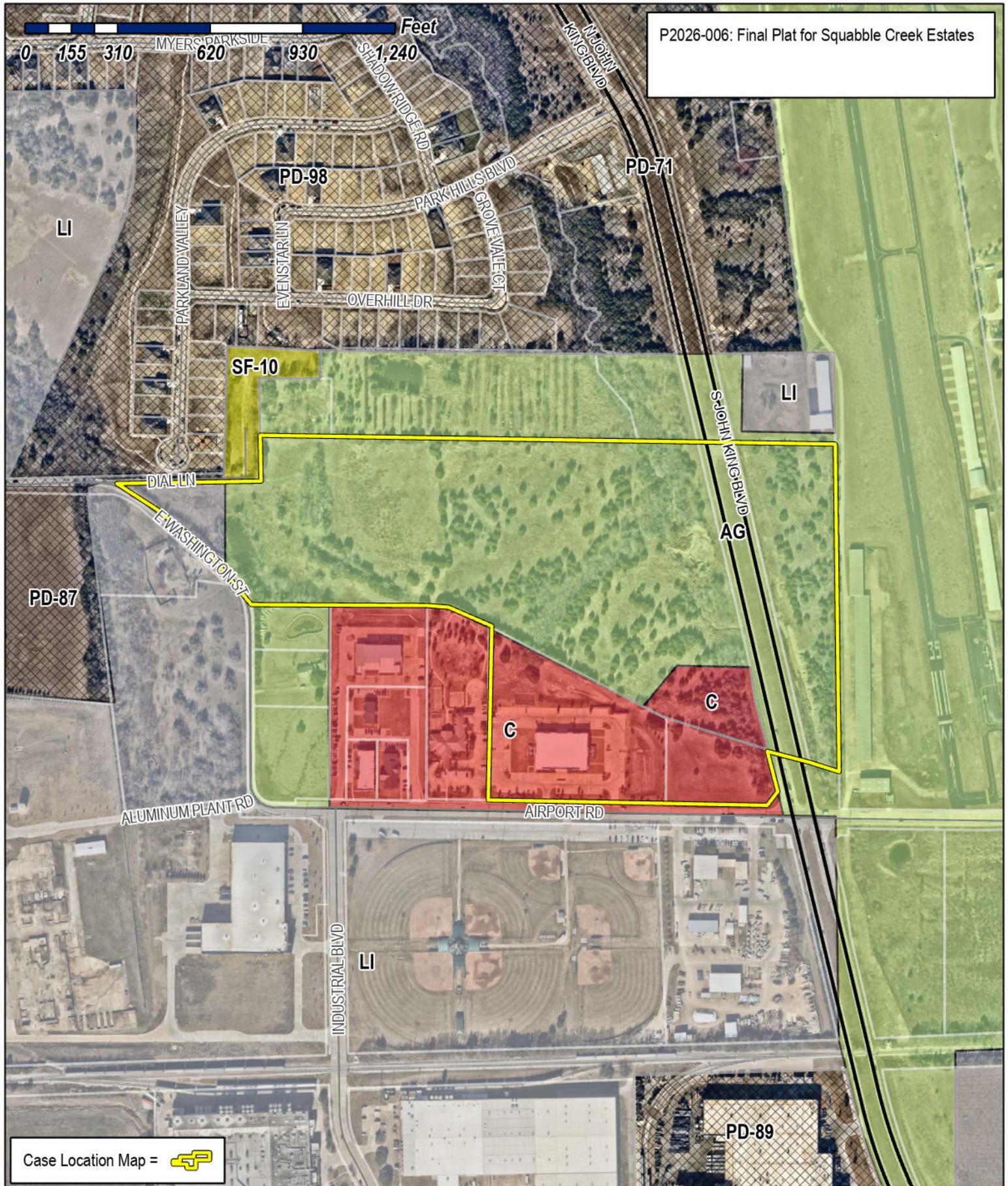
OWNER'S SIGNATURE

*Marshall Funk*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



P2026-006: Final Plat for Squabble Creek Estates



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.



**CERTIFICATION OF DEDICATION BY OWNER**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

We, BYJ Holdings, LLC, Cornerstone Community Church of Rockwall, Inc., and Fuel City Rockwall, LLC are the owners of the land shown on this plat, within the area described by metes and bounds, as follows:

All that certain 34.709 acre tract of land being situated in part of the Nathan Butler Survey, Abstract Number 20, and part of the Rueben Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas, same being part of the remainder of a called 34.4 acre tract of land described in a deed to BYJ Holdings, LLC, recorded in Document Number 2024-0000011269, of the Official Public Records of said county, all of a called 0.8351 acre tract of land described in a deed to Fuel City Rockwall LLC, recorded in Document Number 20250000013774 of said Official Public Records, all of the remainder of a called 6.00 acre tract of land described in a deed to Cornerstone Community Church of Rockwall, Inc., recorded in Document Number 20170000001154 of said Official Public Records, and all of Lot 1, Block A of Cornerstone Community Church Addition, recorded in Cabinet J, Slide 385 of said Official Public Records, all of a called 1.91 acre tract of land described in a deed to Fuel City Rockwall LLC, recorded in Document Number 20250000008538 of said Official Public Records, and all of a called 1.650 acre tract of land described in a deed to Fuel City Rockwall LLC, recorded in Document Number 20250000017269 of said Official Public Records. Said 34.709 acres being described more particularly, by metes and bounds, as follows:

**BEGINNING** at a 1/2-inch iron rod with a cap stamped "CBG" found for the southwest corner of a called 0.876 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 5422, Page 236, of said Official Public Records, the northwest corner of a called 3.007 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 6442, Page 212, of said Official Public Records, in the intersection between the west line of North John King Boulevard, also known as 205 Bypass, a variable width right-of-way and the common line between said 34.4 acre tract and a called 5.076 acre tract of land described in a deed to Robert O. Dillender and Sherry Dillender, recorded in Volume 3356, Page 177, of said Official Public Records;

**THENCE** South 13° 18' 55" East, with the west line of said North John King Boulevard, a distance of 747.39 feet, to a 1/2-inch iron rod found stamped "KHA" for corner;

**THENCE** South 08° 22' 30" East, continuing with said west line, passing at a distance of 28.11 feet, a 1/2-inch iron rod stamped "6484" found for the northeast corner of said called 1.650 acre tract, continuing for a total distance of 126.92 feet, to a 1/2-inch found iron rod stamped "KHA" found for corner;

**THENCE** South 13° 17' 32" East, continuing with said west line, passing at a distance of 173.68 feet, a 1/2-inch iron rod found for the common east corner between said 1.650 tract and said 1.91 acre tract, same being the northwest corner of a called 0.815 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 5913, Page 123, of said Official Public Records, continuing in all a total distance of 318.00 feet to a 1/2 inch iron rod found;

**THENCE** South 37°27'34" West, with the common line of said 1.91 acre tract and said 0.815 acre tract, a distance of 57.90 feet to a 1/2 inch iron rod with cap stamped RPLS 5034" found for the southeast corner of said 1.91 acre tract and the southwest corner of said 0.815 acre tract, being in the north line of Airport Road, a variable width public right-of-way;

**THENCE** South 88°54'31" East, with the south line of said 1.91 acre tract, the south line of said 0.8351 acre tract, the south line of the remainder of said 6.00 acre tract, the south line of said Lot 1, Block A of Cornerstone Community Church Addition, and the north line of said Airport Road, a distance of 934.59 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 1, Block A, same being the southwest corner of the remainder of said 6.00 acre tract and the southeast corner of Block A, Lot 4 of Lake Regional MHMR Center, recorded in Cabinet H, Slide 329 of said Official Public Records;

**THENCE** North 00°21'02" East, with the common line of said Lot 1, Block A of Cornerstone Community Church Addition and said Block A, Lot 4 of Lake Regional MHMR Center, a distance of 587.95 feet to a 1/2 inch iron rod with cap stamped "RPLS 4023" found for the northwest corner of the remainder of said 6.00 acre tract, same being the northwest corner of said Lot 1, Block A of Cornerstone Community Church Addition and the northeast corner of said Block A, Lot 4 of Lake Regional MHMR Center, and being in the south line of the remainder of said 34.4 acre tract;

**THENCE** North 62° 31' 16" West, with the common line of Block A, Lot 4, Lake Regional MHMR Center, and the remainder of said 34.4 acre tract, a distance of 147.95 feet to a 1/2-inch iron rod stamped "RPLS 5034" found for a north corner of said Block A, Lot 4;

**THENCE** North 89°11'35" West, with the common line between said 34.4 acre tract and said Block A, Lot 4, passing at a distance of 74.53 feet a 1/2-inch iron rod stamped "RPLS 4023" found for the common north corner between said Block A, Lot 4 and a called 4.88 acre tract of land described in a deed to Zaph & Ath Properties, LLC, recorded in Document Number 20160000009919, of said Official Public Records, continuing for another 324.65 feet, to a 1/2-inch iron rod found for the common north corner between said 4.88 acre tract and a called 0.88 tract of land described in a deed to Jacob M. Bays, recorded in Volume 6381, Page 106, of said Official Public Records, continuing for a total distance of 648.94 feet, to a 1/2-inch iron rod stamped "6484" set in the common line between said 34.4 acre tract and said 0.88 acre tract, for the southwest corner of said 34.4 acre tract;

**THENCE** North 15° 45' 26" West, over and across a called 46.5 acre tract of land described in a deed to Silas Allen Dial and Grace B. Dial, recorded in Volume 49, Page 38, of said Official Public Records, with a westerly line of said 34.4 acre tract, a distance of 68.71 feet, to a 1/2-inch iron rod stamped "6484" set for corner;

**THENCE** North 50° 24' 33" West, continuing over and across said 46.5 acre tract, with a westerly line of said 34.4 acre tract, a distance of 501.87 feet, to a 8-inch wood fence post found for the most westerly northwest corner of said 34.4 acre tract;

**THENCE** North 87° 39' 55" East, continuing over and across said 46.5 acre tract, with a northerly line of said 34.4 acre tract, a distance of 435.21 feet, to a 8-inch wood fence post found for a northwest corner of said 34.4 acre tract;

**THENCE** North 01° 30' 44" West, continuing over and across said 46.5 acre tract, with a west line of said 34.4 acre tract, a distance of 144.59 feet, to a 1/2-inch iron rod found in the south line of a called 8.133 acre tract of land described in a deed to F & F Holdings I, LTD., recorded in Document Number 20200000031089, of said Official Public Records, for the most northerly northwest corner of said 34.4 acre tract, from which a 3/4-inch iron pipe found for the southeast corner of said 8.133 acre tract bears North 89° 05' 33" West, a distance of 29.81 feet;

**THENCE** South 89° 05' 33" East, with the common line between said 8.133 acre tract and said 34.4 acre tract, a distance of 1,457.01 feet, to the **POINT OF BEGINNING**, containing 34.709 acres or 1,511,934 square feet, more or less.

We, BYJ Holdings, LLC, are the owners of the land shown on this plat, within the area described by metes and bounds, as follows:

All that certain 5.185 acre tract of land being situated in part of the Nathan Butler Survey, Abstract Number 20, in the City of Rockwall, Rockwall County, Texas, same being part of the remainder of a called 34.4 acre tract of land described in a deed to BYJ Holdings, LLC, recorded in Document Number 2024-0000011269, of the Official Public Records of said county. Said 5.185 acres being described more particularly, by metes and bounds, as follows:

**BEGINNING** at a 1/2-inch iron rod with a cap stamped "CBG" found for the southeast corner of a called 0.876 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 5422, Page 236, of said Official Public Records, the northeast corner of a called 3.007 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 6442, Page 212, of said Official Public Records, in the intersection between the east line of North John King Boulevard, also known as 205 Bypass, a variable width right-of-way and the common line between said 34.4 acre tract and a called 5.076 acre tract of land described in a deed to Robert O. Dillender and Sherry Dillender, recorded in Volume 3356, Page 177, of said Official Public Records;

**THENCE** South 0° 32' 45" East, with the common line between said Lot 1 and said 34.4 acre tract, a distance of 1,075.95 feet, to a 1/2-inch iron pipe found for the northeast corner of a called 0.815 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 5913, Page 123, of said Official Public Records;

**THENCE** North 75° 32' 51" West, with the north line of said 0.815 acre tract, a distance of 96.67 feet, to a 1/2-inch iron rod stamped "6484" set in the east line of said John King Boulevard, for the southeast corner of said 3.007 acre tract;

**THENCE** North 13° 18' 55" West, with the said east line, a distance of 1,086.25 feet, to the **POINT OF BEGINNING**, containing 5.185 acres or 225,857 square feet, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

We, BYJ Holdings, LLC, Cornerstone Community Church of Rockwall, Inc., and Fuel City Rockwall, LLC, the undersigned owner(s) of the land shown on this plat, and designated herein as the SQUABBLE CREEK ESTATES, a subdivision to the city of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the SQUABBLE CREEK ESTATES subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- 1.) No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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 will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4.) The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- 5.) The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6.) No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the city 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, 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.

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 may have as a result of the dedication of exactions made herein.

\_\_\_\_\_  
BYJ HOLDINGS, LLC REPRESENTATIVE      FUEL CITY ROCKWALL, LLC

\_\_\_\_\_  
CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC.

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for \_\_\_\_\_ County  
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

\_\_\_\_\_  
PROPERTY OWNER SIGNATURE

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for \_\_\_\_\_ County  
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

\_\_\_\_\_  
PROPERTY OWNER SIGNATURE

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for \_\_\_\_\_ County  
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

\_\_\_\_\_  
PROPERTY OWNER SIGNATURE

**GENERAL NOTES**

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.

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 PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED, OR PERMIT ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY.

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.

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.

THE PURPOSE OF THIS PLAT IS TO CONVEY/CREATE 3 OFFICIAL LOTS OF RECORD AND TO DEDICATE/CONVEY EASEMENTS.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AND ZONE "AE", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0040L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, AND COMMUNITY PANEL NO. 48397C0045L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "AE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, NO BASE FLOOD ELEVATIONS DETERMINED.

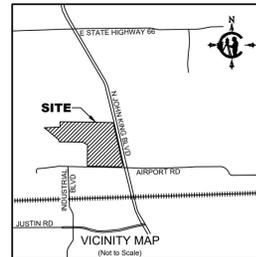
THE GRID COORDINATES SHOWN ON THIS PLAT ARE BASED ON U.S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE (4202).

**APPROVED**

I hereby certify that the above and forgoing subdivision plat — being an addition to the City of Rockwall, Texas was approved by the city council of the City of Rockwall, Texas on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCKWALL      PLANNING & ZONING COMMISSION CHAIRMAN

\_\_\_\_\_  
CITY SECRETARY      CITY ENGINEER



**CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR**

STATE OF TEXAS §  
COUNTY OF DENTON §

I, ANTHONY RAY CROWLEY, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat complies with the survey related requirements of the Rockwall County Subdivision Regulations and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

\_\_\_\_\_  
ANTHONY RAY CROWLEY, R.P.L.S. 6484      DATE



STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared ANTHONY RAY CROWLEY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

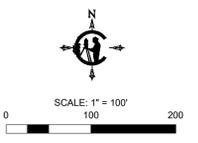
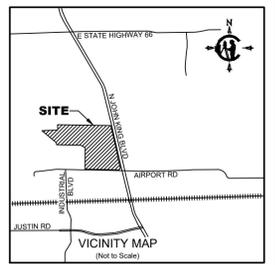
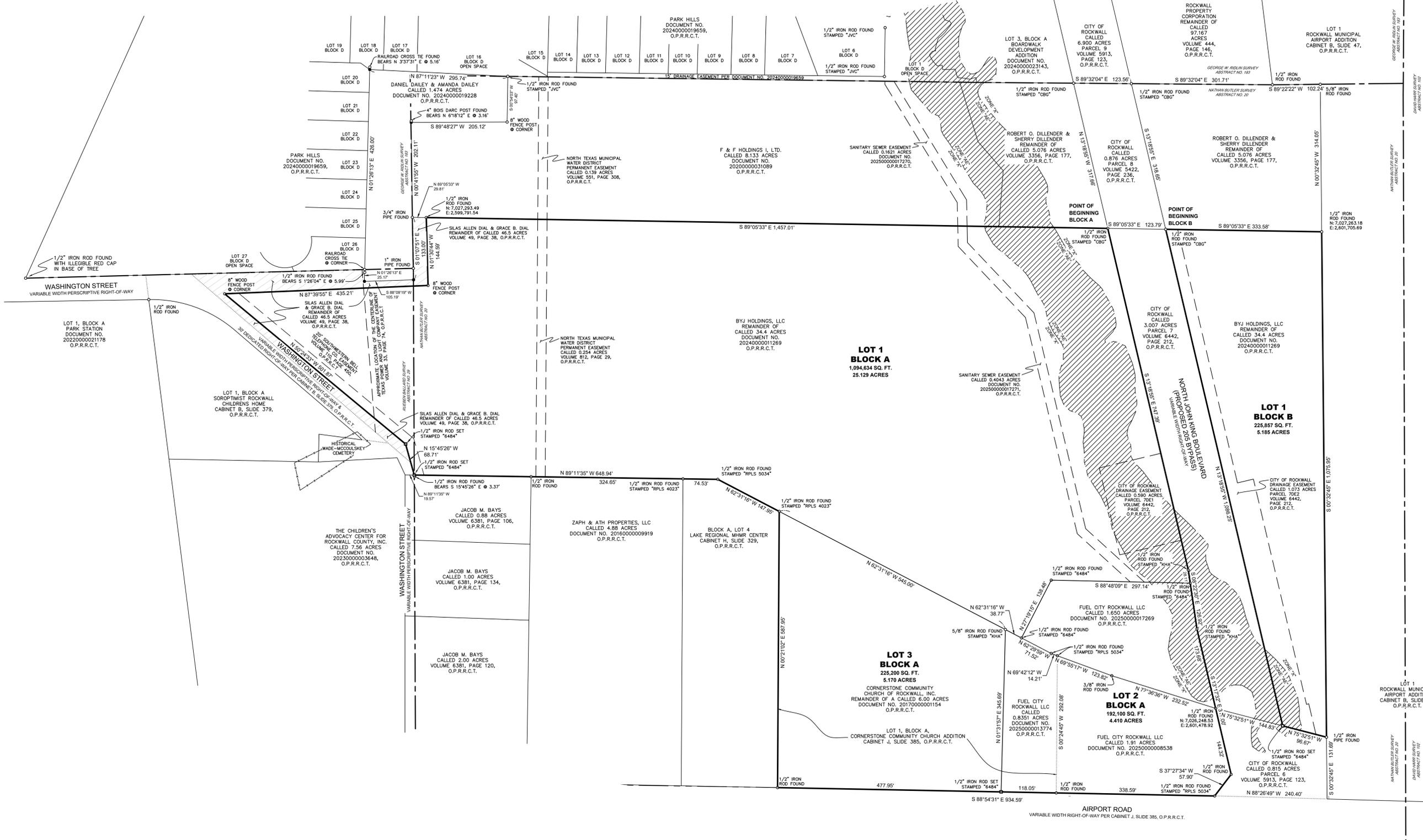
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
NOTARY PUBLIC, Denton County, Texas

**FINAL PLAT**  
**SQUABBLE CREEK ESTATES**  
**39.894 ACRES**  
NATHAN BUTLER SURVEY, ABSTRACT NO. 20  
RUEBEN BALLARD SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Date: 02/11/2026	Drawn: CDM	Checked: ARC	Scale: N/A	Sheet: 1 of 4
Owner: BYJ HOLDINGS, LLC 100 NORTH CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080 awm@kinghilland.com (214) 448-4632	Owner: FUEL CITY ROCKWALL, LLC 81 S. RIVERFRONT BLVD, DALLAS, TX 75207 frockwall@fuelcity.com (469) 203-9159	Owner: CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC. 1505 AIRPORT RD ROCKWALL, TX 75087 rccoca@cornerstonerockwall.com (972) 948-2911	CROWLEY SURVEYING FRN:10046500 117 West Archer Street Jackboro, TX 75459 (469) 850-CPLS(2757) acrowley@crowleysurveying.com	





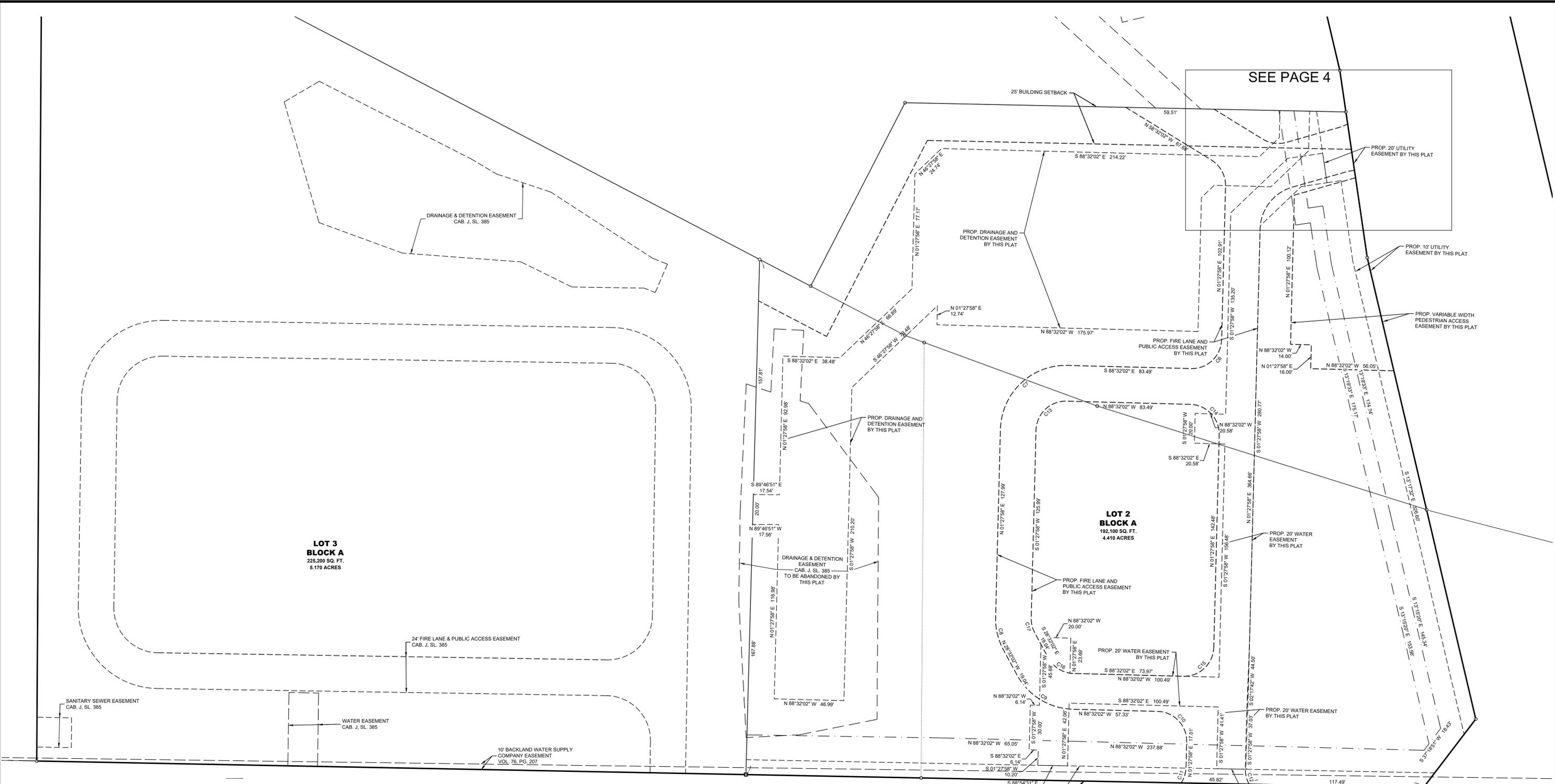
- LEGEND**
- = MONUMENT FOUND (AS NOTED)
  - IRF = IRON REBAR FOUND (AS NOTED)
  - CIRF = CAPPED IRON REBAR FOUND (AS NOTED)
  - CIRS = CAPPED IRON REBAR SET (AS NOTED)
  - R.O.W. = RIGHT-OF-WAY
  - P.O.B. = POINT OF BEGINNING
  - - - = EASEMENT LINE
  - - - - - = PROPERTY LINE
  - - - - - = FLOOD ZONE LINE
  - - - - - = FLOOD ZONE "M"

**FINAL PLAT**  
**SQUABBLE CREEK ESTATES**  
**39.894 ACRES**  
 NATHAN BUTLER SURVEY, ABSTRACT NO. 20  
 RUEBEN BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

Date: 02/11/2026 Drawn: CDM Checked: ARC Scale: 1" = 100' Sheet: 2 of 4

<p>Owner: BYJ HOLDINGS, LLC 100 NORTH CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080 saw@byjholdings.com (214) 448-4632</p>	<p>Owner: FUEL CITY ROCKWALL, LLC 81 S. RIVERFRONT BLVD. DALLAS, TX 75207 frockwall@fuelcity.com (469) 203-5159</p>	<p>Owner: CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC. 1505 AIRPORT RD ROCKWALL, TX 75087 rcc@cornerstonerockwall.com (972) 948-3911</p>	<p><b>CROWLEY SURVEYING</b>        FRN:10046500        117 West Archer Street        Jacksonville, TX 75459        (469) 850-CPLS(2757)        acrowley@crowleysurveying.com</p>
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CASE #



SEE PAGE 4

**LOT 3  
BLOCK A**  
225,200 SQ. FT.  
5.170 ACRES

**LOT 2  
BLOCK A**  
192,100 SQ. FT.  
4.410 ACRES

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.48'	20.00'	47°13'05"	S82°08'34"E	16.02'
C2	6.01'	25.00'	13°46'16"	N67°21'45"E	5.99'
C3	5.43'	25.00'	12°27'10"	S80°28'29"W	5.42'
C4	38.10'	30.00'	72°46'55"	S37°51'26"W	35.59'
C5	20.94'	20.00'	60°00'00"	N28°32'02"W	20.00'
C6	31.41'	20.00'	90°00'00"	N46°27'58"E	28.28'
C7	69.10'	43.99'	90°00'00"	N46°27'58"E	62.22'
C8	21.04'	44.79'	26°55'04"	N14°57'23"W	20.85'
C9	46.07'	43.99'	60°00'00"	N58°32'02"W	43.99'
C10	31.41'	20.00'	90°00'00"	N43°32'02"W	28.28'
C11	11.12'	20.00'	31°50'59"	N17°23'28"E	10.97'
C12	10.74'	20.00'	30°47'10"	S13°55'37"E	10.62'
C13	31.41'	20.00'	90°00'00"	S46°27'58"W	28.28'
C14	31.41'	20.00'	90°00'00"	N43°32'02"W	28.28'
C15	31.41'	20.00'	90°00'00"	N46°27'58"E	28.28'
C16	20.94'	20.00'	60°00'00"	S68°32'02"E	20.00'
C17	10.47'	20.00'	30°00'00"	S13°32'02"E	10.35'

**FINAL PLAT**  
**SQUABBLE CREEK ESTATES**  
**39.894 ACRES**  
 NATHAN BUTLER SURVEY, ABSTRACT NO. 20  
 RUEBEN BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

Date: 02/11/2026	Drawn: CDM	Checked: ARC	Scale: 1"=30'	Sheet: 3 of 4
<small>Owner:</small> BY HOLDINGS, LLC 100 NORTH CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080 aarc@bighilland.com (214) 448-4632	<small>Owner:</small> FUEL CITY ROCKWALL, LLC 81 S. RIVERFRONT BLVD. DALLAS, TX 75207 jfickling@fuelcity.com (469) 203-3159	<small>Owner:</small> CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC. 1505 AIRPORT RD. ROCKWALL, TX 75087 rarcoc@cornerstonerockwall.com (972) 946-2911	<b>CROWLEY SURVEYING</b> FRN:10046500 117 West Archer Street Jacksonville, TX 75459 (469) 850-CPLS(2757) acrowley@crowleysurveying.com	



PROP. 20' UTILITY  
EASEMENT BY THIS PLAT

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.48'	20.00'	47°13'05"	S82°08'34"E	16.02'
C2	6.01'	25.00'	13°46'16"	N67°21'45"E	5.99'
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**FINAL PLAT**  
**SQUABBLE CREEK ESTATES**  
**39.894 ACRES**  
 NATHAN BUTLER SURVEY, ABSTRACT NO. 20  
 RUEBEN BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

Date: 02/11/2026	Drawn: CDM	Checked: ARC	Scale: 1"=5'	Sheet: 4 of 4
<small>Owner:</small> 874 HOLDINGS, LLC 100 NORTH CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080 <small>846@highland.com</small> (214) 448-4632	<small>Owner:</small> FUEL CITY ROCKWALL, LLC 81 S. RIVERFRONT BLVD. DALLAS, TX 75207 <small>86ckhang@fuelcity.com</small> (469) 203-3159	<small>Owner:</small> CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC. 1505 AIRPORT RD ROCKWALL, TX 75087 <small>rockwa@cornerstonerockwall.com</small> (972) 948-2811	<b>CROWLEY SURVEYING</b> FRN:10046500 117 West Archer Street Jacksboro, TX 75459 (469) 850-CPLS(2757) <small>acrowley@crowleysurveying.com</small>	





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission

**FROM:** Angelica Guevara, *Planning Technician*

**DATE:** February 24, 2026

**SUBJECT:** Z2026-002; *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 214 Blanche Drive*

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On February 17, 2026, the applicant, Alex Flores, submitted a new residential plot plan and building elevations regarding Case No. Z2026-002. The revised submission includes a modification on the single-family home from a one (1) car garage to a two (2) car garage. Based on this, the City Council remanded this case back to the Planning and Zoning Commission by a vote of 7-0. According to Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), a two (2) car garage is required in a Single-Family 7 (SF-7) District. The applicant's modification from a one (1) car garage to a two (2) car garage brings the proposed home into conformance with this requirement; however, Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), states that parking garages in single-family or duplex districts must be located a minimum of 20 feet behind the front façade for front-entry garages. In this case, the applicant proposes to locate the garage approximately thirteen (13) feet, 6½ inches in front of the front façade of the single-family home. Staff should note that similar requests with this garage configuration have been approved in the past in this subdivision. If this request is approved, the Planning and Zoning Commission and City Council would be waiving this standard. Should the Planning and Zoning Commission have any questions, staff will be available at the February 24, 2026 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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 214 BLANCHE DR.

SUBDIVISION \_\_\_\_\_ LOT 846a BLOCK \_\_\_\_\_

GENERAL LOCATION ROCKWALL LAKE ESTATES

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING \_\_\_\_\_ CURRENT USE NONE

PROPOSED ZONING \_\_\_\_\_ PROPOSED USE SINGLE FAMILY

ACREAGE \_\_\_\_\_ LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

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

OWNER ALEX FLORES

APPLICANT \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_

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 ALEX FLORES [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 219.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF January, 2026 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

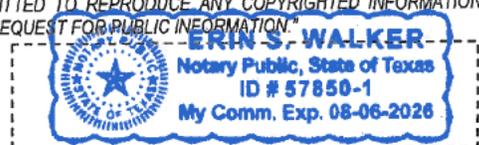
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF January, 2026

OWNER'S SIGNATURE \_\_\_\_\_

Alex Flores

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

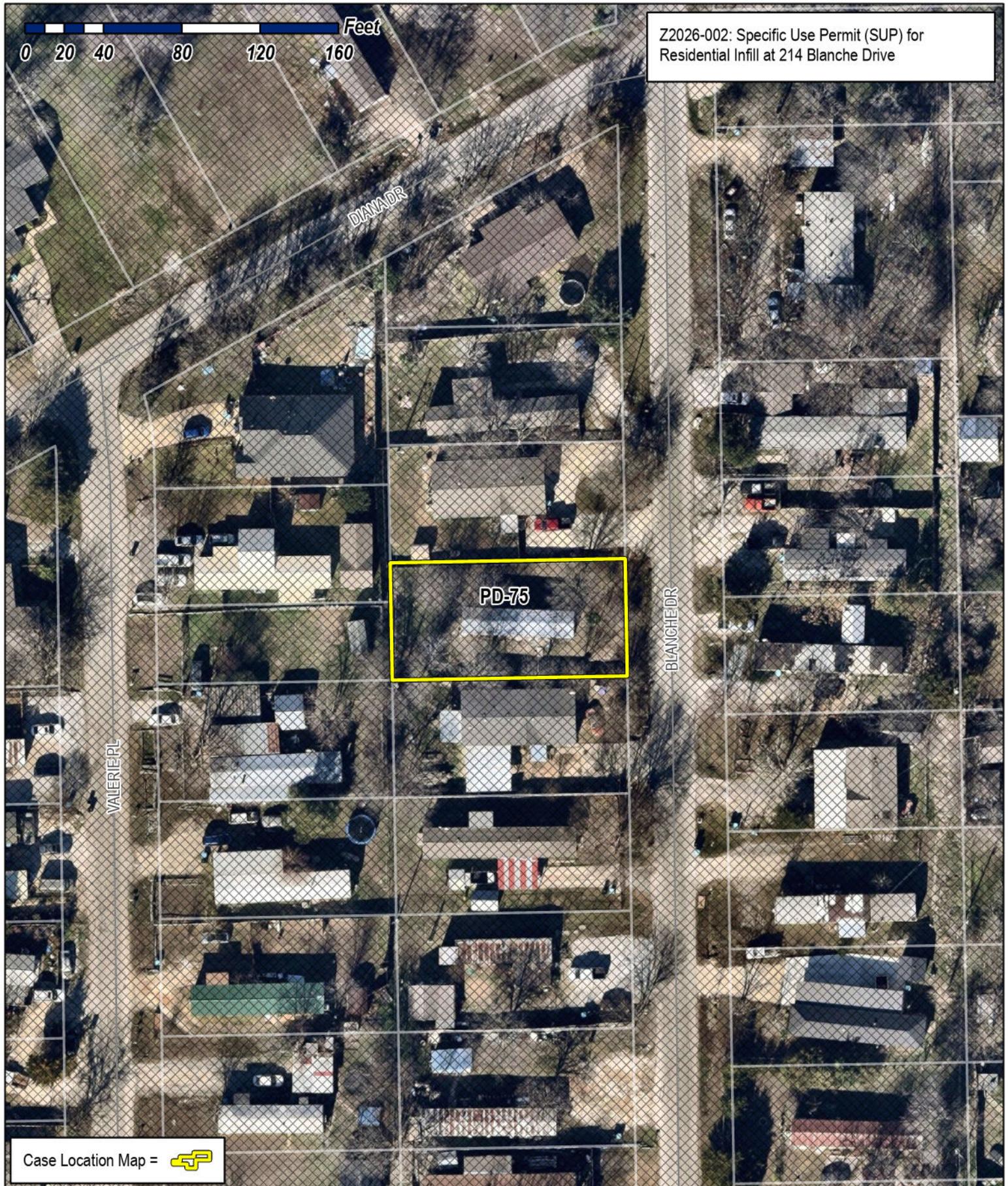
Erin Swalker



MY COMMISSION EXPIRES 08/06/2026



Z2026-002: Specific Use Permit (SUP) for Residential Infill at 214 Blanche 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.

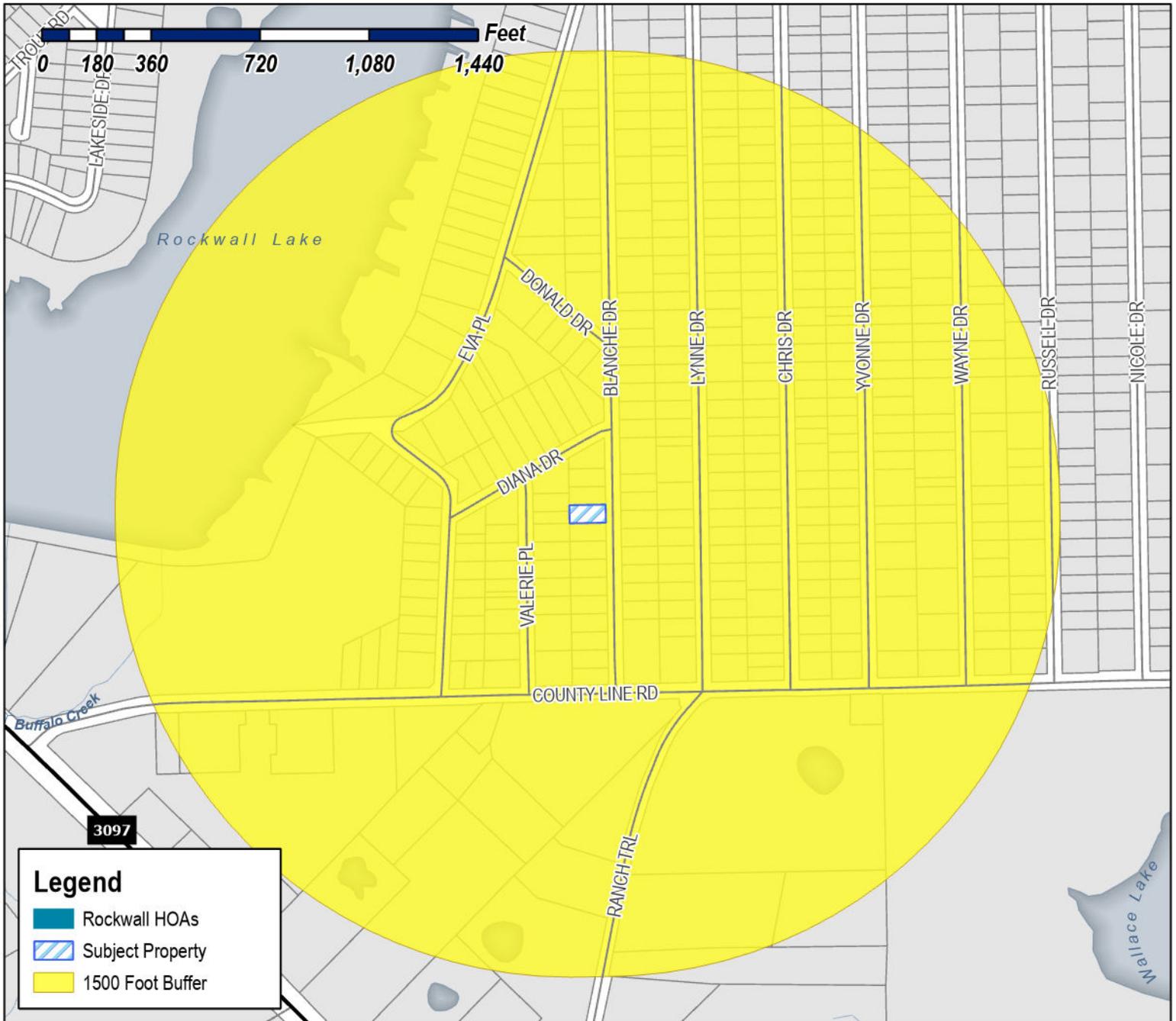




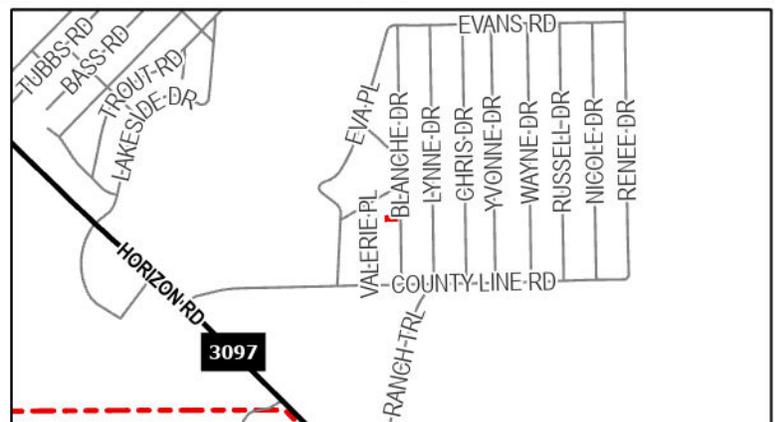
# City of Rockwall

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**Case Number:** Z2026-002  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 214 Blanche Drive



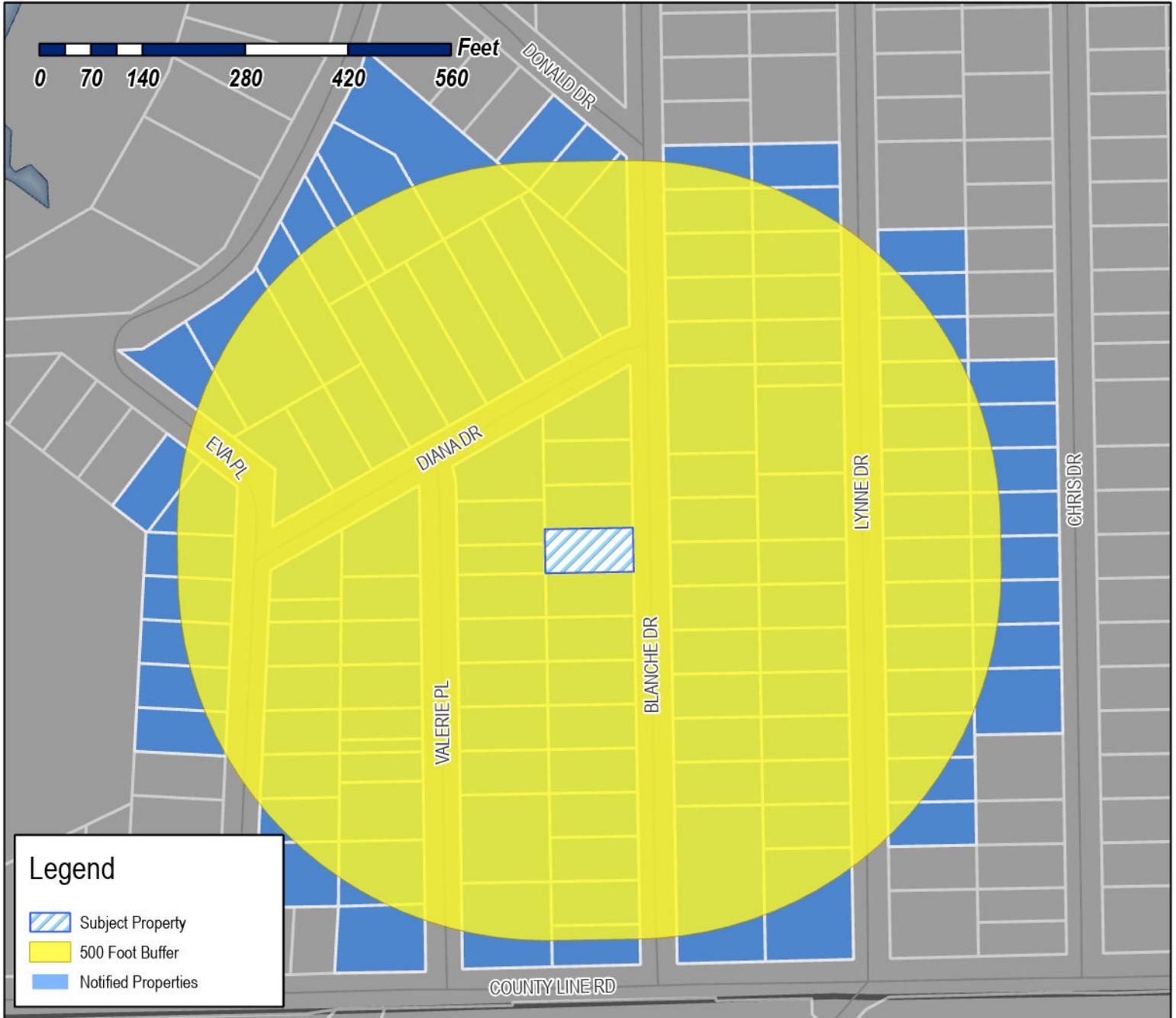
**Date Saved:** 1/15/2026  
 For Questions on this Case Call (972) 771-7745



# City of Rockwall

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

- Subject Property
- 500 Foot Buffer
- Notified Properties

**Case Number:** Z2026-002  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 214 Blanche Drive

**Date Saved:** 1/15/2026  
 For Questions on this Case Call: (972) 771-7745



RESIDENT  
109 DIANA PL  
ROCKWALL, TX 75087

HERREROS ANTELMO &  
SONIA T SERNA  
109 DIANA DR  
ROCKWALL, TX 75032

SALAS ALBERTO R & ADELA A  
109 VALERIE PL  
ROCKWALL, TX 75032

NAVA GUILLIERMO & VANESSA  
1167 SMITH ACRES DR  
ROYSE CITY, TX 75189

RESIDENT  
118 BLANCHE DR  
ROCKWALL, TX 75087

RESIDENT  
120 BLANCHE DR  
ROCKWALL, TX 75087

OLIVARES JAIME  
1209 QUAIL DR  
GARLAND, TX 75040

GUILLEN EMANUEL FERNANDEZ  
1235 VZ COUNTY ROAD 3425  
WILLS POINT, TX 75169

FERNANDEZ URBANO  
1235 VZ CR3425  
WILLS POINT, TX 75169

FERNANDEZ URBANO  
1235 VZ CR3425  
WILLS POINT, TX 75169

RESIDENT  
124 LYNNE DR  
ROCKWALL, TX 75087

RESIDENT  
132 BLANCHE DR  
ROCKWALL, TX 75087

RESIDENT  
132 VALERIE PL  
ROCKWALL, TX 75087

HERNANDEZ SONIA BETANCOURT  
134 YVONNE DR  
ROCKWALL, TX 75032

MONTELONGO MOISES  
135 EVA PLACE  
ROCKWALL, TX 75032

CASTILLO SANJUANA  
136 DIANA DR  
ROCKWALL, TX 75032

RESIDENT  
137 VALERIE PL  
ROCKWALL, TX 75087

RESIDENT  
143 LYNNE DR  
ROCKWALL, TX 75087

RESIDENT  
144 BLANCHE DR  
ROCKWALL, TX 75087

RESIDENT  
144 LYNNE DR  
ROCKWALL, TX 75087

RESIDENT  
147 EVA PL  
ROCKWALL, TX 75087

VALDEZ MARY ESTHER  
148 VALERIE PL  
ROCKWALL, TX 75032

RESIDENT  
149 VALERIE PL  
ROCKWALL, TX 75087

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX 75032

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX 75032

ROMAN JAIME A & MA GUADALUPE SANDOVAL  
154 DIANA DR  
ROCKWALL, TX 75032

LUU TRAN M  
154 LYNNE DR  
ROCKWALL, TX 75032

VAZQUEZ RAMON LOPEZ  
156 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
157 LYNNE DR  
ROCKWALL, TX 75087

MORALES RAMIRO JR  
159 EVA PLACE  
ROCKWALL, TX 75032

MORALES RAMIRO JR  
159 EVA PLACE  
ROCKWALL, TX 75032

TEPOX FABIOLA DOMINGUEZ  
159 VALERIE PL  
ROCKWALL, TX 75032

DURAN ROCIO  
160 VALERIE PL  
ROCKWALL, TX 75032

LORENZ PAOLA  
162 DIANA DR  
ROCKWALL, TX 75032

VARGAS RICARDO  
163 BLANCHE DR  
ROCKWALL, TX 75032

HERNANDEZ JOSE O AND MIRIAM G SALAZAR  
AND  
JESUS HERNANDEZ SALAZAR  
164 LYNNE DR  
ROCKWALL, TX 75032

LOREDO SUSANA  
166 CHRIS DR  
ROCKWALL, TX 75032

CHEPETLA ANTHONY  
167 LYNNE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
168 BLANCHE DR  
ROCKWALL, TX 75087

RESIDENT  
168 VALERIE PL  
ROCKWALL, TX 75087

RESIDENT  
172 EVA PL  
ROCKWALL, TX 75087

RESIDENT  
172 VALERIE PL  
ROCKWALL, TX 75087

RESIDENT  
173 DONALD DR  
ROCKWALL, TX 75087

RESIDENT  
173 EVA PL  
ROCKWALL, TX 75087

TONG VINCENT  
174 SUNRAY CREEK DR  
KATY, TX 77493

TONG VINCENT HIEU AND  
TIFFANY PHU  
174 SUNRAY CREEK DR  
KATY, TX 77493

LOC PHU AND VINCENT TONG  
174 SUNRAY CREEK DR  
KATY, TX 77493

RESIDENT  
175 VALERIE PL  
ROCKWALL, TX 75087

CASTANEDA NOE A  
175 Blanche Dr  
Rockwall, TX 75032

RESIDENT  
176 DIANA  
ROCKWALL, TX 75087

MEJIA JULIO & MARIA  
176 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
178 BLANCHE DR  
ROCKWALL, TX 75087

RESIDENT  
178 VALERIE PL  
ROCKWALL, TX 75087

PALACIOS ARIEL  
178 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
179 LYNNE DR  
ROCKWALL, TX 75087

RESIDENT  
184 LILLIAN DR  
ROCKWALL, TX 75087

RESIDENT  
185 BLANCHE DR  
ROCKWALL, TX 75087

RESIDENT  
186 EVA PL  
ROCKWALL, TX 75087

ESQUIVEL ZAIDA  
186 CHRIS DRIVE  
ROCKWALL, TX 75032

RESIDENT  
187 VALERIE PL  
ROCKWALL, TX 75087

ORTEGA RUBEN  
187 EVA PL  
ROCKWALL, TX 75032

RETANA JOSE L  
187 LYNNE DR  
ROCKWALL, TX 75032

ALVAREZ FRANCISCO J  
190 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
192 LYNNE DR  
ROCKWALL, TX 75087

JIMENEZ HERIBERTO FERRER AND  
CRISTINA MORENO SALAZAR  
192 VALERIE PLACE  
ROCKWALL, TX 75032

RESIDENT  
194 DIANA  
ROCKWALL, TX 75087

GARCIA JOSE  
195 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
196 CHRIS DR  
ROCKWALL, TX 75087

CONTRERAS MANUEL AND MARIA G  
198 EVA PL  
ROCKWALL, TX 75032

MELENDEZ HOPE  
199 DIANA DR  
ROCKWALL, TX 75032

CANADY JERRY ANN  
199 VALERIE PL  
ROCKWALL, TX 75032

CANADY JERRY ANN  
199 VALERIE PLACE  
ROCKWALL, TX 75032

MOONEY GERALD M & JEWELL F REV LIV TR  
2 BROWNWOOD  
LONGVIEW, TX 75602

ARROYO MARGARITO &  
LUCIA ARROYO-ESPINOSA  
202 BLANCHE DR  
ROCKWALL, TX 75032

TOVAR JUAN GABRIEL  
202 VALERIE PLACE  
ROCKWALL, TX 75032

UNDERWOOD TAMMY M AND  
CAITLIN A DAVIS-WILSON  
203 LYNNE DRIVE  
ROCKWALL, TX 75032

UNDERWOOD TAMMY M AND  
CAITLIN A DAVIS-WILSON  
203 LYNNE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
204 DIANA  
ROCKWALL, TX 75087

RESIDENT  
204 LYNNE DR  
ROCKWALL, TX 75087

TORRES JAIME AND BERNICE  
204 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
209 EVA PL  
ROCKWALL, TX 75087

RESIDENT  
209 VALERIE PL  
ROCKWALL, TX 75087

URBINA ARACELI C  
209 BLANCHE DR  
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D  
212 LYNNE DR  
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D  
212 LYNNE DR  
ROCKWALL, TX 75032

CRUZ IGNACIO  
212 LYNNE DR  
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE  
212 LYNNE DR  
ROCKWALL, TX 75032

RICO RUIZ CARLOS AND MARIA  
212 VALERIE PL  
ROCKWALL, TX 75032

RESIDENT  
214 BLANCHE DR  
ROCKWALL, TX 75087

RESIDENT  
214 DIANA  
ROCKWALL, TX 75087

RESIDENT  
215 LYNNE DR  
ROCKWALL, TX 75087

RESIDENT  
216 CHRIS DR  
ROCKWALL, TX 75087

RUIZ JOSE C  
219 VALERIE PL  
ROCKWALL, TX 75032

CARMONA JOEL  
221 NICOLE DR  
ROCKWALL, TX 75032

CASTILLO CELIA GURRUSQUIETA  
225 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
226 BLANCHE DR  
ROCKWALL, TX 75087

RESIDENT  
228 EVA PL  
ROCKWALL, TX 75087

GUADALUPE JOSE AND  
ANGELA ANN GUTIERREZ  
229 BLANCHE DR  
ROCKWALL, TX 75032

GUTIERREZ JOSE G & ANGELA A  
229 BLANCHE DR  
ROCKWALL, TX 75032

SCHULKE VANESSA AND ANTHONY FRESQUEZ  
229 Valerie Pl  
Rockwall, TX 75032

YANEZ MARIA TERESA  
230 CHRIS DR  
ROCKWALL, TX 75032

PEREZ FERMIN  
230 LYNN DRIVE  
ROCKWALL, TX 75032

RESIDENT  
234 BLANCHE DR  
ROCKWALL, TX 75087

CARMONA MARTIN SALVADOR  
235 LYNNE DR  
ROCKWALL, TX 75032

RAMIREZ MARTHA E  
235 LYNNE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
238 EVA PL  
ROCKWALL, TX 75087

RODRIGUEZ ALMA R  
242 CHRIS DRIVE  
ROCKWALL, TX 75032

RESIDENT  
245 EVA  
ROCKWALL, TX 75087

RESIDENT  
247 BLANCHE DR  
ROCKWALL, TX 75087

CARMONA EVELIA  
249 LYNNE DR  
ROCKWALL, TX 75032

MARTINEZ CARLOS ALONZO  
252 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
254 EVA PL  
ROCKWALL, TX 75087

SALAZAR-CARMONA MIRIAM GUADALUPE  
263 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
265 BLANCHE DR  
ROCKWALL, TX 75087

RESIDENT  
266 LYNNE DR  
ROCKWALL, TX 75087

RESIDENT  
273 LYNNE DR  
ROCKWALL, TX 75087

RESIDENT  
276 LYNNE DR  
ROCKWALL, TX 75087

RESIDENT  
281 BLANCHE DR  
ROCKWALL, TX 75087

RESIDENT  
283 LYNNE DR  
ROCKWALL, TX 75087

RESIDENT  
288 LYNNE DR  
ROCKWALL, TX 75087

QUEVEDO OSCAR F  
293 YVONNE  
ROCKWALL, TX 75032

RODRIGUEZ ANTONIO & LAURA  
301 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
302 LYNNE DR  
ROCKWALL, TX 75087

VAZQUEZ JUAN MIGUEL & MARTHA PATRICIA  
304 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
305 EVA PL  
ROCKWALL, TX 75087

WESLEY ASHLEY MONIQUE  
305 BLANCHE DR  
ROCKWALL, TX 75032

BARRON INOCENCIO & HILDA AND  
MONTSERRAT BARRON  
310 LYNNE DR  
ROCKWALL, TX 75032

NEXTEL PARTS & SUPPLIES INC  
311 E I-30  
ROCKWALL, TX 75087

RESIDENT  
316 LYNNE DR  
ROCKWALL, TX 75087

RESIDENT  
317 BLANCHE DR  
ROCKWALL, TX 75087

222 SWORD LLC  
3225 McLeod Dr Ste 777  
Las Vegas, NV 89121

MAZARIEGOS EDGAR & SONIA I  
3248 BLACKLAND RD  
ROYSE CITY, TX 75189

SALAZAR JOEL  
335 EVA PL  
ROCKWALL, TX 75032

AVALOS JORGE SILVA & LETICIA CASTELL &  
ESTELA SILVA MASARIEGOS & ALICI  
346 Perch Rd  
Rockwall, TX 75032

RESIDENT  
355 EVA  
ROCKWALL, TX 75087

PALICIOS MARIA  
365 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
375 EVA  
ROCKWALL, TX 75087

RESIDENT  
383 EVA PL  
ROCKWALL, TX 75087

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

RESIDENT  
391 EVA  
ROCKWALL, TX 75087

CARMONA JOSE ROBERTO &  
MARIA BLANCA RESENDIZ  
397 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
401 EVA  
ROCKWALL, TX 75087

RENOVATION SPECIALIST LLC  
411 CHRIST DRIVE  
ROCKWALL, TX 75032

RESIDENT  
420 COUNTY LINE RD  
ROCKWALL, TX 75087

GREENVILLE E-Z RENT LLC  
430 Renee Dr  
Rockwall, TX 75032

MBA CUSTOM HOMES LLC  
430 RENEE DRIVE  
ROCKWALL, TX 75032

SARABIA SILVESTRE  
4322 BOWSER AVE APT 203  
DALLAS, TX 75219

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX 75032

UC RUBEN A  
506 LILLIAN ST  
ROCKWALL, TX 75087

MOSELEY CYNTHIA SUE  
5100 HORIZON RD  
ROCKWALL, TX 75032

GARCIA MARTIN  
590 SUN VALLEY DR  
ROYSE CITY, TX 75189

FLORES DAYANARA &  
JAMES GLEASON  
611 MEADOW DR  
ROCKWALL, TX 75032

HILGENFELD DONNA & ROSS  
6409 ALTA OAKS DR  
GARLAND, TX 75043

GUTIERREZ DONATILO & BLANCA  
6514 BUNKER HILL CT  
ROWLETT, TX 75089

GUEVARA JOSE  
6938 STATE HIGHWAY 50  
COMMERCE, TX 75428

LAKEPOINTE CHURCH, INC  
701 E INTERSTATE 30  
ROCKWALL, TX 75087

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

PAVON MARISOL  
810 E. DOUGHERTY DR  
GARLAND, TX 75041

RESZI SFR MASTER FUND I, LLC  
8343 DOUGLAS AVE STE 350  
DALLAS, TX 75225

OLIVA ANGEI MELISSA CASTRO  
8839 COUNTY ROAD 3602  
QUINLAN, TX 75474

SALAS HECTOR JABIER & CAROLINA ORTIZ  
921 W YELLOWJACKET LANE APT 105  
ROCKWALL, TX 75087

LA REN CORPORATION  
C/O DON/AUDREY BLAKENSHIP  
P.O. BOX 2155  
ROCKWALL, TX 75087

HTX INVESTMENTS, LLC  
PO BOX 741209  
HOUSTON, TX 77274

# PUBLIC NOTICE



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

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

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

**Z2026-002: SUP for a Residential Infill**

Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a *Specific Use Permit (SUP)* for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 846-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 214 Blanche 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, February 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 17, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Angelica Guevara**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto: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 Tuesday, February 17, 2026 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2026-002: 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.

[Empty text input area]

Name: [Text input field]

Address: [Text input field]

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

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

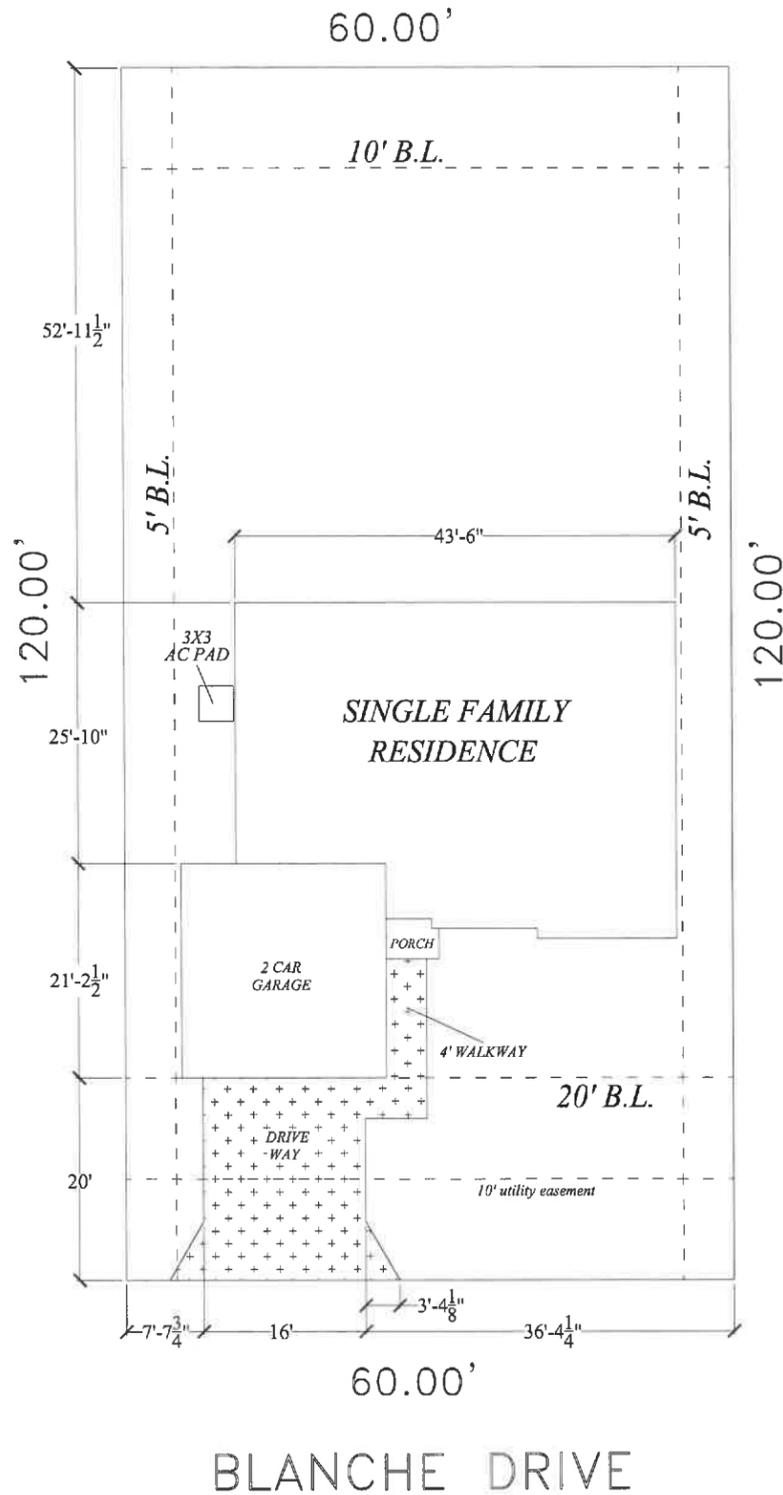


**NORTH**

SCALE:  
 1' = 20'-0" - 11X17  
 1' = 10'-0" - 22X34

AREA CALCULATIONS	
LOT AREA	7200 SF
SLAB COVERAGE	1,539 SF
% BUILDING COVERAGE	21.3 % COVERAGE
TOTAL IMP. COVERAGE	2,332 SF
% TOTAL IMP. COVERAGE	32.4 % COVERAGE
DRIVEWAY COVERAGE	560 SF
% DRIVEWAY COVERAGE	6.2 % COVERAGE
WALKWAY COVERAGE	39 SF
% WALKWAY COVERAGE	0.5 % COVERAGE
3' X 3' A.C. PAD COVERAGE	16 SF
% 3' X 3' A.C. PAD COVERAGE	0.22 % COVERAGE
FLAT WORK	0 SF
SOD GRASS	511 SQ YARD
SIDEWALK COVERAGE	0 SF
APPROACH COVERAGE	101 SF
LOT FRONTAGE	0 SF
EXISTING FENCE	160 LINEAR SF

\* THE PERCENT CALCULATION IS A REFERENCE TO THE COVERAGE AS A PERCENT ESTIMATION OF THE SQ. FT. COVERAGE OF ANY GIVEN STRUCTURE FROM THE TOTAL SQ. FOOT OF THE LOT AREA.

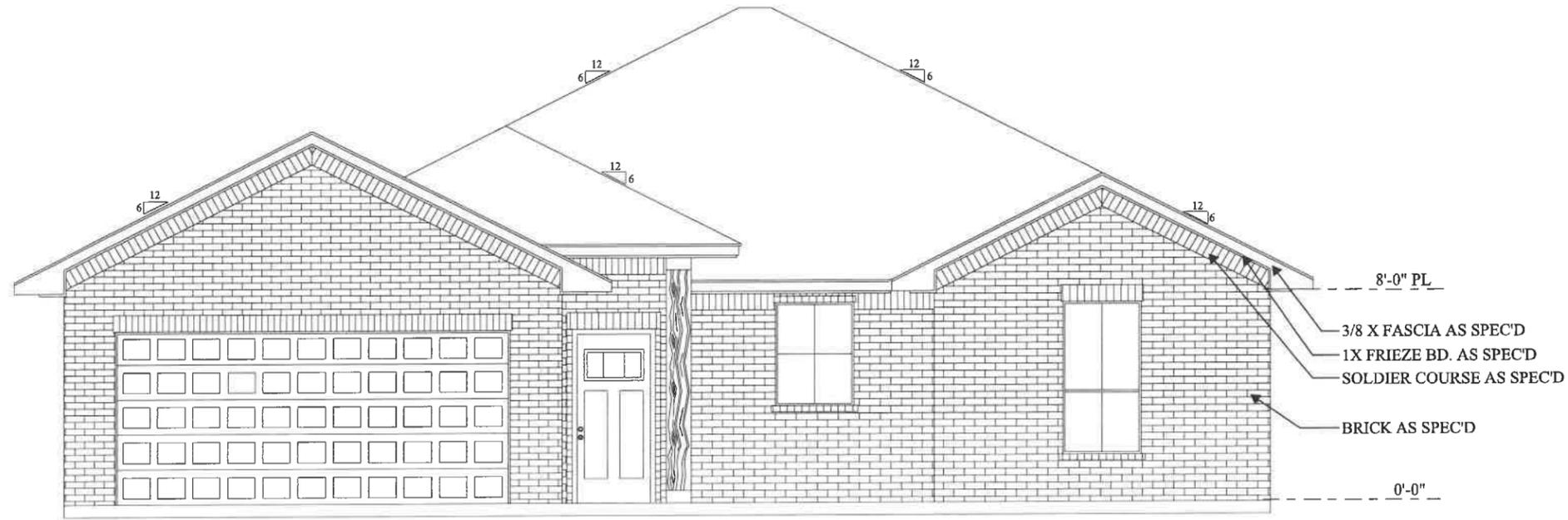


CUSTOMER SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 NOTES: \_\_\_\_\_

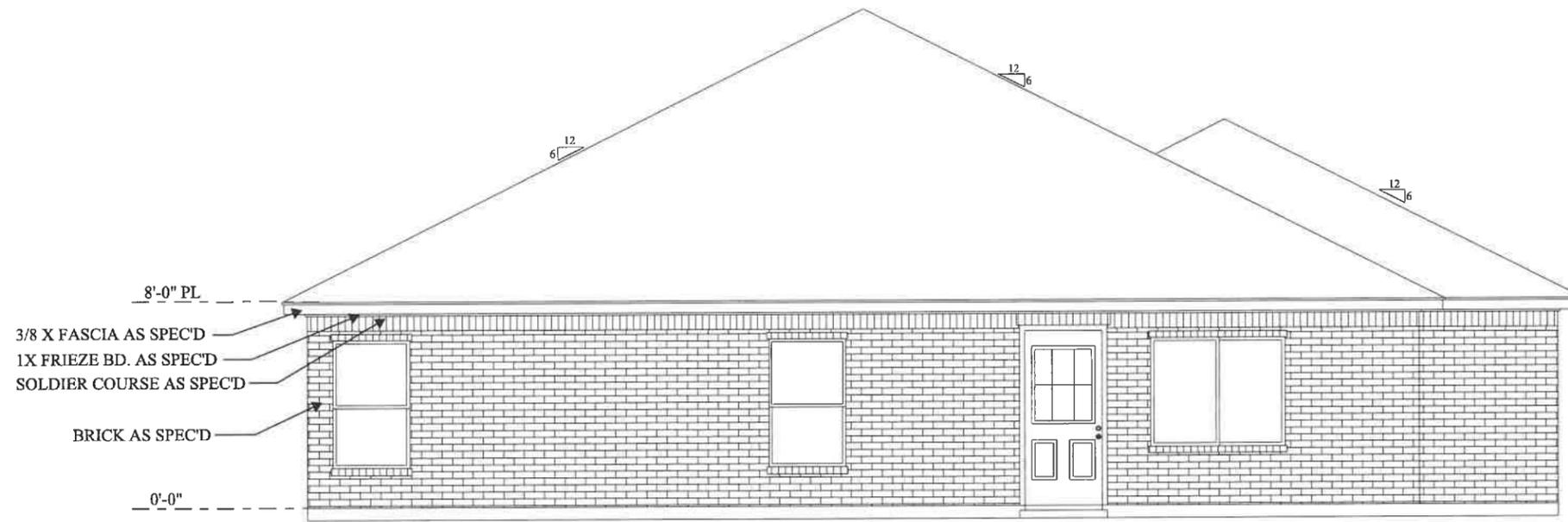
LEGEND	
	- DRAINAGE FLOW
	- PROPOSED FENCE
	- EXISTING FENCE
	- CURLEX
	- RETAINING WALL
	- REQUIRED TREE PLANTING
	- REQUIRED BUSH
	- EXPOSED AGGREGATE CONCRETE

B.L. - BUILDING LINE  
 P.D.E. - PRIVATE DRAINAGE EASEMENT  
 P.A.E. - PRIVATE ACCESS EASEMENT  
 P.U.E. - PUBLIC UTILITY EASEMENT  
 S.S.E. - SANITARY SEWER EASEMENT  
 T.E. - TRANSFORMER EASEMENT  
 U.E. - UTILITY EASEMENT  
 W.M.E. - WALL MAINT. EASEMENT  
 M.E. - MAINTENANCE EASEMENT  
 V.E. - VISIBILITY EASEMENT  
 - EXPOSED AGGREGATE CONCRETE

BUILDER: ALEX FLORES	DATE: 02-20-2026	
ADDITION: --	DRAWN BY: DDSG-A.H.	
ADDRESS: 214 BLANCHE DRIVE	CITY: ROCKWALL, TX	<b>PLOT PLAN</b>   <b>SP1</b>
LOT: 846-A BLOCK: --	PLAN: N/A ELEVATION: N/A	
PHASE: N/A	SWING: LEFT	
OPTION: N/A	<small>NOTE: ARCHITECTURAL PLANS TAKES PRECEDENCE OVER ALL DRAWINGS, ALL FINAL DECISIONS REFER TO PLANS PROVIDE BY DDS GROUP ARCHITECTURAL DEPARTMENT. PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND ALL BUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BE NOTED ON THE RECORDED PLAT. BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLETS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT OF HOUSE AND ALL FLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE BUILDER, FLATWORK IS ONLY A REPRESENTATION.</small>	



**2 FRONT VIEW**  
 SCALE: 1/8" to 1' W/ 11X17



**3 BACK VIEW**  
 SCALE: 1/8" to 1' W/ 11X17

DESIGNER:

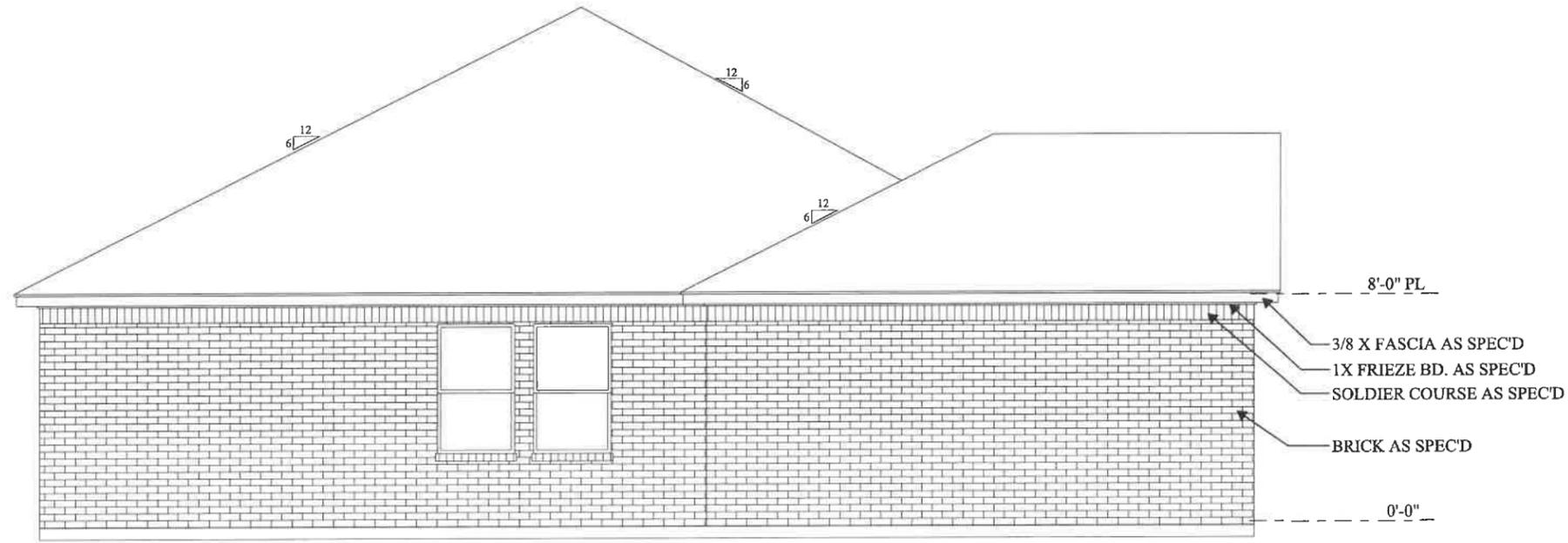
214 BLANCHE DRIVE  
 ROCKWALL, TX.

ELEVATION:

A

SHEET NUMBER:

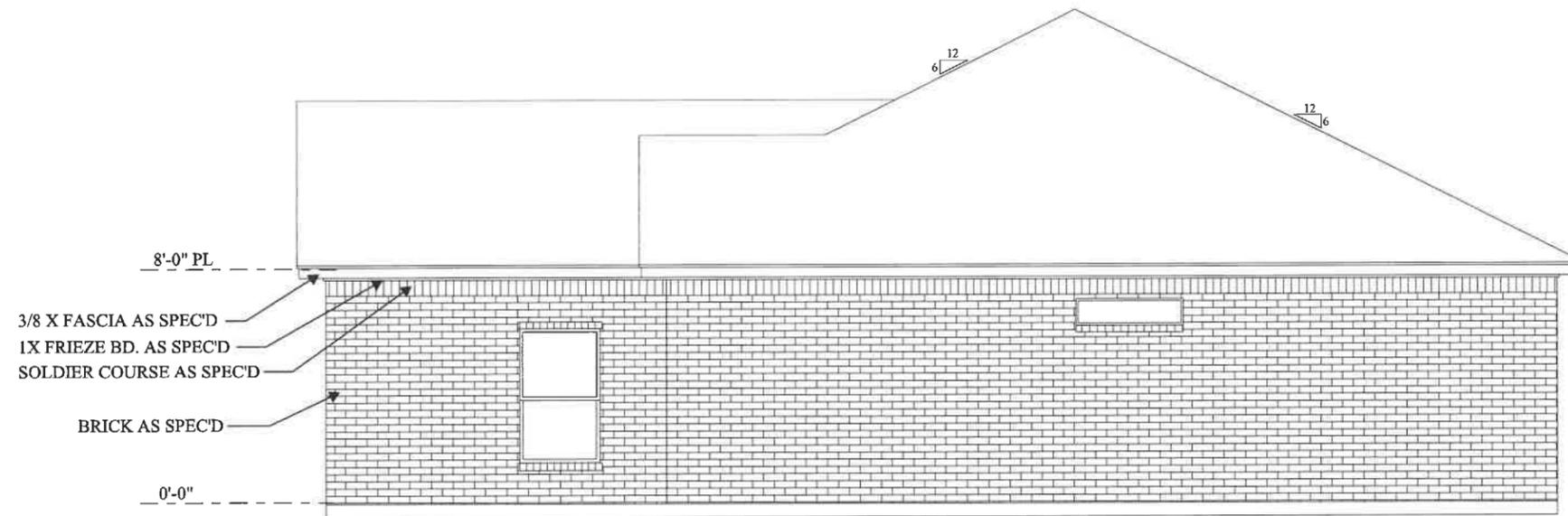
A1-2



4

**LEFT SIDE VIEW**

SCALE: 1/8" to 1' W/ 11X17



5

**RIGHT SIDE VIEW**

SCALE: 1/8" to 1' W/ 11X17

DESIGNER:

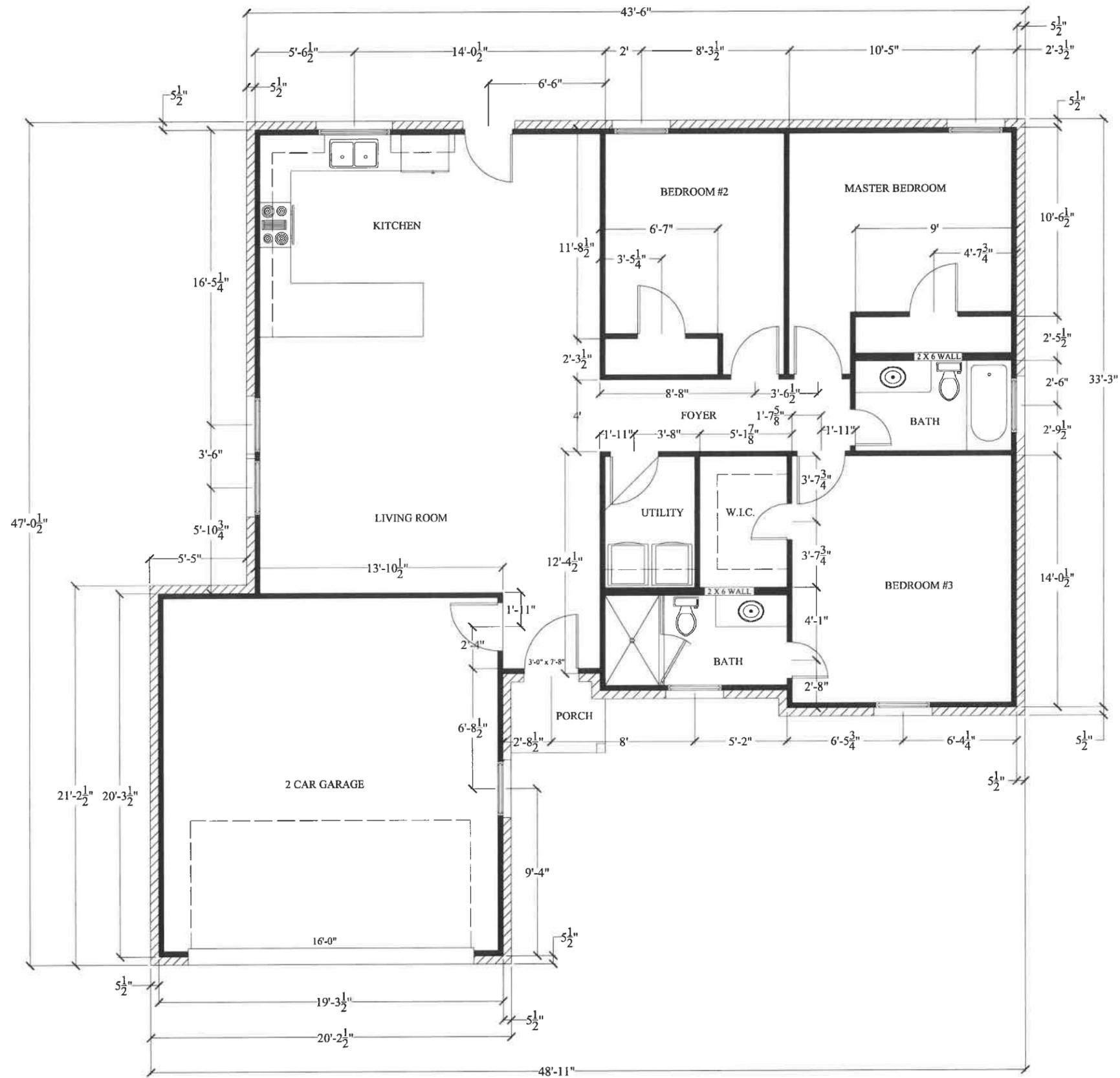
214 BLANCHE DRIVE  
ROCKWALL, TX.

ELEVATION:

A

SHEET NUMBER:

A1-3



Alex Flores	(469)534-5809
SQUARE FOOTAGE TABLE	
AREA	7200
LIVING AREA	1,238
COVERED PORCH	64
GARAGE:	420

**1** FIRST FLOOR PLAN  
SCALE: 1/8" to 1' W/ 11X17

DESIGNER:

214 BLANCHE DRIVE  
ROCKWALL, TX.

ELEVATION:

A

SHEET NUMBER:

A1-1



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-002

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
185 Blanche Drive	Modular Home	1980	970	N/A	Siding
190 Blanche Drive	Modular Home	1960	1,612	128	Siding
195 Blanche Drive	Modular Home	1986	1,520	N/A	Siding
202 Blanche Drive	Modular Home	1994	1,855	552	Siding
214 Blanche Drive	Modular Home	1993	804	N/A	Siding
219 Blanche Drive	Modular Home	1970	1,212	N/A	Siding
226 Blanche Drive	Modular Home	2017	1,528	80	Siding
229 Blanche Drive	Modular Home	1982	1,767	N/A	Siding
234 Blanche Drive	Modular Home	1975	1,020	N/A	Siding
247 Blanche Drive	Modular Home	1969	1,736	400	Siding
199 Diana Drive	Modular Home	1980	1,784	N/A	Siding
AVERAGES:		1983	1,484	290	



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-002

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



185 Blanche Drive



190 Blanche Drive



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-002

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



195 Blanche Drive



202 Blanche Drive



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-002

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



214 Blanche Drive



219 Blanche Drive



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-002

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



226 Blanche Drive



229 Blanche Drive



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-002

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



234 Blanche Drive



247 Blanche Drive



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-002

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



199 Diana Drive

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 846-A0 OF THE ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Alex Flores for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 846-A0 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 214 Blanche Drive, and being more specifically described and depicted in Exhibit 'A' of this ordinance, which herein after shall be referred to as the Subject Property and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 75 (PD-75) [Ordinance No. 16-01] and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That Planned Development District 75 (PD-75) [Ordinance No. 16-01] and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, Permissible Uses, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the Subject Property; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Planned Development District 75 (PD-75) [Ordinance No. 16-01] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The subject property shall be replatted prior to the issuance of a Building Permit.
- 4) The applicant shall obtain a *Demolition Permit* from the Building Inspections Department prior to the removal of the mobile/manufactured home currently on the subject property; and,
- 5) 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 16<sup>TH</sup> DAY OF MARCH, 2026.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: March 2, 2026

2<sup>nd</sup> Reading: March 16, 2026

**Exhibit 'A':**  
*Location Map*

Address: 214 Blanche Drive

Legal Description: Lot 846-A of the Rockwall Lake Estates #2 Addition

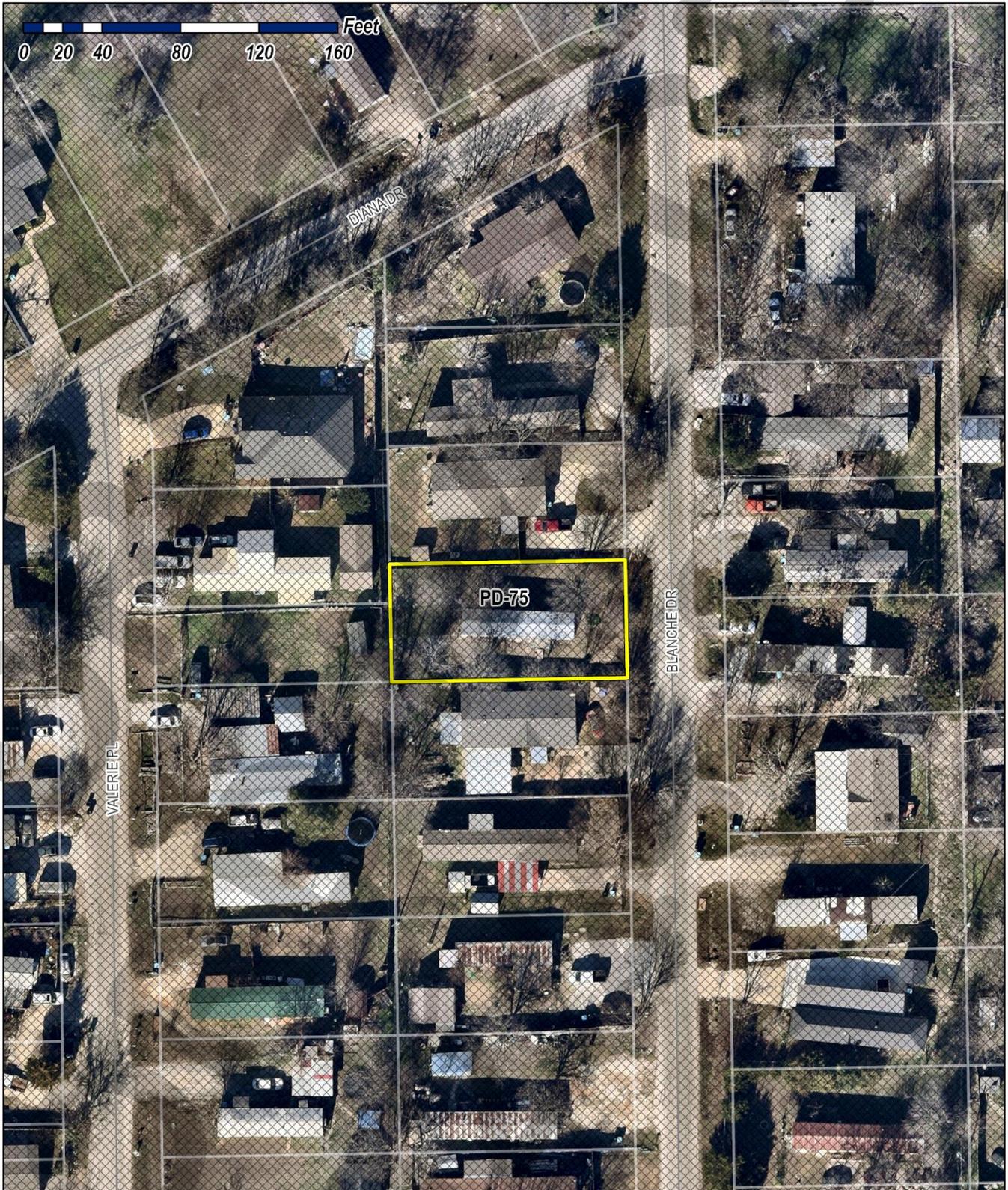


Exhibit 'B':  
Residential Plot Plan

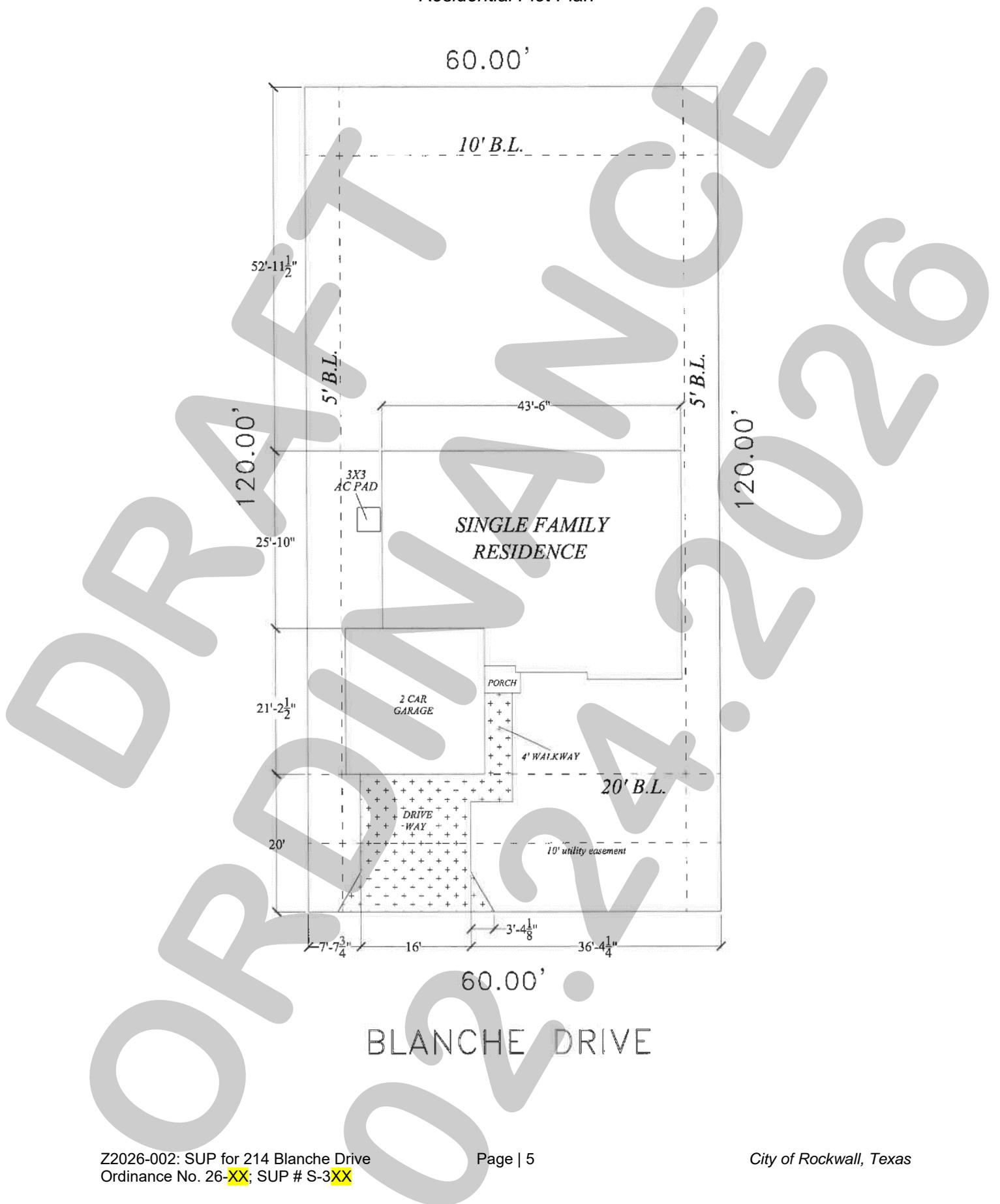
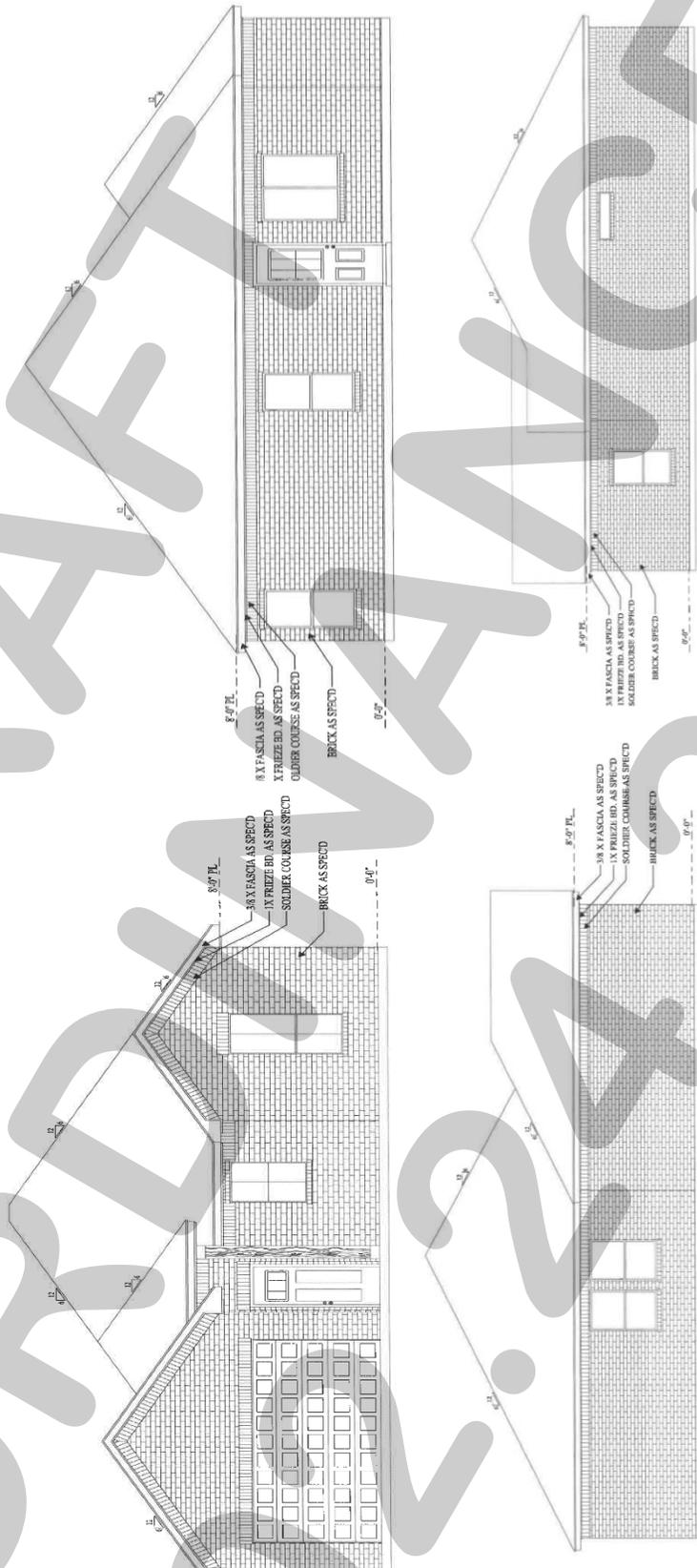


Exhibit 'C':  
Building Elevations





# 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

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**TO:** Planning and Zoning Commission  
**DATE:** February 24, 2026  
**APPLICANT:** Salvador Salcedo  
**CASE NUMBER:** SP2026-002; *Site Plan for 855 Whitmore Drive*

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### SUMMARY

Discuss and consider a request by 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.

### BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02 [Case No. A1959-002]*. According to the January 3, 1972 zoning map the subject property was zoned Light Industrial (LI) District, which remains the zoning designation of the subject property today. In March of 1978, the subject property was platted establishing it as Lot 1, Block A, Municipal Industrial Park Addition. On March 19, 2007, the City Council approved a replat [*Case No. P2007-008*] that establish the subject property as Lot 8, Block A, Municipal Industrial Park Addition. On May 2, 2016, the City Council approved an additional replat [*Case No. P2016-017*] that establish the subject property as Lot 10, Block A, Municipal Industrial Park Addition. On November 14, 2023, the Planning and Zoning Commission denied a site plan request [*Case No. SP2023-032*] for an *Office/Warehouse Building* due to a recommendation of denial from the Architectural Review Board (ARB) and the failure to provide compensatory measures. On March 15, 2024 the applicant submitted a site plan request [*Case No. SP2024-006*] for a similar request, which was ultimately withdrawn on May 9, 2024. Following this withdraw, the applicant resubmitted a subsequent site plan request [*Case No. SP2024-032*] on June 14, 2024. On July 9, 2024, the Planning and Zoning Commission denied the site plan request due to the requested exception to the *Off-Street Loading Dock* screening requirements. Following this denial, the applicant submitted a new site plan request on July 18, 2025 [*Case No. SP2025-032*]. On September 30, 2025, the Planning and Zoning Commission denied this request due to the requested variances. The subject property has remained vacant since the time of annexation.

### PURPOSE

On January 16, 2026, the applicant -- *Salvador Salcedo* -- submitted an application requesting the approval of a Site Plan for the purpose of constructing an *Office/Warehouse Building* on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 855 Whitmore Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant 1.747-acre tract of land (*i.e. Tract 24 of the R. Ballard Survey, Abstract No. 29*) zoned Light Industrial (LI) District. Beyond this is a vacant 1.83-acre tract of land (*i.e. Tract 14 of the R. Ballard Survey, Abstract No. 29*) zoned Light Industrial (LI) District. Following this is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. North of this is Phase 3 of the Park Place Subdivision, which consists of 85 residential lots and is zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses.

South: Directly south of the subject property is Whitmore Drive, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040

Comprehensive Plan. Beyond this is a vacant 15.7017-acre tract of land (*i.e. Tract 20-1 of the A. Hanna Survey, Abstract No. 99*) zoned Light Industrial (LI) District. Following this is Justin Road, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a vacant 0.96-acre parcel of land (*i.e. Lot 11, Block A, Municipal Industrial Park Addition*) zoned Light Industrial (LI) District. Beyond this is a 3.35-acre parcel of land (*i.e. Lot 5, Block A, Municipal Industrial Park Addition*) developed with a maintenance building for Rockwall County that is zoned Light Industrial (LI) District. Following this is Whitmore Drive, which is identified as a 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 a 1.19-acre parcel of land (*i.e. Lot 9, Block A, Municipal Industrial Park Addition*) developed with a *Bail Bond Service* that is zoned Light Industrial (LI) District. Beyond this is T. L. Townsend Drive, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 13.368-acre parcel of land (*i.e. Lot 2, Block A, Rockwall County Law Enforcement Center Addition*) developed with the Rockwall County Detention Center, which is zoned Commercial (C) District and Light Industrial (LI) District.

**DENSITY AND DIMENSIONAL REQUIREMENTS**

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office/Warehouse Building* is a permitted *by-right* land use in a Light Industrial (LI) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	12,500 SF	X=19,737 SF; In Conformance
<i>Minimum Lot Frontage</i>	100-Feet	X= 120.95-feet; In Conformance
<i>Minimum Lot Depth</i>	125-Feet	X=160-feet; In Conformance
<i>Minimum Front Yard Setback</i>	25-Feet	X>25-feet; In Conformance
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-feet; In Conformance
<i>Minimum Side Yard Setback</i>	15-Feet	X>15-feet; In Conformance
<i>Maximum Building Height</i>	60-Feet	X=29.2-feet; In Conformance
<i>Max Building/Lot Coverage</i>	60%	X=25.27%; In Conformance
	1 Parking Space/300 SF (Office)	
<i>Minimum Number of Parking Spaces</i>	1 Parking Space/500 SF (Light Manufacturing) Total: 11 Parking Spaces	X=11; In Conformance
<i>Minimum Landscaping Percentage</i>	15%	X=44%; In Conformance
<i>Maximum Impervious Coverage</i>	90-95%	X=56%; In Conformance

**TREESCAPE PLAN**

The treescape plan provided by the applicant indicates that nine (9) Hackberry trees of 40 caliper inches will be removed from the site during construction. According to Article 09, *Tree Preservation*, of the Unified Development Code (UDC), Hackberry trees are non-protected trees and do not require any tree mitigation. In addition, the applicant is providing 92 caliper inches of canopy trees on site.

**CONFORMANCE WITH THE CITY’S CODES**

The applicant is requesting to construct an *Office/Warehouse Building* on the subject property. According to Subsection 02.02(J)(7), *Wholesale, Distribution and Storage Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), a *Warehouse/Distribution Center* is defined as a "... building used primarily for the storage and distribution of goods,

merchandise, supplies, and equipment including wholesalers which display, sell, and distribute merchandise to business representatives for resale ...” In addition, Subsection 02.02(D)(2), *Office and Professional Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), an *Office Building* is defined as a “...(a) facility that provides executive, management, administrative, or professional services ... but not involving the sale of merchandise except as incidental to a permitted use...” In this case, the applicant’s request for an *Office/Warehouse Building* is permitted by right according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

On May 2, 2016, the City Council approved a replat [Case No. P2016-017] that established a 24-foot fire lane, public access, drainage, and utility easement. This easement connected the existing constructed fire lane on the adjacent property to the west, brought it across the subject property, and onto the adjacent property to the east. This effectively set the location of the fire lane on the subject property. The proposed site plan incorporates parking between the fire lane and Whitmore Drive, which matches the design scheme of the property to the west; however, this leaves a remainder of approximately 11-feet for the required ten (10) foot utility easement and the ten (10) foot landscape buffer. In light of this, the applicant is providing a five (5) foot utility easement and requesting an exception to allow a five (5) landscape buffer along Whitmore Drive.

The proposed site plan also generally conforms to the requirements of the *General Industrial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the exceptions being requested as outlined in the *Variations and Exceptions Requested by the Applicant* section of this case memo.

### **VARIANCES AND EXCEPTIONS BY THE APPLICANT**

As stated above, the applicant’s request conforms to the majority of the City’s codes; however, staff has identified the following exceptions:

- (1) Landscape Buffer. According to Subsection 05.01, *Landscape Buffers*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), “(a) minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way...” In this case, the applicant is requesting to provide a five (5) foot landscape buffer along Whitmore Drive. This will require an exception from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship. In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. At this time the applicant is not proposing any compensatory measures; however, the requested exception is related to an easement that encumbers the subject property. That being said, requests for exceptions and variances to the *General Standards* and *Engineering Standards of Design and Construction* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

### **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Central District*. The *Central District* “...is composed of a wide range of land uses that vary from single-family to industrial.” The Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan, indicates that the subject property should be developed with industrial land uses. In this case, the applicant is proposing an *Office/Warehouse Building*. Based on this, the applicant’s land use appears to conform with the Comprehensive Plan.

### **ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION**

The Architectural Review Board (ARB) will review the building elevations prior to the February 24, 2026 and provide a recommendation to the Planning and Zoning Commission.

**CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the construction of an *Office/Warehouse Building* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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

855 Whitmore Dr

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

## ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

0.45

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

**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)

OWNER

Salvador Salcedo

APPLICANT

Salvador Salcedo

CONTACT PERSON

Salvador Salcedo

CONTACT PERSON

Salvador Salcedo

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 Salvador Salcedo [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 270.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF January, 2026 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COSUBMITTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

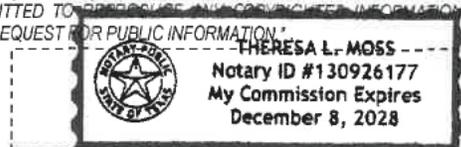
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF January, 2026

OWNER'S SIGNATURE

*Salvador Salcedo*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

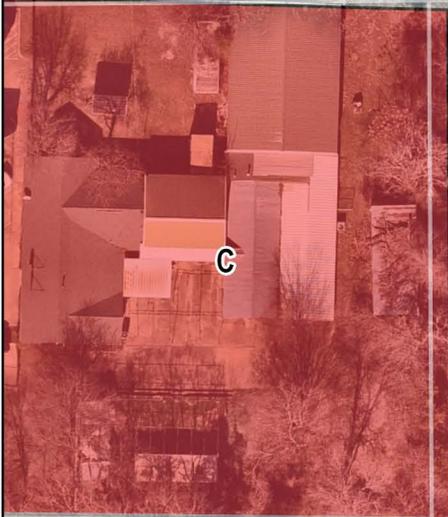
*Theresa L. Moss*



MY COMMISSION EXPIRES 12.08.2028



SP2026-002: Site Plan for an Office/Warehouse Building at 855 Whitmore 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](http://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.



- GENERAL ITEMS:**
- MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION
  - 4% ENGINEERING INSPECTION FEES
  - IMPACT FEES (WATER, SEWER, ROADWAY)
  - MINIMUM EASEMENT WIDTH IS 20' FOR NEW EASEMENTS. NO STRUCTURES, INCLUDING WALLS, ALLOWED IN EASEMENTS.
  - RETAINING WALLS 3' AND OVER MUST BE ENGINEERED.
  - ALL RETAINING WALLS (18" OR TALLER) MUST BE ROCK OR STONE FACE. NO SMOOTH CONCRETE WALLS.
  - NO SIGNAGE IS ALLOWED WITHIN EASEMENTS OR ROW.
  - TREE MITIGATION WILL BE REQUIRED FOR THE REMOVAL OF ANY EXISTING TREES ON SITE.
  - NO STRUCTURES OR FENCES WITH EASEMENTS.
  - THE SITE WILL NEED TO BE PLATTED.
  - ALL UTILITIES MUST BE UNDERGROUND.
  - ADDITIONAL COMMENTS MAY BE PROVIDED AT THE TIME OF ENGINEERING REVIEW.
  - PROPOSED WATER AND SEWER MUST BE SHOWN ON SITE PLAN.

- DRAINAGE ITEMS:**
- THE SITE HAS BEEN DETAILED FOR IN A REGIONAL DETENTION POND. MUST VERIFY CAPACITY/VOLUME AND OUTFALL.
  - EXISTING FLOW PATTERNS MUST BE MAINTAINED.
  - 4:1 MAXIMUM SIDE SLOPES.
  - NO GRATE INLETS ALLOWED.
  - DUMPSTER AREAS TO DRAIN TO OIL/WATER SEPARATOR AND THEN TO THE STORM LINES.
  - THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIR, AND REPLACEMENT OF THE DRAINAGE SYSTEMS.

- WATER AND WASTEWATER ITEMS:**
- PUBLIC SEWER TO BE 8" MINIMUM.
  - COMMERCIAL SANITARY SEWER SERVICE LINE SIZE IS MINIMUM 6" AND MUST CONNECT TO AN EXISTING OR PROPOSED MANHOLE.
  - ANY PUBLIC WATER LINES MUST BE A MINIMUM OF 8", LOOPED, AND MUST BE CENTERED WITHIN A 20' WIDE EASEMENT.
  - ANY UTILITY CONNECTION MADE UNDERNEATH OF AN EXISTING PUBLIC ROADWAY MUST BE COMPLETED BY DRY BORE. OPENING CUTTING WILL NOT BE ALLOWED.
  - ONLY ONE "USE" OFF A DEAD-END LINE (DOMESTIC, IRRIGATION, FIRE SPRINKLER, FIRE HYDRANT, ETC.)
  - MIN 20' UTILITY EASEMENTS.
  - WATER TO BE 10' SEPARATED FROM STORM AND SEWER LINES.
  - ALL PUBLIC UTILITIES MUST BE CENTERED IN EASEMENT.

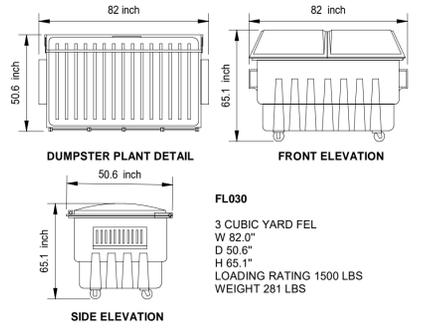
- ROADWAY PAVING ITEMS:**
- MUST MEET CITY DRIVEWAY SPACING REQUIREMENTS.
  - ALL PARKING, STORAGE, DRIVE AISLES MUST BE REINFORCED CONCRETE. (NO ROCK, GRAVEL, OR ASPHALT ALLOWED).
  - ALL PARKING TO BE 20'X9' MINIMUM. PARKING MAY NOT BE OFF A PUBLIC ROADWAY.
  - VEHICLE MUST NOT BE REQUIRED TO BACK ONTO A PUBLIC ROADWAY, INCLUDING TRUCKS.
  - NO DEAD-END PARKING ALLOWED WITHOUT AN CITY APPROVED TURNAROUND.
  - DRIVE ISLES TO BE 24' WIDE.
  - FIRE LANE TO BE 24' WIDE AND IN A PLATTED EASEMENT.
  - FIRE LANE TO HAVE 20' MIN RADIUS IF BUILDINGS ARE LESS THAN 30' TALL. IF ANY OF THE BUILDINGS ARE 30' OR MORE, THE FIRE LANE WILL BE 30' RADIUS MINIMUM.
  - PAVEMENT SPECS WILL BE REVIEWED WITH ENGINEERING PLANS.

- LANDSCAPING:**
- NO TREES TO BE WITH 10' OF ANY PUBLIC WATER, SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
  - NO TREES TO BE WITH 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".

PARKING REQUIREMENT SCHEDULE	
INDUSTRIAL AND MANUFACTURING LAND USES (LI)	
LAND USE	MINIMUM PARKING REQUIRED
Apparel Manufacturing	1/200 SF
Asphalt or Concrete Batch Plant	As Determined by the Director
Industrial and Manufacturing Other Than Listed	As Determined by the Director
Light Assembly and Fabrication	1/500 SF or 0.75/Employee <sup>1,3</sup>
Heavy Manufacturing	1/500 SF or 0.75/Employee <sup>1,3</sup>
Printing, Engraving, and Related Businesses	1/300 SF or 1/Employee <sup>1</sup>
Welding Repair	1/500 SF or 1/2 Employees <sup>1</sup>

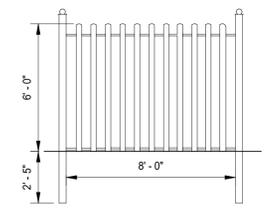
- NOTES:**
- IN THIS PROJECT NO TYPE OF GATES ARE PROPOSED
  - DOES NOT PROPOSE ANY GROUND OR PLATFORM MOUNTED UTILITY EQUIPMENT
  - AN OFF-STREET LOADING DOCK IS NOT PROPOSED AS THE BUILDING IS DESIGNED FOR TRUCKS TO LOAD INSIDE.
  - THERE WILL BE NO OUTSIDE STORAGE OR ABOVE-GROUND STORAGE TANKS.
  - ALL PUBLIC SERVICES ARE UNDERGROUND.
  - SIGNAGE IS DONE THROUGH SEPARATE PERMITS WITH THE BUILDING INSPECTIONS DEPARTMENT
  - SEPARATE FENCE PERMIT FROM THE BUILDING PLANS IS REQUIRED
  - WILL BE REQUIRED TO "CLEANOUT" DITCH TO ENSURE PROPER DRAINAGE
  - WILL BE REQUIRED TO CONSTRUCT RCP CULVERT BETWEEN TWO DRIVEWAYS ON CURB AND GUTTER ROADWAY.

**NOTE:** LOCATION OF THE MOBILE GARBAGE CONTAINER WILL BE INSIDE THE BUILDING. THE GARBAGE CONTAINER WILL BE TAKEN OUTSIDE ONLY ON DAYS WHEN THE GARBAGE TRUCK PASSES BY AND CAN BE ACCESSED.

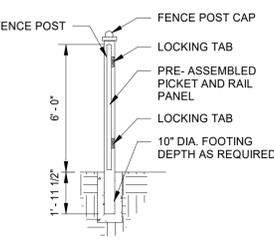


MOBILE TRASH CONTAINER / DUMPSTER (1,500 LB. CAPACITY)

**METAL IRON DETAILS**



**ELEVATION VIEW**



**CROSS SECTION VIEW**

**PARKING CALCULATION**

REQUIRED PARKING SPACES FOR OFFICE AREA:	1 SPACE PER 300 SF
OFFICE AREA:	366 SF
PARKING SPACES:	2
REQUIRED PARKING SPASEC FOR MANUFACTURING WORK AREA:	1 SPACE PER 500 SF
WORK AREA:	4263 SF
PARKING SPACES:	9
<b>TOTAL PARKING SPACES:</b>	<b>11</b>

**LOT COVERAGE**

LOT SIZE	19 737 SF, 100%
BUILDING COVERAGE	4996 SF, 25.4%
IMPERVIOUS AREA	11 581 SF, 58.7%
<b>TOTAL</b>	<b>11 581 SF, 58.7%</b>

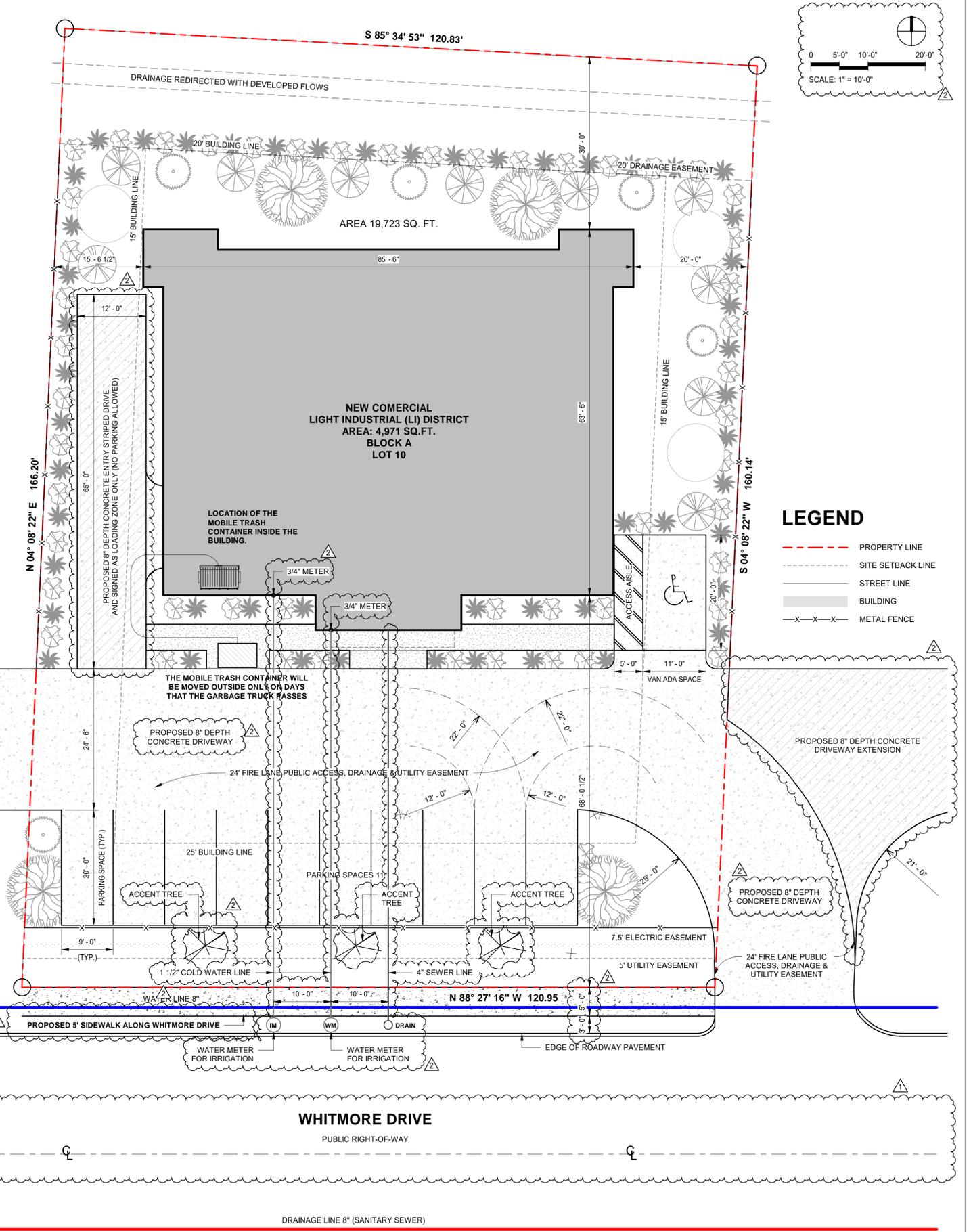
**APPROVED:**

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

WITNESS OUR HANDS, THIS \_\_\_ DAY OF \_\_\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, chairman

\_\_\_\_\_  
Director of Planning and Zoning



**LEGEND**

- PROPERTY LINE
- SITE SETBACK LINE
- STREET LINE
- BUILDING
- METAL FENCE

**NEW BUILDING**  
855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

DRAWING TITLE:

**SITE PLAN**

SCALE: As indicated

**A1.01**

CASE NUMBER: SP2026-002

1 | SITE PLAN  
1" = 10'-0"







**GENERAL GRADING AND PLANTING NOTES**

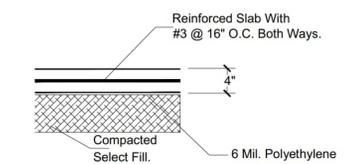
- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE GRADING AND PLANTING WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
  - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
  - IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +10. OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
  - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS. AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS. AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON SOIL TEST PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
  - ENSURE THAT THE FINISH GRADE IN SHARE AREAS IMMEDIATELY ADJACENT TO LIS AND OTHER WALKING SURFACE, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALES.
  - ENSURE THAT THE FINISH GRADE IN SHARE AREAS IMMEDIATELY ADJACENT TO ALIS AND OTHER WALKING SURFACE, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALES.
  - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALK AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 18" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 19" AWAY FROM THE WALKS.
  - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH EMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC).
  - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
  - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VA PROPER CHANNELS).
  - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
  - SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

- MULCHES**  
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL UNDRESSED, IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).
- ROOT BARRIERS**  
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

- IRRIGATION CONCEPT**
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
  - THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
  - ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDING AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
  - ALL PLANTS SHARING SIMILAR CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
  - THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
  - ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04, OF ARTICLE 08).

- CONCRETE:**
- PORTLAND CEMENT SHALL BE AS PER N.C.T.C.O.G. ITEM 303.2.2
  - UP TO 20% (BY WEIGHT) OF THE CEMENT CONTENT MAY BE REPLACED WITH TYPE C FLY ASH. FLY ASH REPLACEMENT SHALL BE 1.25 POUNDS PER 1.0 POUND OF CEMENT REDUCTION. ALSO REFER TO N.C.T.C.O.G. ITEM 303
  - AGGREGATES SHALL BE AS PER N.C.T.C.O.G. ITEM 303.2.1. RIVER ROCK OR BLENDED AGGREGATES SHALL NOT BE ALLOWED.
  - MANUFACTURED SAND SHALL NOT EXCEED 20% OF THE TOTAL SAND CONTENT IN THE CONCRETE MIX DESIGN.
  - CONCRETE FOR ALL PAVING AND CURBS WITHIN THE RIGHT-OF-WAY SHALL HAVE A MINIMUM 5 1/2 SACK/CUBIC YARD OF CEMENT CONTENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI WHEN TESTED AT THE AGE OF 28 DAYS. HAND PLACED CONCRETE SHALL HAVE A MINIMUM 6 1/2 SACK/CUBIC YARD OF CEMENT CONTENT AND MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI.
  - THE DESIGN ENGINEER SHALL APPROVE THE CONCRETE MIX DESIGN IN WRITING PRIOR TO USE.
  - PAVEMENT CURBS SHALL BE POURED MONOLITHICALLY. PLEASE REFER TO N.C.T.C.O.G. ITEM 303.5.2.4.
  - STAMP OR DIE PROJECT PAVING LIMITS INCLUDING ALL STREET INTERSECTIONS TO N.C.T.C.O.G. ITEM 303.4.2.3 AND DETAIL ON THIS SHEET.
  - THERE SHALL BE ZERO TOLERANCES FOR CONCRETE STRENGTH AND DEPTH. NO VARIANCES ARE ALLOWED. ANY AREAS OF (1) DEFICIENCY SHALL BE PROVIDED, REMOVED AND REPLACED. ALL CURBS AND GUTTERS SHALL BE POURED IN ONE COURSE. CONSTRUCTION CONCRETE SHALL BE PLACED IN FORMS ON COMPACTED, WETTED SUBGRADE AND SHALL BE TAMPED AND SPADED UNTIL MORTAR COVERS THE ENTIRE SURFACE. TAMPING AND SPADED OF NEWLY POURED CONCRETE SHALL BE GIVEN SPECIAL ATTENTION TO ENSURE ADEQUATE COMPACTION AND SURFACES FREE OF HONEYCOMBS.

- CURING:**
- PLEASE REFER TO ITEM 303.5.8 AND 303.2.12.1.1 OF THE N.C.T.C.O.G. SPECIFICATIONS
  - THE CONTRACTOR SHALL USE A WHITE PIGMENTED LIQUID CURING COMPOUND AS PER N.C.T.C.O.G. ITEM 303.5.8, AND 303.2.12.1.1



**1 CONCRETE DETAIL UNSCALED**

MIX DESIGN	MASS PER M <sup>3</sup>	C1-270-FA10-W165
CLINKER 1: CEM 1 52.5R	KG	270
FLY ASH (EN 450)	KG	10
WATER	KG	162
SUPERPLASTICIZER	KG	2.8
RIVER SAND 0-2 mm	KG	597
RIVER GRAVEL 2-8mm	KG	446
RIVER GRAVEL 8-16mm	KG	847
w <sub>ce</sub>	-	0.61
w <sub>cm</sub>	-	0.60

**APPROVED:**

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

WITNESS OUR HANDS, THIS \_\_\_ DAY OF \_\_\_\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, chairman

\_\_\_\_\_  
Director of Planning and Zoning

**LANDSCAPE STANDARDS**

<b>05.02 LANDSCAPE REQUIREMENTS LIGHT INDUSTRIAL (LI) DISTRICT:</b>	±19,737 SQ.FT. 2,960 SQ.FT. (15%) 8,516 SQ.FT. (43%)
TOTAL SITE AREA: LANDSCAPE AREA REQUIRED TOTAL SITE: LANDSCAPE PROVIDED, TOTAL SITE:	A MINIMUM OF 100% OF THE TOTAL REQUIRED LANDSCAPING SHALL BE LOCATED IN FRONT OF AND ALONG THE SIDE OF BUILDINGS WITH STREET FRONTAGES 2,960 SQ.FT. X 100% = 2,960 SQ.FT.
LOCATION OF LANDSCAPING:	3,960 SQ.FT. (46%)
LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:	ALL REQUIRED LANDSCAPING SHALL BE NO LESS THAN FIVE (5) FEET WIDE AND BE A MINIMUM OF 25 SF IN AREA UNLESS IT IS WITHIN TEN (10) FEET OF A BUILDING ON THE SAME LOT.
MIN. SIZE OF AREAS	DETENTION BASINS SHALL BE LANDSCAPED IN A NATURAL MANNER USING GROUND COVER, GRASSES, SHRUBS, BERMS, AND ACCENT AND CANOPY TREES. THERE SHALL BE A MINIMUM OF ONE (1) CANOPY TREE PER 750 SF AND ONE (1) ACCENT TREE PER 1,500 SF OF DETENTION AREA.
DETENTION BASIN:	1,500 SQ. FT. 2,960 SQ. FT. / 750 SQ. FT. = 2 CANOPY TREE 3 CANOPY TREE 2,960 SQ. FT. / 1,500 SQ. FT. = 1 ACCENT TREE 2 ACCENT TREE
PROPOSED DETENTION BASIN: CANOPY TREES REQUIRED: CANOPY TREES PROVIDED: ACCENT TREES REQUIRED: ACCENT TREES PROVIDED:	PARKING LOTS WITH MORE THAN TWO (2) ROWS OF PARKING SPACES (I.E. ONE (1) DRIVE ISLE WITH ROWS OF PARKING ON EITHER SIDE) SHALL BE LANDSCAPED FOR FIVE (5%) PERCENT OR 200 SF OF LANDSCAPING - WHICHEVER IS GREATER - IN THE INTERIOR OF THE PARKING LOT AREA. SUCH LANDSCAPING SHALL BE CONCENTRATED TOWARD THE TOTAL REQUIRED LANDSCAPING.
PARKING LOT LANDSCAPING	2,140 SQ. FT. 60 SQ. FT. OR 200 SQ. FT. 1,400 SQ. FT.
PROPOSED PARKING AREA: REQ. PARKING AREA LANDSCAPING: PROPOSED PARKING LOT LANDSCAPING:	(1) LARGE CANOPY TREE FOR EVERY TEN (10) PARKING SPACES SHALL BE REQUIRED TO BE PLANTED. (2) INTERNAL TO THE PARKING AREAS, (3) NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO THE EDGE OF PAVEMENT
PARKING SPACES:	1 LARGE CANOPY TREE 3 LARGE CANOPY TREE
TREES REQUIRED: TREES PROVIDED:	05.02 LANDSCAPE BUFFERS - NON-RESIDENTIAL INDUSTRIAL/OFFICE/TECHNOLOGY LAND USES: 50- FEET ALL LANDSCAPE BUFFERS SHALL INCORPORATE GROUND COVER, A BUILT-UP BERM AND SHRUBBERY OR A COMBINATION THEREOF ALONG THE ENTIRE LENGTH OF THE FRONTAGE BERM AND SHRUBBERY SHALL EACH HAVE MINIMUM HEIGHT OF 30-INCHES AND A MAXIMUM HEIGHT OF 48-INCHES. IN ADDITION TWO (1) CANOPY TREES FOUR (2) ACCENT TREES SHALL BE PLANTED PER 100- FEET OF LINEAR FRONTAGE ALONG THE PRIMARY ROADWAY.
05.02 LANDSCAPE BUFFERS - NON-RESIDENTIAL	4207" STREET FRONTAGE REQUIRED PLANTING: PROVIDED 10' BUFFER: SHRUBS
REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	BASED ON CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE

**PLANT SCHEDULE**

CODE	TREES	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
QB		4	QUERCUS MACROCARPA / BUR OAK (CANOPY TREE)	4" CAL	CONT.	14' MIN
AM		3	ACER SACCHARUM 'CADD0' / CADD0 MAPLE	4" CAL	CONT.	12' MIN
PA		10	PINUS ELДАРICA / AFGHAN PINE	4" CAL	CONT.	12' MIN
AS		6	ACER TRUNCATUM / SHANTUNG MAPLE (CANOPY TREE)	4" CAL	CONT.	12' MIN
AT		3	DESSERT ROSE (ACCENT TREE)	4" CAL	CONT.	12' MIN
CODE	SHRUBS	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
ID		77	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	5 GAL.	36" OC	24" MIN
JJ		78	JUNIPERUS SP. / JUNIPER	5 GAL.	36" OC	24" MIN
CODE	GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	SIZE
CB		8,516 SQ.FT	CYNODON DACTYLON / BERMUDA GRASS	SOND		

**Equation for the calculation and sizing of wet ponds**

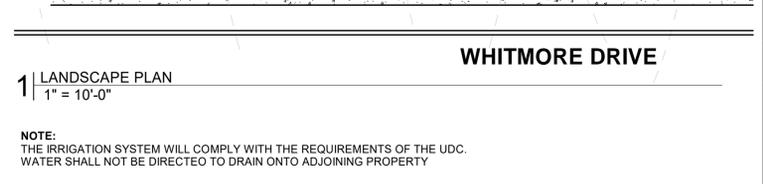
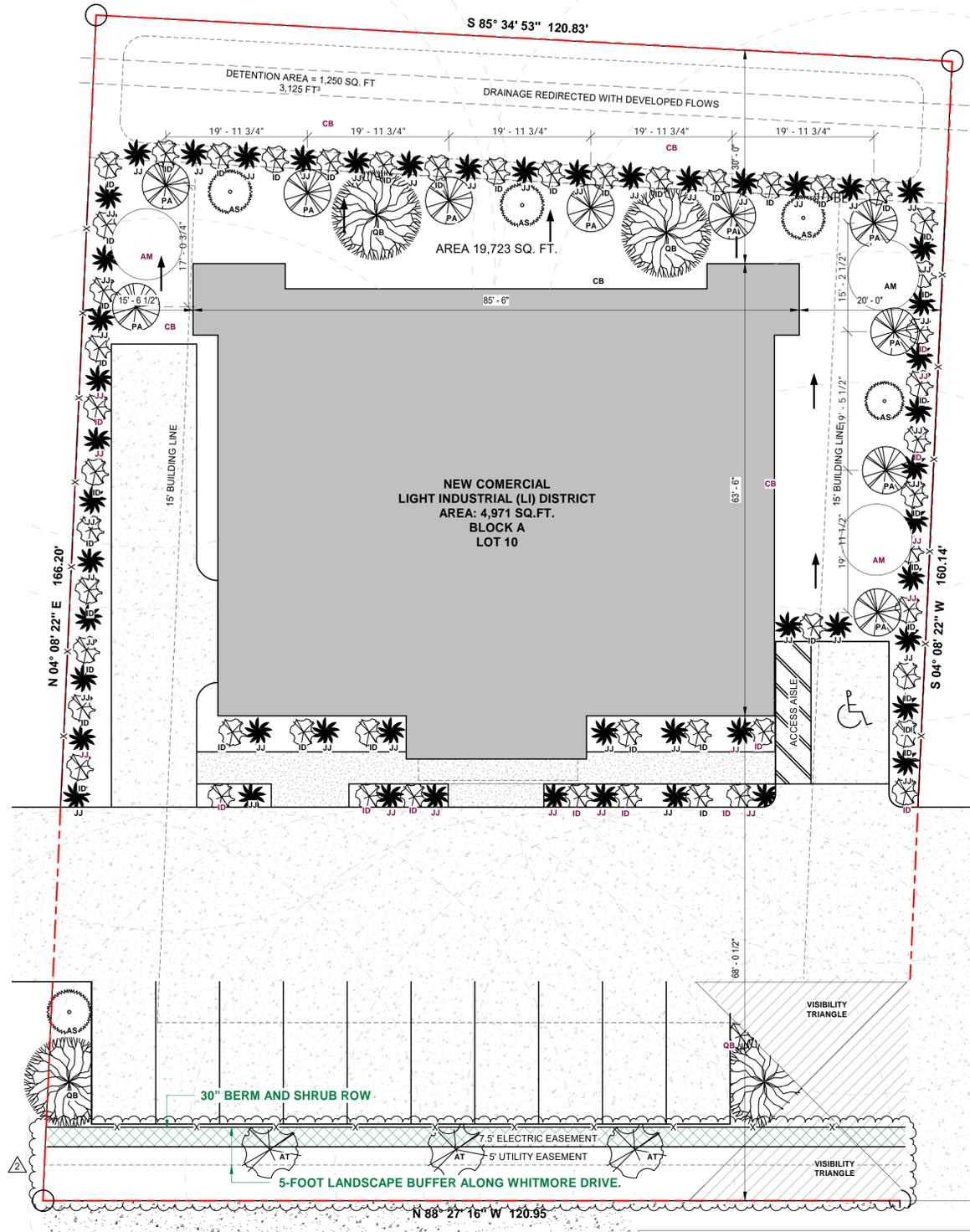
For North Central Texas, the average 85th percentile annual rainfall event is 1.5 inches. Therefore, WQv is calculated using the following formula:  
**WQv = 1.5 Rv A (1.2)**

where:  
WQv = water quality protection volume (acre-feet)  
Rv = volumetric runoff coefficient  
A = total drainage area (acres)

IA/P  
where:  
IA = initial abstraction  
P = accumulated rainfall obtained from rainfall tables by county in the Hydrology TM Section 5.0 (inches)  
Using the following equation from TR-55 for a Type II rainfall distribution, VS/IVr can be calculated.  
**VS/IVr = 0.682 - 1.43 (qO/qI) + 1.64 (qO/qI) 2/3 - 0.804 (qO/qI)**

where:  
VS = required storage volume (acre-feet)  
IVr = runoff volume (acre-feet)  
qO = peak outflow discharge (cfs)  
qI = peak inflow discharge (cfs)  
The required storage volume can then be calculated by:  
**VS = (VS/IVr)(qO)(A) (3.2)**

where:  
VS and IVr are defined above  
Qd = the developed runoff for the design storm (inches)  
A = total drainage area (acres)



**1 LANDSCAPE PLAN**  
1" = 10'-0"

**NOTE:**  
THE IRRIGATION SYSTEM WILL COMPLY WITH THE REQUIREMENTS OF THE UDC. WATER SHALL NOT BE DIRECTED TO DRAIN ONTO ADJOINING PROPERTY

SITE PLANE DATE	
SIZE OF LOT	19,737 SQ.FT.
BUILDING	4,996 SQ.FT.
LANDSCAPE AREA REQUIRED TOTAL SITE:	2,960 SQ.FT. (15%)
LANDSCAPE PROVIDED, TOTAL SITE:	8,156 SQ.FT. (41%)
DRIVEWAY	4,454 SQ.FT.
PARKING	2,140 SQ.FT.
TOTAL COVERED AREA	11,581 SQ.FT.
COVERAGE PERCENT	56%

CASE NUMBER: SP2026-002

**NEW BUILDING**  
855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		

DRAWING TITLE:

**LANDSCAPE PLAN**

SCALE: As indicated

**A5.01**

**TREE PROTECTION SPECIFICATIONS**

**MATERIALS**

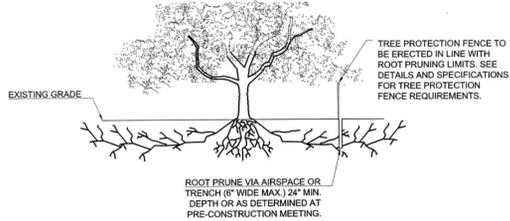
- \* FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN AVERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL T SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- TIE WIRE WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

**CONSTRUCTION METHODS**

- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
- PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (GR EQUAL TO FROM THE TRUNK FOR EVERY 1" OF DEH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
- PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
- THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE. THE INSTALLATION POSTS SHALL BE PLACED EVERY 5 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION WITHIN THE CRZ.
- DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
  - DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
  - DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE.
  - CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, FAINTING OR LUMBER CUTTING). DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, IRES, BRACING OR ANY OTHER ITEM TO THE TREES.
  - DO NOT PERTURB RUNOFF FROM WASTE MATERIALS INCLUDING: SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
  - ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
  - WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
  - THE CONTRACTOR SHALL NOT GUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
  - REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
  - TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
  - ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
  - COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
  - IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
  - WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
  - WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
  - CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION RELATED ACTIVITIES HAVE BEEN REMOVED.

**TREE PROTECTION GENERAL NOTES**

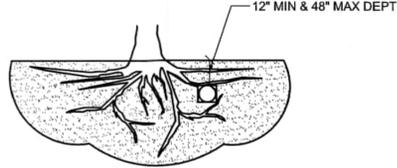
- PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
  - AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS.
  - AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
  - AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED, WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE
- ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- IF, IN THE OPINION OF THE CITY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.



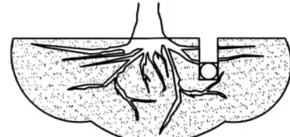
**ROOT PRUNING DETAIL**

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



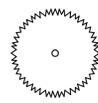
TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



**BORING THROUGH ROOT PROTECTION ZONE**

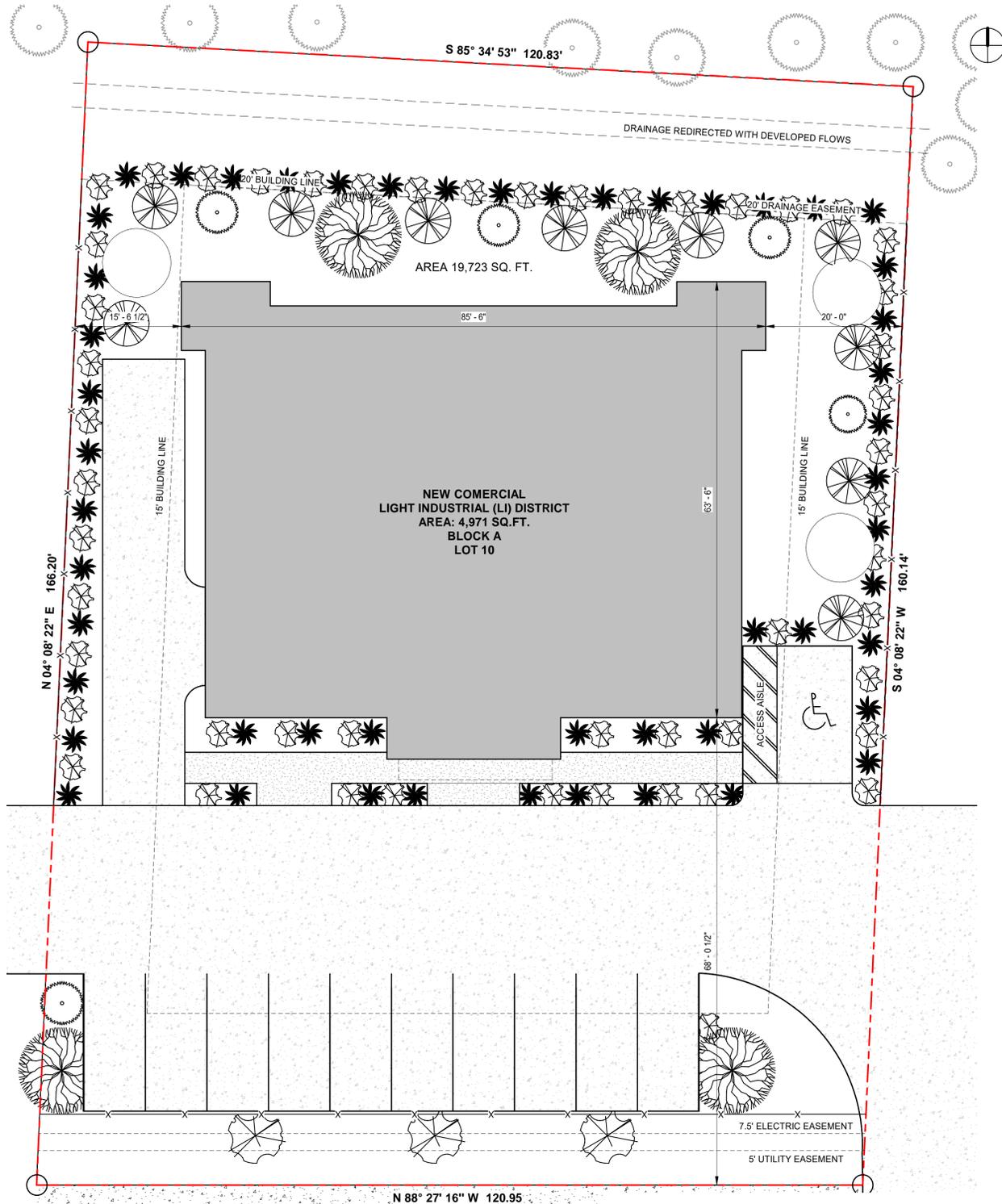
**NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.**

**EXISTING TREE LEGEND**



**EXISTING TREE OFF SITE**

TREES SCHEDULE			
NUMBER	DIAMETER	SPECIE	CONDITION
001	2.5"	HACKBERRY	GOOD
002	5"	HACKBERRY	GOOD
003	6"	HACKBERRY	GOOD
004	6"	HACKBERRY	GOOD
005	4"	HACKBERRY	SIGNIFICANT LEANING
006	2.5"	HACKBERRY	GOOD
007	5"	HACKBERRY	SIGNIFICANT LEANING
008	4"	HACKBERRY	GOOD
009	9"	HACKBERRY	DEAD



**WHITMORE DRIVE**

1 | TREESCAPE PLAN  
1" = 10'-0"

SITE PLANE DATE	
SIZE OF LOT	19,737 SQ.FT.
BUILDING	4,996 SQ.FT.
LANDSCAPE AREA REQUIRED TOTAL SITE:	2,960 SQ.FT. (15%)
LANDSCAPE PROVIDED, TOTAL SITE:	8,156 SQ.FT. (41%)
DRIVEWAY	4,454 SQ.FT.
PARKING	2,140 SQ.FT.
TOTAL COVERED AREA	11,581 SQ.FT.
COVERAGE PERCENT	56%

CASE NUMBER: SP2026-002

**APPROVED:**  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_ day of \_\_\_, 20\_\_.  
WITNESS OUR HANDS, THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, chairman

\_\_\_\_\_  
Director of Planning and Zoning

**NEW BUILDING**  
855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
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DRAWING TITLE:

**TREESCAPE PLAN**

SCALE: As indicated

**A6.01**

**NEW BUILDING**  
**855 Whitmore Dr, Rockwall,**  
**TX 75087**

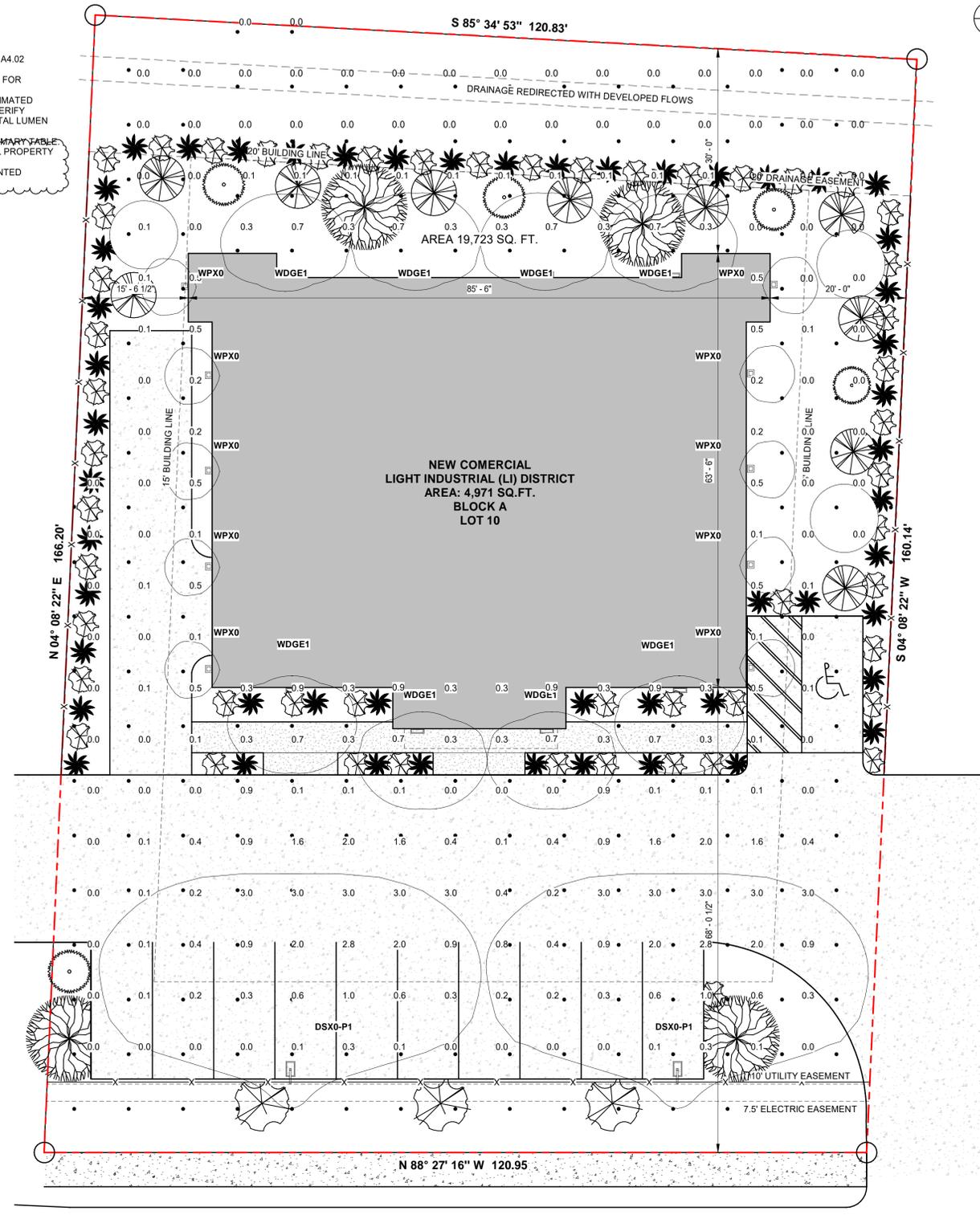
NOT FOR CONSTRUCTION

NO.	DATE	REVISION
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DRAWING TITLE:  
**SITE PHOTO - METRICS & DETAILS**

SCALE: As indicated

**A4.01**

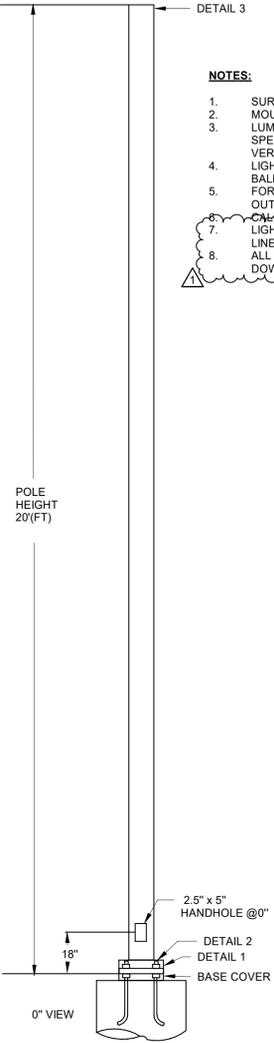
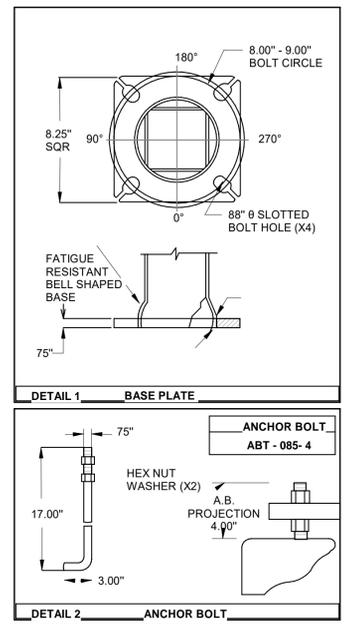


1 SITE PHOTOMETRICS PLAN  
 1" = 10'-0"

SYMBOL	TYPE	QTY	MANUFACTURER / CATALOG NUMBER	TOTAL LUMEN OUTPUT	TOTAL INPUT WATTS	BALLAST FACTOR	LIGHT LOST FACTOR	USER DEFINED FACTOR
DSX0-P1	P	2	2 DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DDBXD / D-SERIES SIZE 0 LED AREA LUMINAIRE (LITHONIALIGHTING)	8,800	68.11	1.000	0.850	1.000
WDGE1	W	8	WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD / WDG1 LED ARCHITECTURAL WALL SCORCE (LITHONIALIGHTING)	7,200	24	1.000	0.800	1.000
WPX0	W	10	WPX0 LED ALO SHW2 MVOLT PE DDBXD / WPX0 LED WALL PACK (LITHONIALIGHTING)	6,940	20	1.000	0.850	1.000

CASE NUMBER: SP2026-002

- NOTES:**
- SURFACE REFLECTANCES: VERTICAL/HORIZONTAL - 50/20
  - MOUNTING HEIGHTS ARE DESIGNATED ON DRAWING WITH A4.02
  - LUMINAIRE DESCRIPTION DOES NOT NESSARILY REFLECTS SPECIFICATION MODEL NUMBER. CONTACT SALESPERSON FOR VERIFICATION
  - LIGHTING POWER DENSITY IS CALCULATED BASED ON ESTIMATED BALLAST/DRIVER ENERGY CONSUMPTION. ENGINEER TO VERIFY FOR LUMEN OUTPUT OF SCALE LUMINAIRES. MULTIPLY TOTAL LUMEN OUTPUT BY USER DEFINED FACTOR.
  - CALCULATION VALUES ARE AT HEIGHT INDICATED IN SUMMARY TABLE
  - LIGHT LEVELS SHALL NOT BE GREATER THAN 0.2 FC AT ALL PROPERTY LINES
  - ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND ORIENTED DOWNWARD.



- HARDWARE TO BE GALVANIZED TO ASTM A153
- ANCHOR BOLTS SHALL BE FULLY GALVANIZED PER A153
- ALL WELDING TO CONFORM TO: AWS D11 MOST RECENT EDITION
- FABRICATION MEETS AISC (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) QUALITY CERTIFICATION
- PROVISIONS FOR CROWDING LOCATED AT BASE HAND HOLE.

LOADING DATA		MATERIAL DATA				
DESIGN CRITERIA:	COMMERCIAL STANDARD	COMPONENT	ASTM			
SPEED (mph)	80 90 100 110 120 130 140 150	POLE SHAFT	A500 GR. B			
EPA FT:	9.6 6.7 4.5 3.5 2.0 0.8 --- ---	BASE PLATE	A36			
WEIGHT (lbs)	240 167 150 88 50 20	ANCHOR BOLTS	F1554 GR.55			
FINISH		MISC. STEEL	A36			
TBD						
POLE DIMENSION DATA						
TYPE	DESING	POLE LENGTH (FT)	BASE DIA (IN)	TOP DIA (IN)	GAUGE OR THK (IN)	WEIGHT (LBS)
	SNS-20-40-11-AB	20	4.00	4.00	11-GA (11967)	140

**WPX0 LED Wall Pack**

**Specifications**  
 Depth (D): 2"  
 Height (H): 11.5"  
 Width (W): 5.5"  
 Weight: 2.8lbs

**Introduction**  
 The WPX0 LED wall packs are energy-efficient, compact, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in four sizes, the WPX0 family delivers 50 to 9,200 lumens with a wide, uniform distribution.

**Ordering Information**  
 EXAMPLE: WPX0 LED ALO SHW2 MVOLT PE DDBXD

Color	Color Temperature	Ballast	Control	Finish
WPX024K3	3000K	4000K/3000K	4000K/3000K	PE - Powder (9005)

**Performance Data**

Ballast Setting	Input Power (W)	LMW (%)	LMH (%)	LMV (%)	LMF (%)
AD4	118	6.11	6.06	6.06	6.06
AD2	73	6.06	6.06	6.06	6.06
AD1	18	6.06	6.06	6.06	6.06
AD1	6.4	6.06	6.06	6.06	6.06

**Lumen Output**

Ballast Setting	Color Temperature	Rated Lumen
AD4	3000K	1,391
AD4	4000K	1,640
AD4	5000K	1,862
AD3	3000K	1,564
AD3	4000K	1,791
AD3	5000K	2,025
AD2	3000K	1,761
AD2	4000K	1,994
AD2	5000K	2,231
AD1	3000K	1,914
AD1	4000K	2,161
AD1	5000K	2,411

**Projected LED Lumen Maintenance**  
 Data derived from accelerated performance engineering at 25°C ambient, based on a 1000 hours of LED testing based on IESNA LM-80-08 and extrapolated per IESNA TM-21-11.

**Photometric Diagrams**  
 To see complete photometric data or download our files for this product, visit the Lithonia Lighting WPX0 LED homepage. Tested in accordance with IESNA LM-79-07.

**Switchable Features**

**INSTALLATION**  
 WPX0 LED wall packs are designed to provide a non-wireless, energy-efficient solution for both HID wall pack replacement and new construction opportunities. Available in four sizes, the WPX0 family delivers 50 to 9,200 lumens with a wide, uniform distribution.

**WARRANTY**  
 5-year limited warranty. This is the only warranty provided and no other warranties in this specification shall constitute a part of any offer. All other warranties shall be void.

LITHONIA LIGHTING  
 COMMERCIAL OUTDOOR

LITHONIA LIGHTING  
 COMMERCIAL OUTDOOR

**APPROVED:**

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

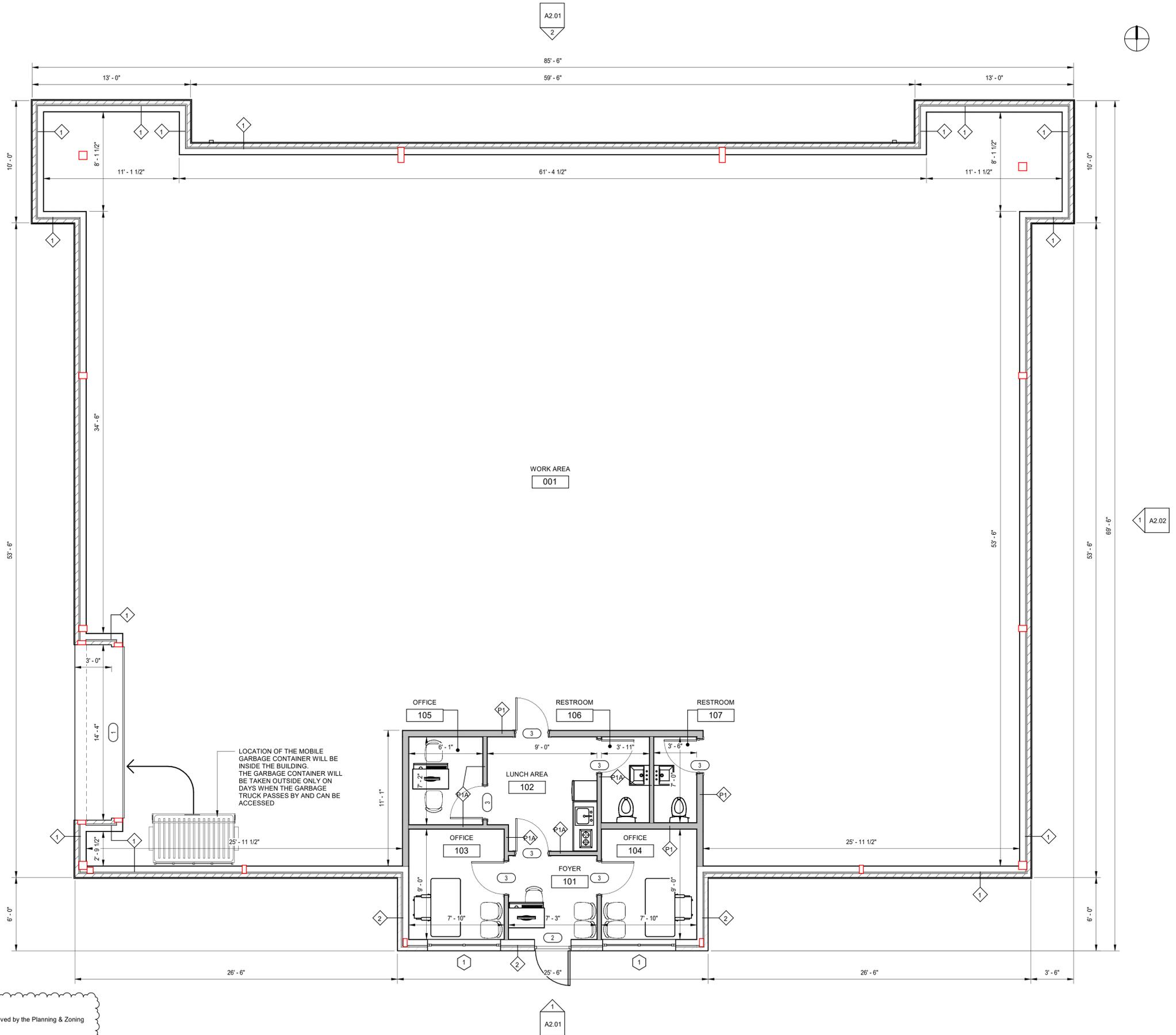
WITNESS OUR HANDS, THIS \_\_\_ DAY OF \_\_\_\_\_.

\_\_\_\_\_  
 Planning & Zoning Commission, chairman

\_\_\_\_\_  
 Director of Planning and Zoning



ROOM SCHEDULE		
Number	Name	Area
001	WORK AREA	4239 SF
101	FOYER	50 SF
102	LUNCH AREA	80 SF
103	OFFICE	70 SF
104	OFFICE	70 SF
105	OFFICE	43 SF
106	RESTROOM	27 SF
107	RESTROOM	25 SF
TOTAL AREA		4605 SF



**NEW BUILDING**  
**855 Whitmore Dr, Rockwall,**  
**TX 75087**

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
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DRAWING TITLE:

**FLOOR PLAN**

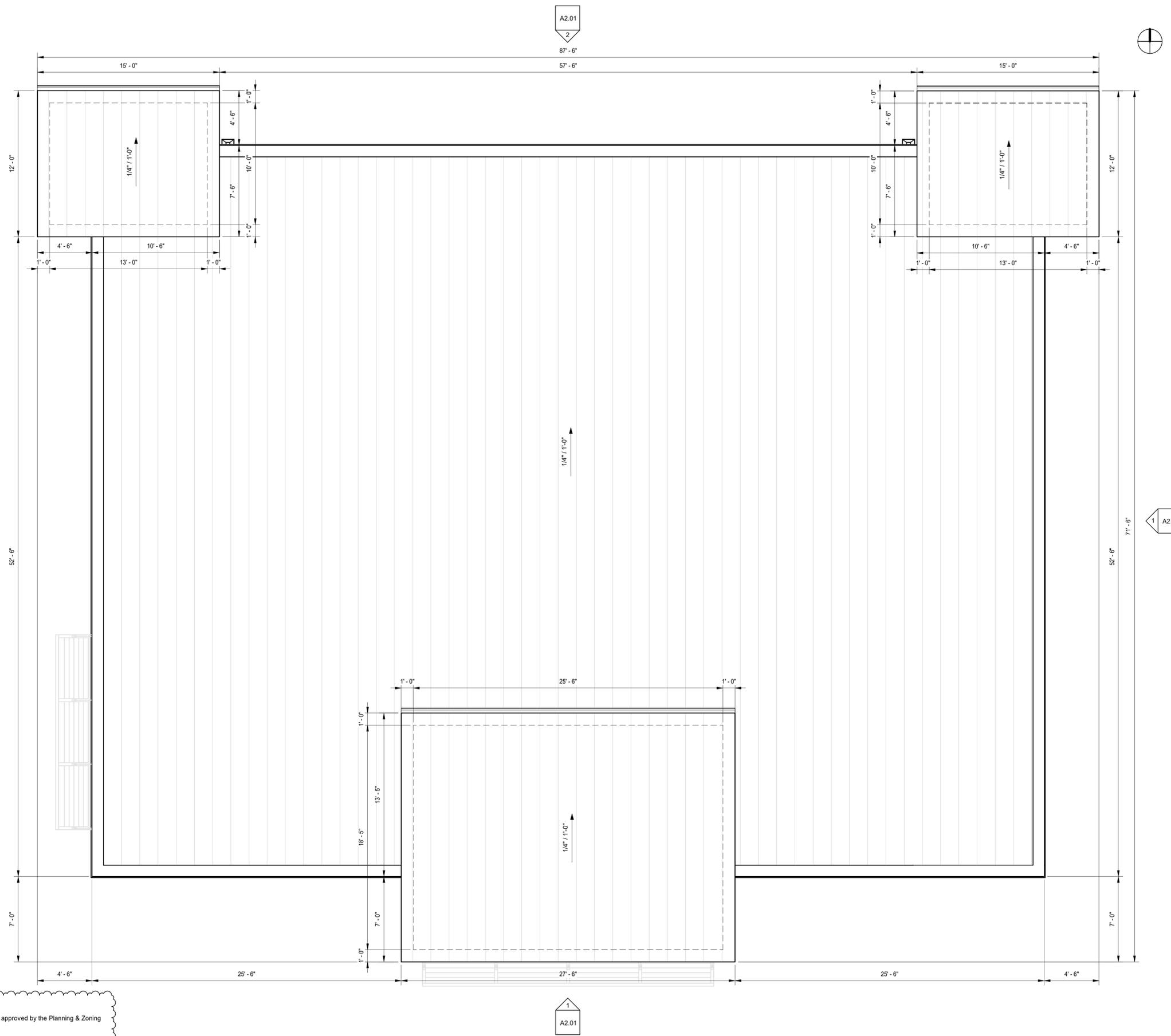
SCALE: 1/4" = 1'-0"

**A1.02**

**APPROVED:**  
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_ day of \_\_\_\_\_.  
 WITNESS OUR HANDS, THIS \_\_\_ DAY OF \_\_\_\_\_.  
 \_\_\_\_\_  
 Planning & Zoning Commission, chairman      Director of Planning and Zoning

**1 | FLOOR PLAN**  
 1/4" = 1'-0"

CASE NUMBER: SP2026-002



**NEW BUILDING**  
**855 Whitmore Dr, Rockwall,**  
**TX 75087**

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
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DRAWING TITLE:

**ROOF PLAN**

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

**A1.03**

**APPROVED:**  
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_ day of \_\_\_\_\_.  
 WITNESS OUR HANDS, THIS \_\_\_ DAY OF \_\_\_\_\_.  
 \_\_\_\_\_  
 Planning & Zoning Commission, chairman  
 \_\_\_\_\_  
 Director of Planning and Zoning

**1 | ROOF PLAN**  
 1/4" = 1'-0"

**CASE NUMBER: SP2026-002**



# 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:** February 24, 2026

**SUBJECT:** MIS2025-002; *Exception to the Fence Requirements for 1223 Skylar Drive*

The subject property is a 0.3116-acre parcel of land (i.e. Lot 2, Block E, Foxchase, Phase 5 Addition) that is situated within the Foxchase Subdivision, and is zoned Planned Development District 9 (PD-9) [Ordinance No. 25-02] for Single-Family 10 (SF-10) District land uses. Planned Development District 9 (PD-9) was originally adopted on November 12, 1973 [Ordinance No. 73-49] as part of the 1972 Zoning Ordinance [Ordinance No. 72-02], and allowed the following land uses: *shopping center uses, garden apartments, town homes, cluster homes, single-family units*. The subject property -- along with the rest of the Foxchase, Phase 5 Addition -- was established by the Final Plat on December 9, 1997 [Case No. PZ1997-088-01]. According to Rockwall County Appraisal District (RCAD), the subject property has a 2,785 SF single family home and a 600 SF detached garage situated on it. Both of these structures were constructed in 2001.

On November 18, 2025, the Neighborhood Improvement Services (NIS) Division received a complaint that a metal fence was being constructed on the subject property without the required fence permit. Upon investigation, it was confirmed that the fence had been installed without prior approval or issuance of a fence permit, as required by City regulations. The applicant was issued a notice of violation [Case No. CE2025-6652] and was informed of the necessary corrective actions; however, rather than removing the non-compliant fence immediately, the applicant requested and was granted multiple extensions by the Neighborhood Improvement Services (NIS) Division. Ultimately, on February 13, 2026, the applicant -- William Watson -- submitted a development application seeking an *Exception* to the fence material requirements for the already constructed metal fence. This request is therefore not a prospective proposal, but an after-the-fact attempt to obtain approval for work completed without authorization, and based on this the applicant was required to pay the non-compliant structure fee to submit the development application.

According to Article 13, *Definitions*, of the Unified Development Code (UDC), a fence is defined as “(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure.” In addition, Subsection 08.03(B)(1) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states, “...(a)ll fences being proposed in established residential areas (i.e. established single-family or duplex subdivision or areas) -- that are not regulated by a Planned Development District ordinance -- shall be architecturally compatible with the design, materials, and colors of the existing fences in the area ... [and] (a)ll solid fencing shall be constructed utilizing standard cedar fencing materials ...” This section goes



FIGURE 1: EXISTING FENCE - BUILT WITHOUT A PERMIT

on to state that the Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 8.02(B) (e.g. composite fencing) and/or alternative fence standards on a case-by-case basis. The intent of these provisions is to maintain neighborhood cohesion and protect established subdivision character through consistent fence materials and design. The applicant has replaced an existing eight (8) foot cedar fence with an eight (8) foot cedar post fence with metal panels. This fence has already been fully constructed and the installed metal panel fencing is not architecturally compatible with the existing

cedar fencing prevalent throughout the subdivision and does not reflect the established material character of the neighborhood. Staff should also point out that the deviation from standard cedar fencing material undermines the purpose and intent of the adopted fence standards contained in the Unified Development Code (UDC).

While the Planning and Zoning Commission has the authority to grant fence material exceptions on a case-by-case basis, such approval is discretionary and requires a supermajority vote (*i.e. three-fourths [ $\frac{3}{4}$ ] of members present, with a minimum of four [4] affirmative votes*). It should be stated that *Exceptions* are typically intended to be evaluated prior to construction, and not as a corrective mechanism after work has been completed in violation of the City's requirements. In addition, staff should also point out that due to the high visibility of this fence (*i.e. being directly adjacent to the intersection of Ralph Hall Parkway and Summer Lee Drive*), the approval could set a precedence in the area; however, requests for *Exceptions* to the requirements of the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the February 24, 2026 Planning and Zoning Commission meeting.

# PROJECT COMMENTS



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

DATE: 2/19/2026

PROJECT NUMBER: MIS2026-002  
 PROJECT NAME: Exception to the Fence Material Requirements  
 SITE ADDRESS/LOCATIONS: 1223 Skylar Drive

CASE CAPTION: Discuss and consider a request by William Watson for the approval of a Miscellaneous Case for an Exception to the Material Requirements for a residential fence on a 0.3116-acre parcel of land identified as Lot 2, Block E, Foxchase, Phase 5 Addition, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses, addressed as 1223 Skylar Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/18/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/18/2026	Approved w/ Comments
02/18/2026: If the Special Exception is granted, the applicant will need to obtain a fence permit. If denied the fence will need to be removed if already constructed, and the applicant will need to obtain a fence permit prior to any construction of a new fence.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/17/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/17/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/17/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	02/17/2026	Approved w/ Comments
02/17/2026: MIS2026-002; Exception to the Fence Material Requirements for 1223 Skylar			

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

I.1 This is a request approval of a Miscellaneous Case for an Exception to the Material Requirements for a residential fence on a 0.3116-acre parcel of land identified as Lot 2, Block E, Foxchase, Phase 5 Addition, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses, addressed as 1223 Skylar Drive, and take any action necessary.

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

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

I.4 According to Subsection 08.03(B)(1) of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), “All fences being proposed in established residential areas (i.e. established single-family or duplex subdivision or areas) -- that are not regulated by a Planned Development District ordinance -- shall be architecturally compatible with the design, materials, and colors of the existing fences in the area ... [and] (a)ll solid fencing shall be constructed utilizing standard cedar fencing materials ...” This section goes on to state that the Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 8.02(B) (e.g. composite fencing) and/or alternative fence standards on a case-by-case basis. The intent of these provisions is to maintain neighborhood cohesion and protect established subdivision character through consistent fence materials and design. In this case, the applicant has replaced an existing eight (8)-foot cedar fence with an eight (8)-foot cedar post fence with metal panels. The alternative fence material will require an exception to the fence material requirements of the UDC from the Planning and Zoning Commission.

I.5 Please note the scheduled meeting for this case will be held on February 24, 2026 at 6:00 PM in the City Hall Council Chambers. Please also note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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 1223 Skylar Drive Rockwall 75032

SUBDIVISION Foxchase

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING \_\_\_\_\_

CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE \_\_\_\_\_

ACREAGE \_\_\_\_\_

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] \_\_\_\_\_

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

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

OWNER WILLIAM WATSON

APPLICANT \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_

ADDRESS 1223 Skylar Dr

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 William Watson [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13<sup>th</sup> DAY OF February, 2024

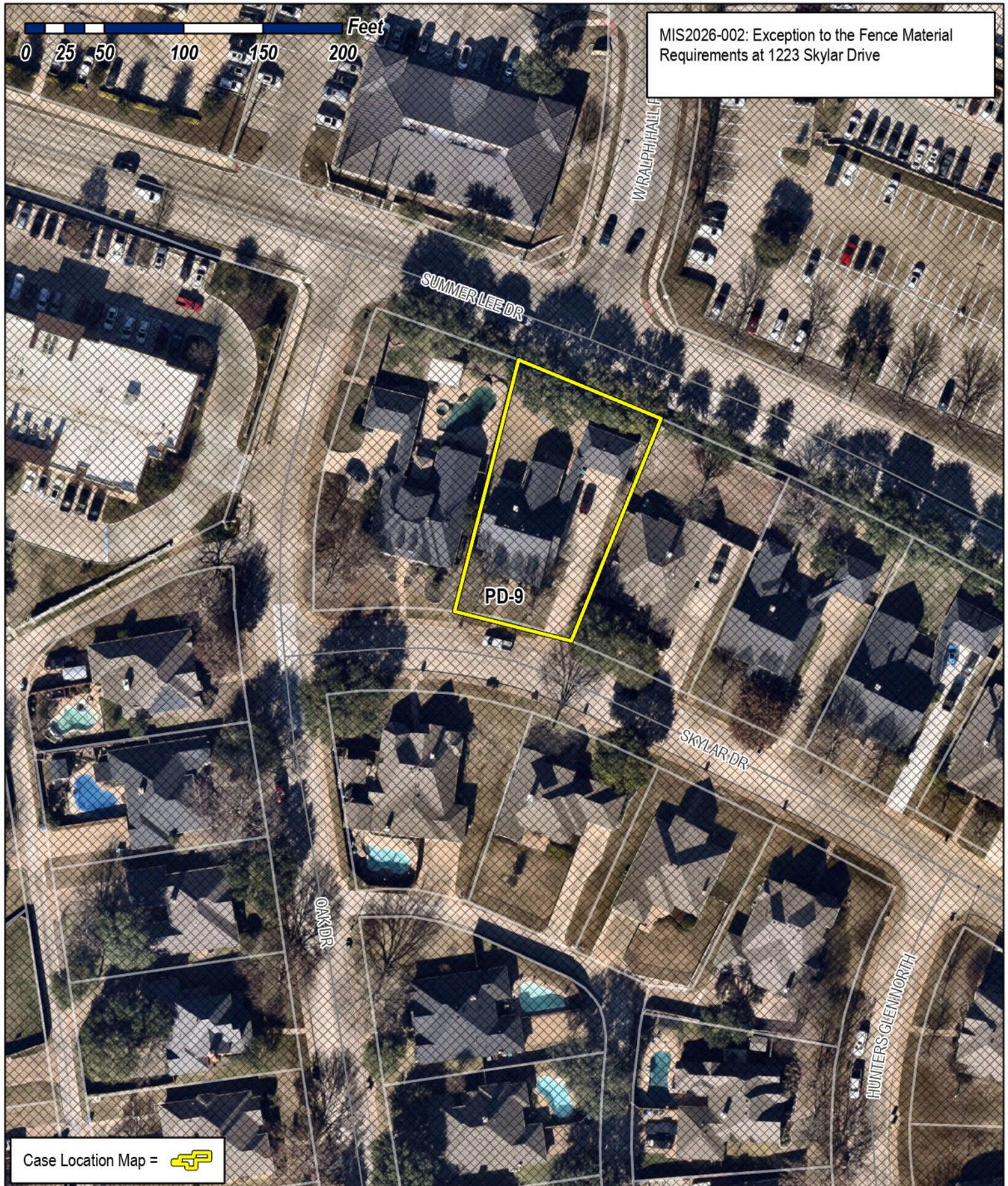
OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





MIS2026-002: Exception to the Fence Material Requirements at 1223 Skylar 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.



13-February 2026

Dear Planning and Zoning Department,

We are writing to formally request approval to construct a metal fence with cedar posts on our property located at;

1223 Skylar Dr. Rockwall, Texas 75032

The proposed fence design combines a metal and cedar panel system. We are requesting this design for several practical reasons.

First, the metal and cedar both provide long-term durability, structural strength, and minimal maintenance compared with traditional wood fencing. Both materials are resistant to rotting, insect damage and weather-related deterioration, making them a stable and sustainable solution over time.

Second, our property faces a very busy street, and this design is necessary for privacy and comfort. The metal components block out vehicle headlights at night while also providing full backyard privacy at all times throughout the day and evening.

Additionally, we have large trees along the fence. Root growth and moisture make a fully wooden fence difficult to maintain and prone to shifting and repairs. A metal and cedar design is better suited for these conditions.

Our intention is to ensure the fence is attractive, while also providing a practical and responsible long-term improvement to our property.

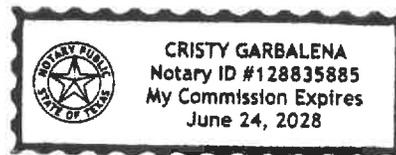
We appreciate your time and consideration of this request.

Sincerely,

William Watson

469-682-6659

williamwat7034@gmail.com



State of Texas  
County of Rockwall

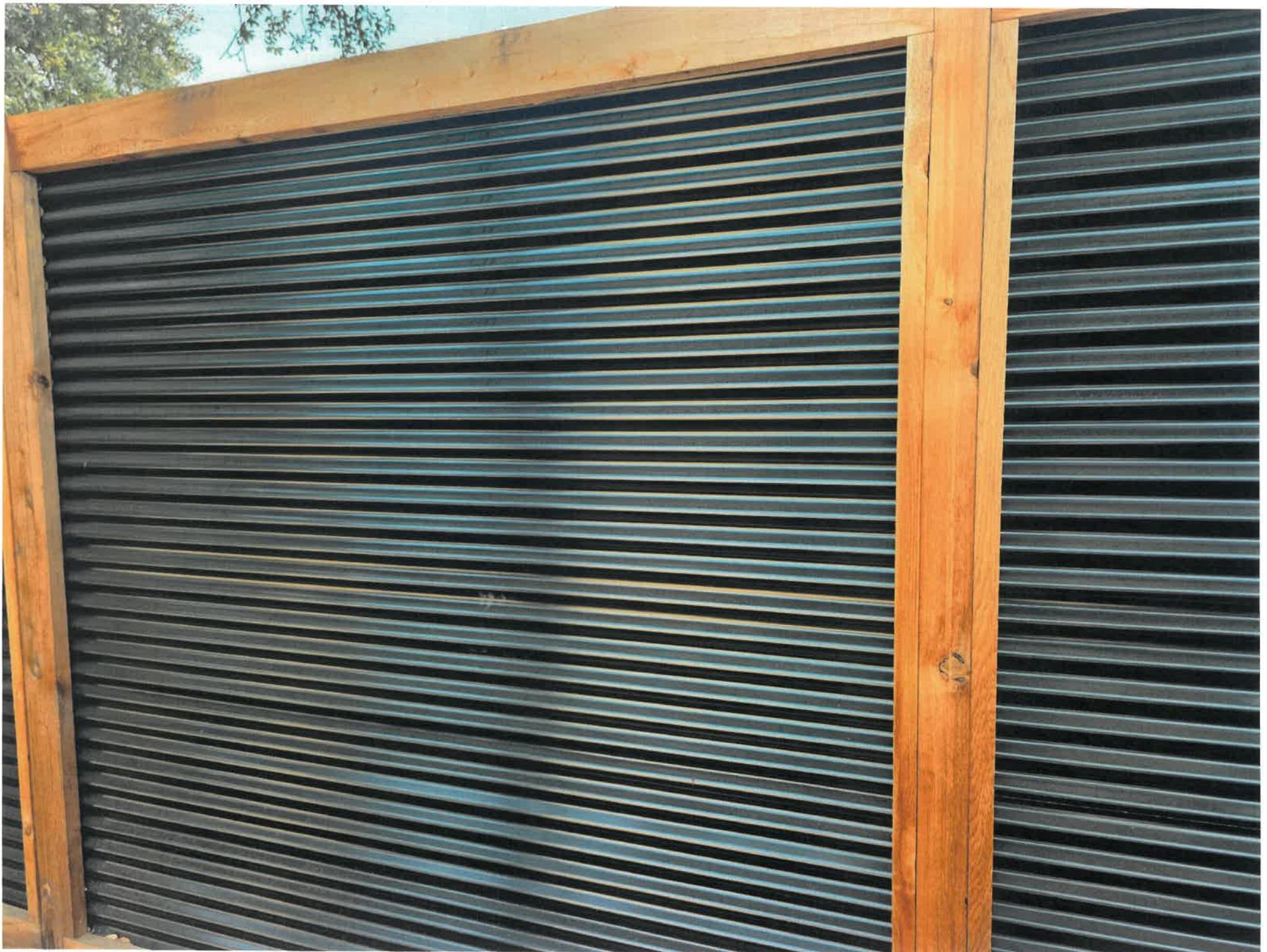
2/13/26

Subscribed and sworn to or affirmed me  
this 13th day of February, 2026.  
Commission Expires: 6/24/28  
My Commission Number: 128835885













1223 Skylar Dr



\* Fence installed along our backyard which backs up to Summer Lee  
Arrows pointing to position.

Imagery ©2026 Airbus, Map data ©2026 Google 20 ft



# PROJECT COMMENTS



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

DATE: 2/20/2026

PROJECT NUMBER: MIS2026-003  
PROJECT NAME: Consideration to the Front Yard Setbacks  
SITE ADDRESS/LOCATIONS: 606 E Ross St

CASE CAPTION: Discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Special Request to reduce the front yard building setback 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/18/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/18/2026	Approved w/ Comments
02/18/2026: If approved all revised drawings will need to be submitted to the Building Inspection Department for review. If denied the Dining Room addition that has already been constructed without approval will need to be removed.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/17/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/17/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/17/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	02/20/2026	Approved w/ Comments
02/20/2026: MIS2026-005; Special Request to Reduce the Front Yard Setback			

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

I.1 This is a request for the approval of a Special Request to reduce the front yard building setback 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.

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

I.3 According to Subsection 06.05, Southside Residential Neighborhood Overlay (SRO) District, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(t)he City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials reductions in the building setbacks, or other requests submitted for consideration to the Planning and Zoning Department." In this case, the applicant is requesting a reduction of the required building setback from 20-feet to 10-feet. The request is necessary because an addition to the existing single-family home was constructed without a permit and encroaches into the required setback.

1.4 If this request is approved, the applicant will have to submit revised drawings to the Building Inspections Department. However, if denied the dining room addition that was constructed without approval will need to be removed.

I.5 Please note the scheduled meeting for this case will be held on February 24, 2026 at 6:00 PM in the City Hall Council Chambers. Please also note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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 ADDITION**

LOT

**1**

BLOCK

**G**

GENERAL LOCATION \_\_\_\_\_

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **SF7**

CURRENT USE

**SINGLE FAMILY**

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE

**SINGLE FAMILY**

ACREAGE **0.1150**

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 **MBA CUSTOM HOMES**

APPLICANT **KEVIN OSORNIO**

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 \$ \_\_\_\_\_, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13<sup>th</sup> DAY OF Feb, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



**NIVIA HARRELL**  
Notary ID #133010855  
My Commission Expires  
March 31, 2029

MY COMMISSION EXPIRES March 31, 2029

0 5 10 20 30 40 Feet

MIS2026-003: Special Request to Reduce the Front Yard Building Setback at 606 Ross Street

E ROSS ST

LAMAR ST

SF-7

Case Location Map = 



# City of Rockwall

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

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February 12, 2026

To whom it may concern,

I am writing to formally apologize for constructing the recent addition to the build on 606 Ross St, prior to receiving final permit approval. It was never our intention to bypass the proper procedures, and we sincerely regret moving forward before the approval process was complete.

When we applied for the covered patio, the approval from the city was granted quickly and without issue. Based on that, we mistakenly assumed the process for this addition would proceed the same way. In our eagerness to move forward, we added the dining room extension before obtaining the approval. We recognize that this was an oversight on our part, and we take full responsibility.

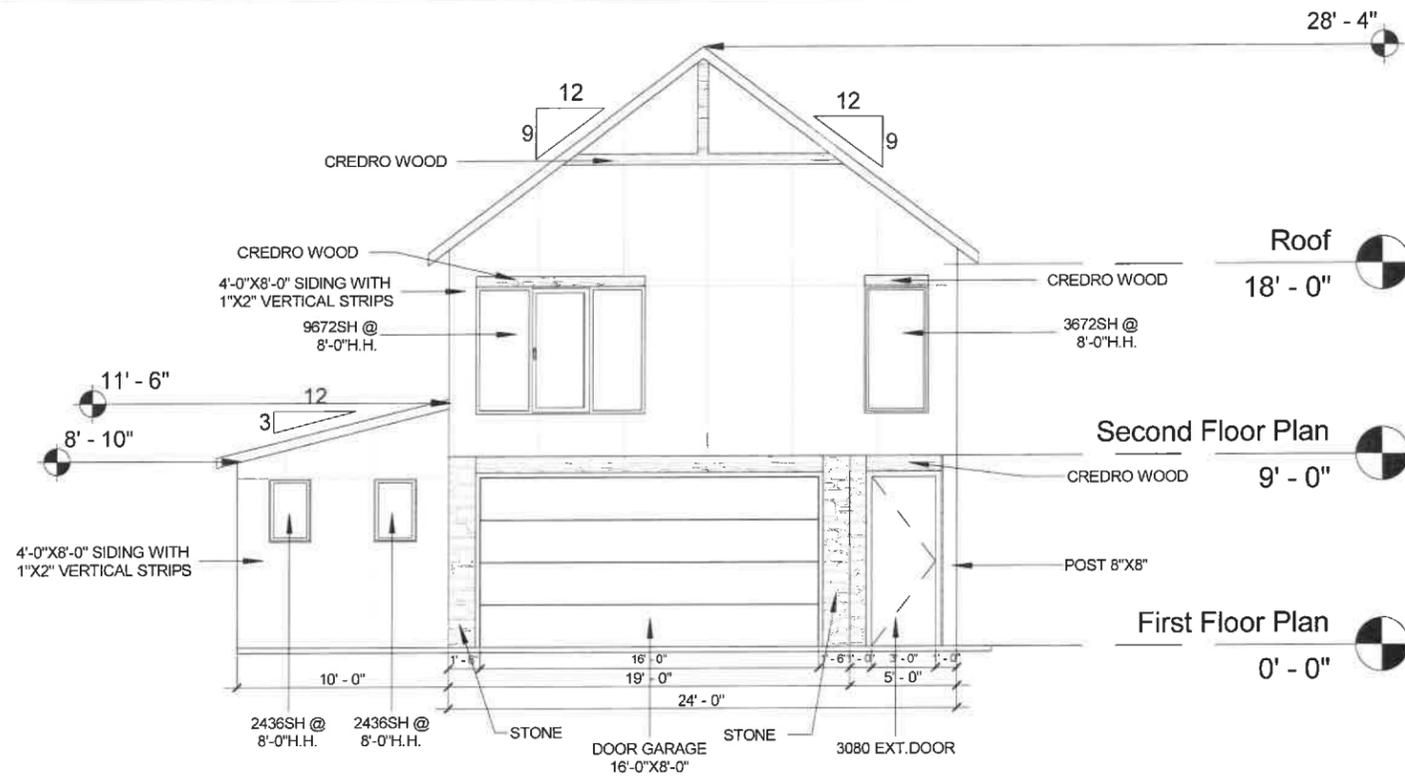
The reason for extending the dining area was based on feedback from potential buyers who toured the home who for the most part pointed out that the existing dining space appeared small or almost nonexistent. Our intention in making this improvement was to enhance the functionality and overall appeal of the home.

We fully respect the city's regulations and authority in this matter. If it is determined that the addition must be removed, we will comply promptly and without hesitation. Our goal is to resolve this situation in a cooperative and responsible manner.

Thank you for your time, understanding, and consideration. Please let us know if there are any further steps we should take.

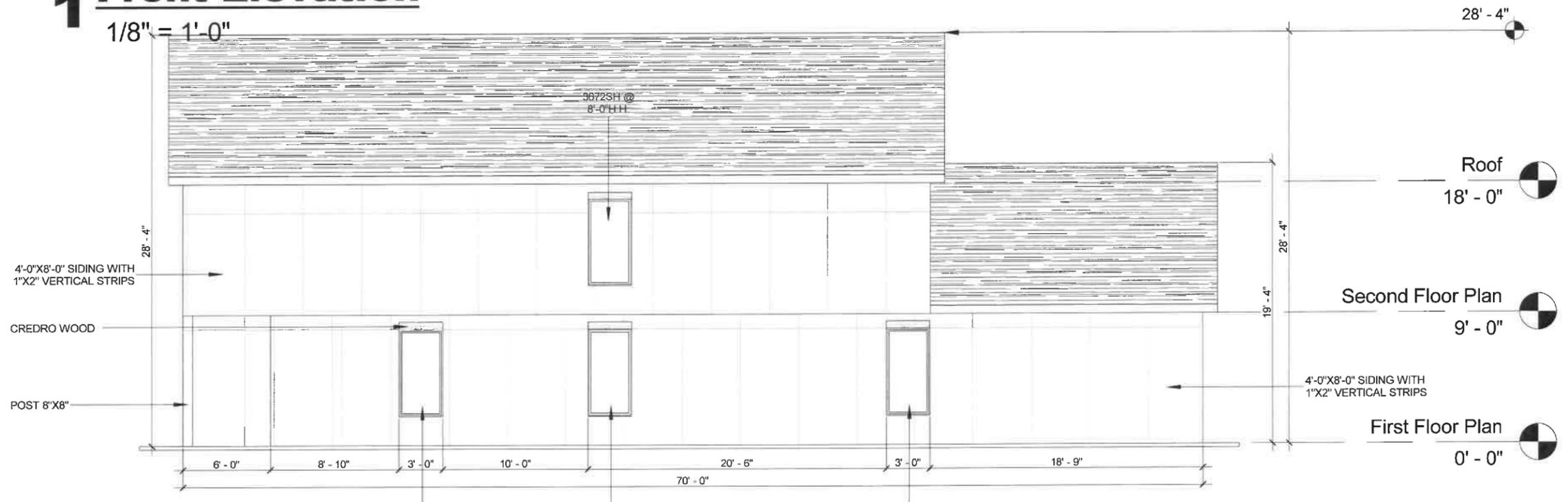
Sincerely,

Kevin Osornio  
972-672-7978  
oskevest95@yahoo.com



# 1 Front Elevation

1/8" = 1'-0"



# 2 Right Elevation

1/8" = 1'-0"

*J.S. Barton PE*  
J.S. Barton PE



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.

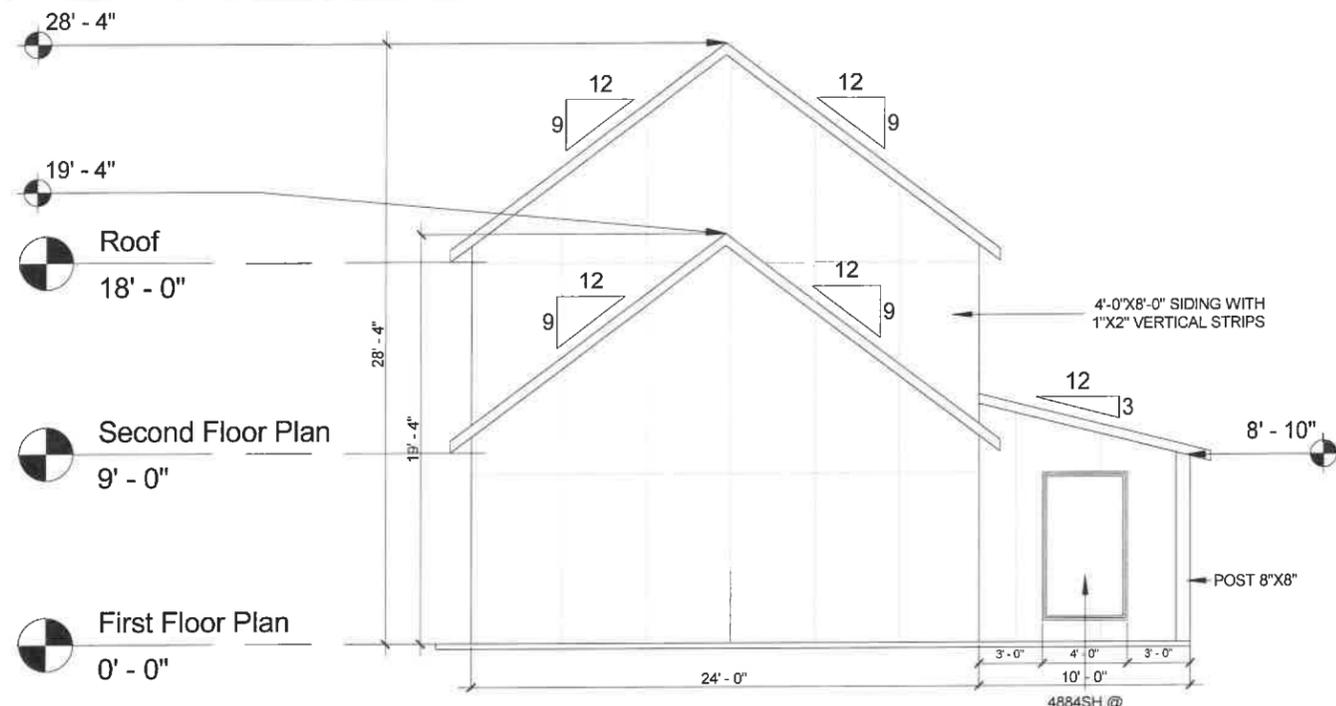
**Project Name & Address**  
606 ROSS ST  
ROCKWALL, TX 75087

**Legal Description**  
LOT 1, BLOCK G

## ELEVATIONS

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

Drawn by: Projects & Construction Araque



# 1 Rear Elevation

1/8" = 1'-0"



# 2 Left Elevation

1/8" = 1'-0"

*J.S. Barton PE*

J.S. Barton PE  
58124



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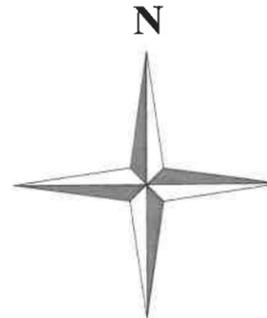
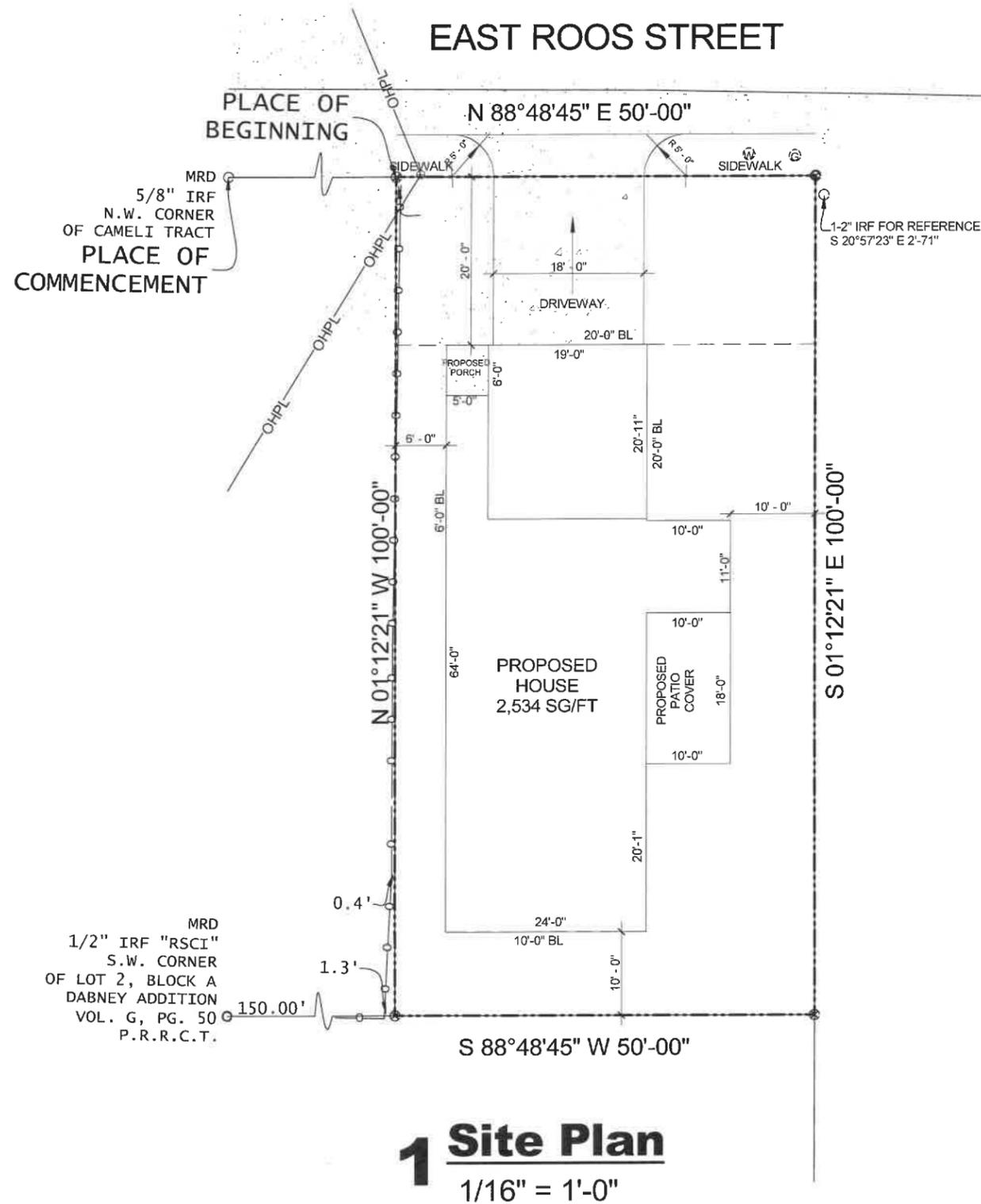
**Project Name & Address**  
606 ROSS ST  
ROCKWALL, TX 75087

**Legal Description**  
LOT 1, BLOCK G

## ELEVATIONS

Date:	07/02/2025	Scale:	1/8" = 1'-0"
Drawn by: Projects & Construction Araque			

10.1



VICINITY MAP  
for reference only

606 ROSS ST  
ROCKWALL, TX 75087

PROPOSED FIRST FLOOR PLAN	1,364 SQFT
PROPOSED SECOND FLOOR PLAN	1,170 SQFT
<b>TOTAL A/C</b>	<b>2,534 SQFT</b>
PROPOSED GARAGE	396 SQFT
PROPOSED PORCH	30 SQFT
PROPOSED PATIO COVER	180 SQFT
<b>TOTAL NEW CONSTRUCTION</b>	<b>3,140 SQFT</b>
LOT	1
COUNTRY	ROCKWALL
CITY	ROCKWALL
LOT AREA	5,000 SQFT

*J.S. Barton*  
J.S. Barton PE  
Professional Engineer  
State of Texas  
58124

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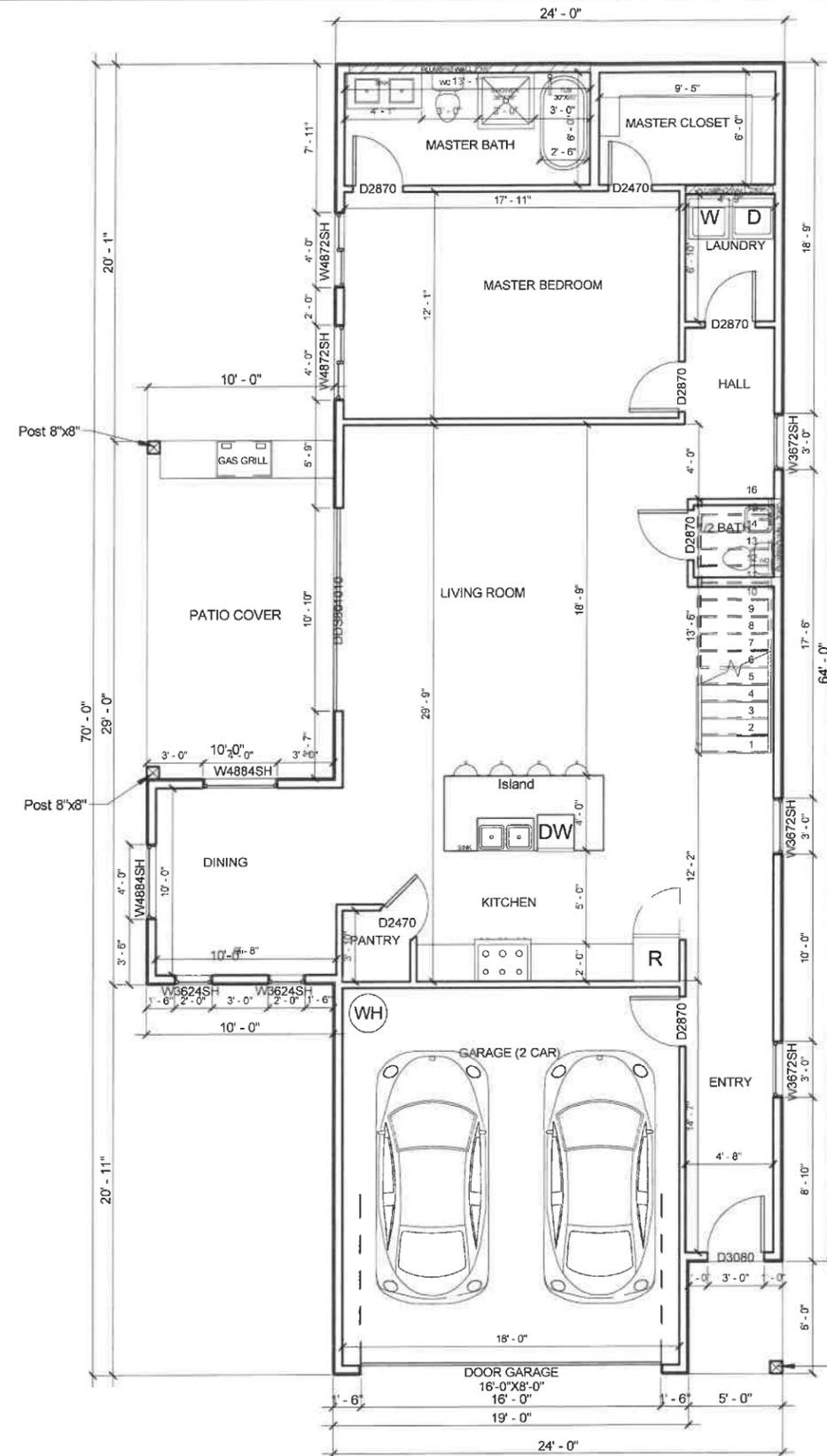
**Project Name & Address**  
606 ROSS ST  
ROCKWALL, TX 75087  
**Legal Description**  
LOT 1, BLOCK G

**SITE PLAN**

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

Drawn by: Projects & Construction Araque

**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



Door Schedule First Floor				
Level	Mark	Width	Height	Count
First Floor Plan	D2470	2' - 4"	7' - 0"	2
First Floor Plan	D2870	2' - 8"	7' - 0"	5
First Floor Plan	D3080	3' - 0"	8' - 0"	1
First Floor Plan	DDS801010	10' - 10"	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	W3624SH	2' - 0"	3' - 0"	2
First Floor Plan	W3672SH	3' - 0"	6' - 0"	3
First Floor Plan	W4872SH	4' - 0"	6' - 0"	2
First Floor Plan	W4884SH	4' - 0"	7' - 0"	2
Grand Total: 9				

# Proposed First Floor

1/8" = 1'-0"

*J.S. Bartoe*  
 J.S. Bartoe PE  
 STATE OF TEXAS  
 J.S. BARTOE  
 58124  
 LICENSED PROFESSIONAL ENGINEER



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.

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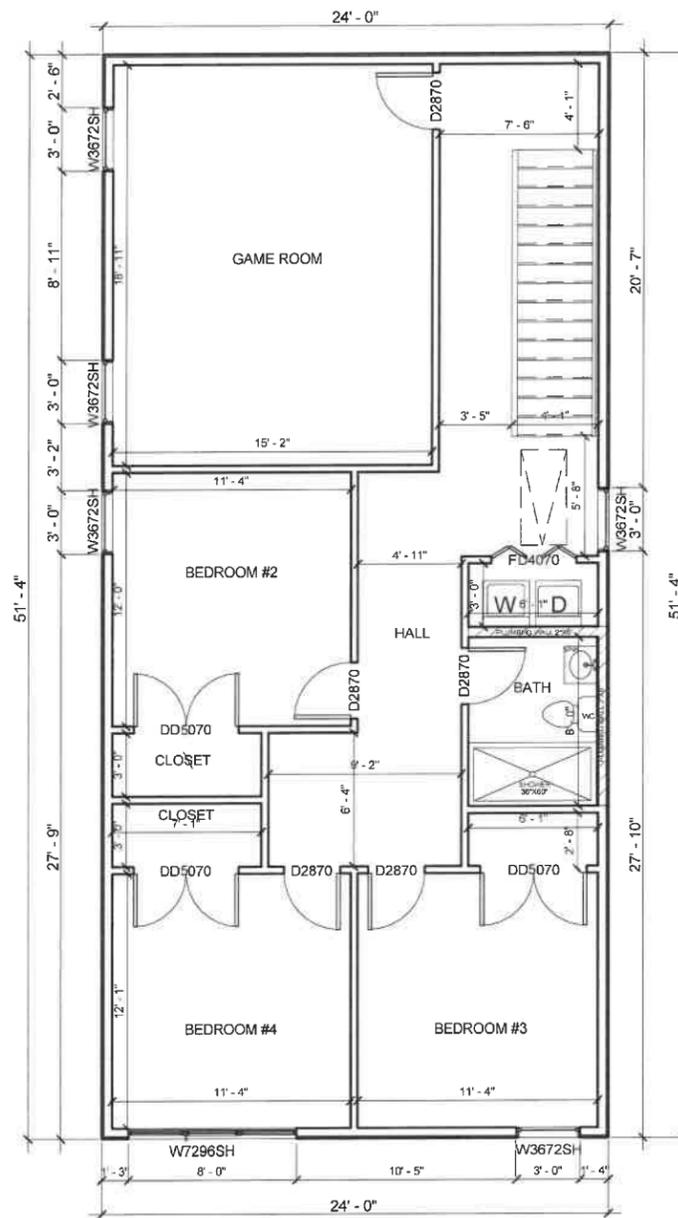
**Project Name & Address**  
 606 ROSS ST  
 ROCKWALL, TX 75087

**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"	5
Second Floor Plan	DD5070	5' - 0"	7' - 0"	3
Second Floor Plan	FD4070	4' - 0"	7' - 0"	1

Grand total: 9

**Window Schedule Second Floor**

Level	Mark	Width	Height	Count
Second Floor Plan	W3672SH	3' - 0"	6' - 0"	5
Second Floor Plan	W7296SH	8' - 0"	6' - 0"	1

Grand Total: 6

# 1 Proposed Second Floor

1/8" = 1'-0"

*J.S. Barton*  
 J.S. Barton PE  
 STATE OF TEXAS  
 J.S. BARTON  
 58124  
 LICENSED PROFESSIONAL ENGINEER



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**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

4.1

# PROJECT COMMENTS



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

DATE: 2/18/2026

PROJECT NUMBER: Z2026-004  
PROJECT NAME: SUP for an Accessory Structure  
SITE ADDRESS/LOCATIONS: 1982 Sterling Court

CASE CAPTION: Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a Specific Use Permit (SUP) for an Accessory Building on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, v, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	02/17/2026	Approved w/ Comments

02/17/2026: Z2026-004; Specific Use Permit (SUP) for an Accessory Building at 1982 Sterling Court  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for an Accessory Building on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, and addressed as 1982 Sterling Court.

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

M.3 For reference, include the case number (Z2026-004) in the lower right-hand corner of all pages on future submittals.

I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), an Accessory Structure over 1,000 SF requires a Specific Use Permit (SUP) in a Single-Family Estate 1.5 (SFE-1.5) District. In this case, the applicant has three (3) existing accessory structures. The proposed Accessory Building will be 30-feet by 40-feet and have a building footprint of 1,200 SF. This is 200 SF over the maximum size for an Accessory Structure.

I.6 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code, the maximum number of Accessory Structures permitted in a Single-Family Estate 1.5 (SFE-1.5) District is two (2) Accessory Structures; however, if more than one (1) accessory building is proposed or if an accessory building, 625 sf or less, is existing then the maximum accessory building that can be constructed is 400 sf. If there is an existing accessory building greater than 625 sf that will be removed for the installation of this detached garage. In this case, the applicant is requesting an Accessory Structure that exceeds the maximum accessory structure square footage and the applicant currently has a small accessory structure for the pool equipment that will be remaining on the property, therefore these two (2) items are discretionary aspects of the Specific Use Permit (SUP).

1.7 The height of the proposed Accessory Building is 15 feet. The maximum height permitted for accessory structures in a Single-Family Estate 1.5 (SFE-1.5) District is 15-feet. (Subsection 07.04, Accessory Structure Development Standards, Article 05, District Development Standards, of the Unified Development Code)

M.8 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code, the minimum distance between buildings is 10-feet.

I.9 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

- (1) The development of the Subject Property shall generally conform to the Site Plan as depicted in Exhibit 'B' of this ordinance.
- (2) The construction of an Accessory Building on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance.
- (3) The Accessory Building shall not exceed a maximum size of 1200 SF.
- (4) The maximum number of Accessory Structures located on the property shall be two (2) Accessory Structures.
- (5) The Accessory Building shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

M.10 Provide a site plan that shows the spacing of the building from all the property lines and the single-family home. The site plan should also show any proposed concrete and the existing accessory buildings that are proposed to be removed from the property.

M.11 Please review the attached Draft Ordinance prior to the February 24, 2026 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 10, 2026. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 3, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 10, 2026 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 24, 2026.

I.13 The projected City Council meeting dates for this case will be March 16, 2026 (1st Reading) and April 6, 2026 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	01/20/2026	Approved w/ Comments

01/20/2026: General Items:

- Must meet City's 2023 Standards of Design and Construction
- Retaining walls (if needed) 3' and over must be engineered.
- All retaining walls (if needed) 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show grading on the Building Permit. Grading cannot exceed 4:1 slopes.
- Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- No rock, gravel, or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/22/2026	Needs Review

01/22/2026: PROPERTY ALREADY HAS 3 ACCESSORY STRUCTURES, PATIO AND CARPORT THAT DO NOT HAVE PERMITS - SEE ATTACHED AERIAL VIEW - RYAN SAID THIS SUBDIVISION WAS ANNEXED IN 1999, CURRENT OWNER PURCHASED THE PROPERTY IN 2020, SO ONLY 1 STRUCTURE WAS THERE AT THE TIME OF PURCHASING THE PROPERTY AND ALL THE OTHERS WERE BUILT AFTERWARDS

02/17/2026: Since previous comment applicant resolved the issues with the accessory structures.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/20/2026	Approved

No Comments

---

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/22/2026	Approved

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No Comments

---

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/17/2026	Approved w/ Comments

---

No Comments



Imagery ©2026 Airbus, Map data ©2026 Google 20 ft

**General Items:**

- Must meet City's 2023 Standards of Design and Construction
- Retaining walls (if needed) 3' and over must be engineered.
- All retaining walls (if needed) 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show grading on the Building Permit. Grading cannot exceed 4:1 slopes.
- Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- No rock, gravel, or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.



Home

Building



Directions



Save



Nearby



Send to  
phone



Share



1982 Sterling Ct, Rockwall, TX 75032



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup> 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.  
<sup>2</sup> 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 1982 Sterling Ct Rockwall, TX. 75032.

SUBDIVISION STERLING ACRES. LOT 21 BLOCK A

GENERAL LOCATION \_\_\_\_\_

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING \_\_\_\_\_ CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_ PROPOSED USE \_\_\_\_\_

ACREAGE \_\_\_\_\_ LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

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

OWNER Peter Drake  APPLICANT \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_ CONTACT PERSON \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION

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

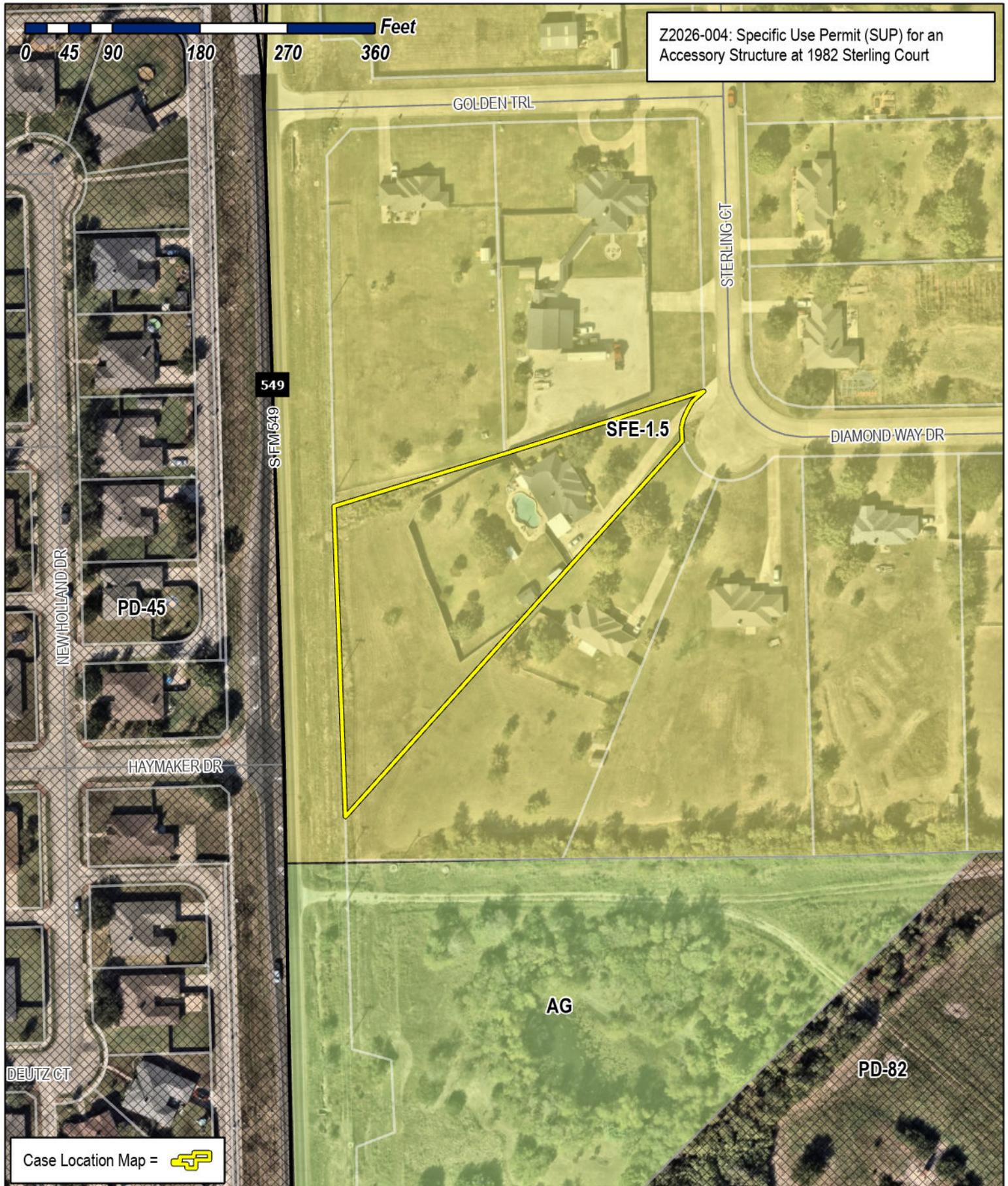
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_



Z2026-004: Specific Use Permit (SUP) for an Accessory Structure at 1982 Sterling Court

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.

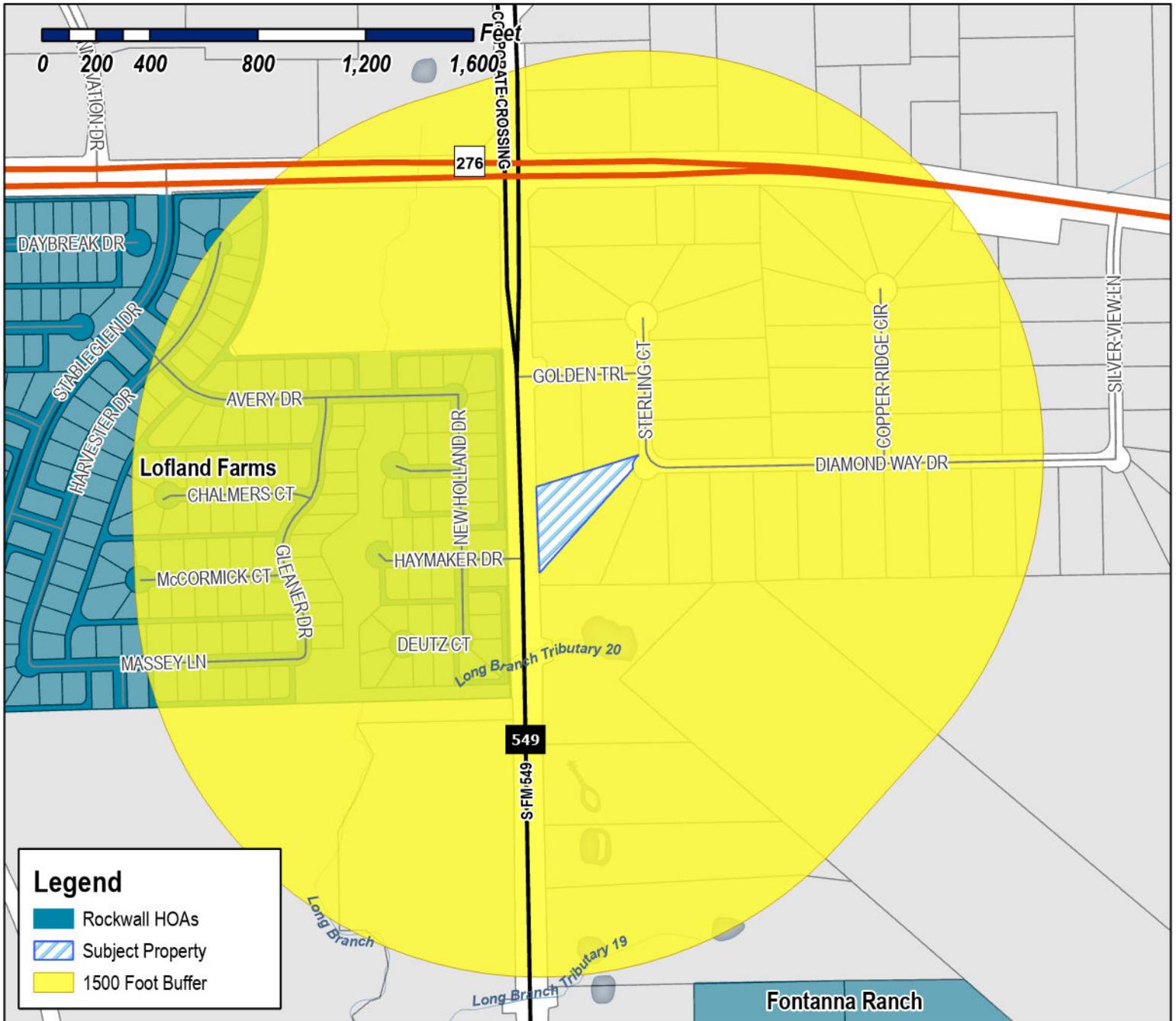




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**Case Number:** Z2026-004  
**Case Name:** Specific Use Permit (SUP) for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family Estate 1.5 (SFE-1.5)  
**District:**  
**Case Address:** 1982 Sterling Court

**Date Saved:** 1/20/2026  
 For Questions on this Case Call (972) 771-7745



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program {Z2026-004}  
**Date:** Thursday, February 19, 2026 1:45:09 PM  
**Attachments:** [Public Notice \(02.17.2026\).pdf](#)  
[HOA Map \(01.20.2026\).pdf](#)

---

HOA/Neighborhood Association Representative:

### **CORRECTED MEETING DATES**

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, February 20, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, March 10, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, March 16, 2026 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-  
Z2026-004: SUP for an Accessory Building

Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a [Specific Use Permit \(SUP\)](#) for an Accessory Building on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary.

*Melanie Zavala*

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087

[Planning & Zoning Rockwall](#)

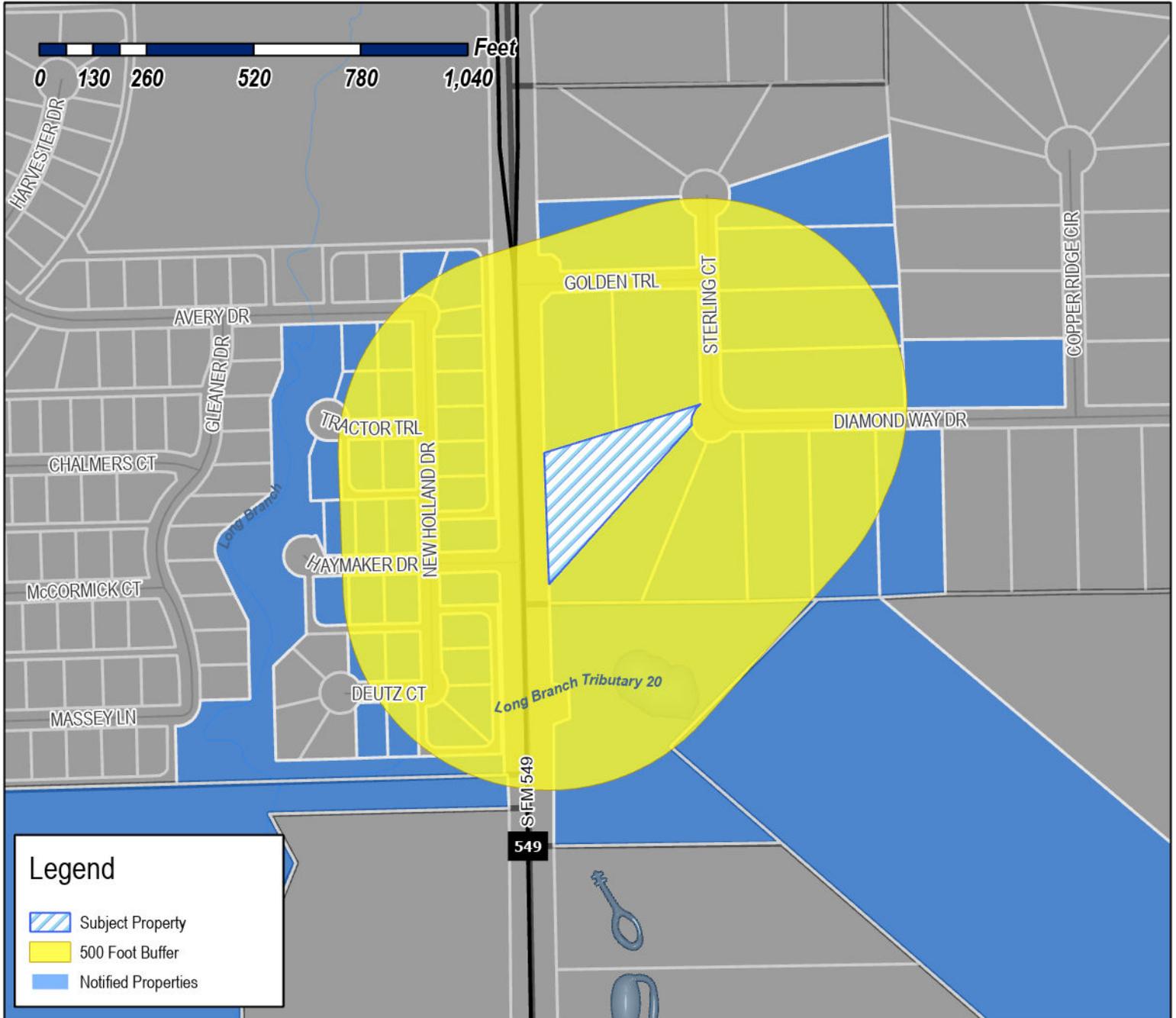
972-771-7745 Ext. 6568



# City of Rockwall

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

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**Case Number:** Z2026-004  
**Case Name:** Specific Use Permit (SUP) for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family Estate 1.5 (SFE-1.5)  
 District  
**Case Address:** 1982 Sterling Court

**Date Saved:** 1/20/2026

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



TERRACINA HOMEOWNERS' ASSOCIATION INC  
1050 E State Highway 114 Ste 210  
Southlake, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT  
1050 WILLIAMS ST  
ROCKWALL, TX 75087

JEFFREY BIANCHI & RAYLINN BIANCHI  
REVOCABLE TRUST  
JEFFREY BIANCHI & RAYLINN BIANCHI -  
TRUSTEES  
113 GARYDALE CT  
ALAMO, CA 94507

SOON HERALD  
14300 CERVANTES AVE  
GERMANTOWN, MD 20874

BASWELL KEVIN T & SUZANN J  
1715 S FM 549  
ROCKWALL, TX 75032

MEJIA BLAS & LUISA  
1921 STERLING CT  
ROCKWALL, TX 75032

DOWDEY RACHEL AND  
DAVID DOWDEY  
1930 STERLING COURT  
ROCKWALL, TX 75032

PARAT MICHAEL A  
1935 Sterling Ct  
Rockwall, TX 75032

GLASSCOCK BILLY B & PENNY  
1955 STERLING CT  
ROCKWALL, TX 75032

RESIDENT  
1970 COPPER RIDGE CIR  
ROCKWALL, TX 75087

WOMMACK KEVIN DALE AND  
PAMELA MCCOLLUM  
1970 COPPER RIDGE CIR  
ROCKWALL, TX 75032

THOMAS CLIFTON D & YASMIN P TEJANI  
THOMAS  
1975 STERLING CT  
ROCKWALL, TX 75032

DRAKE PETER CHARLES  
1982 STERLING COURT  
ROCKWALL, TX 75032

OPENSHAW CHARLES PORTER AND JESSIE LYN  
1987 CLAREMONT DR  
BOUNTIFUL, UT 84010

ROCHELLE KENDRA  
2000 New Holland Dr  
Rockwall, TX 75032

PADILLA ELIZABETH  
AND PETE RODRIGUEZ  
2020 NEW HOLLAND DRIVE  
ROCKWALL, TX 75032

RESIDENT  
2030 NEW HOLLAND DR  
ROCKWALL, TX 75087

CELSUR TAMRA LEE  
2040 NEW HOLLAND DRIVE  
ROCKWALL, TX 75032

FOX CHRISTOPHER & LAURA  
2050 NEW HOLLAND DRIVE  
ROCKWALL, TX 75032

RESIDENT  
2060 NEW HOLLAND DR  
ROCKWALL, TX 75087

MOSHER LINDA  
2070 NEW HOLLAND DR  
ROCKWALL, TX 75032

DELACRUZ JUDY & KEITH YODER  
2110 NEW HOLLAND DR  
ROCKWALL, TX 75032

RESIDENT  
2120 NEW HOLLAND DR  
ROCKWALL, TX 75087

CAVETT DEBRA  
2130 NEW HOLLAND DR  
ROCKWALL, TX 75032

DUNK DAWNETTA M VAN  
2140 New Holland Dr  
Rockwall, TX 75032

WESTERGARD SKYLER AND SARAH  
2840 HAYMAKER DR  
ROCKWALL, TX 75032

DUNN DAVID IRVIN II  
2841 HAYMAKER DR  
ROCKWALL, TX 75032

AGUILAR PEDRO &  
ARLENE MERARY HUIZAR MORADO  
2841 TRACTOR TRL  
ROCKWALL, TX 75032

RESIDENT  
2850 DEUTZ CT  
ROCKWALL, TX 75087

RESIDENT  
2850 HAYMAKER DR  
ROCKWALL, TX 75087

FISSEHAYE SABA G  
2850 TRACTOR TRL  
ROCKWALL, TX 75032

RESIDENT  
2851 AVERY DR  
ROCKWALL, TX 75087

RESIDENT  
2851 HAYMAKER DR  
ROCKWALL, TX 75087

SERCY WILLIAM CHARLES AND  
NORMAN WAYNE SERCY AND MARSHA MARIE  
SERCY  
2851 DEUTZ CT  
ROCKWALL, TX 75032

LEGATO MICHAEL S  
2851 TRACTOR TR  
ROCKWALL, TX 75032

RESIDENT  
2860 HAYMAKER DR  
ROCKWALL, TX 75087

DUNAWAY LORI J  
2860 DEUTZ COURT  
ROCKWALL, TX 75032

CROUCH JESSE AND  
LOUETTA LANGLEY CROUCH  
2860 TRACTOR TRAIL  
ROCKWALL, TX 75032

RESIDENT  
2861 DEUTZ CT  
ROCKWALL, TX 75087

BAUMANN REBECCA NICOLE AND KAISER LYN  
2861 AVERY DRIVE  
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE  
2861 HAYMAKER DR  
ROCKWALL, TX 75032

SIMS MARK E AND ADRIAN M  
2861 TRACTOR TRL  
ROCKWALL, TX 75032

BARTLEET MURRAY PAUL  
2870 AVERY DRIVE  
ROCKWALL, TX 75032

FOWLER KATELIN  
2871 DEUTZ COURT  
ROCKWALL, TX 75032

SHANE PATRICK RYAN  
3055 GOLDEN TRL  
ROCKWALL, TX 75032

TARRANT CHRISTOPHER D AND KATHY D  
3075 GOLDEN TRAIL  
ROCKWALL, TX 75032

BROWN HOWARD E  
3085 DIAMOND WAY DR  
ROCKWALL, TX 75032

HUFF ARLENE R & ERIC  
3093 DIAMOND WAY DR  
ROCKWALL, TX 75032

TIMMINS TERREL P  
3109 DIAMOND WAY DR  
ROCKWALL, TX 75032

2120 NEW HOLLAND REVOCABLE TRUST  
JULIE RAE GODWIN & BOBBY MAC GODWIN -  
TRUSTEES  
3112 SAN MARCOS DR  
ROCKWALL, TX 75032

RESIDENT  
3125 DIAMOND WAY DR  
ROCKWALL, TX 75087

GUZMAN GOMEZ SUSAN W &  
ELVIN OMAR GUZMAN GOMEZ  
3141 DIAMOND WAY DR  
ROCKWALL, TX 75032

SELMAN ENTERPRISES INC  
3612 HILLTOP CIR  
ROCKWALL, TX 75087

WONG IU YAM IRENE  
36-38 GLENWOOD AVE  
PITTSFIELD, MA 1201

HAWKINS YAO & EILEEN WANG TRUST  
HAWKINS YAO & EILEEN WANG-TRUSTEES  
5887 KILLARNEY CIR  
SAN JOSE, TX 95138

HAWKINS YAO & EILEEN WANG TRUST  
HAWKINS YAO & EILEEN WANG-TRUSTEES  
5887 KILLARNEY CIR  
SAN JOSE, TX 95138

SHARMA PUNEET  
6242 VICKERY BLVD  
DALLAS, TX 75214

ML VENTURES, LLC  
7908 BOULDER RIVER TRAIL  
MCKINNEY, TX 75070

LOFLAND FARMS OWNERS ASSOC.  
C/O FIRST SERVICE RESIDENTIAL  
PO Box 32562  
Charlotte, NC 28232

# PUBLIC NOTICE



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

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

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

**Z2026-004: SUP for a Detached Garage at 1982 Sterling Court**

Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a *Specific Use Permit (SUP)* for a Detached Garage on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, March 16, 2026 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2026-004: SUP for a Detached Garage at 1982 Sterling Court**

Please place a check mark on the appropriate line below:

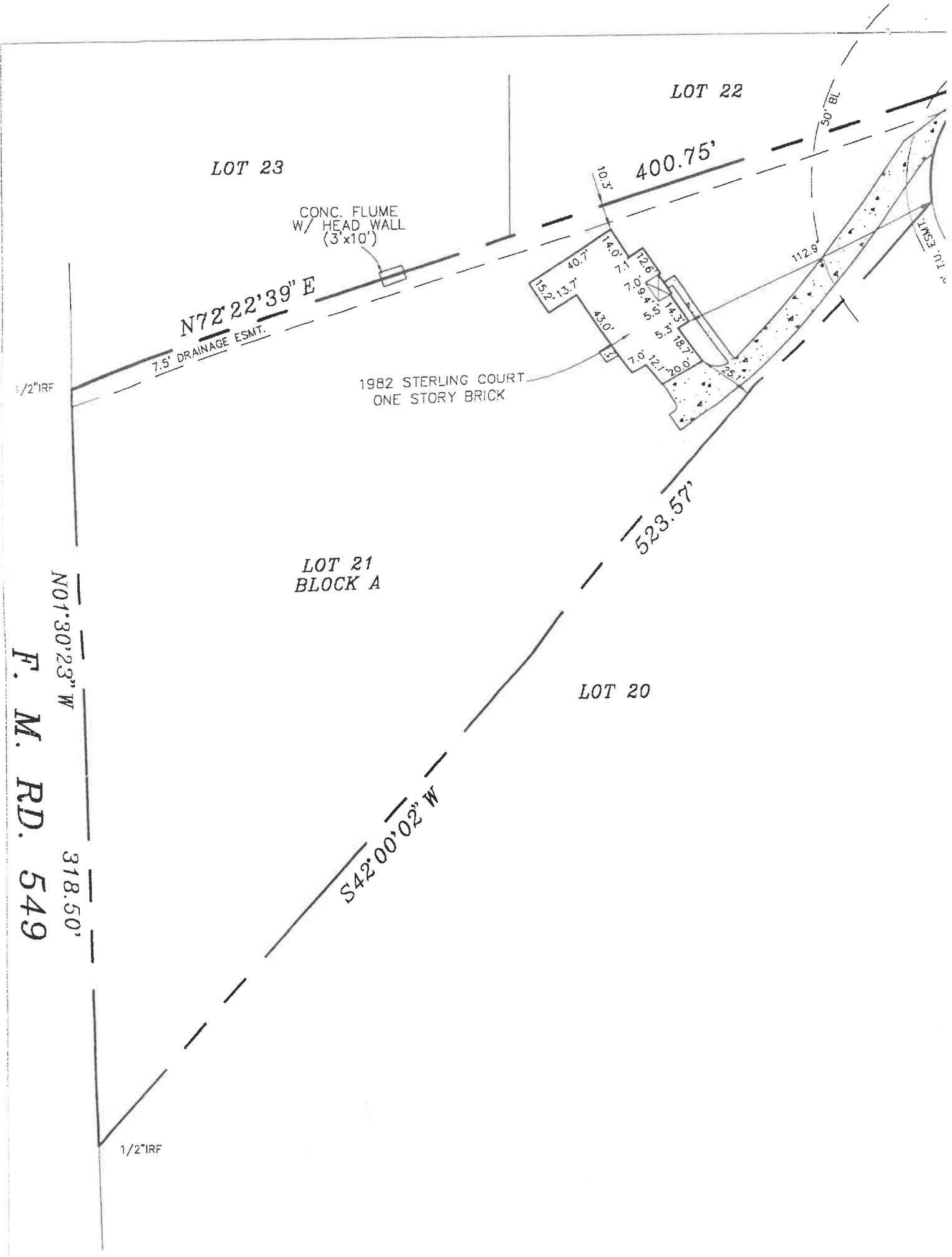
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:   
Address:

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

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



LOT 23

LOT 22

CONC. FLUME  
W/ HEAD WALL  
(3'x10')

N72°22'39" E

7.5' DRAINAGE ESMT.

400.75'

50' BL

1982 STERLING COURT  
ONE STORY BRICK

LOT 21  
BLOCK A

523.57'

LOT 20

N01°30'23" W

F. M. RD. 549

318.50'

S42°00'02" W

1/2" IRF



Imagery ©2026 Airbus, Map data ©2026 Google 20 ft



# Home

Building



Directions



Save



Nearby



Send to  
phone



Share



1982 Sterling Ct, Rockwall, TX 75032

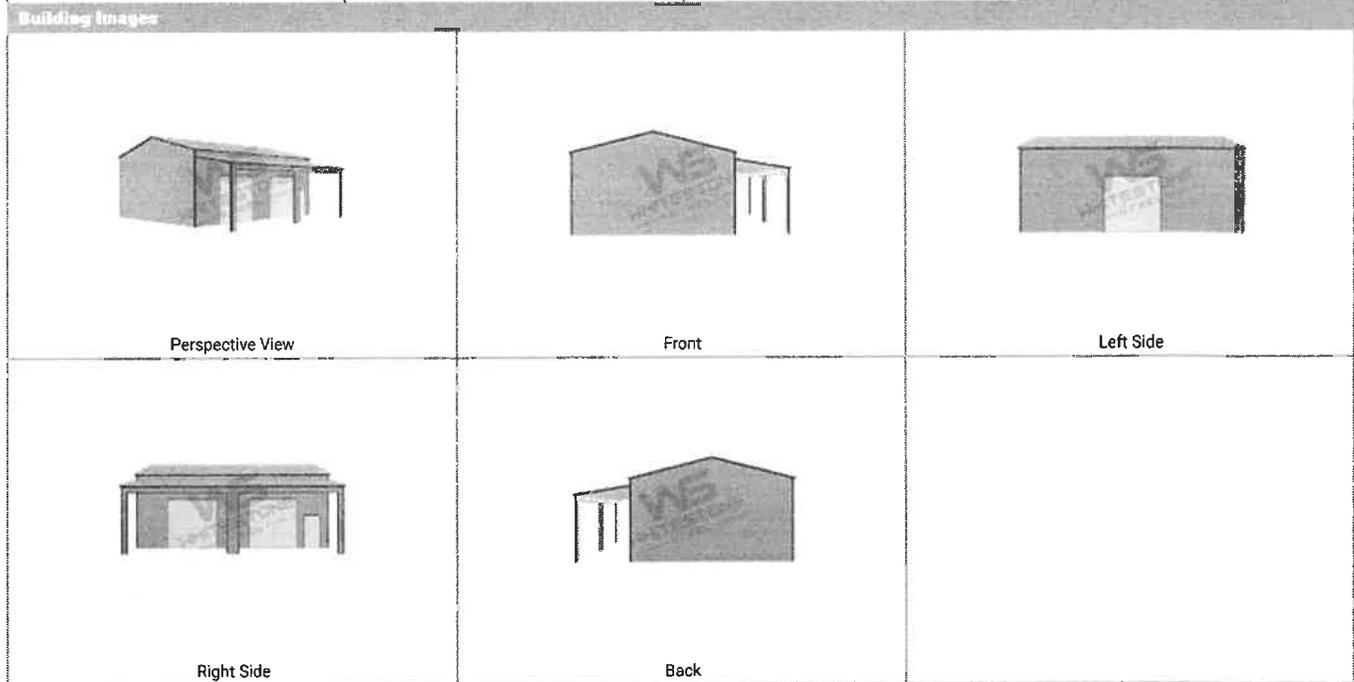


**Whitestone Steel**  
 1865 Myrtle Springs Rd  
 Texarkana, TX 75503  
 903-277-9966  
 Sales@whitestonesteel.com

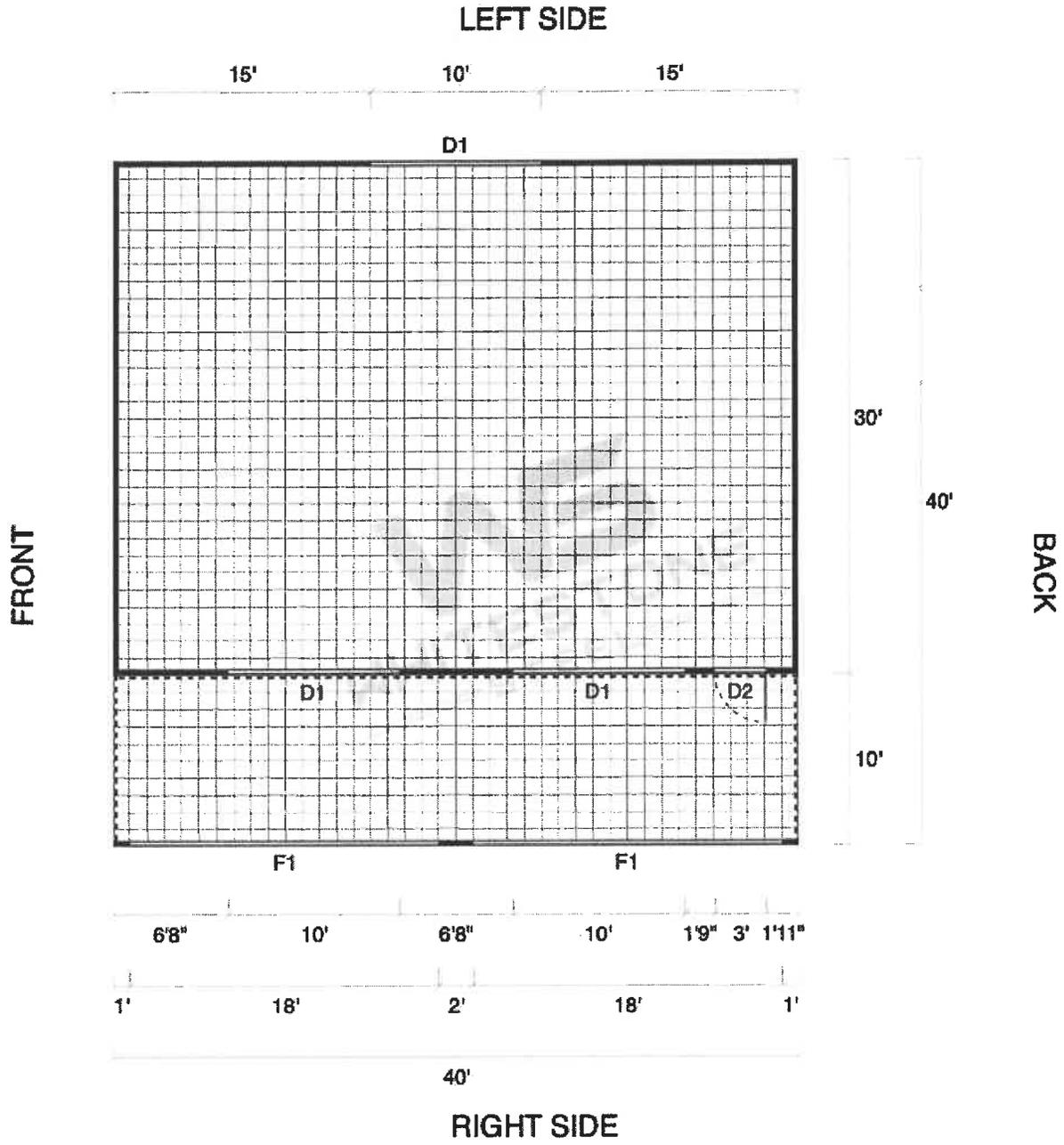
Customer Order - **Nov 19, 2025**

<b>Ship To</b>	
Name _____	Order # _____
Billing Address _____	
City _____	State _____ Zip Code _____
Install Address _____	
City _____	State TX Zip Code 75503
Email _____	Phone # _____ Mobile # _____

Building Info	Size	Color	anchoring & Site Preparation
Style: Double Garage	$\frac{40'}{\text{Width}} \times \frac{40'}{\text{Frame Length}} \times \frac{15/12'}{\text{Leg Height}}$	Roof: Light Stone <input type="checkbox"/>	Installation Surface: Concrete
Roof Overhang: 6"		Trim: Brown <input checked="" type="checkbox"/>	Power Available <input type="checkbox"/>
Roof Style: A-Frame Vertical		Gable End Siding: Light Stone <input type="checkbox"/>	Site Ready <input type="checkbox"/>
Leg Style: Double Legs		Side Wall Siding: Light Stone <input type="checkbox"/>	Job Site Level <input type="checkbox"/>
Brace: Standard Brace			Permit Required <input type="checkbox"/>
			Job Site Images



# FLOOR PLAN



SYMBOL LEGEND			
<b>D1</b> —	10' x 10' Roll Up Door	<b>D2</b> —	36" x 80" Walk-in Door
<b>F1</b> —	Custom Size Frameout	—	Closed Wall
....	Open Wall		



## WHITESTONE STEEL CONCRETE PG.

PLEASE NOTE: This is what is included on the standard slab that Whitestone Steel pours unless specified otherwise in a separate quote.

Whitestone Steel Slab Pricing includes the following:

- 4" Flat Slab with 8" X 12" Monolithic footer (Thickened perimeter beam).
- 3000 PSI with a 3/8 " rebar grid on 24" centers throughout the whole slab.
- Loads of dirt and dirt work labor are not included in the price quoted. We include a basic grade and level of the area, and recommend the customer to have a level dirt pad prior to the concrete crews arrival.
- Whitestone Steel does not provide dirt for free and does not operate machinery due to dirt work labor for free. If extra dirt is required and is not provided, the cost of the dirt and hauling will be billed to the customer as well as the dirt work labor.
- If further work than what is included is needed, we will bill the customer the contractor's direct cost and the cost of dirt that is hauled in and any labor charges.
- Estimated Cost for Select Fill Dirt is \$300/load (14 cubic yards).
- If a Georgia Buggy is used because of weather or accessibility issues, the customer will be billed \$450.

### CUSTOMER SIGNATURE:

By signing, the customer acknowledges that they have read, understood, and agreed to the terms and conditions listed above.

X \_\_\_\_\_

Pricing Table (For Internal Use): - Default Region

This estimate is provided by Whitestone Steel. Use of this estimate with any other company violates the terms and conditions of Whitestone Steel and will be subject to legal action.



Whitestone Steel  
1865 Myrtle Springs Rd  
Texarkana, TX, 75503  
903-277-9966  
Sales@whitestonesteel.com

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *DETACHED GARAGE* ON A 1.4969-ACRE PARCEL OF LAND IDENTIFIED AS LOT 21, BLOCK A, OF THE STERLING FARMS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Peter Drake for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Detached Garage* in accordance with Article 05, *District Development Standards*, 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 03.02, *Single-Family Estate 1.5 (SFE-1.5) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- 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 *Detached Garage* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Detached Garage* shall not exceed a maximum size of 1,200 SF.
- 4) All existing *Accessory Structures* except the pool equipment shed shall be removed from the *Subject Property* prior to the issuance of a building permit for the proposed *Detached Garage*.
- 5) The maximum number of *Accessory Structures* located on the property shall be two (2) *Accessory Structures*.
- 6) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

## 2.2 COMPLIANCE

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and

the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**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 6<sup>th</sup> DAY OF APRIL, 2026.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

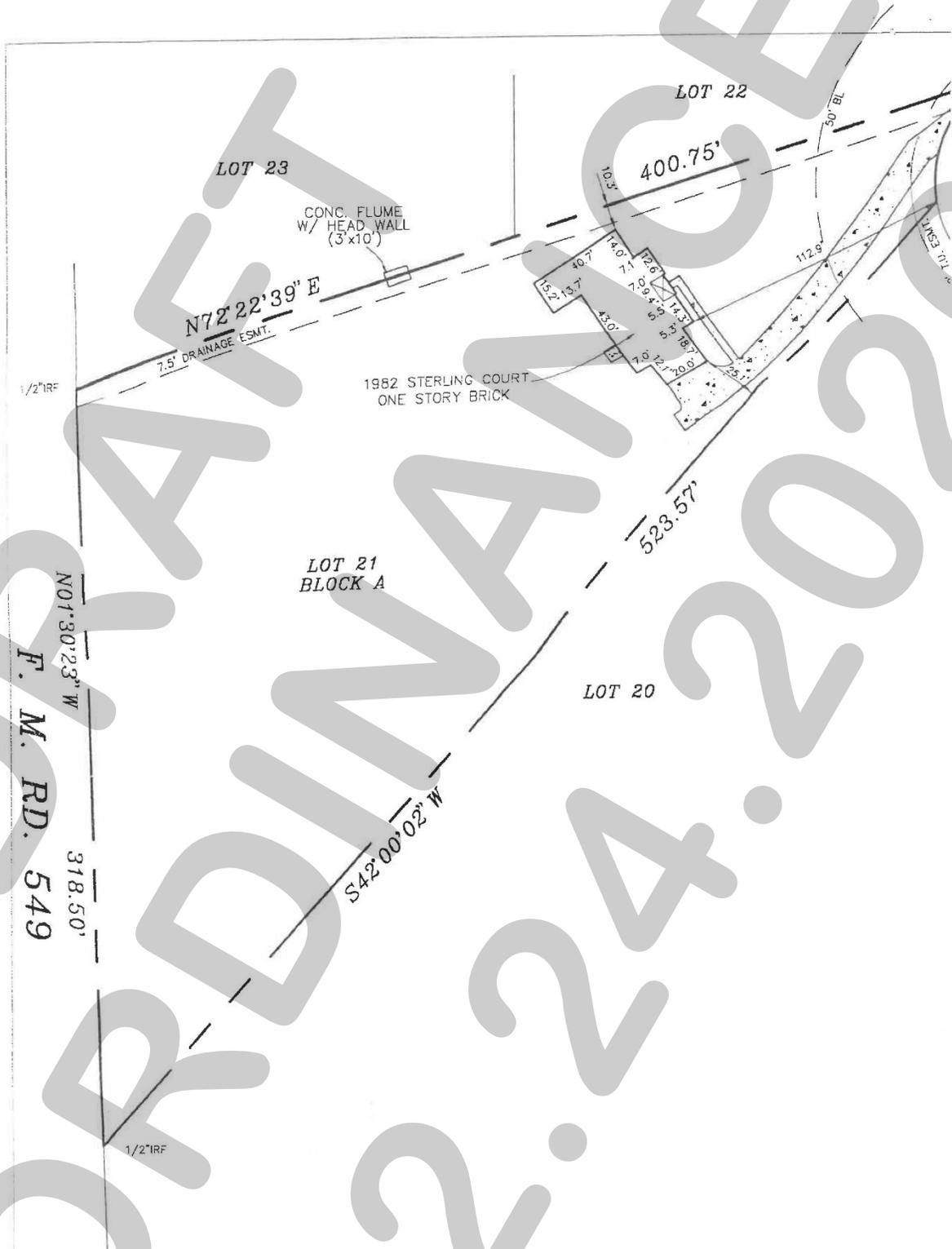
1<sup>st</sup> Reading: March 16, 2026

2<sup>nd</sup> Reading: April 6, 2026

Exhibit 'A'  
Survey

Address: 1982 Sterling Court

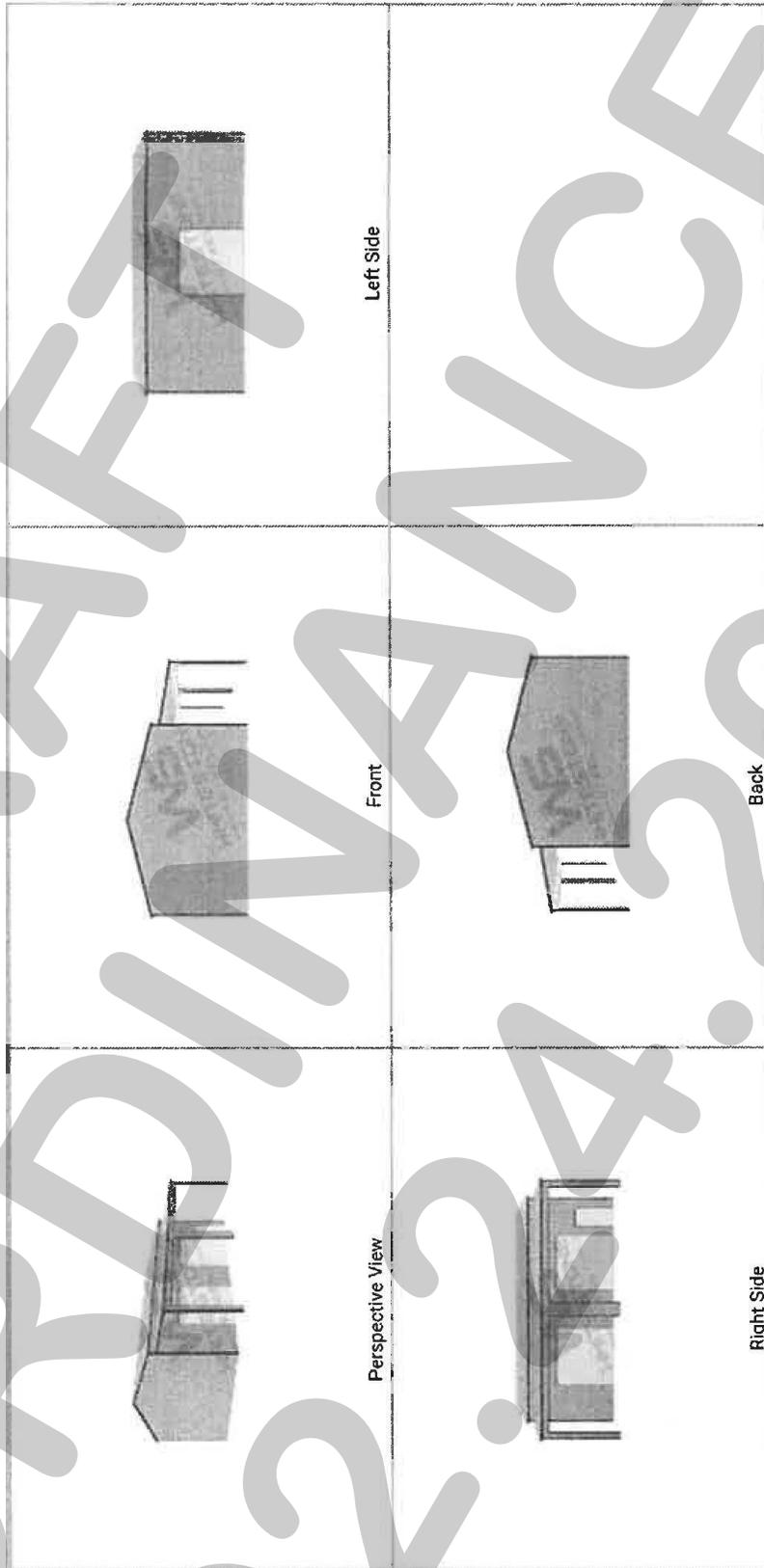
Legal Description: Lot 21, Block A, Sterling Farms Addition



**Exhibit 'B':**  
*Site Plan*



**Exhibit 'C':**  
*Building Elevations*



# PROJECT COMMENTS



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

DATE: 2/19/2026

PROJECT NUMBER: Z2026-005  
PROJECT NAME: Amendment to PD -32  
SITE ADDRESS/LOCATIONS: 2500 Summer Lee Drive

CASE CAPTION: Hold a public hearing to discuss and consider a request by Louis Clark of KinoD, LLC on behalf of Michael Guerrero of Atticus Summer Lee Townhomes, LLC for the approval of a PD Development Plan for 31 single-family residential lots on a 4.08-acre parcel of land identified as Lot 4, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict, generally located on the east side of Glen Hill Way, north of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	02/19/2026	Needs Review

02/19/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request for the approval of a PD Development Plan for 31 single-family residential lots on a 4.08-acre parcel of land identified as Lot 4, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict, generally located on the east side of Glen Hill Way, north of the intersection of Glen Hill Way and Ridge Road [FM-740].

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

I.3 Planned Development District 32 (PD-32) was originally entitled to have 49 zero-lot line homes. A previous PD Development Plan [Case No. Z2018-001] was approved by the City Council to convert the 49 zero-lot line homes to 42 townhomes on the subject property. In this case, the applicant is requesting a new PD Development Plan that incorporates 20 single-family homes and 11 townhomes.

I.4 Anti-Monotony. At a minimum, the proposed development shall adhere to the anti-monotony standards for the General Residential District as stipulated by Article 05, District Development Standards, of the Unified Development Code (UDC) for both the single-family homes and the townhomes. These standards stipulate that the front building elevations of a home shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least five (5) intervening homes of differing appearance. Identical building material blends and colors may not occur on adjacent (side by-side) properties. Homes are considered to differ in appearance if any three (3) elements are different:

- (1) The number of stories of the home.
- (2) The garage location/orientation on the home.
- (3) The roof type and layout of the home.
- (4) The articulation of the front façade of the home.

M.5 Based on comment I.4, the proposed single-family homes and townhomes do NOT meet the minimum anti-monotony standard ds. This is based on the number of representative elevations provided. Due to this, staff is requiring that all proposed elevations are provided at the time of site plan for review by the Architectural Review Board (ARB)

and the Planning and Zoning Commission.

M.6 Please review the Ordinance No. 17-22 (i.e. Planned Development District 32 [PD-32]) and the Resolution 10-40 (i.e. the Design Guidelines for the Harbor District) and provide building elevations that better conform to both ordinance for the single-family homes and the townhomes. In addition, Planned Development District 32 (PD-32) has extensive design-based requirements that must be evaluated. Currently, the proposed elevations do NOT meet the minimum standards for this district. More specifically, the subject property is located within the Residential Subdistrict of Planned Development District 32 (PD-32), which has specific requirements and guidelines for the construction of single-family homes. The following are SOME of the examples of how the proposed plan varies from these requirements and guidelines:

- (1) Glen Hill Way is a Street Type 'M' per Ordinance No. 17-22, which requires street trees on 30-foot centers. Currently no street trees are shown. In addition, streetscape elements such as lighting, benches, and trash receptacles are required. Please note that if this case is approved a detailed Streetscape Plan shall be required to be submitted with the PD Site Plan.
- (2) All lots shall be required to be a minimum of 30-feet by 90-feet. In this case, all of the lots are less than 30-feet by 90-feet.
- (3) The maximum building height is 36-feet. Please indicate the proposed height.
- (4) The maximum lot coverage is 61.00%. It appears some of the lots exceed this requirement. Please clarify this.
- (5) The minimum side yard setback is eight (8) feet. In this case, there are side setbacks as small as five (5) feet.
- (6) Swimming pools, spas and water features must comply with front, side and rear yard setbacks. Above grade pools or spas are not permitted.
- (7) There appear to be front yard fences on the renderings of the proposed product. If this is a desired design option, this must be requested and approved by the City Council and Planning and Zoning Commission. Please specify the fence materials, heights, and locations.
- (8) Irrigation is required for all home sites and shall be an automatic, underground system with rain and freeze sensors. Please provide a note indicating conformance to this requirement.
- (9) Garages must be rear loaded from an alley. In this case, the back building utilizes front entry garages. This will be a discretionary decision for the Planning and Zoning Commission and City Council.
- (10) Roofs may be asphalt shingles with a minimum of a 25-year lifespan, and all roofs should have a minimum 6:12 roof pitch. The current elevations do not indicate conformance with this requirement.

M.7 Ordinance No. 17-22 (i.e. Planned Development District 32 [PD-32]) contains a form-based code, and Resolution 10-40 has the Design Guidelines for the Harbor District that regulate the permitted styles for the district. The proposed elevations and site layouts do not adhere to these planning documents. Based on these documents staff would recommend that the applicant consider the following:

- (1) Consider incorporating additional pedestrian ways or enhanced pedestrian areas within the development. In addition, staff will be adding a requirement into the PD Development Plan that requires the development to incorporate comparable amenities as the previously approved PD Development Plan.
- (2) Sidewalks WILL be required as part of the required street cross section for the private roadways. Please depict these on the plan along with any trails to show how this plan will connect to the greater connectivity provided throughout PD-32. Alternatively, mew/mew streets could be incorporated into the development; however, this would require an alternate street section that would have to be approved with this PD Development Plan.
- (3) The proposed building elevations do NOT meet any of the styles listed in Resolution 10-40 (i.e. the Design Guidelines for the Harbor District) nor do they meet the minimum standard established by Ordinance No. 17-22 (i.e. Planned Development District 32 [PD-32]). Please redesign the building elevations for the single-family homes AND the townhomes so that they better conform to these planning documents. In addition, please provide a standard lot layout with setbacks and building coverage for staff to confirm that the proposed single-family homes meet the minimum standards.

I.8 Based on the current submittal, staff believes that the proposed development DOES NOT meet the intent of the Residential Subdistrict as outline in Ordinance No. 17-22 (i.e. Planned Development District 32 [PD-32]) and Resolution 10-40; however, staff has provided the following conditions and requirements in the draft ordinance:

- (1) The proposed single-family development shall adhere to the Concept Plan contained in Exhibit 'B', and shall not consist of more than 20 single-family homes and 11 townhomes.
- (2) All building elevations for the proposed homes and townhomes shall be required to be submitted with the PD Site Plan. The Building Elevations contained in Exhibit 'C' of this ordinance shall be subject to review for conformance to Resolution 10-40 and Planned Development District 32 (PD-32) [Ordinance No. 17-22] by the Architectural Review Board (ARB) and Planning and Zoning Commission at the time of PD Site Plan.

(3) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [as amended] and to Resolution 10-40.

(4) The proposed development shall adhere to the Anti-Monotony Standards outlined in the General Residential District Standards as contained in Article 05, District Development Standards, of the Unified Development Code (UDC).

(5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed PD Site Plan and Streetscape Plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and with the requirements approved in this ordinance.

(6) An Open Space Master Plan showing that the proposed development will incorporate comparable amenities as the previous PD Development Plan -- approved with Ordinance No. 18-16 -- shall be required to be submitted with the PD Site Plan. This will require a recommendation from the Parks and Recreation Board prior to the Planning and Zoning Commission acting on the PD Site Plan.

(7) All streets depicted on the Concept Plan contained in Exhibit 'B' of this ordinance shall be private streets and shall be constructed to the City's minimum standards for a R2U (i.e. residential, two [2] lane, roadway) or a Local Roadway as outline in the Engineering Standards of Design and Construction Manual.

I.9 Staff has provided a packet containing the regulations and guidelines relevant to this project. Please review these and correct the deficiencies.

M.10 Please review the attached draft ordinance prior to the February 24, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by March 3, 2026.

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 3, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 10, 2026 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 24, 2026.

I.12 The projected City Council meeting dates for this case will be March 16, 2026 (1st Reading) and April 6, 2026 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/18/2026	Approved w/ Comments

02/18/2026: 1. Ex. 100 year flood plain

2. Barrier free ramps

3. Water line must be steel encased under gate.

4. Will need a WOTUS and wetland determination. If determined to be either or both, no walls, sidewalks, or structures allowed without written approval from COE.

5. Barrier free ramps

6. Water line must be steel encased under gate.

7. Accesses with a gate must have the gate far enough from the sidewalk so that a vehicle does not stick out into the sidewalk. A turn around is needed so that if a vehicle turns into the drive, they can turn around without backing into traffic.

8. Water will have to be looped. Cannot be a dead end at lots 6 and 7

9. Give access to sewer easement...no walls allowed to cut off access to sewer

10. Water will have to be looped. Cannot be a dead end at the hammer head.

General Items:

- Must meet City 2023 Standards of Design and Construction

- 4% Engineering Inspection Fees

- Impact Fees (Water, Sewer, Roadway).

- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.

- Retaining walls 3' and over must be engineered.

- All retaining walls 18" or taller must be rock, stone, or rock/stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground.
- The property must be platted.
- No structures or fences within easements or ROW.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required when removing existing trees on the property.
- Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering Design.

#### Drainage Items:

- Existing flow patterns must be maintained.
- Must match the existing flow conditions for the detention outfall or an off site easement is required.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for detention ponds.
- Drainage systems may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Lot to Lot drainage is not allowed.
- Flood Study is required to define all fully developed 100-yr flood plains. Review fees apply. See the City Standards of Design for flood study requirements.
- WOTUS and wetland study must be provided. Review fees apply.
- Lakefront Trail Storm Sewer Pro-Rata must be paid (\$7,226.59/acre)

#### Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Infrastructure study is required. Review fees apply.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There is an existing 8" water main on the other side of Glen Hill Way available for use.
- There is an existing 8" sewer main along Glen Hill Way available for use.
- Public sewer to be 8" minimum.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- All utility crossings must be by dry bore and steel encased.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- 10' utility easement required along all ROW.
- When public water mains and public sanitary sewer mains run parallel, a minimum 30' utility easement is required. Wider easement may be required due to depth of sewer.

#### Paving Items:

- All Residential Streets to be private streets with their own lot/block number to be maintained by the HOA. Provide a minimum 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Cul-de-sac dimensions must meet City of Rockwall Standards.
- City driveway spacing requirements must be met.
- All parking to be 20'x9' for 90 degree parking or 22'x9' for parallel.
- TIA is required. Review fees apply

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/18/2026	Approved w/ Comments

02/18/2026: Looking at this layout every structure will require a firewall for not meeting the fire separation distance according to the 2021 International Residential Code

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2026	Approved w/ Comments

02/19/2026: Where exterior walls are located less than 3 feet from the property line, the following shall be provided:

Fire-Resistance Rating:

Exterior walls located on the lot line or with a fire separation distance of less than 3 feet shall be constructed with a minimum 1-hour fire-resistance-rated wall tested in accordance with ASTM E119 or UL 263 (IRC Table R302.1(1)).

Openings Prohibited:

Openings are not permitted in exterior walls where the fire separation distance is less than 3 feet (IRC Table R302.1(1)).

Wall Projection Protection:

Roof overhangs, soffits, and projections extending into this area shall be protected on the underside with not less than 1-hour fire-resistance-rated construction or constructed of approved noncombustible materials (IRC Section R302.1).

Continuity of Rating:

The fire-resistance-rated wall shall extend from the foundation to the underside of the roof sheathing and shall maintain continuity without penetrations unless protected in accordance with an approved listed assembly (IRC R302.4).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/17/2026	Approved w/ Comments

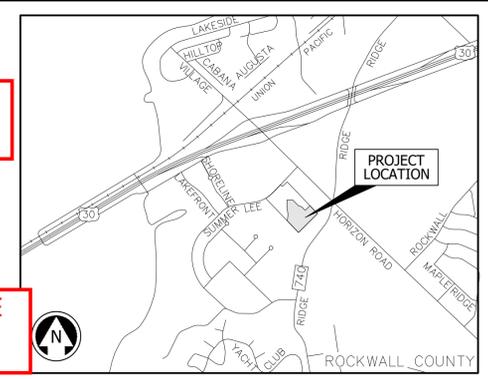
02/17/2026: Please submit a list of private street names for review.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/17/2026	Approved

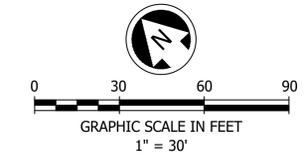
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/17/2026	Approved w/ Comments

02/17/2026: Please provide landscape and tree mitigation plans



VICINITY MAP  
(NOT TO SCALE)



SWIMMING POOLS, SPAS, AND WATER FEATURES MUST MEET SETBACKS.

ALL GARAGES SHALL BE REAR LOADED BY AN ALLEY.

8-FOOT MINIMUM SIDE YARD SETBACK.

THE MINIMUM LOT SIZE IS 30-FEET BY 90-FEET.

THE PROPOSED ARCHITECTURAL SCHEME DOES NOT MEET ANY OF THE STYLES SHOWN IN THE DESIGN GUIDELINES.

UTILITY EQUIPMENT CANNOT BE ON THE ROOF.

IRRIGATION IS REQUIRED FOR ALL LANDSCAPING.

MUST HAVE A 15-FOOT BY 64-FOOT TURNAROUND ON ALL DEAD END STREETS.

THE MAXIMUM LOT COVERAGE IS 61%.

THE MAXIMUM BUILDING HEIGHT IS 36-FEET

IF THERE ARE NO SIDEWALKS, CONSIDER THE MEW STYLE STREET DESIGN AS SEEN IN THE DESIGN GUIDELINES.

ROOF MAY USE ASPHALT SHINGLES THAT ARE A MINIMUM OF 25-YEAR.

REFER TO STREET TYPE 'M' FOR REQUIRED STREET DESIGN. STREET TREES IN TREE WELL ARE REQUIRED.

SATELLITE DISHES AND ROOF ANTENNA SHALL NOT BE VISIBLE FROM THE STREET.

CONSIDER PEDESTRIAN WAY AND ENHANCED PEDESTRIAN AREAS WITHIN THE DEVELOPMENT.

FRONT YARD FENCES WILL NEED TO BE APPROVED AS PART OF PD DEVELOPMENT PLAN. WHAT ARE FENCES MADE OF, AND WHAT IS THE PROPOSED HEIGHT?

HOW WILL TRASH BE HANDLED FOR THE TOWNHOMES?

- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
  2. ALL SIDEWALK ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM LONGITUDINAL SLOPE OF 5%.
  3. TYPICAL PARKING SPACE SHALL BE 9' WIDE AND 18' DEEP.
  4. REFERENCE ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING LAYOUT & DESIGN.
  5. REFERENCE LANDSCAPE PLAN FOR FENCE, AND LANDSCAPE AREAS LAYOUT & DESIGN.
- THE BUILDING MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.

SITE DATA TABLE	
CURRENT ZONING	PD-32 RESIDENTIAL SUBDISTRICT
PROPOSED USE	SINGLE FAMILY CONDOMINIUMS
	177,551 SF/4.08 AC
	7 HOA LOTS
	31 RESIDENTIAL LOTS
	10 TYPE A LOTS,
	10 TYPE B LOTS,
	11 TYPE C LOTS
TOTAL PARKING REQUIRED	62 SPACES (2 PARKING PER UNIT)
TOTAL PARKING PROVIDED	83 SPACES PROVIDED IN TOTAL 62 SPACES (INCLUDES GARAGES AT TWO SPACES PER GARAGE) 21 SPACES PROVIDED IN HOA LOTS
BUILDING HEIGHT	2 STORY

PRELIMINARY - FOR REVIEW ONLY  
 These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes.  
 They were prepared by, or under supervision of:  
 ALEX SRUR 127967 2/6/2026  
 Type or Print Name PE # Date



OWNER / DEVELOPER  
 KINOD LLC  
 1281 W. GREEN OAKS BLVD, STE. 117  
 ARLINGTON, TX 76013  
 TEL: 469-458-6887  
 EMAIL: LCLARK@KINODLLC.COM

HARBOR URBAN CENTER CONDOMINIUMS  
 BLOCK A, LOT 4, HARBOR VILLAGE ADDITION  
 2500 SUMMER LEE DR.  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

PD AMENDMENT PLAN

ANA PROJECT NO. 25-0050  
 DATE 2/6/2026  
 SHEET NO. PD

J:\250050 - Kinod - Rockwell - Residential\Civil\DWG\250050 - PD - Plan.dwg



- General Items:**
- Must meet City 2023 Standards of Design and Construction
  - 4% Engineering Inspection Fees
  - Impact Fees (Water, Sewer, Roadway)
  - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
  - Retaining walls 3' and over must be engineered.
  - All retaining walls 18" or taller must be rock, stone, or rock/stone face. No smooth concrete walls.
  - Required 10' utility easement along all street frontages.
  - All utilities must be underground.
  - The property must be platted.
  - No structures or fences within easements or ROW.
  - No signage is allowed within easements or ROW.
  - Tree mitigation will be required when removing existing trees on the property.
  - Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
  - Need to show existing and proposed utilities on the Site Plan.
  - Additional comments may be provided at time of Site Plan and Engineering Design.
- Drainage Items:**
- Existing flow patterns must be maintained.
  - Must match the existing flow conditions for the detention outfall or an off site easement is required.
  - The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
  - No grate inlets allowed
  - 100-year WSEL must be called out for detention ponds.
  - Drainage systems may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
  - Lot to Lot drainage is not allowed.
  - Flood Study is required to define all fully developed 100-yr flood plains. Review fees apply. See the City Standards of Design for flood study requirements.
  - WOTUS and wetland study must be provided. Review fees apply.
  - Lakefront Trail Storm Sewer Pro-Rata must be paid (\$7,226.59/acre)
- Water and Wastewater Items:**
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
  - Infrastructure study is required. Review fees apply.
  - Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
  - There is an existing 8" water main on the other side of Glen Hill Way available for use.
  - Public sewer to be 8" minimum.
  - Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
  - All utility crossings must be by dry bore and steel encased.
  - Only one "use" of a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
  - Min 20' utility easements.
  - All public utilities must be centered in easement.
  - Water to be 10' separated from storm and sewer lines.
  - Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
  - 10' utility easement required along all ROW.
  - When public water mains and public sanitary sewer mains run parallel, a minimum 30' utility easement is required. Wider easement may be required due to depth of sewer.
- Paving Items:**
- All Residential Streets to be private streets with their own lot/block number to be maintained by the HOA. Provide a minimum 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
  - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
  - Cul-de-sac dimensions must meet City of Rockwall Standards.
  - City driveway spacing requirements must be met.
  - All parking to be 20'x9' for 90 degree parking or 22'x9' for parallel.
  - TIA is required. Review fees apply
- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
  - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
  - No landscape berms allowed on top of utilities or within easements.

TYPE C - 4,000 SF TYP LOT SIZE, 84'x48' TYP.

HOA LOTS / OPEN SPACE

FADUE - FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
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ALEX SRUR	127967	2/6/2026
Type or Print Name	PE #	Date

**OWNER / DEVELOPER**  
KINOD LLC  
1281 W. GREEN OAKS BLVD. STE. 117  
ARLINGTON, TX 76013  
TEL: 469-458-6887  
EMAIL: LCLARK@KINODLLC.COM

**ANA PROJECT NO.** 25-0050  
**DATE** 2/6/2026  
**SHEET NO.** PD

**A.N.A. CONSULTANTS, L.L.C.**  
ENGINEERS and SURVEYORS  
5000 Thompson Terrace  
Colleyville, TX, 76034  
Tel: 817.335.9900 Fax: 817.335.9955  
TBPE Firm No.: 20  
TBPLS Firm No.: 10090800

**HARBOR URBAN CENTER CONDOMINIUMS**  
BLOCK A, LOT 4, HARBOR VILLAGE ADDITION  
2500 SUMMER LEE DR.  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**PD AMENDMENT PLAN**



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

#### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: 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 2500 Summer Lee Drive, Rockwall Texas 75032

SUBDIVISION Harbor Village Addition Block A, Lot 4 LOT 4 BLOCK A

GENERAL LOCATION South of Summer Lee Drive, East of Glen Hill Way

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-32 CURRENT USE Undeveloped

PROPOSED ZONING PD-32 PROPOSED USE Single Family

ACREAGE 4.08 LOTS [CURRENT] LOTS [PROPOSED] 31 (5HOA lots)

**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 Atticus Summer Lee Townhomes LLC

APPLICANT KinoD LLC

CONTACT PERSON Michael Guerrero

CONTACT PERSON Louis Clark

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 Michael Guerrero [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

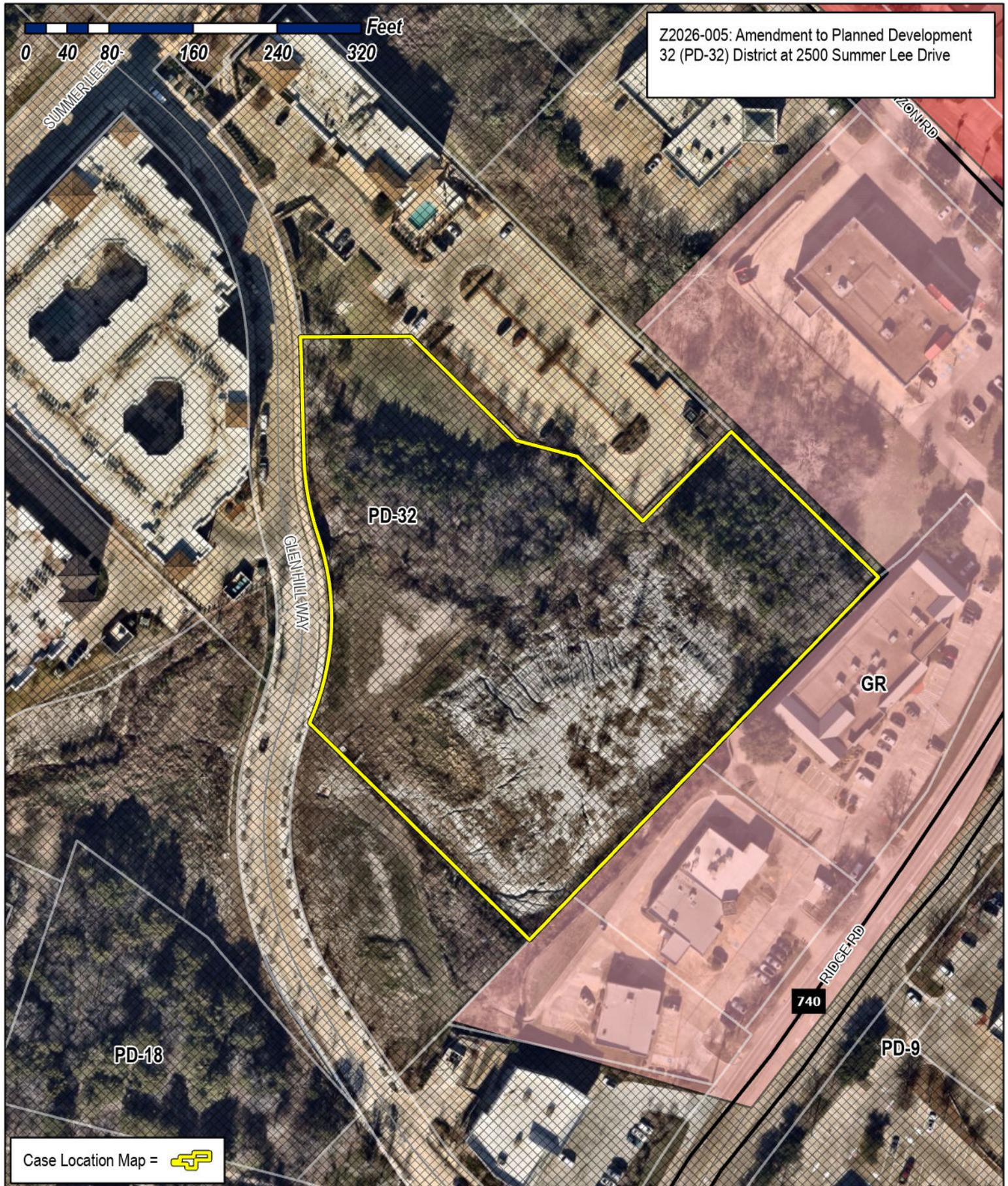
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$260 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF Feb, 20    . BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



# City of Rockwall

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

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

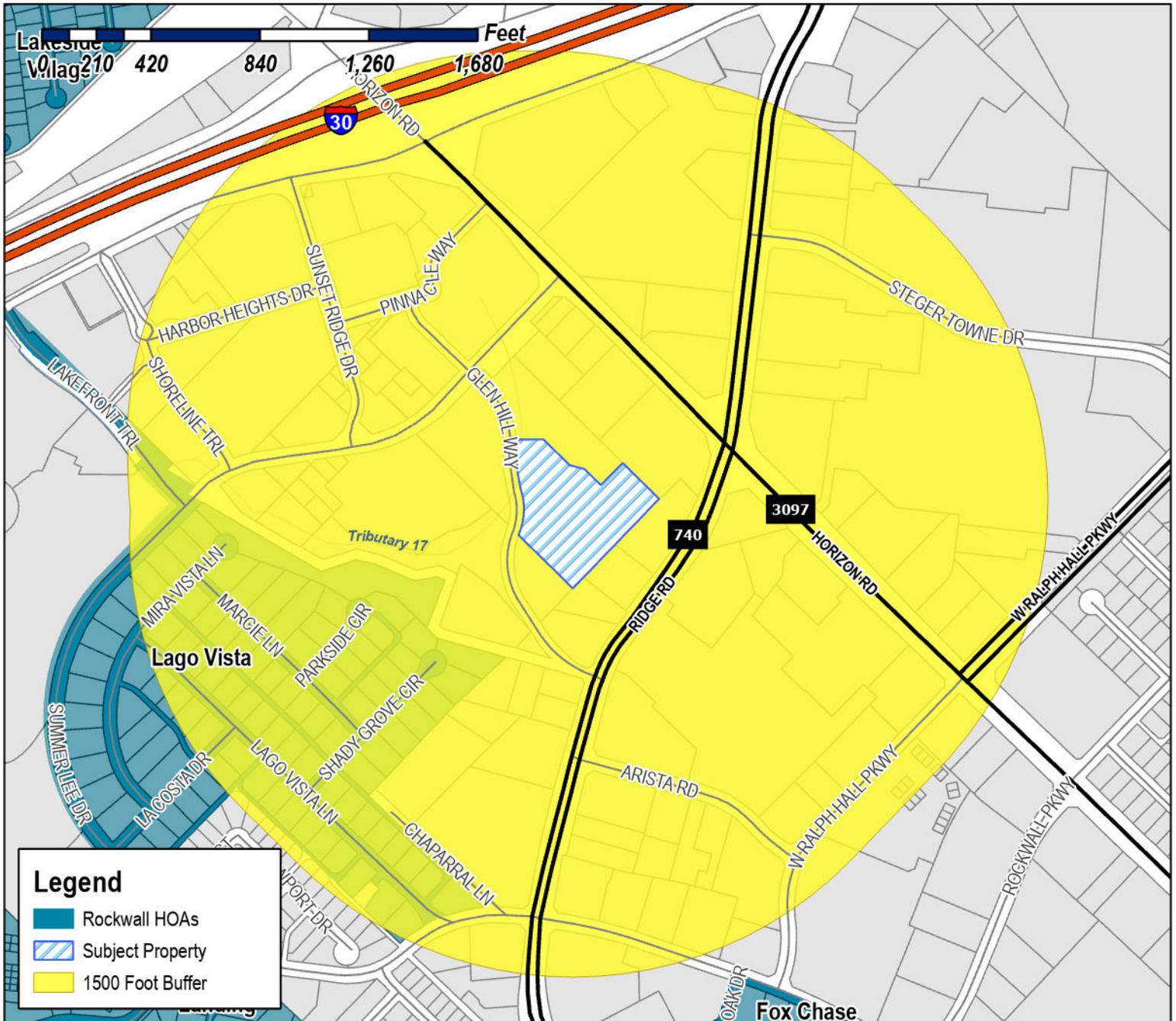




# City of Rockwall

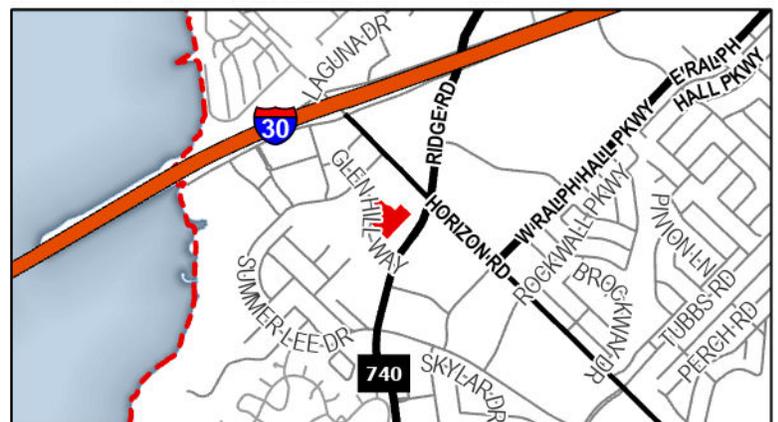
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**Case Number:** Z2026-005  
**Case Name:** PD Development Plan for 31 single-family residential lots  
**Case Type:** Zoning  
**Zoning:** Planned Development 32 (PD-32) District  
**Case Address:** 2500 Summer Lee Drive

**Date Saved:** 2/17/2026  
 For Questions on this Case Call (972) 771-7745



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2026-005]  
**Date:** Thursday, February 19, 2026 1:41:31 PM  
**Attachments:** [Public Notice \(02.13.2026\).pdf](#)  
[HOA Map \(02.17.2026\).pdf](#)

---

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, February 20, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, March 10, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, March 16, 2026 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-  
Z2026-005: PD Development Plan

Hold a public hearing to discuss and consider a request by Louis Clark of KinoD, LLC on behalf of Michael Guerrero of Atticus Summer Lee Townhomes, LLC for the approval of a [PD Development Plan](#) for 31 single-family residential lots on a 4.08-acre parcel of land identified as Lot 4, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict, generally located on the east side of Glen Hill Way, north of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary.

*Melanie Zavala*

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



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
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**Case Number:** Z2026-005  
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**Case Address:** 2500 Summer Lee Drive

**Date Saved:** 2/17/2026

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



KROGER TEXAS LP  
1014 VINE STREET  
CINCINNATI, OH 45202

SONG CORPORATION  
1200 HORIZON RD  
ROCKWALL, TX 75032

RESIDENT  
1220 HORIZON RD  
ROCKWALL, TX 75087

JAY & MALISHA LLC  
1260 Heron Lakes Cir  
Mobile, AL 36693

HAJNASR HANNA GORGE AND  
HAYAT M EL HAGE HAJNASR  
138 Yorkshire Dr  
Heath, TX 75032

ROCKWALL RETAIL CENTER LLC  
1401 LAVACA STREET UNIT 42704  
AUSTIN, TX 78701

STACY KENNY & MONICA T  
1489 SHADY GROVE CIR  
ROCKWALL, TX 75032

DRAKE CARLA DEE & DENNIS HARTLINE  
1501 Shady Grove Cir  
Rockwall, TX 75032

ROCKWALL HARBOR HILL, LTD  
15653 HIGHWAY 243  
KAUFMAN, TX 75142

BENT TREE REALTY CO  
16475 Dallas Pkwy Ste 880  
Addison, TX 75001

ADEBOWALE OLUMIDE  
17639 TRINITY MEADOW LANE  
RICHMOND, TX 77407

CROCHERON AVENUE LLC  
18 BEVERLY ROAD  
DOUGLSTON, NY 11363

RIV ROCKWALL  
2040 CENTURY CENTER BLVD SUITE #10  
IRVING, TX 75062

RESIDENT  
2400 HORIZON RD  
ROCKWALL, TX 75087

RESIDENT  
2400 SUMMER LEE DR  
ROCKWALL, TX 75087

RESIDENT  
2500 SUMMER LEE DR  
ROCKWALL, TX 75087

BRYANT JUDY GRACE AND  
DOUGLASS FREDERICK WYGAL  
2528 MARK  
MESQUITE, TX 75150

SELMA HOSPITALITY INC  
2560 ROYAL LN STE 210  
DALLAS, TX 75229

RESIDENT  
2700 SUMMER LEE  
ROCKWALL, TX 75087

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

RESIDENT  
2850 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2860 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2865 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2890 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2901 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2910 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2911 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2918 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2930 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2935 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2951 RIDGE RD  
ROKWALL, TX 75087

SEALOCK MICHAEL C & SONIA KAY  
3010 RIDGE RD  
ROCKWALL, TX 75032

JBE RIDGE LLC  
3012 Ridge Rd Ste 204  
Rockwall, TX 75032

RESIDENT  
3014 RIDGE RD  
ROKWALL, TX 75087

C. REAL ESTATE, LLC  
5 TERRABELLA LANE  
HEATH, TX 75032

ZAPA INVESTMENTS LLC  
5 TERRABELLA LN  
HEATH, TX 75032

GLEN HILLS CEMETERY  
C/O INEZ GIBSON  
512 Cool Meadow Ct  
Desoto, TX 75115

ATTICUS SUMMER LEE TOWNHOMES LLC  
5339 Alpha Rd Ste 300  
Dallas, TX 75240

KROGER TEXAS LP  
751 FREEPORT PKWY  
COPPELL, TX 75019

HP ROCKWALL 740 LTD  
C/O GARY P HAMMER  
7557 RAMBLER ROAD, SUITE 980  
DALLAS, TX 75231

CFT NV DEVELOPMENTS LLC  
CT CORPORATION SYSTEM  
818 W 7th St Fl 2  
Los Angeles, CA 90017

TX FLORENCE APARTMENTS LLC  
9757 NE Juanita Dr Ste 300  
Kirkland, WA 98034

WHITNEY SARDIS LLC  
CVS HEALTH# C/O ALTUS GROUP US INC  
PO Box 1610  
Cockeysville, MD 21030

AMERICAN NATIONAL BANK THE  
PO BOX 40  
TERRELL, TX 75160

W & R PROPERTIES INC  
PO BOX 657  
KAUFMAN, TX 75142

2930 S RIDGE ROAD ROCKWALL, LLC  
PO BOX 741209  
HOUSTON, TX 77274

# PUBLIC NOTICE



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

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

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

## Z2026-005: PD Development Plan for 31 Single-Family Residential Lots

Hold a public hearing to discuss and consider a request by Louis Clark of KinoD, LLC on behalf of Michael Guerrero of Atticus Summer Lee Townhomes, LLC for the approval of a PD Development Plan for 31 single-family residential lots on a 4.08-acre parcel of land identified as Lot 4, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict, generally located on the east side of Glen Hill Way, north of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, March 16, 2026 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

## Case No. Z2026-005: PD Development Plan for 31 Single-Family Residential Lots

Please place a check mark on the appropriate line below:

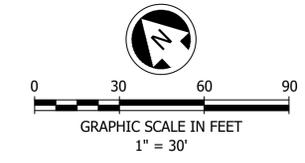
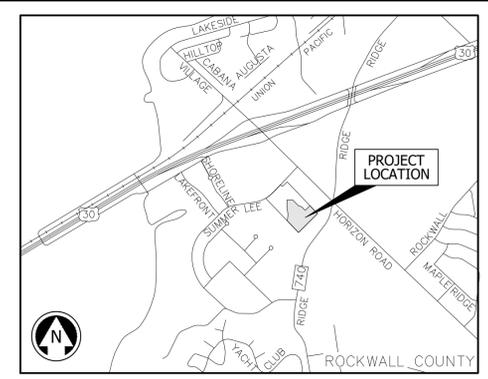
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

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



**LEGEND**

- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- TYPE A - 2,100 SF TYP LOT SIZE, 70'X30' TYP.
- TYPE B - 3,500 SF TYP LOT SIZE, 70'X50' TYP.
- TYPE C - 4,000 SF TYP LOT SIZE, 84'X48' TYP.
- HOA LOTS / OPEN SPACE
- FADUE - FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT

- NOTES:**
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
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NUMBER OF LOTS (SINGLE FAMILY RESIDENTIAL)	7 HOA LOTS 31 RESIDENTIAL LOTS 10 TYPE A LOTS, 10 TYPE B LOTS, 11 TYPE C LOTS
TOTAL PARKING REQUIRED	62 SPACES (2 PARKING PER UNIT)
TOTAL PARKING PROVIDED	83 SPACES PROVIDED IN TOTAL 62 SPACES (INCLUDES GARAGES AT TWO SPACES PER GARAGE) 21 SPACES PROVIDED IN HOA LOTS
BUILDING HEIGHT	2 STORY

**PRELIMINARY - FOR REVIEW ONLY**  
 These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under supervision of:  
 ALEX SRUR 127967 2/6/2026  
 Type or Print Name PE # Date

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 TBPE Firm No.: 20  
 TBPLS Firm No.: 10090800

DATE: \_\_\_\_\_

REVISION DESCRIPTIONS:

NO.	DESCRIPTION

**HARBOR URBAN CENTER CONDOMINIUMS**  
 BLOCK A, LOT 4, HARBOR VILLAGE ADDITION  
 2500 SUMMER LEE DR.  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

**PD AMENDMENT PLAN**

ANA PROJECT NO. 25-0050  
 DATE 2/6/2026  
 SHEET NO. PD

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# *ROCKWALL*

EXTERIOR SHELL  
**PLAN 2**  
TYPE B



# PLAN 2



EXTERIOR SHELL  
**PLAN 4**  
TYPE C



# PLAN 4



EXTERIOR SHELL  
**PLAN 5**  
TYPE A





EXTERIOR SHELL  
**PLAN 6**  
TYPE A



# PLAN 6

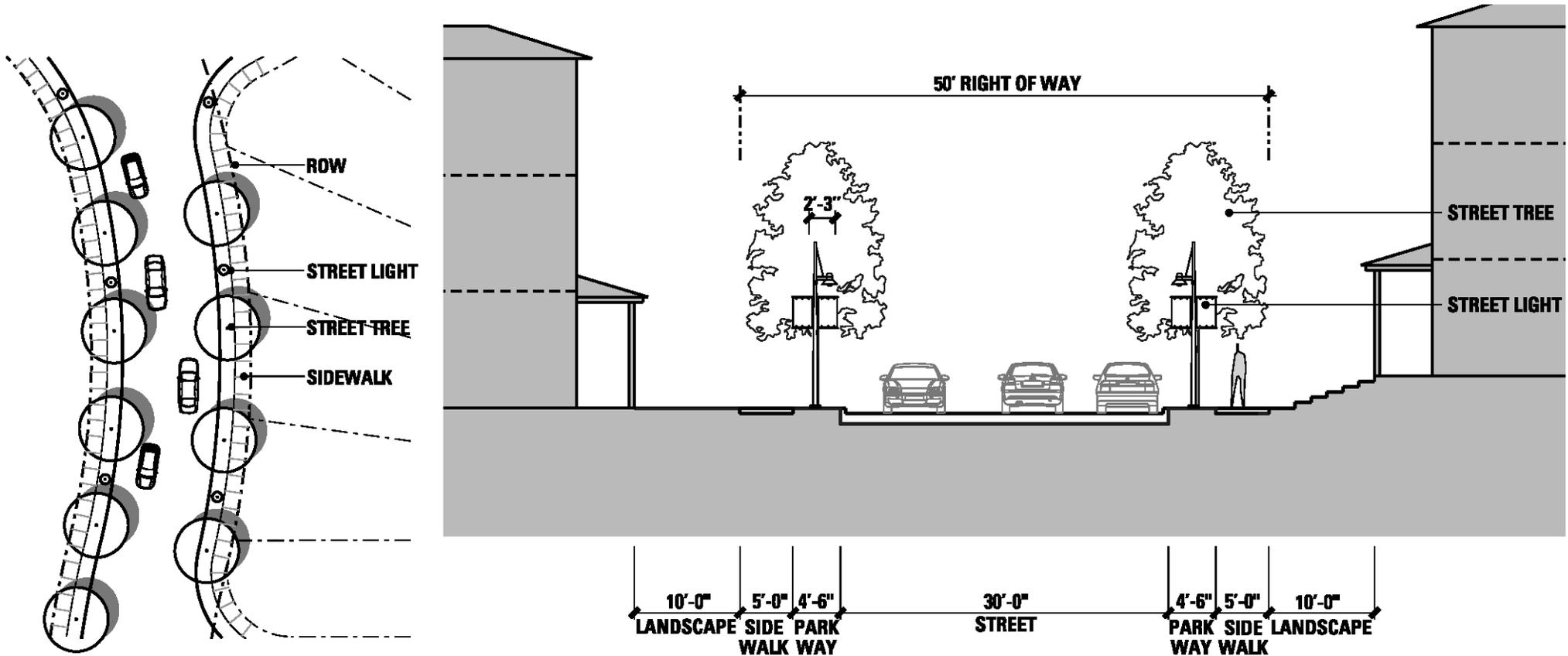


*THANK YOU.*

**EXHIBIT 'C-4':**  
**Streetscape Plan**

**STREET TYPE 'M'**

Street Type 'M' serves as the primary single-family residential neighborhood street. This street type consists of a 30-foot wide street within a 50-foot right-of-way. On street parking is permitted on this street type. Street trees are spaced at 30-foot OC within a 4½-foot wide parkway with pedestrian scale street lights spaced at 60-foot OC. A five (5) foot wide concrete sidewalk is provided on both sides of the street. This street type may include features such as eyebrows or landscape islands and medians.



**EXHIBIT 'C-4':  
Streetscape Plan**

**STREETSCAPE ELEMENTS**

**PEDESTRIAN PAVING MATERIALS**

**CONCRETE PAVING**

All concrete pedestrian walkways shall be an upgraded pedestrian concrete paving with integral color matching Scofield Chromix C-24 Charcoal or C-15 Coachella Sand), light sandblast finish, and sawcut control joints.

**CONCRETE PAVERS**

Concrete pavers shall be similar to Holland 98 Parkway Provincial, Antique Terra Cotta colored, and six (6) cm thickness. Pavers shall be placed in a running bond pattern perpendicular to the street curb.

**VEHICULAR PAVING MATERIALS**

**CONCRETE PAVING**

The standard vehicular paving material shall be concrete in accordance with City of Rockwall standards.

**CONCRETE PAVERS**

Upgraded vehicular paving shall be concrete pavers. Concrete pavers shall be similar to Holland 98 Parkway Provincial, Antique Terra Cotta colored, eight (8) cm thickness. Pavers shall be placed in a herringbone bond pattern.



**STREET FURNISHINGS**

**BENCH**

Benches shall be similar to Landscape Forms: Scarborough backed horizontal strap bench, powdercoat color RAL #7003 Moss Grey.

**TRASH RECEPTACLE**

Trash receptacles shall be similar to Landscape Forms: Scarborough side opening with vertical straps, powdercoat color RAL #7003 Moss.



**BIKE RACK**

Bike racks shall be similar to Forms + Surfaces: Trio Bike Rack, powdercoat color RAL #7003 Moss Grey.



**BOLLARD**

Bollards shall be similar to Hess - Paris 1100 Type 'A' fixed bollard, powdercoat color RAL #7003 Moss Grey.



**SEAT WALL**

Cast-in-place concrete seat wall with architectural finish.



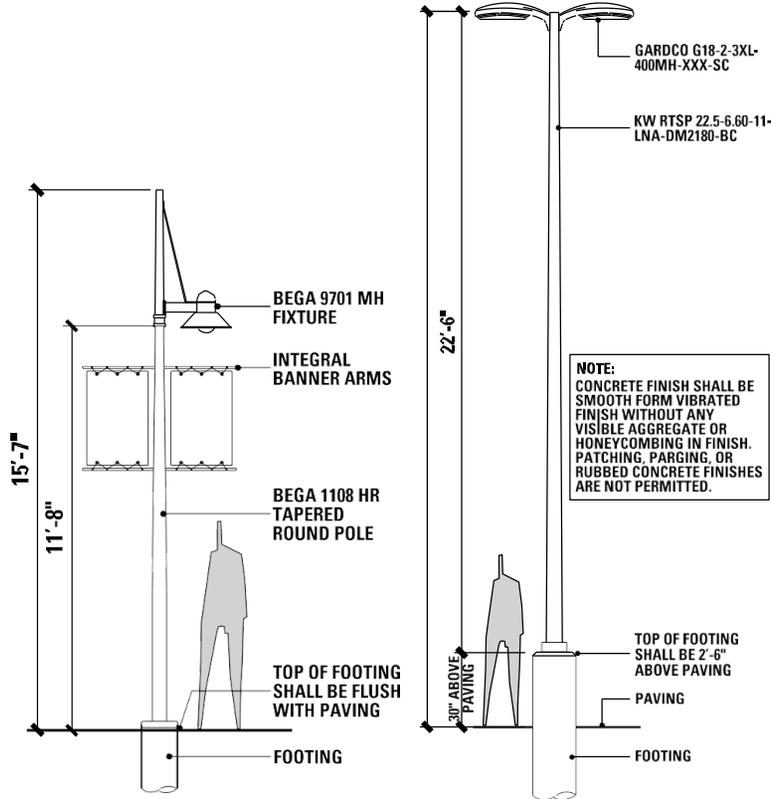
**EXHIBIT 'C-4':  
Streetscape Plan**

**STREETSCAPE ELEMENTS**

**LIGHTING**

**PEDESTRIAN SCALE STREET LIGHT**

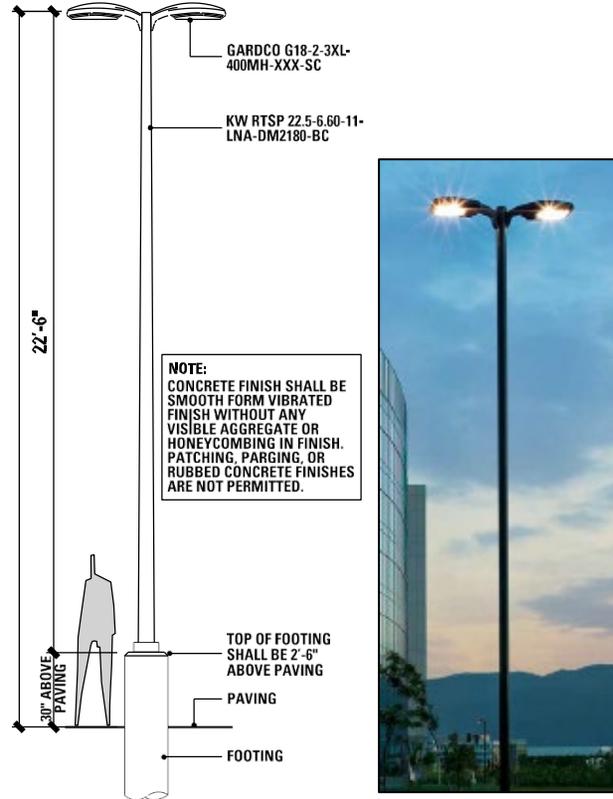
Pedestrian scale street lights shall be similar to the Bega 9701 MH 100W Metal Halide fixture on Bega 1108 HR 11'-8" tapered round pole with integral banner arms, powder coat color RAL #7003 Moss Grey.



**PARKING LOT LIGHT FIXTURE**

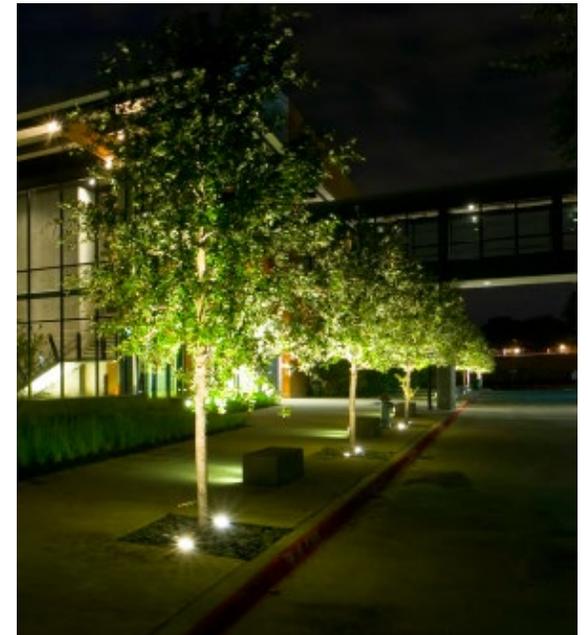
Parking lot light fixtures shall be similar to the Gardco G18-2-3XL-400MH-XXX-SC on KW RTSP 22.5-6.60-11-6.60-11-LNA-DM2180-BC powder coat color RAL #7003 Moss Grey

*Parking lots shall be illuminated to an average sustained level of 1.5 - 2 Foot Candles.*



**TREE UP-LIGHT**

All street trees within the right of way shall be uplight with B-K HP2-PAR2020-TR-59-SAP-11-xxx-AH/CPC or a similar light fixture.



**EXHIBIT 'C-4':**  
*Streetscape Plan*

**STREETSCAPE ELEMENTS**

**LANDSCAPE**

**TREE LEAVE-OUTS**

Paving leave-outs for street trees shall be five (5) feet by ten (10) feet adjacent to the back of the street curb. All street trees in tree leave-outs or in head-in parking islands shall have tree sub-drainage tied to the storm drain system. In addition to the street tree, all leave outs shall contain one of the following:

Option A: A mix of shrub, perennial, ornamental grass, and groundcover planting. Plant materials shall provide a mix of height, color, texture, and evergreen structure.

Option B: Mexican Beach Stone pebbles.

A consistent treatment must be provided for a continuous block length.



**DECORATIVE POTS**

Use decorative pots to accent the streetscape environment. Decorative pots must be compatible with the surrounding architectural styles. Decorative pots must be an appropriate pedestrian scale. All decorative pots shall be irrigated and have drainage tied to the storm drain system.

Recommended decorative pots:

- Stonewear Zena series, SB 32 Finish
- Stonewear Grecian series, SB 32 Finish
- Rectangular Metal Planters



**GRADING**

The maximum cross slope on all pedestrian walkways shall be two (2) percent. The maximum longitudinal slope on all pedestrian walkways shall be five (5) percent, except where the longitudinal slope of the street exceeds five (5) percent.

**EXHIBIT 'E-9':**  
Residential Sub-District

**RESIDENTIAL SUB-DISTRICT**

The *Residential Sub-District* is reserved for zero lot line single-family residential housing. A lower volume of traffic in this area of the Harbor District make this *Sub-District* ideal for single family use. Key characteristics of this *Sub-District* include adjacency to open space and steep slopes that offer views of the surrounding area. Existing slopes within this *Sub-District* are in the six (6) percent to 16% range. This *Sub-District* is predominately vegetated by massing of existing trees that should be preserved when possible.

**BUILDING PLACEMENT**

**BUILD-TO-LINE (DISTANCE FROM ROW LINE)**

<i>Street Type M</i>	10'
----------------------	-----

**BUILDING FORM**

<i>Street Type N</i>	5'
<i>Side</i>	8'
<i>Zero Lot Line</i>	0'

*NOTE:* A minimum of 50% of the boundary with the Open Space Sub-District along *Street Type G* must be a public street (i.e. *Street Type M*).

**BUILDING FORM**

<i>Street Type M Min. Façade Built to BTL</i>	65%
<i>Maximum Lot Coverage</i>	61%
<i>Minimum Lot Size</i>	30' x 90'

**USE**

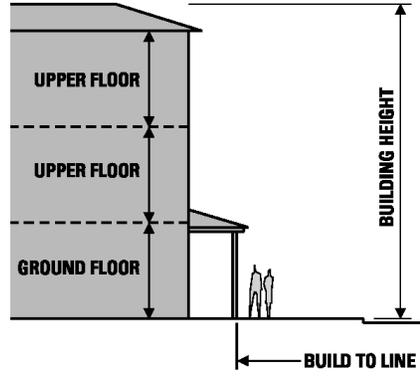
Ground Floor	Residential
Upper Floors	Residential

<i>HEIGHT</i>	<i>STORIES</i>	<i>HEIGHT</i>
<i>Maximum Building Height</i>	3	36'

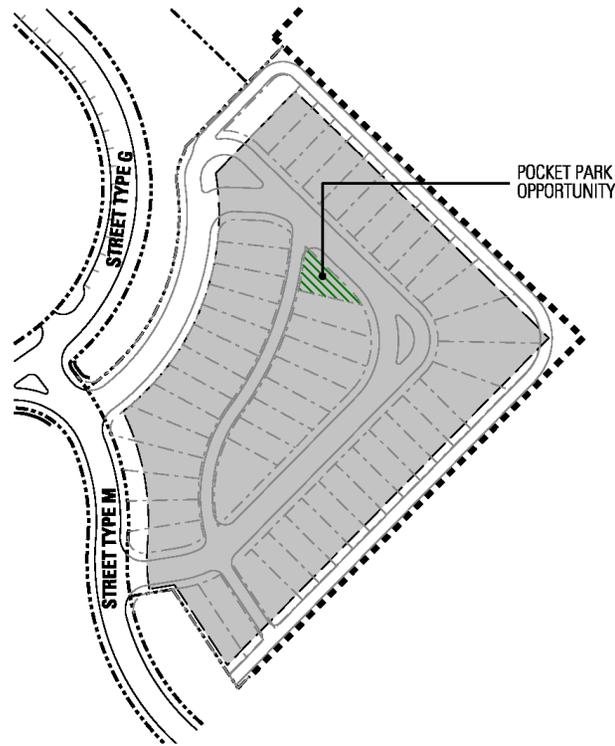
**ENCROACHMENTS**

<i>Front</i>	5'
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*NOTE:* Steps, stoops, and roof overhangs may encroach over the BTL as shown in the table above.



3 Story S.F. Residential



**EXHIBIT 'E-9':**  
Residential Sub-District

**RESIDENTIAL SUB-DISTRICT**

**FLOOR PLAN/ELEVATION REPETITION**

To avoid repetition and a monotonous look to the *Sub-District* environment, the following guidelines apply regarding the repetition of floor plans and elevations:

**CASE 1**

When building a house having the same floor plan and the same elevation, whether on the same or opposite side of the street, four (4) full lots must be skipped. Different paint color must be used. See Figure A.

**CASE 2**

When building a house having the same floor plan and a different elevation on the same side of the street, three (3) full lots must be skipped. Different paint color must be used. See Figure B.

**CASE 3**

When building a house having the same floor plan and a different elevation on the opposite side of the street, two (2) full lots must be skipped. Different paint color must be used. See Figure B.

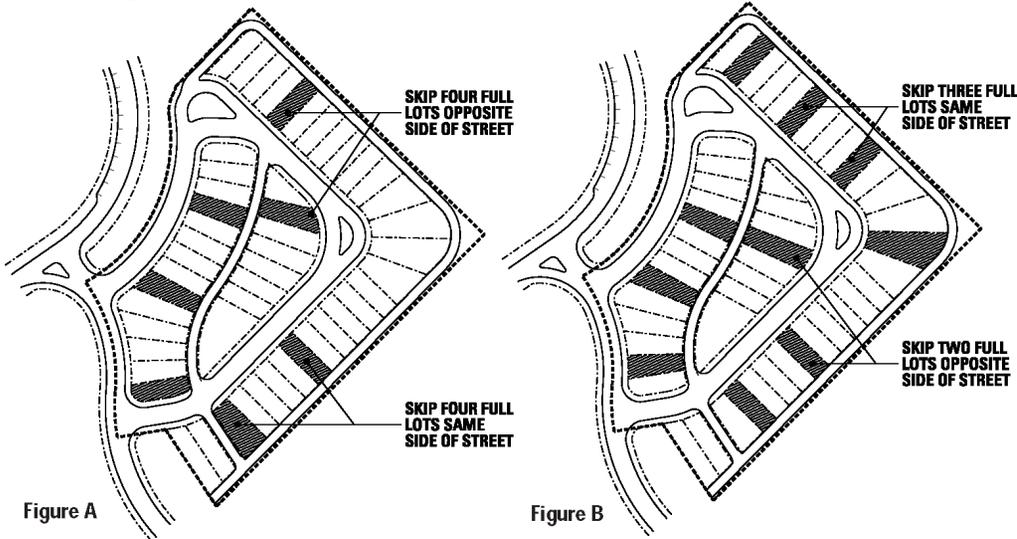
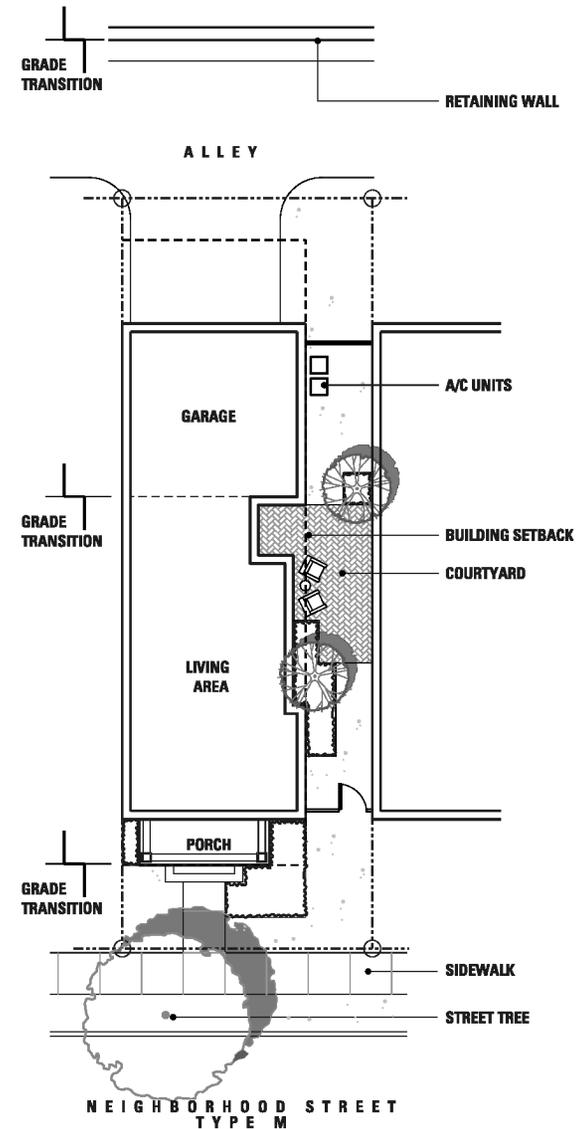
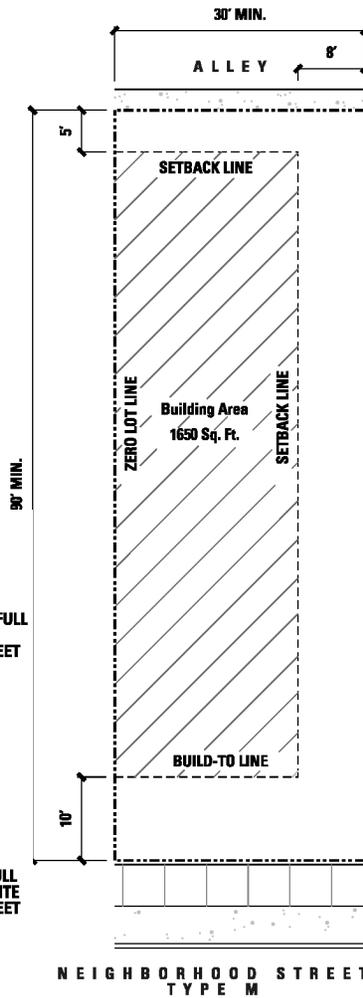


Figure A

Figure B



**EXHIBIT 'E-9':**  
*Residential Sub-District*

**RESIDENTIAL SUB-DISTRICT**

**ARCHITECTURAL GUIDELINES**

***SITE LAYOUT, GRADING AND DRAINAGE***

- (1) Runoff onto adjacent properties is prohibited.
- (2) Finished floor elevations shall be set in order to provide positive drainage away from all buildings.
- (3) Create smooth slope transitions, blending with natural grades, with maximum slopes in lawn areas being 4:1.
- (4) Do not run drainage swales from planting areas across paved areas.

***LANDSCAPE STRUCTURES***

- (1) Basketball goals, play structures, swing sets and similar elements may only be located in side or rear yards.
- (2) All vertical construction including garages, gazebos, arbors, barbeques and fireplaces must comply with front, side and rear setbacks.
- (3) Use materials, forms, styles and colors which match or are complementary to the architectural style and detailing of the house.

***POOLS AND WATER FEATURES***

- (1) Swimming pools, spas and water features must comply with front, side and rear setbacks. Above grade pools or spas are not permitted.
- (2) Fencing or design solutions which provide enclosures in accordance with local ordinances and regulations must be provided.
- (3) Mechanical equipment for pools and spas must be located so as to not be visible from adjacent properties or the street. Locate or enclose equipment to minimize noise intrusion.

***LIGHTING, UTILITIES AND SERVICE***

- (1) Exterior ornamental and accent lighting may be used in moderation to complement landscape and architectural features. Light fixtures shall have appropriate light cutoff shields to prevent unwanted glare to neighboring properties and streets.
- (2) Post mounted light fixtures and bollard lighting are not permitted. Pathway lighting may be used, limited to 18-inches in height.

- (3) Colored, fluorescent and neon lighting is prohibited. Obtrusive HID security lighting fixtures are prohibited.
- (4) Exposed exterior floodlights or wall packs are not permitted.
- (5) All site utilities shall be underground. Transformers, meters and other utility equipment shall be screened by planting or by architectural means. Avoid clipped hedges around utility boxes.

***IRRIGATION DESIGN***

- (1) Irrigation is required for all home sites and shall be an automatic, underground system with rain and freeze sensors.
- (2) Design irrigation systems to separately circuit irrigation zones for plant materials having different watering requirements, such as lawns and shrubs.
- (3) Prevent overspray onto streets, pedestrian walks, driveways and buildings.

***DRIVEWAYS***

- (1) Driveways shall be paved with concrete, pavers, or integrally colored concrete with charcoal grey color. Chemical staining enhancements are not permitted. Driveways may not be painted with an opaque coating.

***GARAGES***

- (1) Garages must be rear loaded from an alley.
- (2) All garages must hold a minimum of one and a maximum of two cars. Guest parking spaces shall be on street.

***BUILDING MASSING***

- (1) The house footprint shall be composed of squares and rectangles placed at right angles to one another. The geometry of each of these shapes shall be uninterrupted by adjacent shapes.
- (2) All building footprints shall be at right angles to the property lines. Compose house forms to create exterior space.
- (3) Massing may be either symmetrical or asymmetrical. The dominant architectural mass shall be located near the center of the composition.

***ROOFS***

- (1) The individual shapes which compose the house footprint shall each be roofed by a symmetrical gable, hip, or a simple roof form.
- (2) The geometry of each roof form shall be uninterrupted by adjacent roof forms. Valleys are discouraged, except for dormers.

***WALL MATERIALS***

- (1) Exterior wall materials shall be any of the following:
  - A. Fiber cement board siding and shingles, primed and painted, "Hardie" type boards. Siding shall be installed horizontally only, lapped clap board style with narrow lap exposures preferred over wide exposures.
  - B. Portland cement stucco with integral color
  - C. Brick masonry
  - D. Stone masonry
  - E. Cast stone masonry
  - F. Fireplace masses and chimneys shall be clad in noncombustible materials to match exterior house materials.
  - G. Aluminum, masonite, and vinyl siding are not permitted.
- (2) Exterior wall materials may change at a vertical line which delineates a change in building form, or along horizontal lines.

***EXTERIOR FINISHES***

- (1) All wood and composite surfaces shall be finished with paint, applied over an appropriate primer. Opaque and semi-opaque stain may be used.

***TRIM***

- (1) All trim, where used, shall be cement fiber board, cedar, or quality wood products. Trim shall be a minimum 3/4-inch thick with flat surfaces. Built up assemblies, shaped profiles, and ornamental embellishments are to be avoided.

**EXHIBIT 'E-9':**  
*Residential Sub-District*

**RESIDENTIAL SUB-DISTRICT**

**ARCHITECTURAL GUIDELINES**

**DOORS**

- (1) All exterior doors shall be wood or metal, hinged, of rail and stile construction, with one (1) to six (6) panels. Dormers above doors are encouraged. Panels shall be glazed or flat wood (not raised panels). Doors shall be painted.
- (2) Exterior doors shall be swing type, of solid wood or wood veneer, and shall be painted, or clad in pre-finished metal.

**SCREEN DOORS**

- (1) Screen doors are allowed. Screen doors shall be of wood rail and stile construction, with one (1) to six (6) panels. All panels shall be screened. Screen doors shall be painted.
- (2) Storm doors are not permitted at the front door but are allowed at side and rear doors.

**GARAGE DOORS**

- (1) Garage doors shall be overhead roll-up construction with horizontal insulated metal panels.
- (2) Garages may have maximum 18-foot wide doors.

**EXTERIOR DOOR HARDWARE**

- (1) Oversize or overly ornamented door hardware or escutcheon trim plates are not permitted on the front door.

**WINDOWS**

- (1) Windows shall be casements, awnings, or double or single hung. Each window shall be glazed by a single panel of insulated glass, or may be divided into no more than four (4) panels. Fake mullions are discouraged.
- (2) Windows may be of wood, thermally broken aluminum or aluminum-clad wood construction. Vinyl or vinyl-clad construction is not permitted.
- (3) All operable windows shall be equipped with insect screens.
- (4) Bay windows shall be glazed a minimum of 80% of their width.

**EXTERIOR WINDOW SHUTTERS**

- (1) Window shutters are permitted provided they are proportioned to fully cover the windows they would protect. Shutters may be wood or synthetic.

**AWNINGS**

- (1) Window awnings are not permitted, with the exception of shutter awnings.

**GLAZING**

- (1) Window and door glazing shall be clear, insulated, double-pane, low-emissivity glass. Applied window films are not permitted.

**ROOFS**

- (1) Roofs may be covered in composite asphalt shingles. Composition shingles must be minimum 25-year dimensional, laminated type. Flat, three (3) tab shingles will not be permitted. An example of approved roof shingle type is Tamko "Heritage 30." Standing seam metal roofing and other metal roof types may be used.
- (2) All roof penetrations, other than chimneys, shall be grouped as far from frontages as possible, shall not be visible from the street and shall be painted as needed to match roof. Skylights shall not be visible from the street.
- (3) All soffit venting shall be 2-inch continuous venting or perforated "Hardisoffit" panels. No box vents shall be used. No vinyl material may be used.
- (4) Dormers shall be appropriately proportioned, hip or gable, with a minimum 6:12 pitch. They shall be glazed a minimum of 90% of their face and must be open to the interior roof area beyond.
- (5) Roof ventilation dormers are permitted only on the side and rear elevations and must be vented a minimum of 90% of their face.
- (6) Dormers shall have minimum overhangs and eaves. Stucco or "Hardi" Siding or Panels are recommended in dormer gables.
- (7) All exposed metal flashing shall be unpainted galvalume, paint-grip or galvanized steel.

- (8) Roof attic vents shall be continuous ridge vents such as "Cool Ridge." Powered attic vents are not allowed. Turbine vents may be allowed by variance, but must not be visible from the street.
- (9) Satellite dishes and roof antennae shall not be visible from the street.

**CHIMNEYS**

- (1) All chimneys must be fitted with a galvanized metal chimney cap with a 'roof' that is the same size and shape as the chimney it covers. The roof form may be flat or hipped.
- (2) The chimney cap must include metal mesh, screen or grid to prevent animals from entering the chimney.
- (3) Acceptable finishes are natural 'paint-grip' galvanized or painted galvanized.

**RAIN GUTTERS**

- (1) Rain gutters and downspouts may be of any profile compatible with the style of the house and roof. Gutters and downspouts shall be located in a way as to not draw attention to themselves.
- (2) Gutters and downspouts shall be unpainted galvalume, "paint-grip" steel or zinc finishes, although prefinished metal finishes may be permitted.
- (3) Downspouts shall terminate at splash blocks, gravel, brick or concrete.

**PAINT**

- (1) All exterior finish coat paint shall be acrylic latex or latex enamel.

**EXHIBIT 'E-9':**  
*Residential Sub-District*

**RESIDENTIAL SUB-DISTRICT**

**ARCHITECTURAL GUIDELINES**

***PORCH CONSTRUCTION***

- (1) Porch columns shall be wood posts, minimum six (6) inch by six (6) inch, painted and free of ornamentation.
- (2) Porches shall have wood railings. Railing details must be included with plan submissions for approval.
- (3) Porch floors shall be concrete, stone or brick. Porch construction shall be concrete slab foundation, built as part of the house.
- (4) Porches and covered balconies may be screened at the rear of the homes only.

***ELEMENTS NOT PERMITTED***

The following list of elements are not permitted in the development:

- ☑ Window A/C Units
- ☑ Exterior Fluorescent Lighting
- ☑ Solar Powered Landscape Lighting
- ☑ Soffit/Cornice Lighting Visible from a Public ROW
- ☑ Skylights Visible from a Public ROW
- ☑ Antennas or Satellite Dishes Greater Than 18-inch Diameter
- ☑ Decorative Flags - Properly Displayed American Flags are Allowed
- ☑ Concrete Statuary Visible from Public ROW
- ☑ Plastic Furniture or Artificial Plants Visible from a Public ROW
- ☑ Asphalt or Gravel Drives



***ARCHITECTURAL DETAIL CHARACTER***



***RESIDENTIAL STREET EDGE CONDITION***

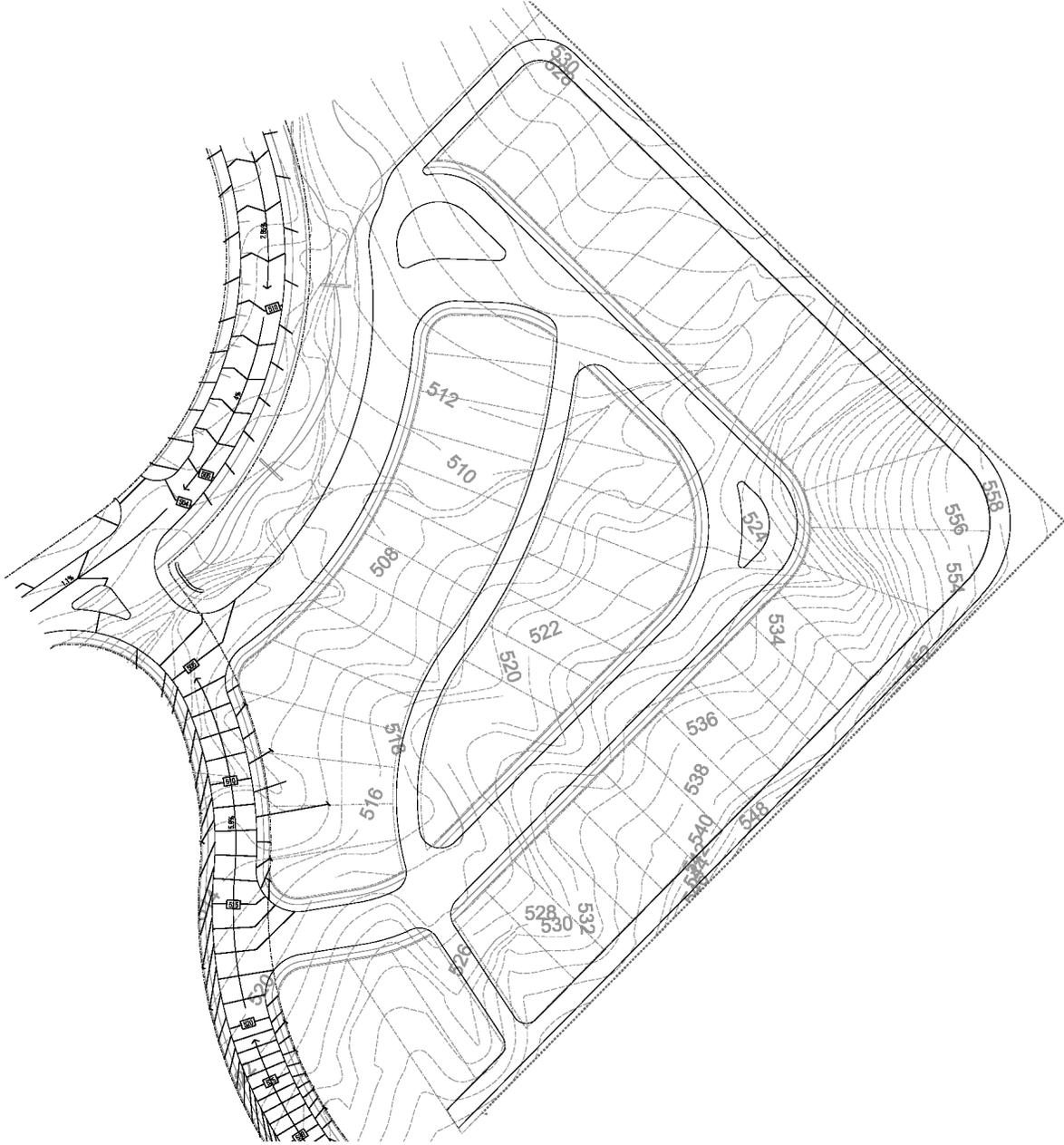


***RESIDENTIAL STREET CHARACTER***



***RESIDENTIAL STREET EDGE CONDITION***

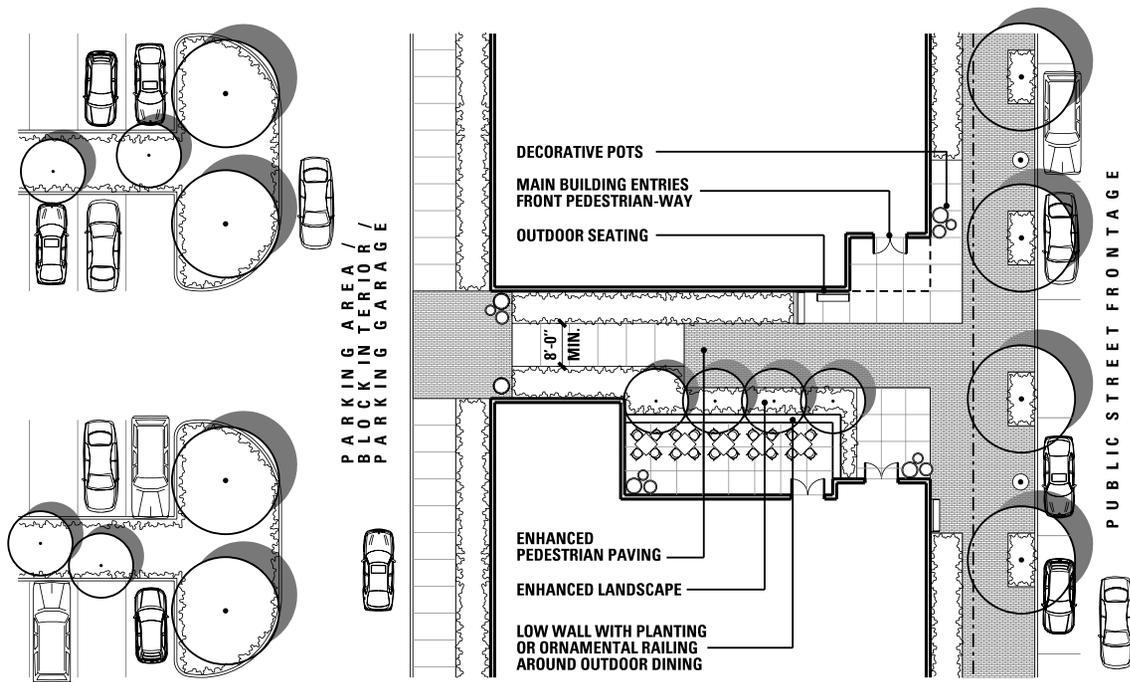
**EXHIBIT 'E-9':**  
*Residential Sub-District*



4 STREETS

PEDESTRIAN WAYS

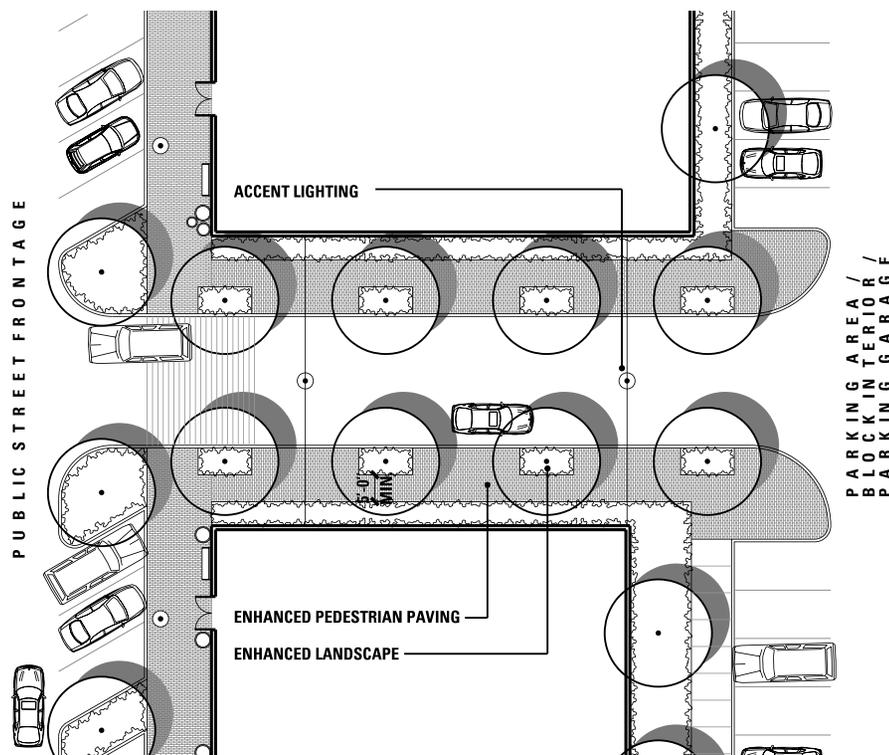
Although it is technically not a streetscape element, pedestrian-ways link freeway frontage parking areas and block interiors with the public street frontage. The pedestrian-way environment may include enhanced pedestrian paving, enhanced landscape planting, special accent lighting, and special features such as fountains or sculpture pieces. Outdoor seating and dining may occur within the pedestrian-way. Building entry access should be provided within pedestrian-ways. The maximum cross slope within a pedestrian-way is 2%.



## 4 STREETS

### M E W S

Although it is technically not a streetscape element, a mews can also link freeway frontage parking areas and block interiors with the public street frontage. A mews combines a vehicular drive and pedestrian walkway within a narrow cross section. The mews environment includes enhanced pedestrian paving, enhanced landscape planting, special accent lighting, and may also include enhanced vehicular pavement. Bollards may be used in lieu of a typical street curb. Building entry access may be provided within a mews. A carriage-way may also serve the purpose of a mews. The maximum cross slope within a mews is 2%.



## 5 SUBDISTRICTS

### GENERAL GUIDELINES

#### Site Access Controls

1. The number of site access points is dependent upon the size of the site, its use, and the size of the building(s) and parking facilities. In no case shall driveways be located closer than 100 ft. apart, measured from centerline to centerline, along the same street frontage.
2. Driveways providing automobile access and circulation shall be 24 ft to 30 ft in width and curb radii shall be 20 ft minimum, or as otherwise required by the City of Rockwall.
3. Access points and driveways designated as fire lanes shall be designed and constructed in accordance with City of Rockwall standards.

#### Orientation of Buildings

1. The primary building entry shall be visible from the street on which the building is addressed.
2. Any secondary or support buildings, such as maintenance buildings or parking garages, shall be sited in an internal location on the site in order to minimize their visibility from the public ROW and from adjacent building sites.

#### Landscaping

1. Non-residential ground floor frontages shall not be required to provide additional landscaping beyond that provided in the right-of-way.
2. Residential ground floor frontages shall be required to provide a minimum of 3' of landscape area between the edge of the sidewalk and the primary building facade. This area may be landscaped with ground cover, low shrubs, ornamental trees, and canopy trees.
3. Use native or well adapted plant materials.
4. All landscape areas (except natural areas) must be irrigated with an automatic, underground irrigation system having rain and freeze sensors.

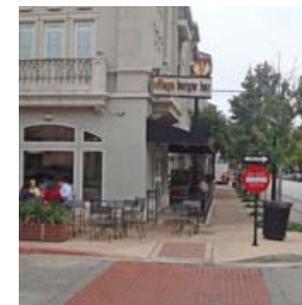
#### Outdoor Dining

1. Non-residential ground floor frontages may provide outdoor seating and dining beyond the sidewalk. Building facades may be set back to accommodate outdoor seating and dining areas. Outdoor dining edge conditions shall be enhanced beyond the standard metal railing as required by TABC. Special features such as fountains, decorative pots, and an enhanced landscape planting edge with railing shall be utilized to delineate outdoor dining areas to meet TABC standards.

#### Residential Landscape Edge



#### Outdoor Dining



## 6 ARCHITECTURAL GUIDELINES

### ARCHITECTURAL STYLE: TUSCAN

#### USE TYPE: RESIDENTIAL OR RETAIL

Tuscan style is a warm, unpretentious style. It is inspired by the Tuscany region of Italy characterized by simple warm toned plaster and masonry buildings with pitched clay tile roofs that form "hilltop compounds" punctuated with tower elements. Although the individual building masses are simple rectangles, richness is created in the collection of these buildings into a complex whole. The building massing is organized typically in a tripartite order, with a "base", "middle" and "top". Each building mass has symmetrically arranged windows that align vertically. As the openings stack they reinforce the massing articulation by varying as they move from base, middle to the top of the building. The "base" typically has larger windows or doors; the "middle" has windows or balconies of similar size and style; and the "top" floor is capped with a different size or style of openings. The clay tiled overhangs often have wood beam tails. Cantilevered balconies with solid bracket supports and iron balcony rails provide relief to an otherwise flat elevation.

#### BUILDING MASSING

##### Overall Massing

Building facades 3 to 5 stories in height shall have tripartite organization (base, middle & top) or bipartite organization (base & top) on 75% of building elevation length. Adjacent massing shall not align tripartite organization by slightly offsetting or changing 'base' belt course. (Example: Tower massing or secondary massing may be a uniform material without tripartite organization.)

##### Primary Façade Massing

Maximum length for primary façade lengths shall be in the range of 60 to 90 feet. Adjacent facades shall have a minimum offset in the range of 1 to 3 feet on lower retail level and 2 to 6 feet for other uses. A minimum difference of 10-50% in length must be maintained to any adjacent facade.

##### Secondary Façade Massing

Lengths for all other façade lengths shall be in the range of 25 to 60 feet. Adjacent facades shall have a minimum offset in the range of 1 to 3 feet on lower retail level and 2 to 6 feet for other uses. A minimum difference of 10-50% in length must be maintained to any adjacent facade.

##### Tower Massing

Tower widths shall be within a range of 12 to 26 feet and shall make up a minimum of 15% of façades over 250 in length. Towers may enclose interior space or open air balcony space.

##### Gable End Massing

A minimum of one gable end secondary façade shall be incorporated into building elevations over 250 feet in length.

#### BUILDING WALL MATERIALS

##### Primary Materials (60% of façade or greater)

Standard brick masonry units or non standard sizes shall be used as veneer to simulate traditional load bearing application. Native natural stone masonry may also be used. Equivalent synthetic stone (example: Arriscraft) may be used as approved by ARB and so long as special shapes are used to turn corners so that edge conditions are not exposed.

##### Secondary Materials (35% of façade or greater)

Plaster shall be used in traditional three coat application with integral color.

##### Accent Materials (5% of façade or greater)

Precast stone may be used in different, but not limited to, applications such as trim, sill, coping, headers, columns, and railings.

##### Other Materials

Natural solid stock wood may be used in column and beam or lintel applications. Fiber reinforced cement products may be used in lieu of natural wood or stone for, but not limited to, brackets, rafter tails, columns or beam details. EIFS – Exterior insulated finish system shall not be permitted in any application.

#### BUILDING MATERIAL COLORS

##### Primary Material Colors

Masonry and natural stone colors (or synthetic stone) shall be selected within earth tone ranges and shall complement each other.

##### Secondary Material Colors

Plaster integral color shall be non-white within earth tone ranges. Multiple plaster colors shall be used within building elevations over 250 feet in length. Color changes shall occur at inside corners of distinct building masses.



## 6 ARCHITECTURAL GUIDELINES

### ARCHITECTURAL STYLE : TUSCAN

#### BUILDING MATERIAL COLORS, CONTINUED

##### Accent Material Colors

Precast stone shall be of light neutral colors.

##### Other Material Colors

Natural solid stock wood shall be stained or oiled and protected against discoloration.

Fiber reinforced cement products shall be painted to match the color of the material it is simulating. For example: If intended to match wood then fiber reinforced cement product shall be painted to match natural wood stain.

#### DOORS AND WINDOWS

##### Doors

Entry doors shall be solid single panel doors.

Balcony doors shall be a pair of doors or sliding doors.

##### Windows

Windows shall be double-hung, single-hung, awning or casement. The horizontal dimension of a window opening shall not exceed the vertical dimension. Glazing shall be a mix of divided and non-divided lights.

##### Materials

Door and window materials shall be wood, clad wood, vinyl, commercial grade anodized or prefinished aluminum. Doors may include glass panes. Glazing shall be non-reflective Low-E, with minimum 75% light transmission on upper floors. Lower floor glazing shall be non-reflective Low-E, with minimum 90% light transmission.

##### Details

Door and window surrounds shall not be permitted. Doors and windows should be inset a minimum of 1 inch from exterior face finish. Door and window frame sections shall be 2 inches in width to simulate traditional wood window section.

##### Color

Door and window frame color shall complement exterior wall finishes. Opaque and dark colored windows shall not be permitted. Window tint will be limited to light green, blue, gray or brown. Screen frames shall match window color. Screens shall be gray or black.

#### Configurations

Door and window openings shall align vertically along their centerline and the size or configuration shall vary on the top floor. Doors or windows may be ganged together horizontally up to a maximum of 3 per group. Exterior shutters may be operable or inoperable and shall be sized and mounted appropriately for the window (one-half the width).

#### BALCONIES

##### Balcony Organization

Balcony types shall vary per floor to complement door and window arrangements in overall facade.

##### Juliet Balconies

Balcony projections (at door locations only) shall be a maximum of 18 inches in depth. Width of balcony shall be limited to maximum of 12 inches on each side of door rough opening. Decorative iron railing shall be used for this balcony application.

##### Cantilevered Balconies

Balcony projection shall be a minimum of 5 feet in depth. Width of balcony shall be limited to maximum of 2 feet on each side of rough opening. Decorative iron railing shall be used for this balcony application.

##### Cantilevered Boxed Balconies

Balconies may be partially enclosed with walls, these projected cantilevered spaces may be within primary or secondary facades maintaining a vertical proportion. These type balcony projections shall be a minimum of 6 feet in depth. Railing material may vary.

##### Railings

Railing materials may be of, but not limited to, cast stone, natural solid stock wood, aluminum and/or iron.

##### Details

Masonry details may be simulated to be consistent with traditional load bearing applications. Brick details include, but are not limited to, lintels, segmented arches, half round arches, sills and headers.

Cast stone details may include, but are not limited to, applications such as trim, sill, coping, headers, columns, and railings.

Natural solid stock wood may be used as, but not limited to, column, beam and header applications.

Fiber reinforced cement products may be used in lieu of natural wood or stone for, but not limited to, brackets, rafter tails, columns or beam details.

EIFS – Exterior insulated finish system shall not be permitted in any application.



## 6 ARCHITECTURAL GUIDELINES

### ARCHITECTURAL STYLE: TUSCAN

#### ROOF AND PARAPETS

##### Roof Massing

Roof massing shall be pitched hip or gable end roofs. Uninterrupted roof lines shall not be greater than 60 feet in length. Roof lines may be interrupted by towers, roof extension over balconies and/or wall height difference.

##### Roof Overhang

Roof overhang for hip roof shall be within range of 2 to 4 feet. Roof overhang at gable end can be rolled within range of 4 to 8 inches or extended a maximum 18 inches.

##### Roof Materials

Concrete or clay tiles shall be used in a flat or barrel style application. The material and or style may be intermixed within a building elevation over 250 feet in length. Flat roofs shall be a bituminous application.

##### Roof Color

Earth tone ranges or blended concrete or clay colors shall be used. All predominantly orange or red tile roofs shall not be permitted. Bituminous roofs shall be black in color.

##### Soffit and Fascia Materials

Natural solid stock wood, cement board and/or plaster may be used at soffit and fascia conditions. These conditions shall be painted to complement exterior wall finishes or integral color for plaster.

##### Roof Pitch

Roof pitch shall be minimum 4:12 slope and maximum 6:12 slope for hip or gable end roofs.

##### Roof Parapets

Parapet roof walls shall not be permitted.

##### Roof Systems

Roof systems must provide positive drainage. Roof drains are required to tie into underground storm drainage systems.

##### Roof Equipment

All roof mounted equipment, including mechanical equipment and vents, antennae, satellite dishes, etc. must be screened from view from an elevation of 5 feet from natural grade from the public ROW and all adjacent building sites. Set roof mounted equipment back from the perimeter of the building. Screening shall be achieved through the use of mansard roof wells, penthouses or other screening devices compatible with the forms, colors, and materials of the building's exterior and as approved by ARB.

##### Attachments

Chimneys shall be of primary or secondary building material with gable clay or concrete cap. Metal chimney caps shall not be allowed.

See signage guidelines.

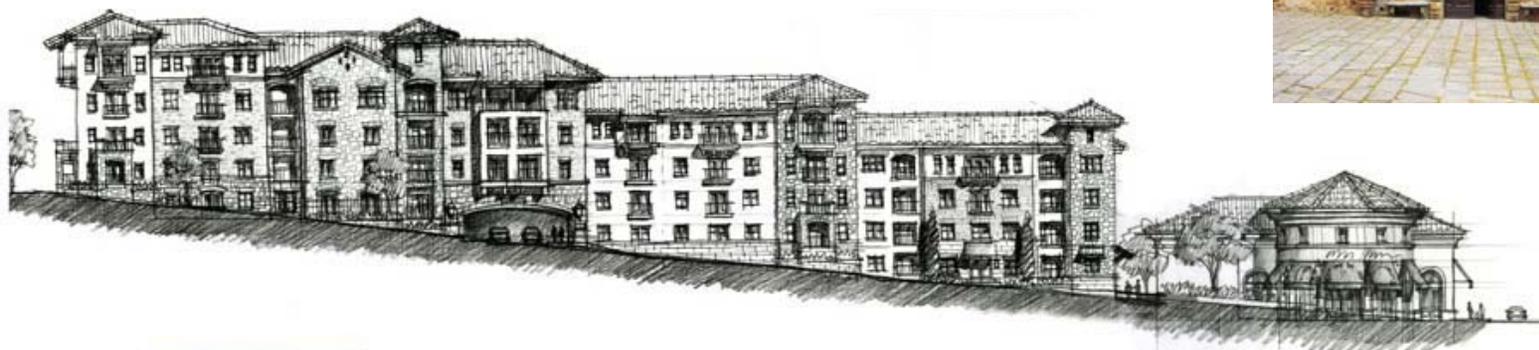
Gutter and downspouts shall be half-round or ogee shape and may be copper, galvanized steel or prefinished aluminum.

#### AWNINGS/CANOPIES

Door and window awnings are permitted in the form of tile or metal shed awnings. Metal shed awning shall be a minimum of 2:12 slope. Materials for awnings, canopies or shading devices at retail level may include, but are not limited to, fabric, steel, plaster and natural solid stock wood.

#### ARCADES AND GALLERIES

Arcades are permitted with a minimum depth of 8 feet and a maximum depth of 12 feet. Materials for arcades or galleries may be, but are not limited to, masonry, cast stone, plaster and natural solid stock wood. Where arcades or galleries are used the face of arcade may be permitted to be within 2 feet of curb line. Arcades and galleries shall be limited to 33% of the block length.



## 6 ARCHITECTURAL GUIDELINES

### ARCHITECTURAL STYLE : TRADITIONAL

#### USE TYPE: RESIDENTIAL, RETAIL, OR OFFICE

The Traditional Style is inspired by the masonry urban forms of the early 20th century. Distinct building masses are created by composing separate buildings to form a unified block. The tripartite organization clearly delineates between 'base, middle and top.' Deeply recessed storefront at the base creates a sense of solidity and permanence. This style is characterized by an emphasis on verticality in multistory buildings. 'Colossal order' pilasters flank stacked windows with recessed spandrel panels, topped with projecting lintels or arches. The 'top' may be implied with arches or an 'attic' level marked by belt course change in window style or size.

#### BUILDING MASSING

##### Overall Massing

Building facades 3 to 5 stories in height shall have tripartite organization (base, middle & top) or bipartite organization (base & top) on 75% of building elevation length. Adjacent massing shall not align tripartite organization by slightly offsetting or changing 'base/belt course. (Example: Tower massing or secondary massing may be a uniform material without tripartite organization.)

##### Primary Façade Massing

Maximum length for primary façade lengths shall be in the range of 60 to 90 feet. Adjacent facades shall have a minimum offset in the range of 1 to 3 feet on lower retail level and 2 to 6 feet for other uses. A minimum difference of 10-50% in length must be maintained to any adjacent facade. Façade offsets may be up to 10 feet in depth on upper floors creating a terrace level directly above where retail occurs below.

##### Secondary Façade Massing

Lengths for all other façade lengths shall be in the range of 25 to 60 feet. Adjacent facades shall have a minimum offset in the range of 2 to 6 feet. Façade offsets may be up to 10 feet in depth on upper floors creating a terrace level directly above where retail occurs below.

##### Tower Massing

Tower widths shall be within a range of 15 to 40 feet and shall make up a minimum of 15% of façades over 250 in length. Towers may enclose interior space or open air balcony space.

#### BUILDING WALL MATERIALS

##### Primary Materials(55% of façade or greater)

Standard brick masonry units shall be used as a veneer to simulate traditional load bearing application. Native natural stone masonry may also be used. Equivalent synthetic stone (example: Arriscraft) may be used as approved by the ARB and so long as special shapes are used to turn corners so that edge conditions are not exposed.

##### Secondary Materials (40% of façade or greater)

Plaster shall be used in traditional three coat application with integral color.

##### Accent Materials (5% of façade or greater)

Precast stone may be used in different, but not limited to, applications such as trim, sill, coping, headers, belt courses, pilaster, capital and base and door/window surrounds.

##### Other Materials

Natural solid stock wood may be used as, but not limited to, column and beam applications, brackets, rafter tails and shading devices.

Fiber reinforced cement products may be used in lieu of natural wood or stone for, but not limited to, brackets, rafter tails, columns, beams, pilasters, capital, base and cornice details.

EIFS – Exterior insulated finish system shall not be permitted in any application.

#### BUILDING MATERIAL COLORS

##### Primary Material Colors

Masonry and natural stone colors (or synthetic stone) shall be selected within earth tone ranges and shall complement each other.

##### Secondary Material Colors

Plaster integral color shall be non-white within earth tone ranges. Multiple plaster colors shall be used within building elevations over 250 feet in length. Color changes shall occur at inside corners of distinct building masses. Architectural metal panels shall be prefinished.

##### Accent Material Colors

Precast stone shall be of light neutral colors.



## 6 ARCHITECTURAL GUIDELINES

### ARCHITECTURAL STYLE: TRADITIONAL

#### BUILDING MATERIAL COLORS, CONTINUED

##### Other Material Colors

Natural solid stock wood shall be stained or oiled and protected against discoloration.

Fiber reinforced cement products shall be painted to match the color of the material it is simulating. For example: If intended to match wood then fiber reinforced cement product shall be painted to match natural wood stain.

Steel shall be galvanized or primed and painted to protect and complement exterior wall finishes.

#### DOORS AND WINDOWS

##### Doors

Entry doors shall be solid single panel doors.

Balcony doors shall be double doors or sliding doors.

##### Windows

Windows shall be double-hung, single-hung or casement. The horizontal dimension of a window opening shall not exceed the vertical dimension. Glazing may be of divided or non-divided lights.

##### Materials

Door and window materials shall be wood, clad wood, vinyl, painted steel, commercial grade anodized or prefinished aluminum. Doors may include glass panes. Glazing shall be non-reflective Low-E, with minimum 90% light transmission on lower floors. Upper floor glazing shall be non-reflective Low-E, with minimum 75% light transmission.

##### Details

Door and window surrounds shall be of, but not limited to, plaster, cast stone or masonry. Doors and windows should be inset a minimum of 1 inch from exterior face finish. Door and window frame sections shall be 2 inches in width to simulate traditional wood window section.

##### Color

Door and window frame color shall complement exterior wall finishes. Opaque and dark colored windows shall not be permitted. Window tint will be limited to light green, blue, gray or brown. Screen frames shall match window color. Screens shall be gray or black.

##### Configurations

Door and window openings shall align vertically along their centerline and the size or configuration may vary on the top floor. Doors or windows may be ganged together horizontally up to a maximum of 3 per group. Exterior shutters are not permitted.

#### BALCONIES

##### Balcony Organization

Balcony types may vary per floor to complement door and window arrangements in overall facade.

##### Juliet Balconies

Balcony projections (at door locations only) shall be a maximum of 18 inches in depth. Width of balcony shall be limited to maximum of 12 inches on each side of door rough opening. Railing material may vary.

##### Cantilevered Balconies

Balcony projection shall be a minimum of 5 feet in depth. Width of balcony shall be limited to a maximum of 2 feet on each side of rough opening. Railing material may vary.

##### Railings

Railing materials may be of, but not limited to, painted steel, aluminum, carved or precast stone.

##### Details

Masonry details may be simulated to be consistent with traditional load bearing applications. Brick details include, but are not limited to, lintels, half-round arches, segmented arches, rusticated base, sills and headers.

Cast stone details may include, but are not limited to, applications such as trim, sill, coping, headers, columns, pilasters, capital and base details.

Natural solid stock wood may be used as, but is not limited to, column, beam and trellis applications.

Fiber reinforced cement products may be used in lieu of natural wood or stone for, but not limited to, brackets, rafter tails, columns, beams, pilasters, capital, base and cornice details.

Steel details may include, but are not limited to, column and beam applications, brackets, headers, door/window frames and shading devices.

EIFS – Exterior insulated finish system shall not be permitted in any application.



## 6 ARCHITECTURAL GUIDELINES

### ARCHITECTURAL STYLE : TRADITIONAL

#### ROOF AND PARAPETS

##### Roof Massing

Roof massing shall be hip or flat roofs with parapet walls.

Uninterrupted roof lines shall not be greater than 60 feet in length. Roof/cornice lines may be interrupted by towers and/or parapet wall height difference.

Cornice profiles shall vary in profile and style to complement and vary the top building line.

##### Roof Overhang

Roof overhang for shed roofs shall be within range of 2 to 4 feet.

Cornice profile shall be minimum of 4 inches and overall maximum depth of 4 feet.

##### Roof Materials

Roofs shall be a metal roof system, concrete or clay tile application. Flat roofs shall be a bituminous application.

##### Roof Color

Metal roof color shall complement exterior wall finishes. Bituminous roofs shall be black in color.

##### Soffit and Fascia Materials

Cement board and/or plaster may be used at soffit and fascia conditions. These conditions shall be painted to complement exterior wall finishes and integral color for plaster.

##### Roof Pitch

Roofs may be a minimum of 4:12 slope and maximum of 6:12 slope.

#### Roof Parapets

Parapet roof wall heights shall be a minimum of 2 feet and a maximum of 5 feet. Metal coping shall not be allowed.

#### Roof Systems

Roof systems must provide positive drainage at all times. Roof drains are required to tie into underground storm drainage systems.

#### Roof Equipment

All roof mounted equipment, including mechanical equipment and vents, antennae, satellite dishes, etc. must be screened from view from an elevation of 5 feet from natural grade from the public ROW and all adjacent building sites. Set roof mounted equipment back from the perimeter of the building. Screening shall be achieved through the use of parapet walls, penthouses or other screening devices compatible with the forms, colors, and materials of the building's exterior and as approved by ARB.

#### Attachments

See signage guidelines.

Gutter and downspouts shall be half-round or ogee shape and may be copper, galvanized steel or prefinished aluminum.

#### AWNINGS/CANOPIES

Materials for awnings, canopies or shading devices at retail or office ground level may include, but are not limited to, fabric, steel, natural solid stock wood and architectural metal panels.

#### ARCADES AND GALLERIES

Arcades or galleries are permitted with a minimum depth of 8 feet and a maximum depth of 12 feet. Materials for arcades or galleries may be, but are not limited to, masonry, steel, natural solid stock wood, and cast stone. Where arcades or galleries are used the face of arcade may be permitted to be within 2 feet of curb line. Arcades and galleries shall be limited to 33% of the block length.



## 6 ARCHITECTURAL GUIDELINES

### ARCHITECTURAL STYLE : TRANSITIONAL

#### USE TYPE: RESIDENTIAL, RETAIL, OR OFFICE

The Transitional Style is a tailored adaptation of traditional architecture. In this style traditional forms and styles may be created in a more contemporary perspective. Forms follow the traditional style but the detailing is simplified or 'streamlined' to follow a more contemporary style. Traditional and/or alternative materials may be used but quality of materials shall be consistent with the overall development and enhance the overall experience.

#### BUILDING MASSING

##### Overall Massing

Building facades 3 to 5 stories in height shall have tripartite organization (base, middle & top) or bipartite organization (base & top) on 75% of building elevation length. Adjacent massing shall not align tripartite organization by slightly offsetting or changing 'base/belt' course. (Example: Tower massing or secondary massing may be a uniform material without tripartite organization.)

##### Primary Façade Massing

Maximum length for primary façade lengths shall be in the range of 90 to 130 feet. Adjacent facades shall have a minimum offset in the range of 1 to 3 feet on lower retail level and 2 to 6 feet for other uses. A minimum difference of 10-50% in length must be maintained to any adjacent facade. Façade offsets may be up to 10 feet in depth on upper floors creating a terrace level directly above where retail occurs below.

##### Secondary Façade Massing

Lengths for all other façade lengths shall be in the range of 40 to 90 feet. Adjacent facades shall have a minimum offset in the range of 1 to 3 feet on lower retail level and 2 to 6 feet for other uses. A minimum difference of 10-50% in length must be maintained to any adjacent facade. Façade offsets may be up to 10 feet in depth on upper floors creating a terrace level directly above where retail occurs below.

##### Tower Massing

Tower widths shall be within a range of 15 to 40 feet and shall make up a minimum of 15% of façades over 250 in length. Towers may enclose interior space or open air balcony space.

#### BUILDING WALL MATERIALS

##### Primary Materials(55% of façade or greater)

Standard masonry units or non standard sizes shall be used as a veneer to simulate traditional load bearing application. Native natural stone masonry may also be used. Equivalent synthetic stone (example: Arriscraft) may be used as approved by the ARB and so long as special shapes are used to turn corners so that edge conditions are not exposed.

##### Secondary Materials (40% of façade or greater)

Plaster shall be used in traditional three coat application with integral color. Architectural metal panels shall be allowed up to 20% of secondary material and shall be of non-corrugated and non ribbed panels.

##### Accent Materials (5% of façade or greater)

Precast stone may be used in different, but not limited to, applications such as trim, sill, coping and headers.

##### Other Materials

Natural solid stock wood may be used as, but not limited to, column and beam applications, brackets, rafter tails and shading devices.

Fiber reinforced cement products may be used in lieu of natural wood or stone for, but not limited to, brackets, rafter tails, columns or beam details.

Steel may be used as, but not limited to, column and beam applications, brackets, headers and shading devices.

EIFS – Exterior insulated finish system shall not be permitted in any application.

#### BUILDING MATERIAL COLORS

##### Primary Material Colors

Masonry and natural stone colors (or synthetic stone) shall be selected within earth tone ranges and shall complement each other.

##### Secondary Material Colors

Plaster integral color shall be non-white within earth tone ranges. Multiple plaster colors shall be used within building elevations over 250 feet in length. Color changes shall occur at inside corners of distinct building masses. Architectural metal panels shall be prefinished.



## 6 ARCHITECTURAL GUIDELINES

### ARCHITECTURAL STYLE: TRANSITIONAL

#### BUILDING MATERIAL COLORS, CONTINUED

##### Accent Material Colors

Precast stone shall be of light neutral colors.

##### Other Material Colors

Natural solid stock wood shall be stained or oiled and protected against discoloration.

Fiber reinforced cement products shall be painted to match the color of the material it is simulating. For example: If intended to match wood then fiber reinforced cement product shall be painted to match natural wood stain.

Steel shall be galvanized or primed and painted to protect and complement exterior wall finishes.

#### DOORS AND WINDOWS

##### Doors

Entry doors shall be solid single panel doors.

Balcony doors shall be double doors or sliding doors.

##### Windows

Windows shall be double-hung, single-hung, awning or casement. The horizontal dimension of a window opening shall not exceed the vertical dimension. Glazing may be of divided or non-divided lights.

##### Materials

Door and window materials shall be wood, clad wood, vinyl, painted steel, commercial grade anodized or prefinished aluminum. Doors may include glass panes. Glazing shall be non-reflective Low-E, with minimum 90% light transmission on lower floors. Upper floor glazing shall be non-reflective Low-E, with minimum 75% light transmission.

##### Details

Door and window surrounds shall be of, but not limited to, plaster, cast stone, masonry or steel. Doors and windows should be inset a minimum of 1 inch from exterior face finish. Door and window frame sections shall be 2 inches in width to simulate traditional wood window section.

##### Color

Door and window frame color shall complement exterior wall finishes. Opaque and dark colored windows shall not be permitted. Window tint will be limited to light green, blue, gray or brown. Screen frames shall match window color. Screens shall be gray or black.

##### Configurations

Door and window openings shall align vertically along their centerline and the size or configuration may vary on the top floor. Doors or windows may be ganged together horizontally up to a maximum of 3 per group. Exterior shutters are not permitted.

#### BALCONIES

##### Balcony Organization

Balcony types may vary per floor to complement door and window arrangements in overall facade.

##### Juliet Balconies

Balcony projections (at door locations only) shall be a maximum of 18 inches in depth. Width of balcony shall be limited to maximum of 12 inches on each side of door rough opening. Railing material may vary.

##### Cantilevered Balconies

Balcony projection shall be a minimum of 5 feet in depth. Width of balcony shall be limited to a maximum of 2 feet on each side of rough opening. Railing material may vary.

##### Cantilevered Boxed Balconies

Balconies may be partially enclosed with walls, these projected cantilevered spaces may be within primary or secondary facades maintaining a vertical proportion. These type balcony projections shall be a minimum of 6 feet in depth. Railing material may vary.

##### Railings

Railing materials may be of, but not limited to, natural solid stock wood, painted metal or steel and/or aluminum.



6 ARCHITECTURAL GUIDELINES

ARCHITECTURAL STYLE : TRANSITIONAL

BALCONIES, CONTINUED

Details

Masonry details may be simulated to be consistent with traditional load bearing applications. Brick details include, but are not limited to, lintels, segmented arches, sills and headers.

Cast stone details may include, but are not limited to, applications such as trim, sill, coping, header, and columns.

Natural solid stock wood may be used as, but is not limited to, column, beam and header applications.

Fiber reinforced cement products may be used in lieu of natural wood or stone for, but not limited to, brackets, rafter tails, columns or beam details.

Steel details may include, but are not limited to, column and beam applications, brackets, headers, door/window frames and shading devices.

Architectural metal panel details may include, but are not limited to, column and beam applications, headers, and door/window frames.

EIFS – Exterior insulated finish system shall not be permitted in any application.

ROOF AND PARAPETS

Roof Massing

Roof massing shall be hip or flat roofs with parapet walls.

Uninterrupted roof lines shall not be greater than 60 feet in length. Roof/cornice lines may be interrupted by towers and/or parapet wall height difference.

Cornice profiles shall vary in profile and style to complement and vary the top building line.

Roof Overhang

Roof overhang for shed roofs shall be within range of 2 to 4 feet.

Cornice profile shall be minimum of 4 inches and overall maximum depth of 4 feet.

Roof Materials

Shed roofs shall be a metal roof system application. Flat roofs shall be a bituminous application.

Roof Color

Metal roof color shall complement exterior wall finishes. Bituminous roofs shall be black in color.

Soffit and Fascia Materials

Natural solid stock wood, cement board and/or plaster may be used at soffit and fascia conditions. These conditions shall be painted to complement exterior wall finishes and integral color for plaster.

Roof Pitch

Shed roofs may be a minimum of 2:12 slope and maximum of 6:12 slope.

Roof Parapets

Parapet roof wall heights shall be a minimum of 2 feet and a maximum of 5 feet. Metal coping shall not be allowed.

Roof Systems

Roof systems must provide positive drainage at all times. Roof drains are required to tie into underground storm drainage systems.

Roof Equipment

All roof mounted equipment, including mechanical equipment and vents, antennae, satellite dishes, etc. must be screened from view from an elevation of 5 feet from natural grade from the public ROW and all adjacent building sites. Set roof mounted equipment back from the perimeter of the building. Screening shall be achieved through the use of parapet walls, penthouses or other screening devices compatible with the forms, colors, and materials of the building's exterior and as approved by ARB.

Attachments

See signage guidelines.

Gutter and downspouts shall be half-round or ogee shape and may be copper, galvanized steel or prefinished aluminum.

AWNINGS/CANOPIES

Materials for awnings, canopies or shading devices at retail or office ground level may include, but are not limited to, fabric, steel, natural solid stock wood and architectural metal panels.

ARCADES AND GALLERIES

Arcades or galleries are permitted with a minimum depth of 8 feet and a maximum depth of 12 feet. Materials for arcades or galleries may be, but are not limited to, masonry, steel, natural solid stock wood, and cast stone. Where arcades or galleries are used the face of arcade may be permitted to be within 2 feet of curb line. Arcades and galleries shall be limited to 33% of the block length.



CITY OF ROCKWALL

ORDINANCE NO. ~~26-XX~~

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22], ORDINANCE NO. 18-16, AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR 31 SINGLE-FAMILY RESIDENTIAL LOTS ON A 4.08-ACRE PARCEL OF LAND IDENTIFIED AS LOT 4, BLOCK A, HARBOR VILLAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Louis Clark of KinoD, LLC on behalf of Michael Guerrero of Atticus Summer Lee Townhomes, LLC for the approval of a *PD Development Plan* for 31 single-family residential lots to be situated within the *Residential Subdistrict*, on a 4.08-acre parcel of land identified as Lot 4, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], *Ordinance No. 18-16*, and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements for *Area 1* as outlined in *Ordinance No. 18-16*; and,

**SECTION 2.** That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

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

**SECTION 4.** That development of the *Subject Property* shall generally be in accordance with

the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*, and,

**SECTION 5.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:

- (1) The proposed single-family development shall adhere to the *Concept Plan* contained in *Exhibit 'B'*, and shall not consist of more than 20 single-family homes and 11 townhomes.
- (2) All building elevations for the proposed homes and townhomes shall be required to be submitted with the *PD Site Plan*. The *Building Elevations* contained in *Exhibit 'C'* of this ordinance shall be subject to review for conformance to *Resolution 10-40* and Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] by the Architectural Review Board (ARB) and Planning and Zoning Commission at the time of *PD Site Plan*.
- (3) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*] and to *Resolution 10-40*.
- (4) The proposed development shall adhere to the *Anti-Monotony Standards* outlined in the *General Residential District Standards* as contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC).
- (5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* and *Streetscape Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance.
- (6) An *Open Space Master Plan* showing that the proposed development will incorporate comparable amenities as the previous *PD Development Plan -- approved with Ordinance No. 18-16 --* shall be required to be submitted with the *PD Site Plan*. This will require a recommendation from the Parks and Recreation Board prior to the Planning and Zoning Commission acting on the *PD Site Plan*.
- (7) All streets depicted on the *Concept Plan* contained in *Exhibit 'B'* of this ordinance shall be private streets and shall be constructed to the City's minimum standards for a *R2U (i.e. residential, two [2] lane, roadway)* or a *Local Roadway* as outline in the *Engineering Standards of Design and Construction Manual*.

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

**SECTION 7.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid

portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 8.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 6<sup>th</sup> DAY OF APRIL, 2026.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

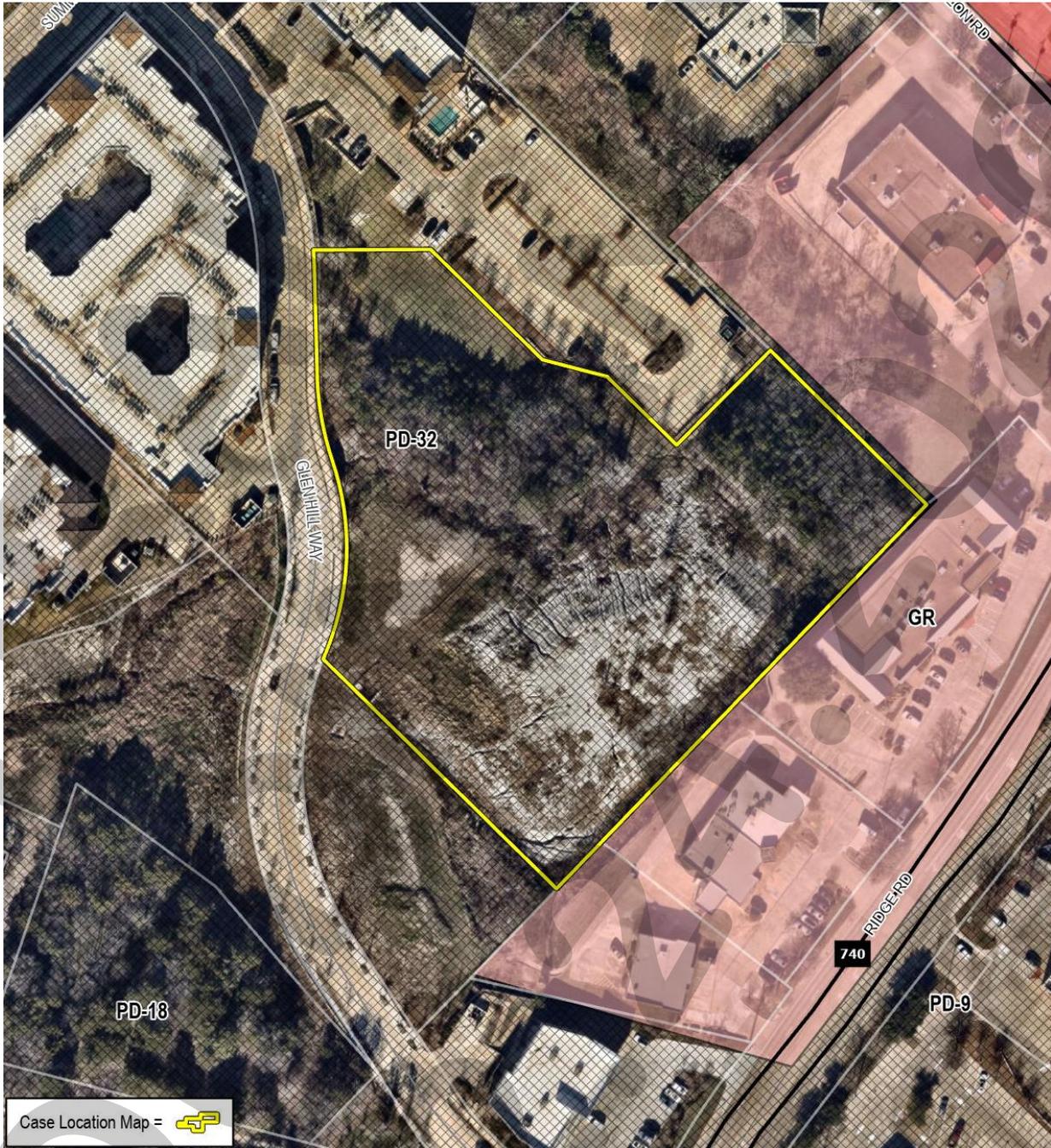
\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: March 16, 2026

2<sup>nd</sup> Reading: April 6, 2026

**Exhibit 'A':  
Location Map**

Legal Description: Lot 4, Block A, Harbor Village Addition





**Exhibit 'C':**  
*Conceptual Building Elevations*



**Exhibit 'C':**  
*Conceptual Building Elevations*



**Exhibit 'C':**  
*Conceptual Building Elevations*



# PROJECT COMMENTS



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

DATE: 2/19/2026

PROJECT NUMBER: Z2026-006  
PROJECT NAME: SUP for a Residential Infill  
SITE ADDRESS/LOCATIONS: 2592 FM 549

CASE CAPTION: Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a Specific Use Permit (SUP), superseding Ordinance No. 25-80 [S-389], allowing Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	02/17/2026	Approved w/ Comments

02/17/2026: Z2026-006: Specific Use Permit (SUP) for 2592 FM-549

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

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as a Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, and addressed as 2592 FM-549.

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

M.3 For reference, include the case number (Z2026-006) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is adjacent to the Lofland Lake Estates Ph 2, which has been in existence for more than ten (10) years, consists of seven (7) lots, and is 100% developed.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."

I.6 Garage Requirements. Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the proposed garage is a side entry garage which will require a variance to the garage orientation requirements. This will be a discretionary decision for the Planning and Zoning Commission.

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

(1) The development of the Subject Property shall generally conform to the Residential Plot Plan as depicted in Exhibit 'B' of the SUP ordinance.

(2) The construction of a Single-Family Home on the Subject Property shall generally conform to the Building Elevations depicted in Exhibits 'C' and the Floor Plan depicted in Exhibits 'D' of this ordinance.

M.8 Ordinances. Please review the attached draft ordinance prior to the February 24, 2026 Planning & Zoning Work Session meeting, and provide staff with your markups by March 3, 2026.

I.9 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 3, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 10, 2026 Planning and Zoning Commission Public Hearing Meeting.

I.10 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 24, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on March 10, 2026.

I.11 City Council Meeting Dates. The projected City Council meeting dates for this case will be March 16, 2026 (1st Reading) and April 6, 2026 (2nd Reading).

I.12 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/18/2026	Approved w/ Comments

02/18/2026: 1. 10' water & sewer easement required along all TXDOT Roadways.

2. Will need to show and label existing floodplain. House will have to be a minimum of 2' above floodplain. No dirt, structures, or fences allowed within floodplain without an approved flood study.

General Items:

- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- The existing 100yr floodplain located in the back of the property must be shown and labeled on the plans.
- The minimum FFE for the proposed home must be called out when adjacent to a floodplain area. Minimum 2' above 100-year WSEL.
- Must show and meet erosion hazard setback for all creeks/streams (minimum 20').
- Any grading or modification to the floodplain will require a Flood Study. Review fees apply.
- Nothing is allowed within the floodplain (fences, buildings, parking and storage included).
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with the Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There are no existing sewer mains available for use. A septic system will be required and is permitted through Rockwall County.
- There is an existing 12" water main along FM 549 available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.

- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls. Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, gravel, or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/18/2026	Approved w/ Comments

02/18/2026: If approved, applicant will need to obtain a Building Permit prior to starting any work.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2026	Approved

02/19/2026: All one- and two-family dwellings exceeding 5,000 square feet shall be protected by an approved automatic fire sprinkler system.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/17/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/17/2026	Approved

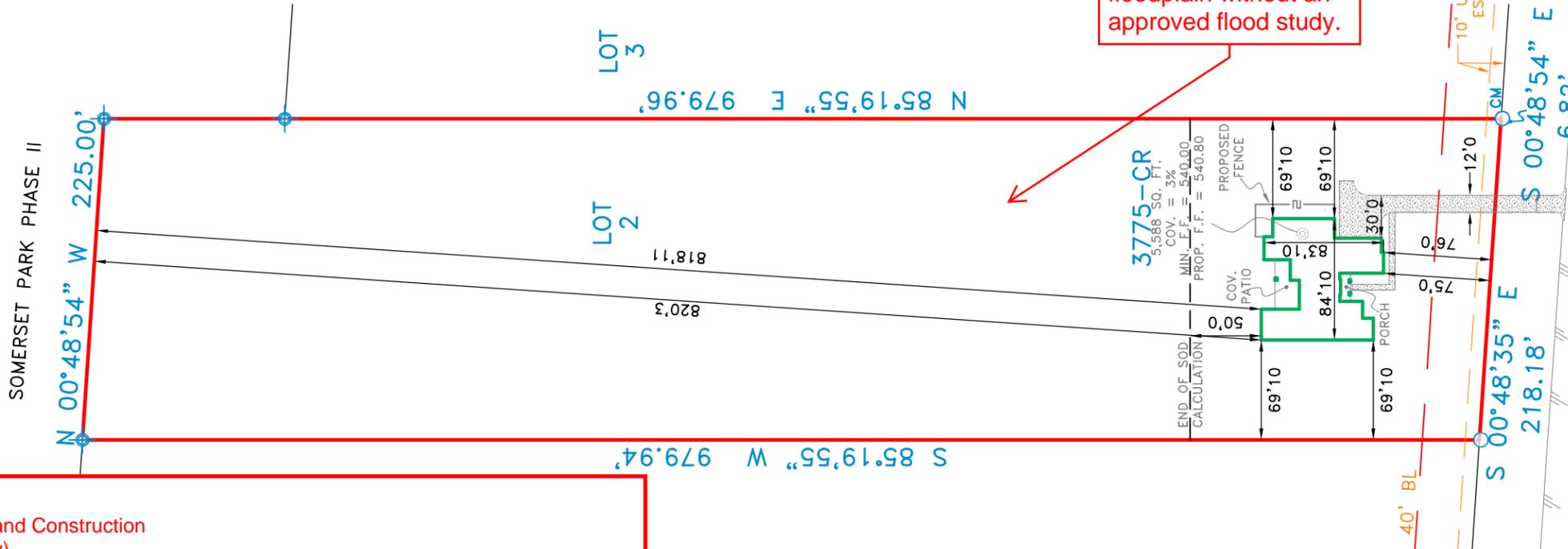
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/17/2026	Approved

No Comments



PLOT PLAN



10' water & sewer easement required along all TXDOT Roadways.

Will need to show and label existing floodplain. House will have to be a minimum of 2' above floodplain. No dirt, structures, or fences allowed within floodplain without an approved flood study.

F.M. 549  
100' R.O.W.



- General Items:**
- Must meet City's 2023 Standards of Design and Construction
  - Impact Fees (Water, Wastewater & Roadway)
  - Existing flow patterns must be maintained.
  - Lot to lot drainage is not allowed.
  - The existing 100yr floodplain located in the back of the property must be shown and labeled on the plans.
  - The minimum FFE for the proposed home must be called out when adjacent to a floodplain area. Minimum 2' above 100-year WSEL.
  - Must show and meet erosion hazard setback for all creeks/streams (minimum 20').
  - Any grading or modification to the floodplain will require a Flood Study. Review fees apply.
  - Nothing is allowed within the floodplain (fences, buildings, parking and storage included).
  - Retaining walls 3' and over must be engineered.
  - All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
  - Will need to show A/C concrete pad and also any proposed fencing on the lot with the Building Permit.
  - Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
  - Will need to show how proposed home will be accessing utilities.
  - There are no existing sewer mains available for use. A septic system will be required and is permitted through Rockwall County.
  - There is an existing 12" water main along FM 549 available for use.
  - Water and sanitary sewer and storm sewer must be 10' apart.
  - Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
  - Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
  - An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls. Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
  - No rock, gravel, or asphalt allowed in any area.
  - Additional comments may be provided at time of Building Permit.

2592 FARM TO MARKET 549  
LOT 2, BLOCK 1  
OFLAND LAKE ESTATES  
ROCKWALL, TEXAS

ED ON RECORDED PLAT DATED OCT 17, 1994

STRUCTURAL OPTIONS  
\* NO OPTIONS  
\* ---  
\* ---  
\* ---

NOTE: BUILDER TO VERIFY ALL INFORMATION LISTED

CBG SURVEYING TEXAS  
Firm No. 10168800  
(214) 349-9485  
DRAWN BY: AMF  
JOB# 11741  
DATE: 02/11/2026

LOT 2, 218,369 Sq. Ft.



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup> 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.  
<sup>2</sup> 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 2592 FM 549

SUBDIVISION Loftland Lake Estates

LOT 2 BLOCK 1

GENERAL LOCATION 2592 FM 549

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SFE-4

CURRENT USE Residential

PROPOSED ZONING SFE-4

PROPOSED USE Residential

ACREAGE 5.05

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER Michael Lewis

APPLICANT Michael Lewis

CONTACT PERSON Michael Lewis

CONTACT PERSON Michael Lewis

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

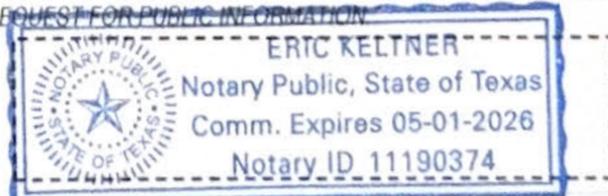
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Lewis [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 275.75 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF February, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

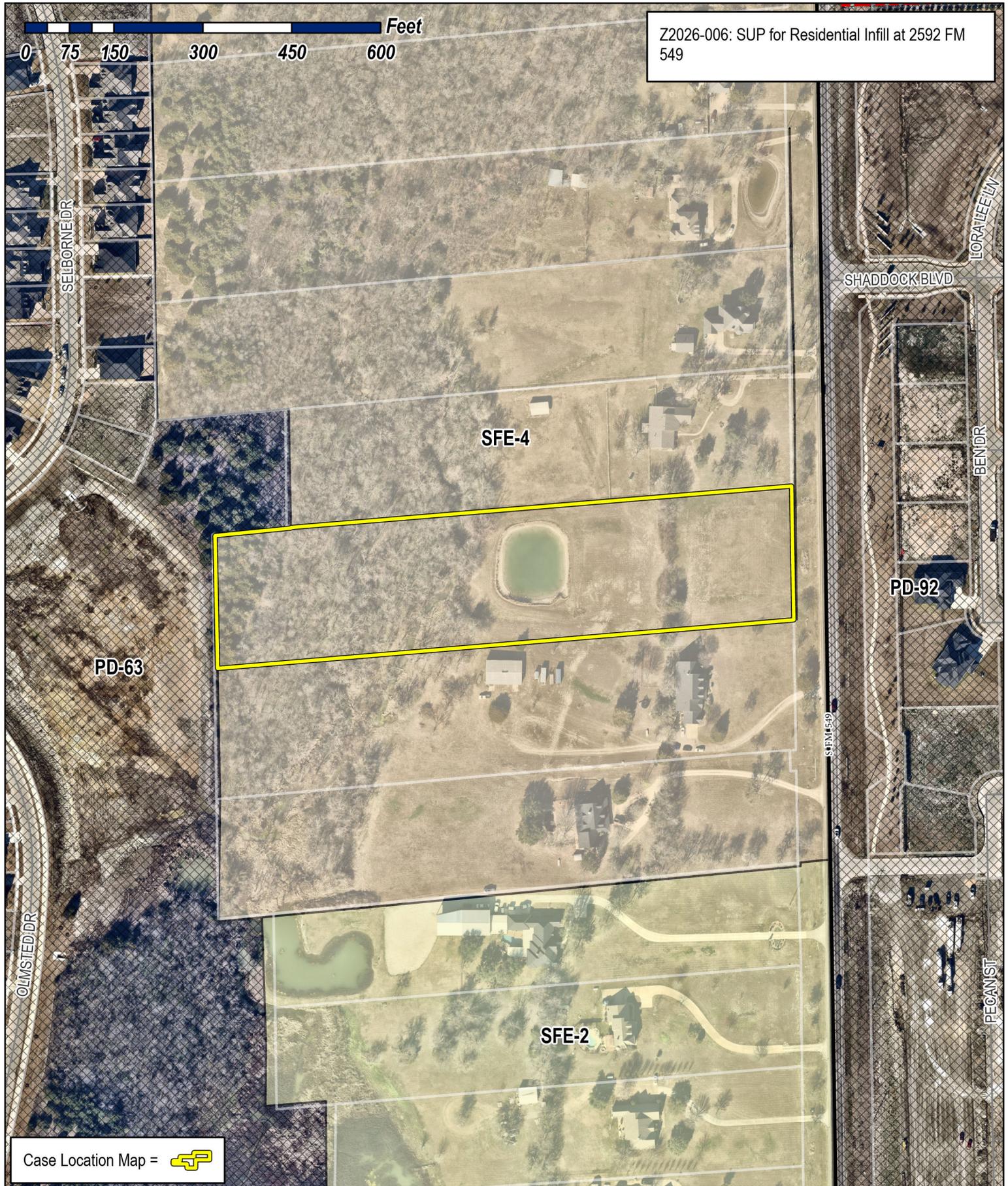
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF February, 2026

OWNER'S SIGNATURE

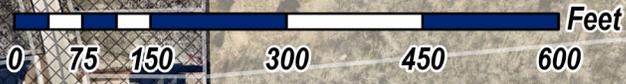
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 5/1/2026



Z2026-006: SUP for Residential Infill at 2592 FM 549



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.

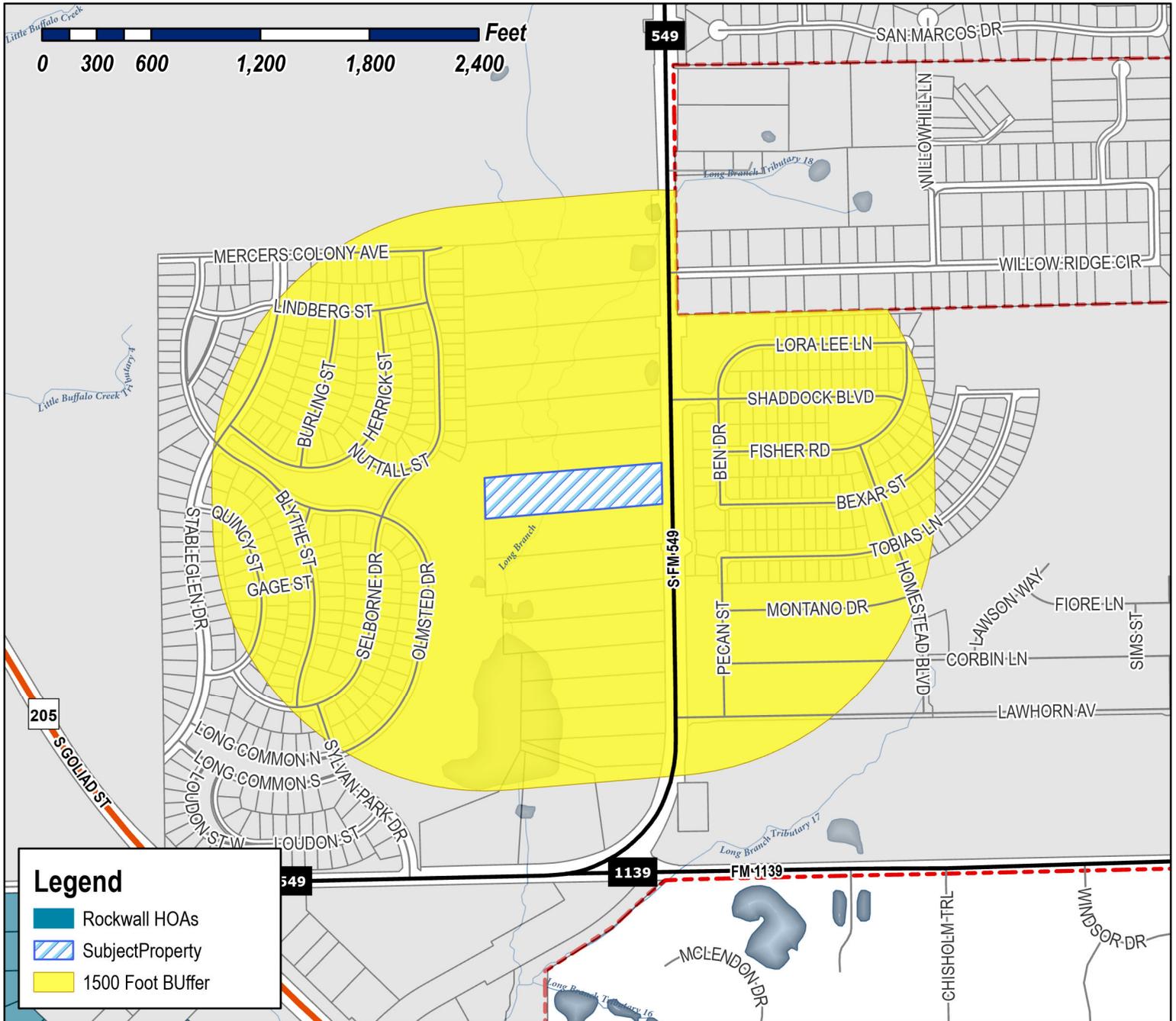




# City of Rockwall

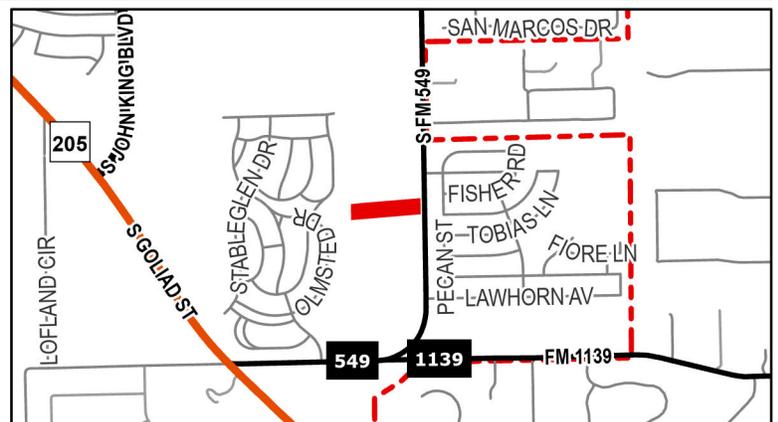
Planning & Zoning Department  
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**Case Number:** Z2026-006  
**Case Name:** SUP for Residential Infill at 2592 FM 549  
**Case Type:** Zoning  
**Zoning:** Single-Family Estate 4 (SFE-4)  
 District  
**Case Address:** 2592 FM 549

**Date Saved:** 2/13/2026  
 For Questions on this Case Call (972) 771-7745

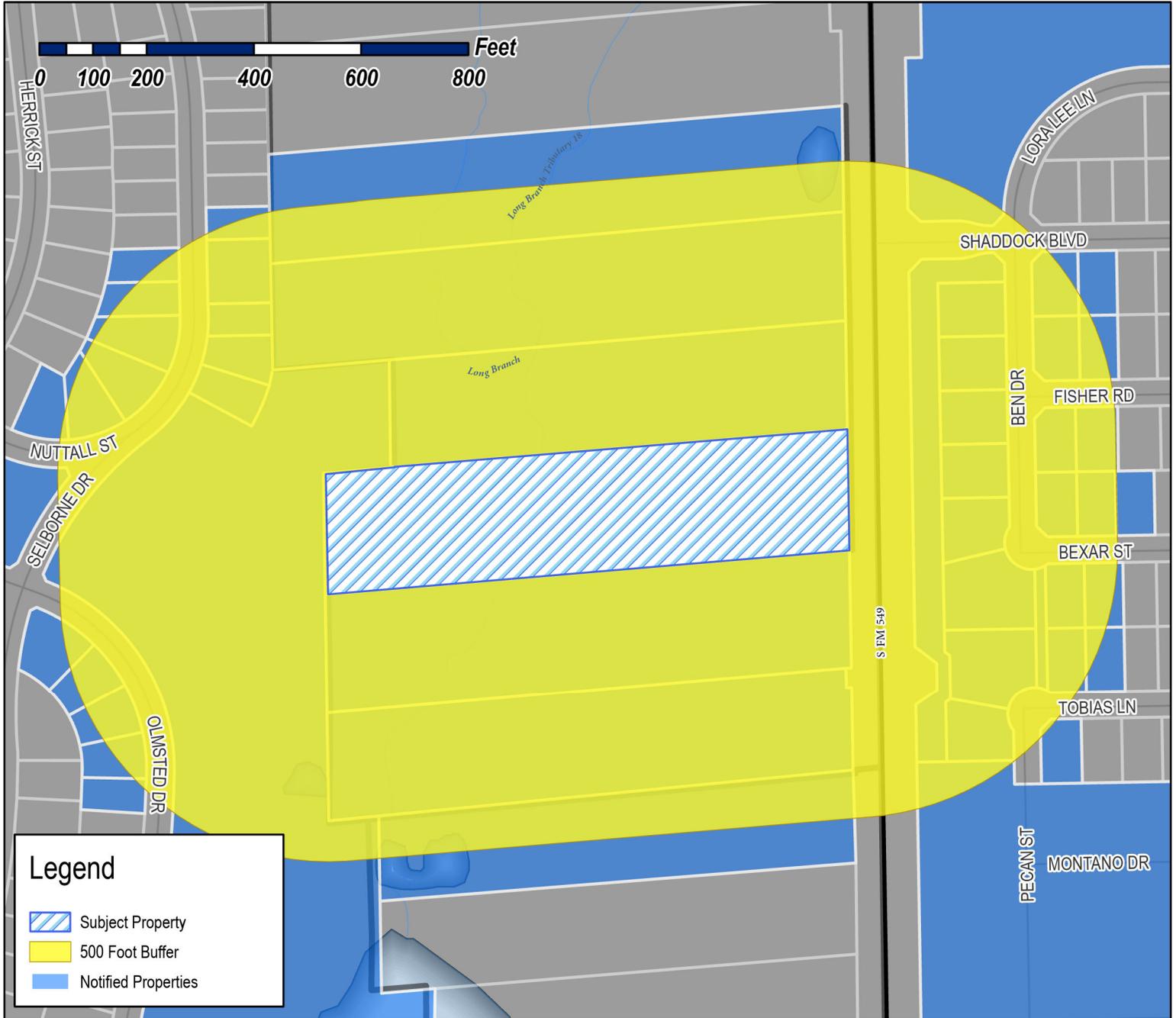




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
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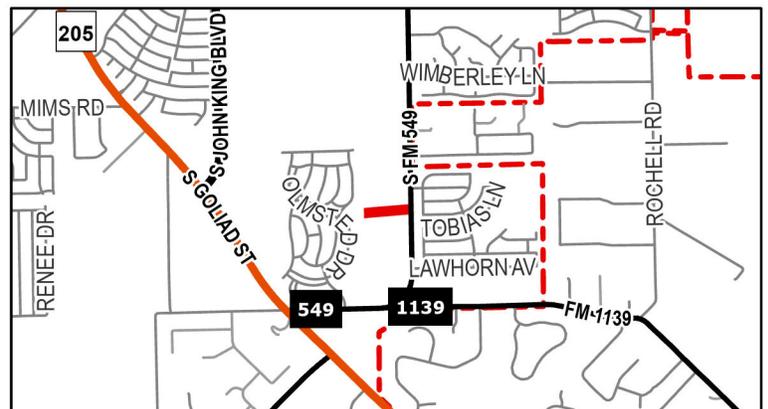
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**Case Number:** Z2026-006  
**Case Name:** SUP for Residential Infill at 2592 FM 549  
**Case Type:** Zoning  
**Zoning:** Single-Family Estate 4 (SFE-4)  
**Case Address:** 2592 FM 549

**Date Saved:** 2/13/2026

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



SYVRUD ZACHARY J  
108 Brentwood Dr  
Heath, TX 75032

DFH COVENTRY, LLC  
14701 PHILIPS HWY STE 300  
JACKSONVILLE, FL 32256

GRAND HOMES 2014 LP  
15455 Dallas Pkwy Ste 1000  
Addison, TX 75001

SOMERSET PARK COMMUNITY ASSOCIATION,  
INC  
1800 PRESTON PARK BLVD STE 200  
PLANO, TX 75093

SH DEV KLUTTS ROCKWALL LLC  
2400 DALLAS PARKWAY SUITE 460  
PLANO, TX 75093

SHADDOCK HOMES, LTD  
2400 DALLAS PARKWAY SUITE 560  
PLANO, TX 75093

SHADDOCK HOMES, LTD  
2400 DALLAS PKWY STE 460  
PLANO, TX 75093

ACOSTA ANTHONY  
2480 S FM 549  
ROCKWALL, TX 75032

DUGGAN CHRISTOPHER W & SHERRI L  
2516 S FM 549  
ROCKWALL, TX 75032

DUGGAN CHRIS AND SHERRI  
2516 S FM 549  
ROCKWALL, TX 75032

RESIDENT  
2521 S FM 549  
ROCKWALL, TX 75032

RESIDENT  
2548 FM549  
ROCKWALL, TX 75032

RESIDENT  
2592 FM549  
ROCKWALL, TX 75032

RESIDENT  
2624 NUTTALL ST  
ROCKWALL, TX 75032

RESIDENT  
2628 NUTTALL ST  
ROCKWALL, TX 75032

RESIDENT  
2638 S FM549  
ROCKWALL, TX 75032

MCCANN KEVIN J AND ERIN M  
2676 FM 549  
ROCKWALL, TX 75032

RESIDENT  
2716 FM549  
ROCKWALL, TX 75032

RESIDENT  
2994 S FM549  
ROCKWALL, TX 75032

RESIDENT  
3100 LORA LEE LN  
ROCKWALL, TX 75032

RESIDENT  
3101 BEN DR  
ROCKWALL, TX 75032

RESIDENT  
3101 FISHER RD  
ROCKWALL, TX 75032

RESIDENT  
3102 BEXAR ST  
ROCKWALL, TX 75032

RESIDENT  
3102 FISHER RD  
ROCKWALL, TX 75032

RESIDENT  
3102 TOBIAS LN  
ROCKWALL, TX 75032

RESIDENT  
3103 BEXAR ST  
ROCKWALL, TX 75032

RESIDENT  
3103 SHADDOCK BLVD  
ROCKWALL, TX 75032

RESIDENT  
3104 TOBIAS LN  
ROCKWALL, TX 75032

RESIDENT  
3105 FISHER RD  
ROCKWALL, TX 75032

RESIDENT  
3106 BEXAR ST  
ROCKWALL, TX 75032

RESIDENT  
3106 FISHER RD  
ROCKWALL, TX 75032

RESIDENT  
3107 BEXAR ST  
ROCKWALL, TX 75032

RESIDENT  
3107 SHADDOCK BLVD  
ROCKWALL, TX 75032

MORENO JOSE ROBERTO III & ANN MARIE  
3107 BEXAR ST  
ROCKWALL, TX 75032

RESIDENT  
3108 TOBIAS LN  
ROCKWALL, TX 75032

RESIDENT  
3110 BEXAR ST  
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC  
3500 MAPLE AVENUE #1165  
DALLAS, TX 75219

RESIDENT  
3808 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3813 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3814 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3817 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3820 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3821 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3824 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3825 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3828 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3875 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3950 BEN DR  
ROCKWALL, TX 75032

RESIDENT  
3954 BEN DR  
ROCKWALL, TX 75032

RESIDENT  
4002 BEN DR  
ROCKWALL, TX 75032

RESIDENT  
4006 BEN DR  
ROCKWALL, TX 75032

RESIDENT  
4010 BEN DR  
ROCKWALL, TX 75032

RESIDENT  
4103 OLMSTED DR  
ROCKWALL, TX 75032

RESIDENT  
4107 OLMSTED DR  
ROCKWALL, TX 75032

MCDONALD CHRISTINA MARIE  
4111 OLMSTED DR  
ROCKWALL, TX 75032

RESIDENT  
4115 OLMSTED DR  
ROCKWALL, TX 75032

RESIDENT  
4119 OLMSTED DR  
ROCKWALL, TX 75032

RESIDENT  
4120 PECAN ST  
ROCKWALL, TX 75032

LEWIS MIKE AND  
MAEGAN GREEN  
4208 ASHCREST ST  
MESQUITE, TX 75150

TRI POINTE HOMES DFW, LLC  
6201 W Plano Pkwy Ste 150  
Plano, TX 75093

DREES CUSTOM HOMES LP  
6225 N STATE HIGHWAY 161 STE 150  
IRVING, TX 75038

POWERS FAMILY TRUST  
JAMES DWAIN & PATRICIA ANNETTE POWERS  
CO TRUSTEES  
PO BOX 850  
ROCKWALL, TX 75087

# PUBLIC NOTICE



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

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

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

## Z2026-006: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a *Specific Use Permit (SUP)*, superseding *Ordinance No. 25-80 [S-389]*, allowing *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, March 16, 2026 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

## Case No. Z2026-006: SUP for Residential Infill

Please place a check mark on the appropriate line below:

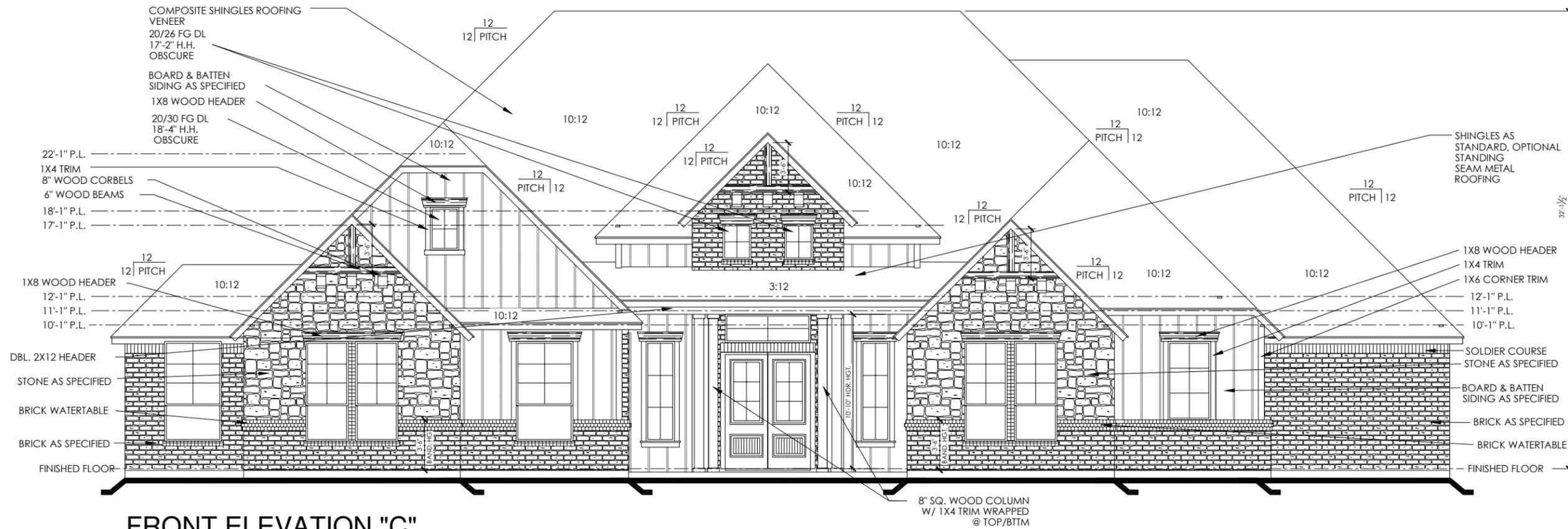
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for the response.

Name: [Grey box]  
Address: [Grey box]

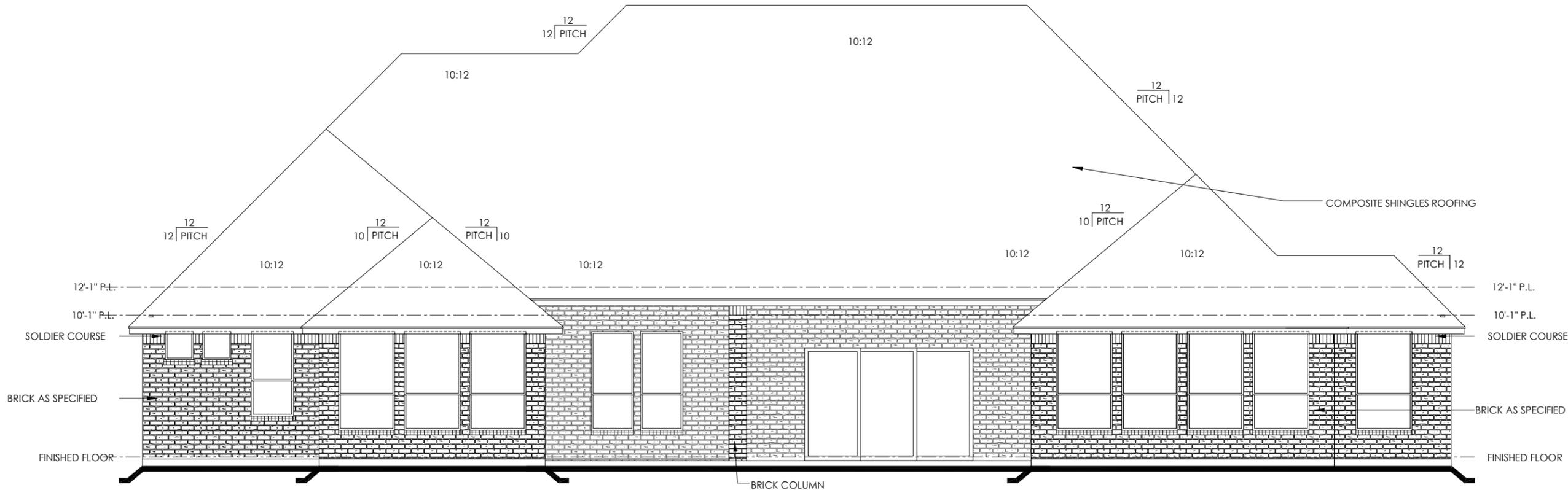
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

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



**FRONT ELEVATION "C"**

1/8"=1'-0" (11"X17" SHEET) -- 1/4"=1'-0" (24"X36" SHEET)



**REAR ELEVATION "C"**

1/8"=1'-0" (11"X17" SHEET) -- 1/4"=1'-0" (24"X36" SHEET)

2592 FM 549

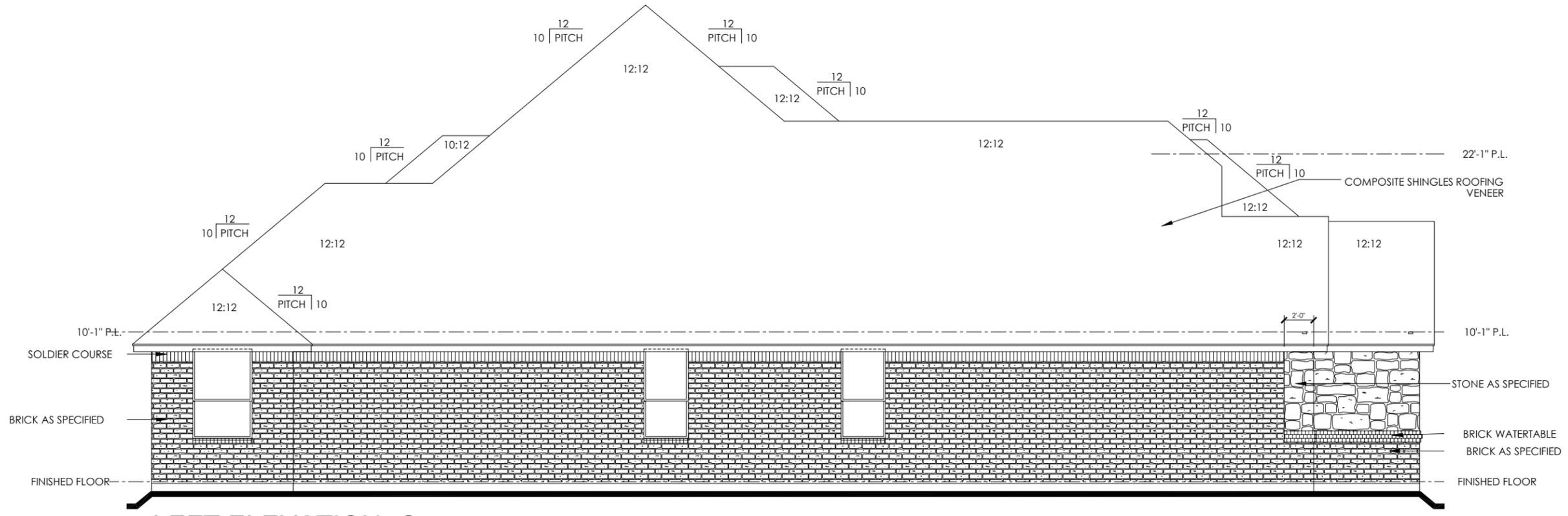
PRINTED DATE:  
2-10-26 MDS-JLP

**KINDRED CUSTOM HOMES**

PLAN #3775  
SPERRY

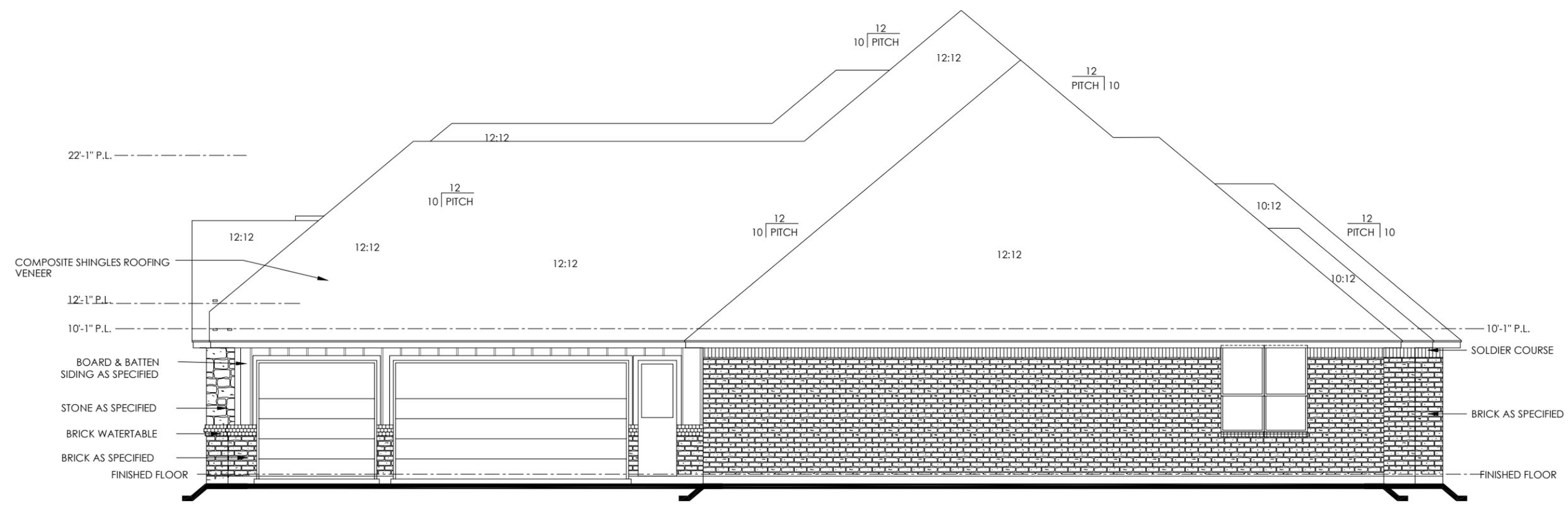
EXTERIOR  
ELEVATIONS "C"

SHEET 5



**LEFT ELEVATION "C"**

1/8"=1'-0" (11"X17" SHEET) -- 1/4"=1'-0" (24"X36" SHEET)

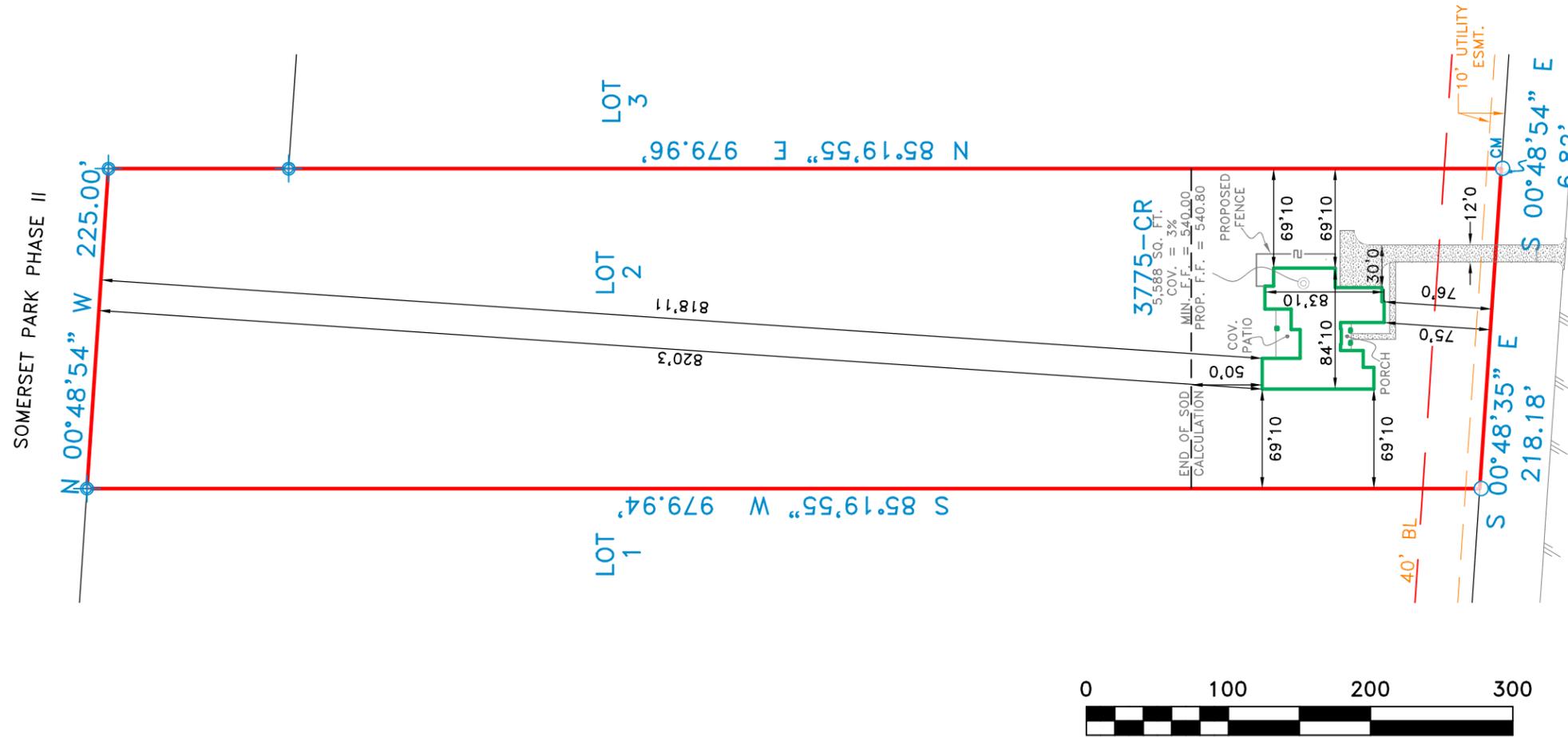


**RIGHT ELEVATION "C"**

1/8"=1'-0" (11"X17" SHEET) -- 1/4"=1'-0" (24"X36" SHEET)



PLOT PLAN



**F.M. 549**  
100' R.O.W.

2592 FARM TO MARKET 549  
**LOT 2, BLOCK 1**  
**LOFLAND LAKE ESTATES**  
ROCKWALL, TEXAS

DRAWING IS BASED ON RECORDED PLAT DATED OCT 17, 1994

GENERAL NOTES

SPOT GRADE ELEVATIONS  
AND PAD AREA SHOWN ARE  
BASED ON GRADING PLANS  
PROVIDED BY BUILDER

WATER INLET NOT PRESENT

SCALE: 1" = 100'

SOD REAR:	1,329	SQ. YD.
FRONT & SIDES:	4,181	SQ. YD.
TOTAL SOD:	5,510	SQ. YD.
PATIO:	-	SQ. FT.
LEAD WALK:	326	SQ. FT.
CITY WALK:	-	SQ. FT.
DRIVEWAY:	2,314	SQ. FT.
APPROACH:	261	SQ. FT.
TOTAL:	2,901	SQ. FT.
FENCE:	-	LN. FT.
FENCE:	94	LN. FT.
LOT:	219,989	SQ. FT.

	RETAINING WALL PER GRADING PLAN
	WOOD FENCE
	FLATWORK
	PAD

STRUCTURAL OPTIONS

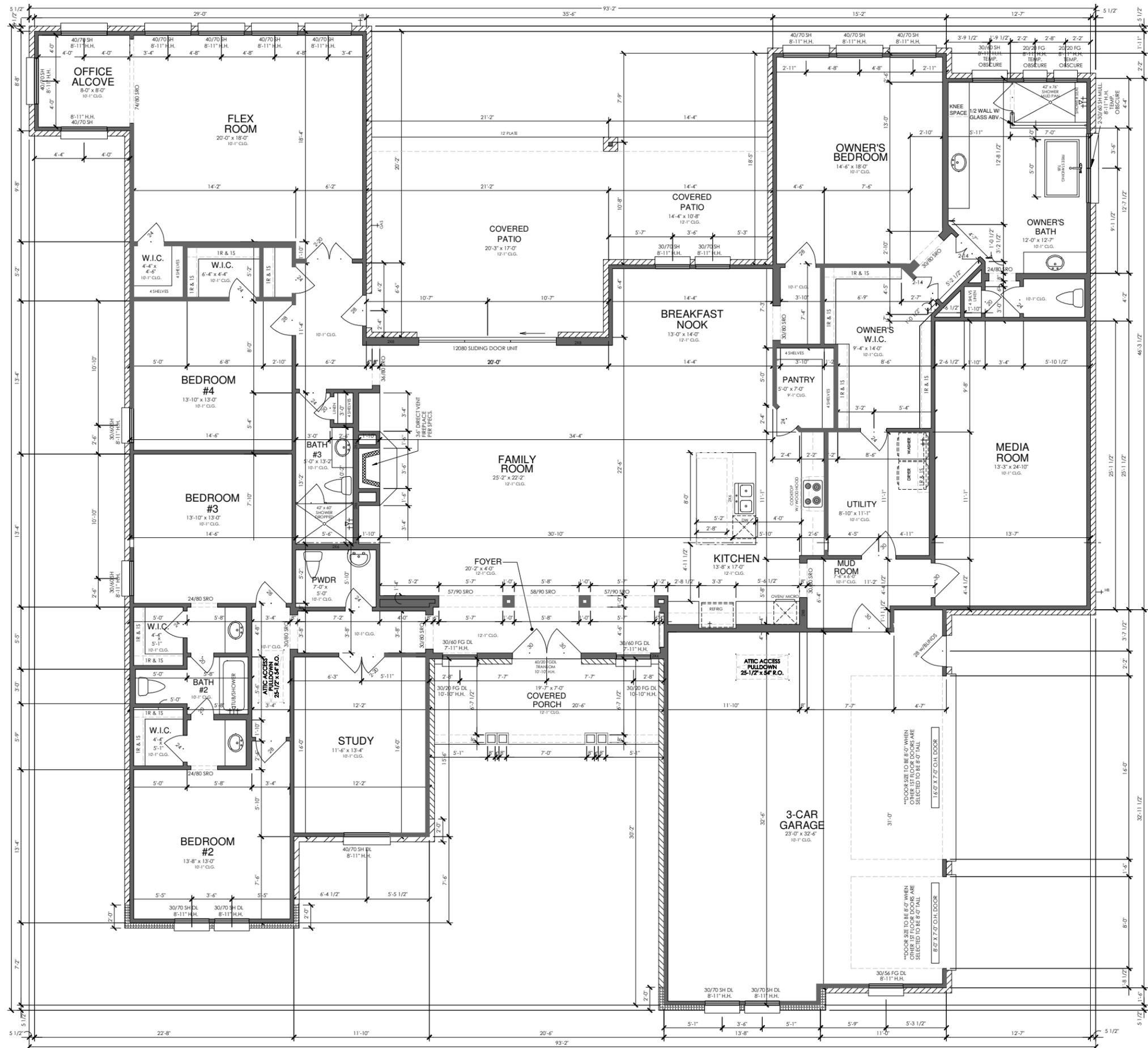
- \* NO OPTIONS
- \* - - - -
- \* - - - -
- \* - - - -

**NOTE: BUILDER TO VERIFY  
ALL INFORMATION LISTED**

CBG SURVEYING TEXAS  
Firm No. 10168800  
(214) 349-9485  
DRAWN BY: AMF  
JOB# 11741  
DATE: 02/11/2026

# FIRST FLOOR PLAN "C"

NTS (11"x17" SHEET) -- NTS (24"x36" SHEET)



2592 FM 549

PRINTED DATE:  
2-10-26 MDS-JLP

## KINDRED CUSTOM HOMES

PLAN #3775  
SPERRY

FIRST FLOOR  
PLAN "C"

SHEET 1

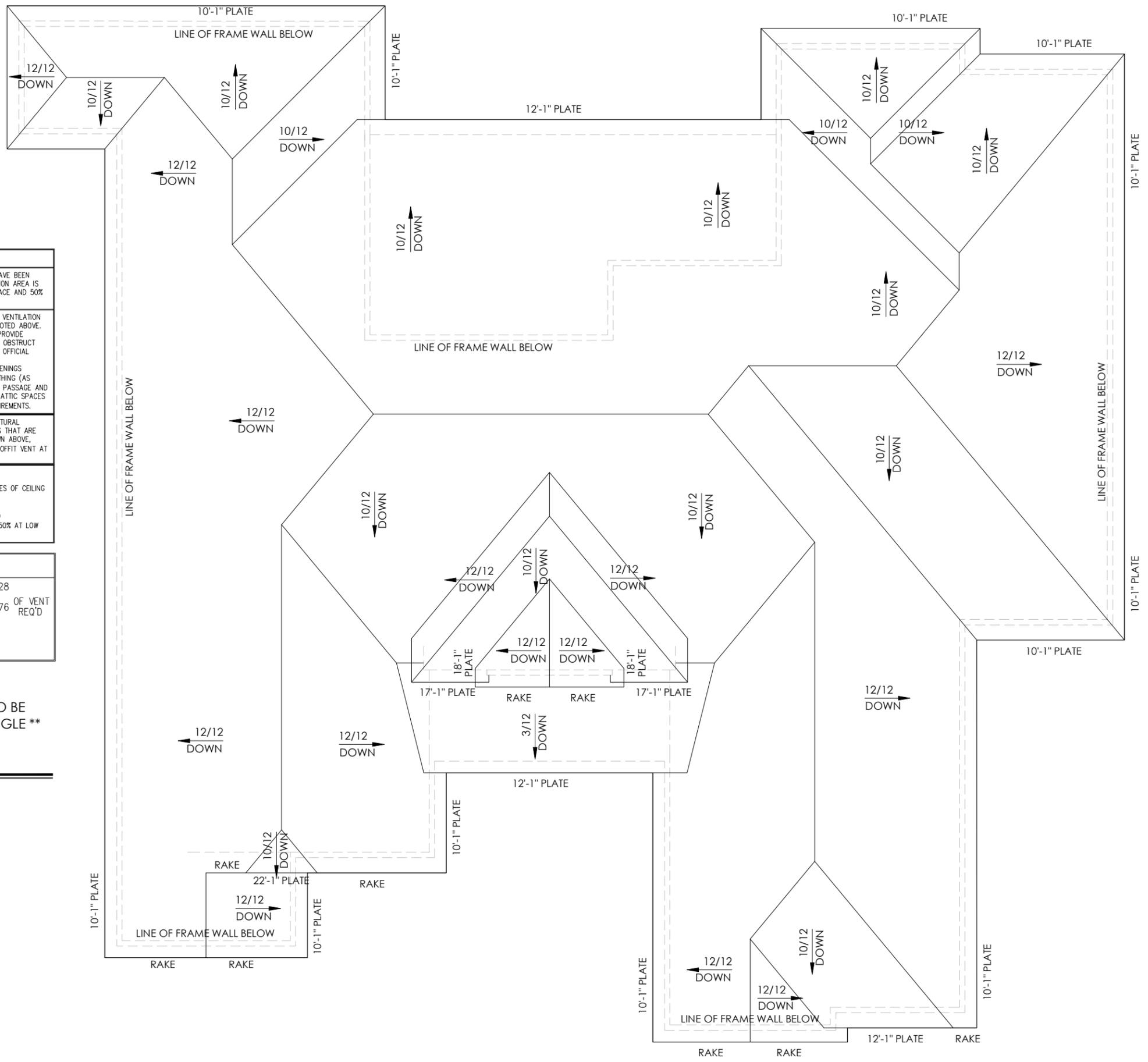
ATTIC VENT CALCULATION	
NOTE: ATTIC AREAS WHICH USE THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION.	
GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED AGAINST THOSE NOTED ABOVE. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.	
ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO IRC/IBC REQUIREMENTS.	
ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-OUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.	
FORMULA:	
1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING *144 SQ. IN. = 1 SQ. FT.	
BLDG. CEILING (SF) X 144 BLDG (SQ. IN.)	
BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED	
SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH & 50% AT LOW (PER 2006 IRC SECTION R806.2)	

ATTIC AREA 'C'	
6212 X 144 =	894528
894528 / 300 =	2981.76 OF VENT REQ'D
2981.76 / 2 =	1490.88
1490.88 OF VENT AT HIGH &	
1490.88 OF VENT AT LOW	

\*\* NOTED COMPOSITE ROOF TO BE A 30-YEAR COMPOSITION SHINGLE \*\*

### ROOF PLAN "C"

NTS (11"X17" SHEET) -- NTS (24"X36" SHEET)



2592 FM 549

PRINTED DATE:  
2-10-26 MDS-JLP

**KINDRED CUSTOM HOMES**

PLAN #3775  
SPERRY

ROOF PLAN "C"

SHEET 7



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-071

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING SF	EXTERIOR MATERIALS
2480 S. FM-549	Single-Family home	1996	3,078	240	Brick
2516 S. FM-549	Single-Family home	1994	3,180	N/A	Siding & Brick
2548 S. FM-549	Single-Family home	1993	2,383	600	Brick
2592 S. FM-549	Single-Family home	Subject Property	3,287	1,267	Hardi-Board
2638 S. FM-549	Single-Family home	1998	2,753	2,400	Brick
2676 S. FM-549	Single-Family home	1995	2,791	N/A	Unknown
2716 S. FM-549	Single-Family home	1997	3,421	1,968	Stone & Brick
2744 S. FM-549	Single-Family home	1997	2,105	340	Brick & Siding
2778 S. FM-549	Single-Family home	1997	2,734	720	Stone & Brick
2816 S. FM-549	Single-Family home	1995	2,543	1,200	Brick & Siding
2844 S. FM-549	Single-Family home	1996	4,076	480	Brick
2884 S. FM-549	Single-Family home	1996	2,204	3,600	Brick & Stone
2914 S. FM-549	Single-Family home	2001	2,933	875	Brick
	AVERAGES:	1980	2,884	1,245	



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-071

**PLANNING AND ZONING DEPARTMENT**

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



2480 S. FM-549



2498 S. FM-549



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-071

**PLANNING AND ZONING DEPARTMENT**

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2548 S. FM-549



2638 S. FM-549



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-071

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



2716 S. FM-549



2744 S. FM-549



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-071

**PLANNING AND ZONING DEPARTMENT**

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



2778 S. FM-548



2816 S. FM-549



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-071

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2844 S. FM-549



2884 S. FM-549



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-071

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---



2914 S. S. FM-549

CITY OF ROCKWALL

ORDINANCE NO. 26-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 ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 5.05-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK 1, LOFLAND LAKE ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Michael Lewis for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* to allow the construction of a single family home on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM 549, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 25-80 (S-389)*.

**SECTION 2.** 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* and a *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 3.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Subsection 03.04, *General Residential District Standards*, and Subsection 03.09, *Single Family Estate 4.0 (SFE-4.0) 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:

### 3.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *Single-Family Home* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibits 'C'* and the *Floor Plan* depicted in *Exhibits 'D'* of this ordinance.

### 3.2 COMPLIANCE

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

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

**SECTION 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 5.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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

**SECTION 7.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 6<sup>th</sup> DAY OF APRIL, 2026.

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

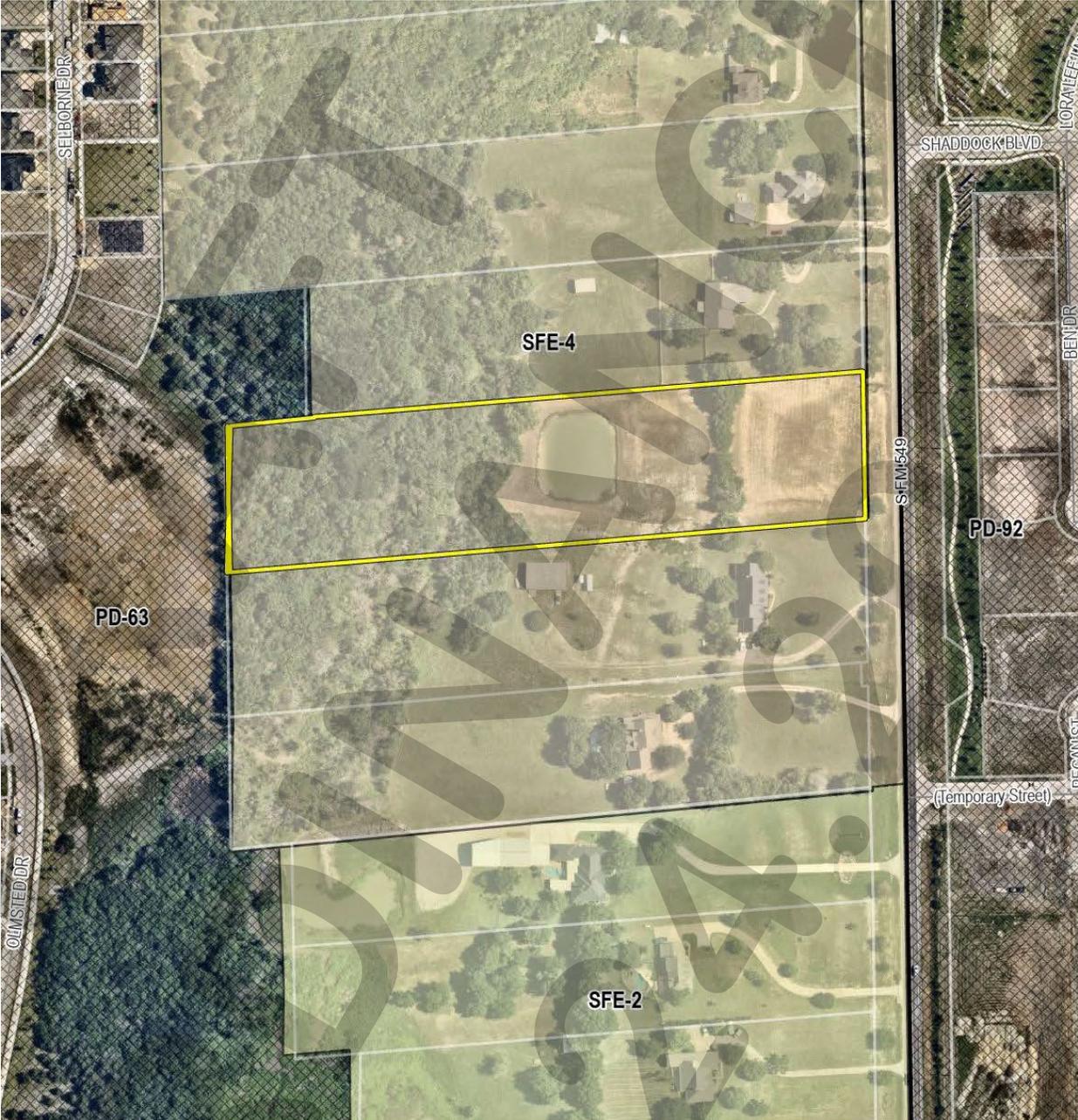
1<sup>st</sup> Reading: March 16, 2026

2<sup>nd</sup> Reading: April 6, 2026

**Exhibit 'A':  
Location Map**

Address: 2592 FM-549

Legal Description: Lot 2, Block 1, Lofland Lake Estates Addition



**Exhibit 'B':**  
**Residential Plot Plan**



DRAFT  
ORDINANCE 2026

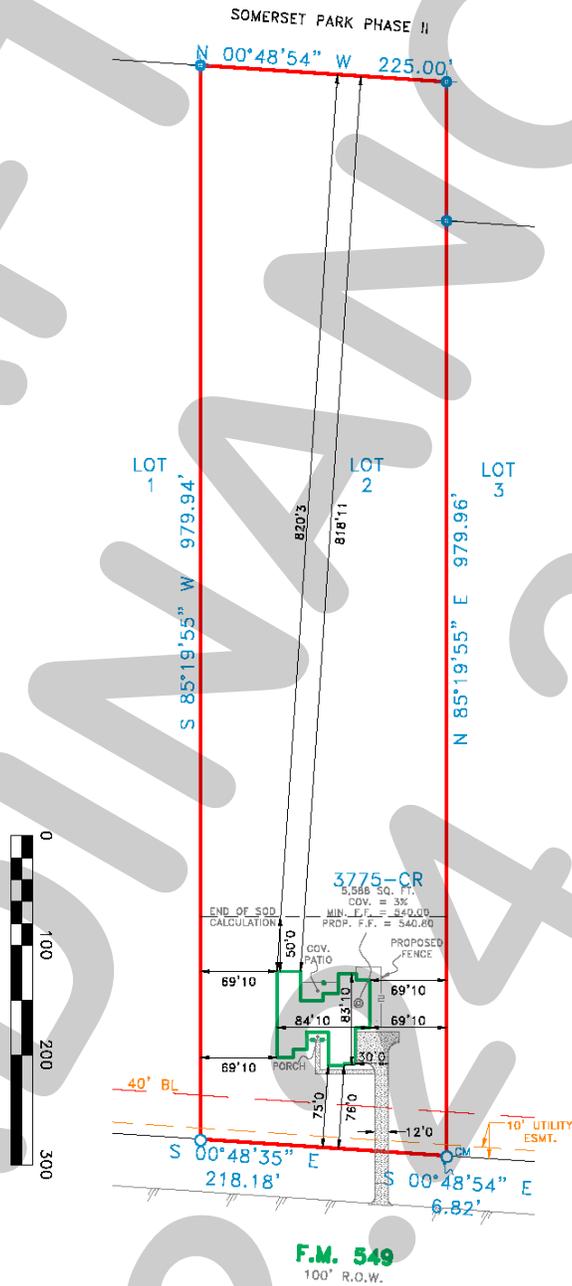
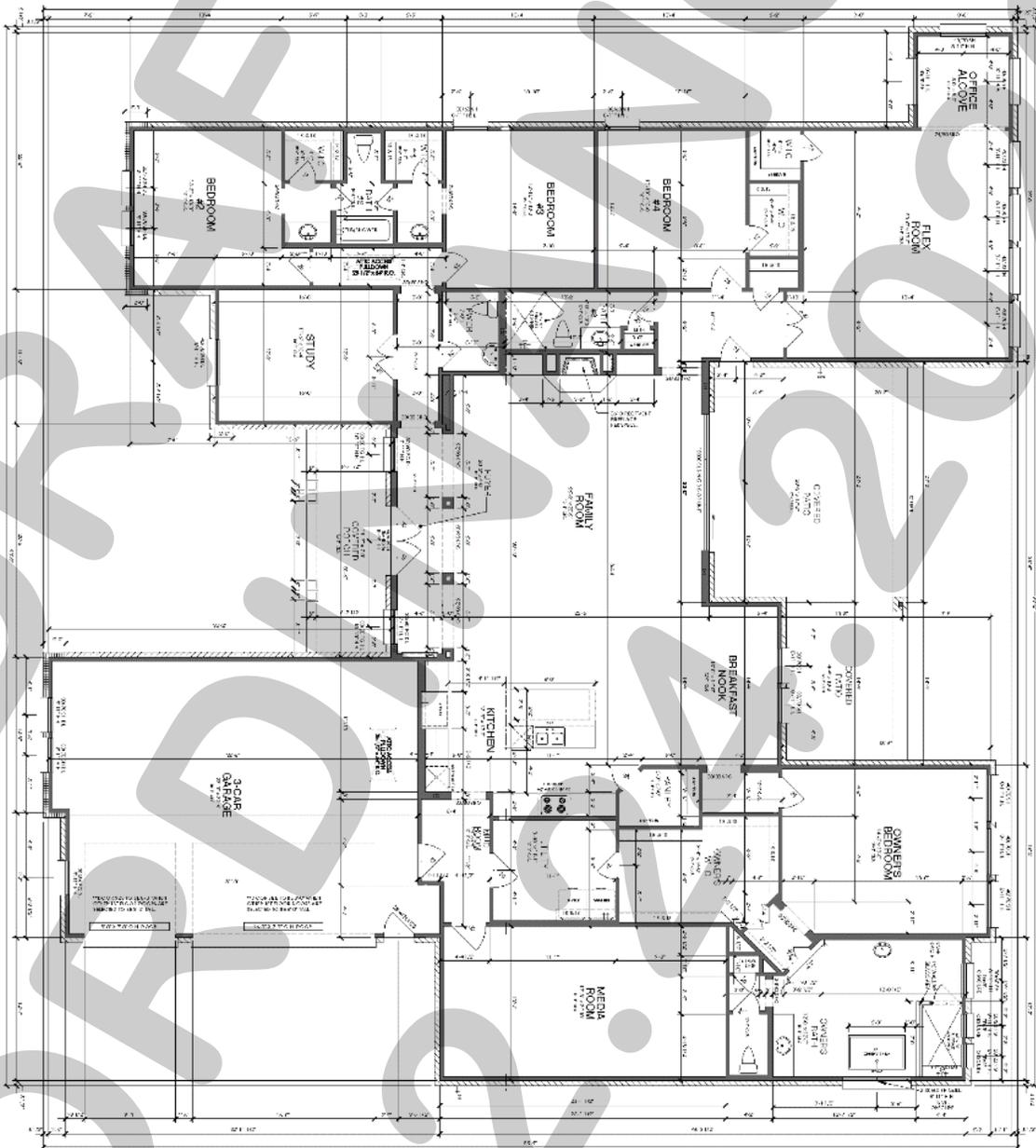






Exhibit 'D':  
Floor Plan

FIRST FLOOR PLAN "C"  
1/15/21 10:27:51 AM - 11/2/2020 SHEET



# PROJECT COMMENTS



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

DATE: 2/19/2026

PROJECT NUMBER: Z2026-007  
PROJECT NAME: Zoning Change from LI & AG to PD  
SITE ADDRESS/LOCATIONS: 300 N Stodghill

CASE CAPTION: Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a Zoning Change from Agricultural (AG) District and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	02/19/2026	Approved w/ Comments

02/19/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Change from an Agricultural (AG) District and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549.

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

M.3 For reference, include the case number (Z2026-007) in the lower right-hand corner of all pages on future submittals.

I.4 According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for Technology/Employment Center (TEC) land uses and is situated within the Central District; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the Special Commercial Corridor. The Central District, is "...composed of a wide range of land uses that vary from single-family to industrial." Currently, the subject property is designated for Technology/Employment Center (TEC) land uses, which is defined as "...employment-oriented businesses, which are generally situated in larger centers (e.g. Rockwall Technology Park) with access to key transportation networks." If this zoning change is approved, the applicants' proposed request would not require any changes the Future Land Use Map.

I.5 The intent of Subdistricts A & B is to establish a corporate headquarters with Office and Light Industrial land uses. Specifically, Subdistrict A is intended to be a Sheet Metal Facility. The intent of Subdistrict C is to provide a Regional Commercial/Retail and Entertainment Center that consists of retail, restaurant, and/or entertainment land uses.

M.6 Please review the attached Draft Ordinance prior to the February 24, 2026 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 3, 2026.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 3, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff

ample time to review the case prior to the March 10, 2026 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 24, 2026.

I.8 The projected City Council meeting dates for this case will be March 16, 2026 (1st Reading) and April 6, 2026 (2nd Reading).

I.9 All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the planning and zoning commission or city council.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/18/2026	Approved w/ Comments

02/18/2026: 1. No dead-end parking without City turnaround.  
2. Justin will be required to be building along detention pond.

General Items:

- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone faced. Smooth faced concrete walls are not allowed.
- No signage is allowed within easements or ROW.
- No structures or fences within easements.
- All utilities must be underground.
- Tree mitigation will be required for the removal of any existing trees on site.
- Dumpsters may not directly face a roadway.
- Required 10' utility easement along all street frontages.
- The property will need to be platted.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Engineering.

Drainage Items:

- Existing flow patterns must be maintained.
- Detention must be provided for the entire site.
- Detention cannot be within its own lot, it must be incorporated into a larger lot that is being developed.
- Detention is based on property zoning, not land use of specific area.
- Detention must be above the 100yr floodplain elevation where adjacent and not allowed in the floodplain at all.
- Stormwater cannot increase off the property in any direction.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at the freeboard elevation.
- No vertical walls are allowed in detention easement.
- No water or sewer lines allowed in detention easement.
- Detention pond is required to have an emergency spillway.
- Detention ponds must be irrigated.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area and floodplain area. Minimum 2' above 100-year WSEL.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.

- Must show and meet erosion hazard setback for all creeks/streams.
- Nothing is allowed within the floodplain (parking and storage included).
- Flood Study Required. Review fees apply. LOMR required is altering the floodplain.

#### Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Any public sewer lines must be a minimum of 8", and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is an existing 12" water main located on the north side of Justin Road available for use.
- There is an existing 12" sewer main that runs from the west side of the property to the east side of the property available for use.
- The existing 12" sanitary sewer will need to be steel encased under railroad spur.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered within an easement. Min 20' utility easements.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
- A 12" water main is required to be installed per the City's Master Water Plan down the John King Blvd frontage (North to South) and along the Justin extension from the west side of the property to the east side of the property, connecting to the existing 12" water main along Justin Road. Easements must be dedicated.
- An Infrastructure Study will be required. Review fees apply.
- Must follow and construct per the City's master water and sanitary sewer plans, or requirements in the infrastructure study, whichever is most stringent.

#### Roadway Paving Items:

- All driveways must meet City spacing requirements.
- All parking, storage, and drive aisles must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an approved City turnaround, 15'x64' striped no parking area.
- Drive isles to be 24' wide.
- Must install sidewalks along all public roadways
- All streets and parking areas to be minimum 1-ft above the 100 YR floodplain WSEL.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- Drainage culverts for driveways (if needed) will need to be engineered.
- Must construct all roadways on the current Master Thoroughfare Plan.
- A Minor Arterial divided four (4) lane roadway (A4D), within a 85' ROW, must be installed throughout the property from the west side of the property to the east side of the property (Justin Road) per the City's Master Thoroughfare Plan. A 5' sidewalk will be required on each side of the roadway. There are portions where the entire A4D roadway section will need to be built on the subject property, and there are portions where only half of the A4D roadway section will need to be built because it centers along the southern property lines. Please refer to the Master Thoroughfare Plan for the approximate alignment.
- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply. TIA must be turned in under a separate permit with the Engineering Department...no submittal through zoning or site plan packet.

#### Landscaping:

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

#### Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/18/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/17/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/17/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/17/2026	Approved w/ Comments
02/17/2026: Please provide landscape and tree mitigation plans			

KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240  
 PHONE: 972-770-1300 FAX: 972-239-8820 WWW.KIMLEY-HORN.COM TX F-928 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.



- General Items:**
- Must meet City's 2023 Standards of Design and Construction
  - 4% Engineering Inspection Fees
  - Impact Fees (Water, Wastewater & Roadway)
  - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
  - Retaining walls 3' and over must be engineered.
  - All retaining walls 18" or taller must be rock, stone, or stone faced. Smooth faced concrete walls are not allowed.
  - No signage is allowed within easements or ROW.
  - No structures or fences within easements.
  - All utilities must be underground.
  - Tree mitigation will be required for the removal of any existing trees on site.
  - Dumpsters may not directly face a roadway.
  - Required 10' utility easement along all street frontages.
  - The property will need to be platted.
  - Need to show existing and proposed utilities on the Site Plan.
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© 2025 KIMLEY-HORN AND ASSOCIATES, INC.		© 2025 KIMLEY-HORN AND ASSOCIATES, INC.	
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PRELIMINARY FOR REVIEW ONLY Not for construction or permit purposes.		PRELIMINARY FOR REVIEW ONLY Not for construction or permit purposes.	
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K.A. BLAINE D. MUKULIK		K.A. BLAINE D. MUKULIK	
L.A. No. 3488 DATE		L.A. No. 3488 DATE	
KHA PROJECT 06607707	DATE	SCALE AS SHOWN	LC
DESIGNED BY	MLH	DRAWN BY	BDW
CHECKED BY	TX		
COLLIER INDUSTRIAL PREPARED FOR BROADDUS PLANNING		COLLIER INDUSTRIAL PREPARED FOR BROADDUS PLANNING	
LANDSCAPE EXHIBIT		LANDSCAPE EXHIBIT	
SHEET NUMBER LP 0.00		SHEET NUMBER LP 0.00	



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

**SITE PLAN APPLICATION FEES:**

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

**ZONING APPLICATION FEES:**

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

**OTHER APPLICATION FEES:**

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

**NOTES:**

<sup>1</sup>: 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.  
<sup>2</sup>: 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 300 N Stodghill Road

SUBDIVISION Rockwall Commercial

LOT 1

BLOCK A

GENERAL LOCATION North of the western dead end of Justin Road

**ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]**

CURRENT ZONING Light Industrial/AG

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Planned Development

ACREAGE 77.8

LOTS [CURRENT] 8

LOTS [PROPOSED] 3

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

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

OWNER James Collier Properties Inc.

APPLICANT Kimley Horn & Associates

CONTACT PERSON Clay Collier

CONTACT PERSON Dylan Adame

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 Clay Collier [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 AND COPY-RIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12<sup>th</sup> DAY OF February, 2026

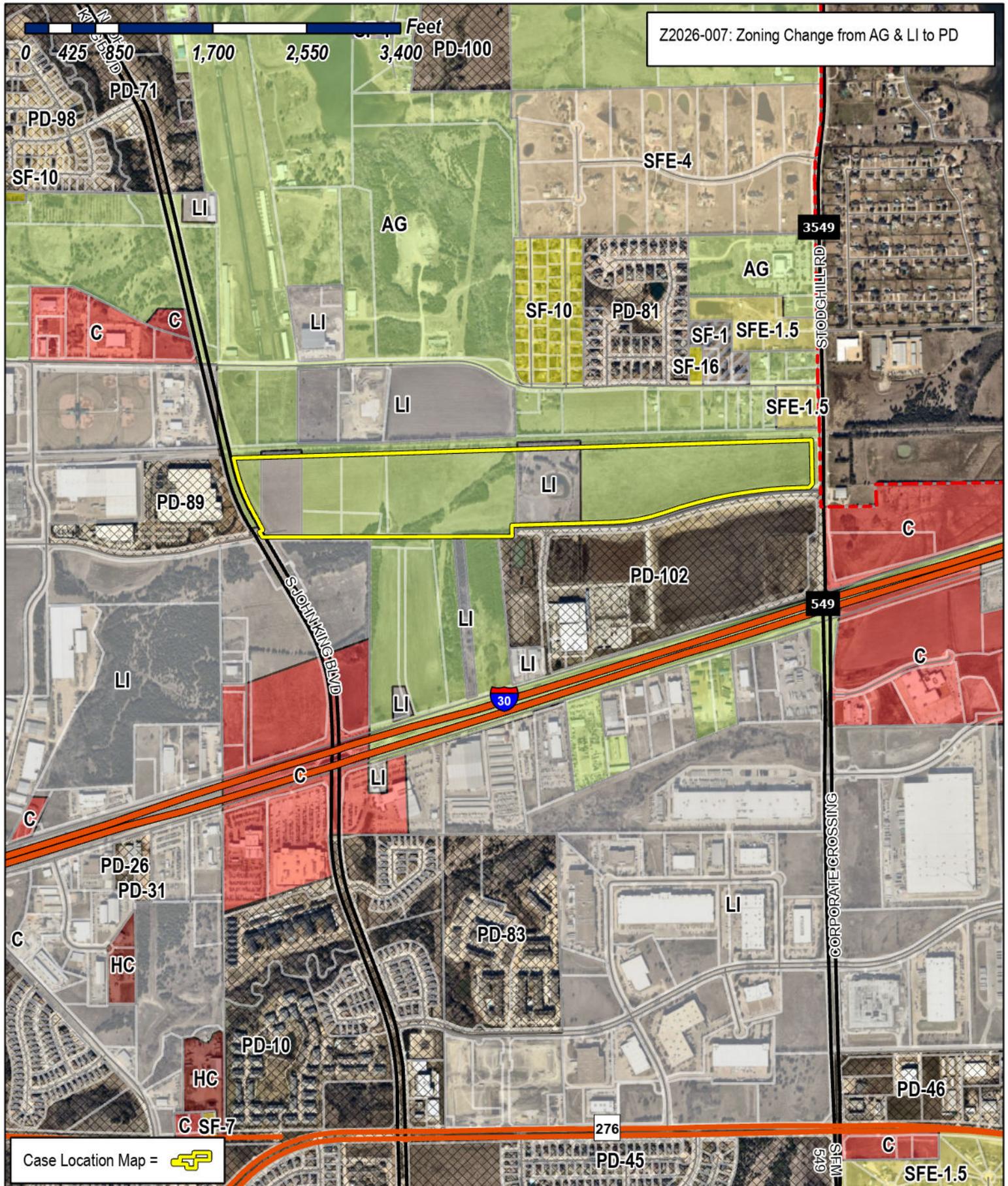
OWNER'S SIGNATURE

*Clay Collier*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Jennifer Anderson*





Z2026-007: Zoning Change from AG & LI to PD

0 425 850 1,700 2,550 3,400 PD-100  
Feet

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.

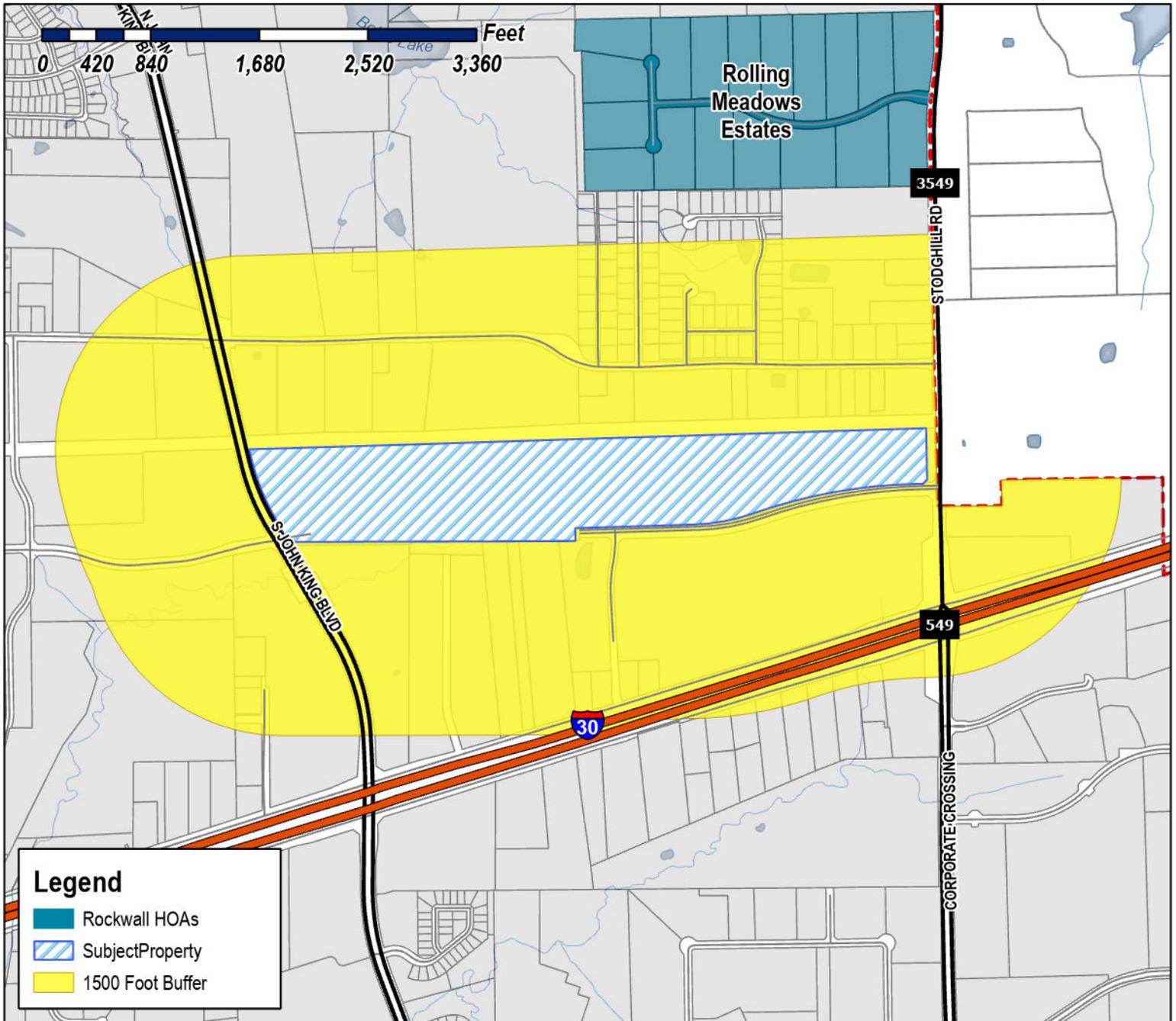




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**Case Number:** Z2026-007  
**Case Name:** Zoning Change from AG & LI to PD  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) & Light Industrial (LI) District  
**Case Address:** 300 N. Stodghill

**Date Saved:** 2/13/2026  
 For Questions on this Case Call (972) 771-7745

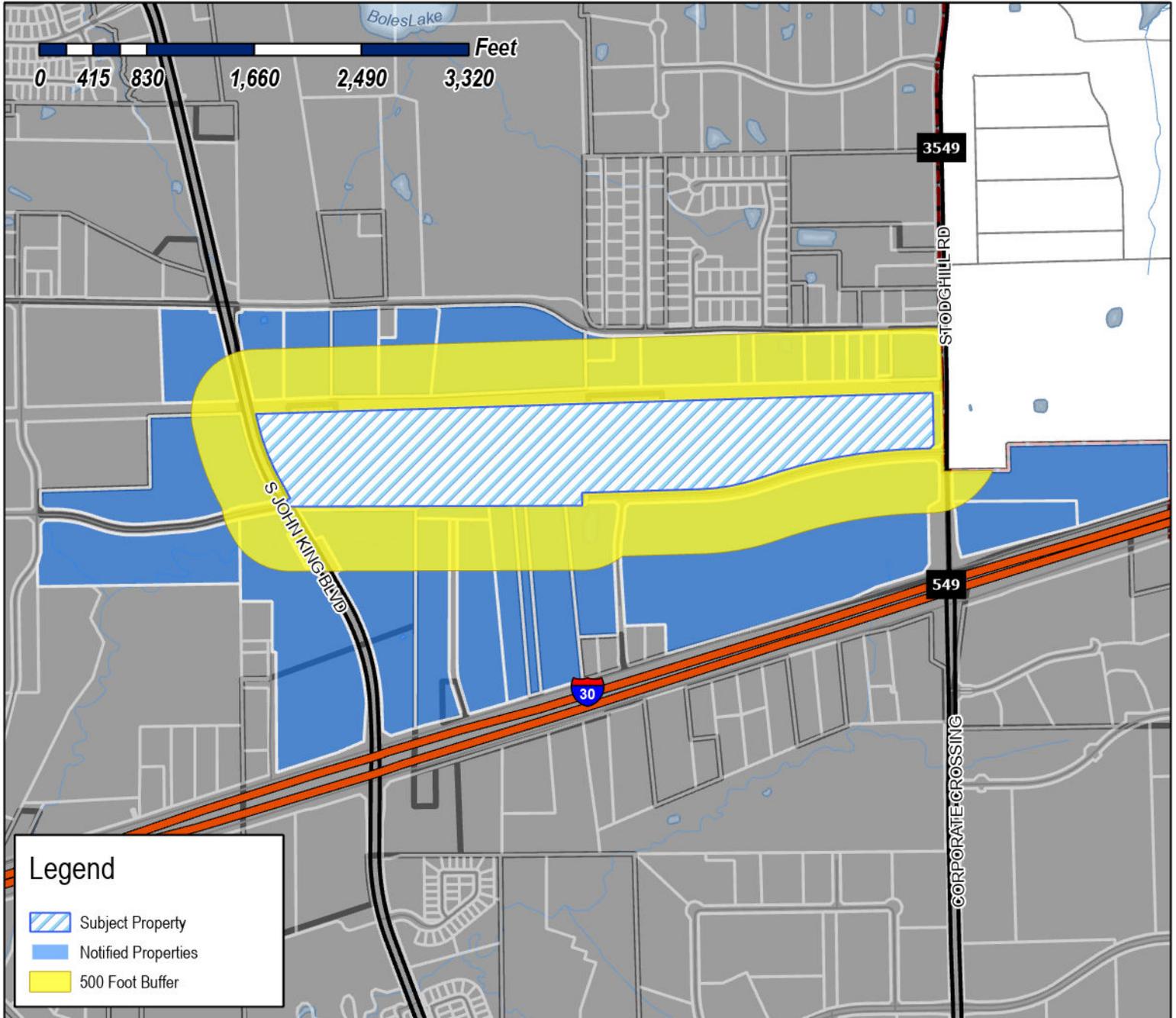




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COLUMBIA NORTH TEXAS HEALTHCARE SYSTEM  
LP  
1100 DR MARTIN L KING JR BLVD STE 500  
NASHVILLE, TN 37203

RAFIZADEH M & M FAMILY LTD  
C/O REPUBLIC MOTORSPORTS INC  
12707 SOUTHWEST FREEWAY  
STAFFORD, TX 77477

SARO PARTNERS LLC  
1450 T L TOWNSEND  
ROCKWALL, TX 75032

RESIDENT  
1600 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
1700 JUSTIN RD  
ROCKWALL, TX 75087

RESIDENT  
1780 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
1820 JUSTIN RD  
ROCKWALL, TX 75087

RESIDENT  
1824 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
1890 AIRPORT RD  
ROCKWALL, TX 75087

GARRETT GLORIA SALINAS  
1930 AIRPORT RD  
ROCKWALL, TX 75087

SPRINGER JOHN STANLEY  
2000 AIRPORT RD  
ROCKWALL, TX 75087

SPRINGER OUIDA R MRS  
2000 AIRPORT RD  
ROCKWALL, TX 75087

SCHUELER BARBARA JEAN AND  
MARK SCHUELER  
2070 AIRPORT RD  
ROCKWALL, TX 75087

STANDLEY VEANETA TRUSTEE  
OF THE VEANETA B STANDLEY FAMILY TR  
2080 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
2140 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
2150 AIRPORT RD  
ROCKWALL, TX 75087

PUCKETT DONNA MAY & MIKE  
2160 AIRPORT RD  
ROCKWALL, TX 75087

SPEARMAN MAHLON A & SHELLY S  
2180 AIRPORT RD  
ROCKWALL, TX 75087

TEMUNOVIC PARTNERSHIP LTD  
3021 Ridge Rd Ste A57  
Rockwall, TX 75032

JAMES COLLIER PROPERTIES INC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

PLATFORM ROCKWALL LP  
ATTN JUSTIN T DAY  
3616 Far West Blvd Ste 117-314  
Austin, TX 78731

FLEXSPACE BUSINESS PARKS LLC  
835 Tillman Dr  
Allen, TX 75013

ROCKWALL 549/130 PARTNERS LP  
8750 N Central Expy Ste 1735  
Dallas, TX 75231

MIRANDA VINOD  
9105 BRIARCREST DR  
ROWLETT, TX 75088

WILLCAR HOLDINGS LLC  
ATTN: WILLIAM H CHANNELL JR  
P O BOX 9022  
TEMECULA, CA 92589

BLACKLAND WATER CORP  
ATTN ADA JO PHILLIPS  
PO BOX 215  
FATE, TX 75132

GRIFFIN PATTY JEAN CORNELIUS  
PO BOX 511  
FATE, TX 75132

GRIFFIN PATTY C & J T  
PO BOX 511  
FATE, TX 75132

ADD REAL ESTATE LTD  
PO BOX 679  
KELLER, TX 76248

MEALS ON WHEELS SENIOR SERVICES OF  
ROCKWALL COUNTY  
PO BOX 910  
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT  
PO BOX 968  
ROCKWALL, TX 75087

# PUBLIC NOTICE



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

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

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

**Z2026-007: Zoning Change from AG and LI to PD**

Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a Zoning Change from Agricultural (AG) District and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, March 16, 2026 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

**Case No. Z2026-007: Zoning Change from AG and LI to PD**

Please place a check mark on the appropriate line below:

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

Name:

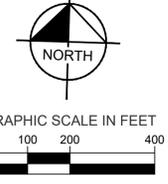
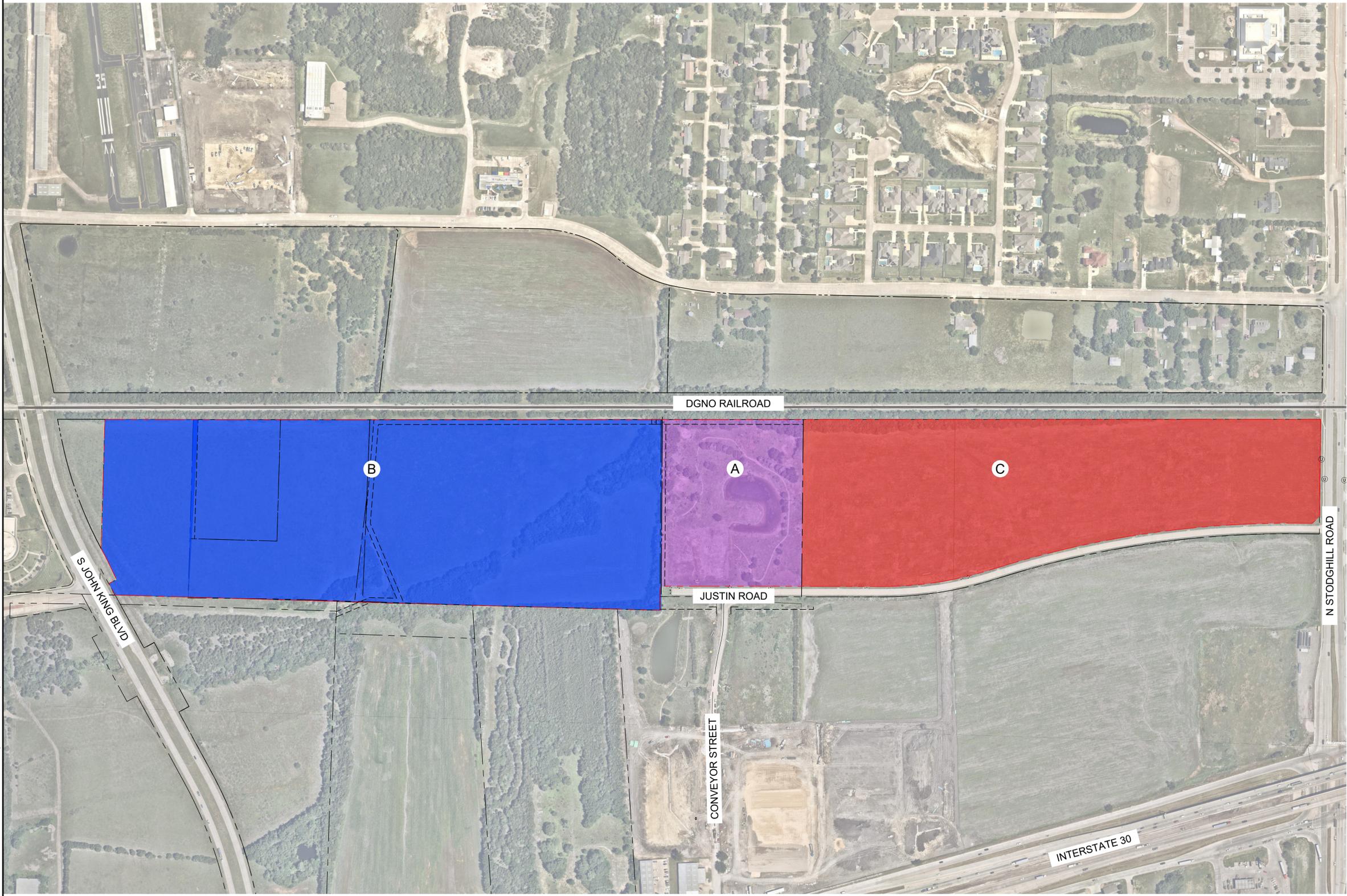
Address:

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



IMAGES: E:\PROJECTS\2026\0203\_Land\020314\_Land\020314\_Map\030\_Vet\_EPR02276\_Dwg\020303\_Land\020314\_Map\030\_Vet\_DSA...  
 XREFS: ...  
 PLOTTED BY: ...  
 DATE: ...

This document, together with the concepts and design presented herein, is intended only for the specific purpose and client for which it was prepared. No use or reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND	
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
PROPOSED LIGHT INDUSTRIAL	Blue
PROPOSED LIGHT INDUSTRIAL	Purple
PROPOSED COMMERCIAL	Red

- NOTES**
- THESE DOCUMENTS ARE SCHEMATIC IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.
  - NEARMAP AERIAL PUBLISHED 01/23/2025

No.	REVISIONS	DATE

**Kimley-Horn**  
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,  
 SUITE 700, DALLAS, TX 75240  
 PHONE: 972-770-1300 FAX: 972-239-8820  
 WWW.KIMLEY-HORN.COM TX-F328  
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**Kimley-Horn**  
 FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION OR PERMIT PURPOSES  
 PROJECT: DALLAS ADAMS  
 DRAWING NO. 138332 Date: FEB. 2026

KHA PROJECT	06607707
DATE	FEBRUARY 2026
SCALE	AS SHOWN
DESIGNED BY	CAJ
DRAWN BY	MYB
CHECKED BY	DSA

**COLLIER INDUSTRIAL**  
 PREPARED FOR  
**BROADDUS PLANNING**  
 ROCKWALL TX

**SUBDISTRICT PLAN**  
 SHEET NUMBER  
**EX-C**









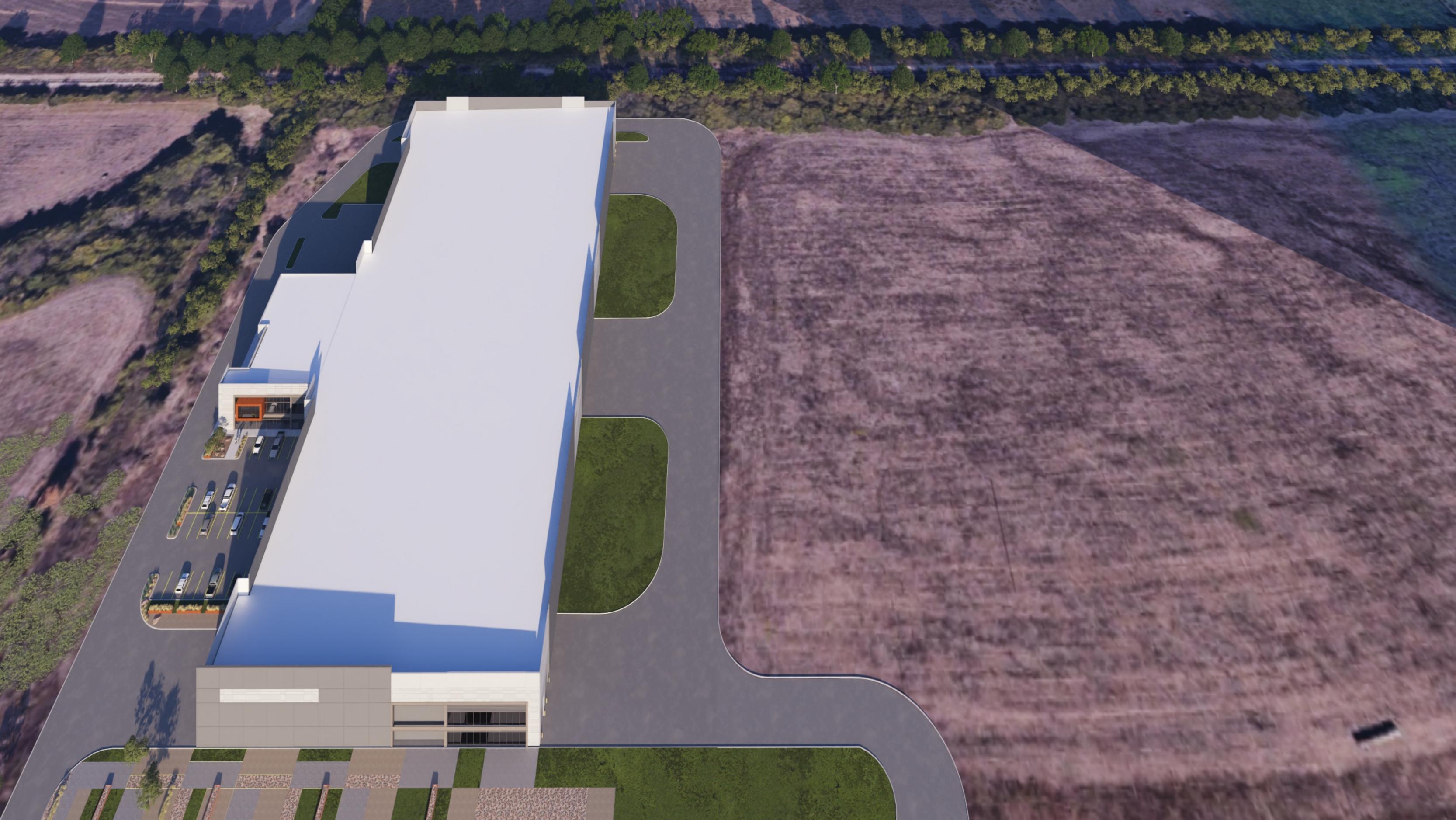


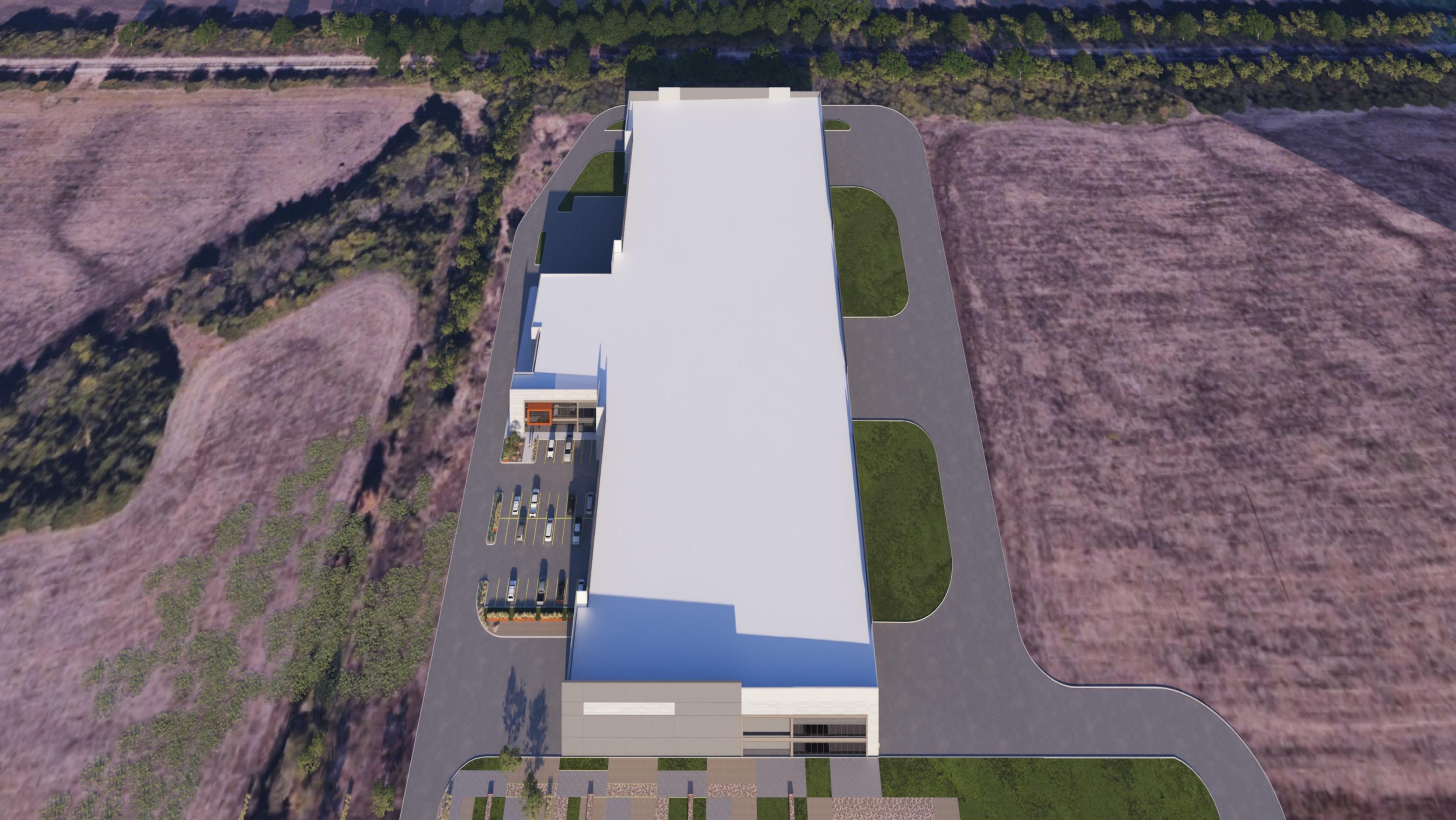










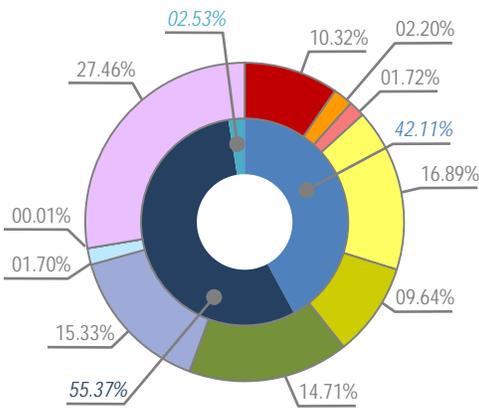


# 01 CENTRAL DISTRICT DISTRICT STRATEGIES

## DISTRICT DESCRIPTION

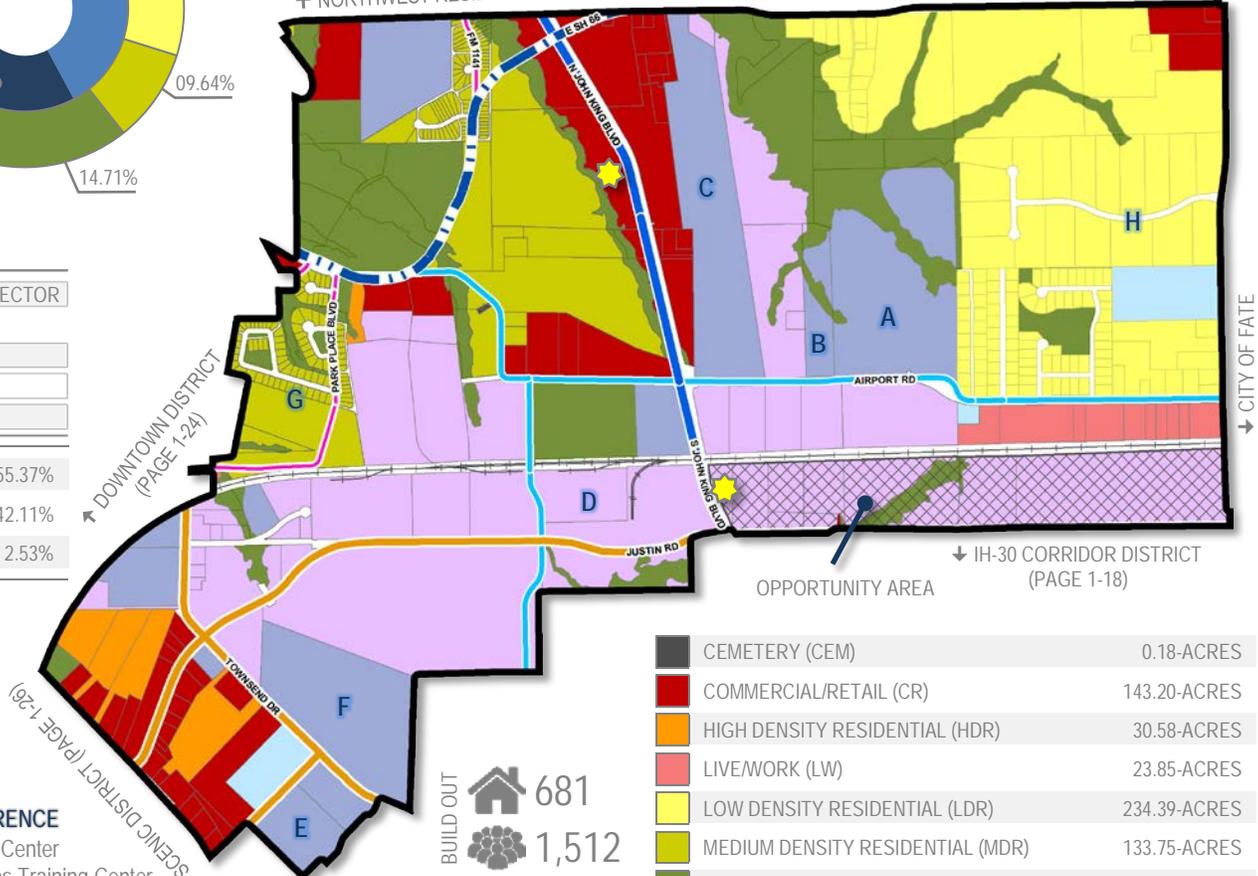
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. *Park Place*), estate and rural residential (e.g. *Rolling Meadows Subdivision*), and higher density residential developments (e.g. *Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- and *City* -- in an east/west direction. The *Ralph Hall Municipal Airport* and several other large public/school facilities are also located within the boundaries of this district.

 John King Boulevard Trail Plan  
Rest Stop/Trailblazer Pylon



Color	Category	Percentage
Black	COMMERCIAL	55.37%
Blue	RESIDENTIAL	42.11%
Light Blue	MIXED USE	2.53%
Pink	MINOR COLLECTOR	
Light Blue	M4U	
Orange	M4D	
Dark Blue	P6D	
Dark Blue	TXDOT 4D	

↑ NORTHWEST RESIDENTIAL DISTRICT (PAGE 1-25)    ↑ NORTHEAST RESIDENTIAL DISTRICT (PAGE 1-23)



## POINTS OF REFERENCE

- A. Animal Adoption Center
- B. Regional Firearms Training Center
- C. Ralph Hall Municipal Airport
- D. Leon Tuttle Athletic Complex
- E. Rockwall County Courthouse
- F. Utley Middle School
- G. Park Place Subdivision
- H. Rolling Meadows Subdivision

**CURRENT**  
 220  
 71  
 488

**BUILD OUT**  
 681  
 1,512  
**% OF ROCKWALL**  
 1.10%  
 3.91%  
 0.82%

CEMETERY (CEM)	0.18-ACRES
COMMERCIAL/RETAIL (CR)	143.20-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	30.58-ACRES
LIVE/WORK (LW)	23.85-ACRES
LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	133.75-ACRES
PARKS AND OPEN SPACE (OS)	204.05-ACRES
PUBLIC (P)	212.77-ACRES
QUASI-PUBLIC (QP)	23.65-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	0.08-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	381.07-ACRES

- 1 **Live/Work.** The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
- 2 **Suburban Residential.** While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should *not* be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (*i.e. Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
- 3 **Commercial/Retail Centers.** The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
- 4 **Industrial/Special Commercial Corridor Opportunity Area.** The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor*.
- 5 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

The *Downtown* land use designation should include a mixture of land uses that are complementary to the existing development pattern and are intended to add to the attractive, pedestrian-oriented environment of Rockwall's historic downtown. In addition, this area is the historic core of the City and should continue to be a symbol of community life in Rockwall. The policies adopted in Appendix 'C', *Small Area Plans*, of this Comprehensive Plan should generally regulate this land use designation.

**DESIGNATION CHARACTERISTICS**

- 1 Primary Land Uses: Retail, Office, Restaurant and Residential Land Uses
- 2 Secondary Land Uses: Institutional/Civic Land Uses
- 3 Zoning Districts: Downtown (DT) District

**EXISTING LAND USE EXAMPLES**

- 1 Downtown Square and Surrounding Areas



**SPECIAL COMMERCIAL CORRIDOR (SC)**

The *Special Commercial Corridor* land use designation is intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region. This area should include the recommendations contained in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan.

**DESIGNATION CHARACTERISTICS**

- 1 Primary Land Uses: Regional Shopping Centers, Entertainment, Retail, Personal Services, Restaurant, Corporate Offices, Employment and Recreation Land Uses
- 2 Secondary Land Uses: Residential, Open Space, Parks, Trails, Banks, Service Stations and Institutional/Civic Land Uses (Secondary Land Uses should be integrated into a Larger Development)
- 3 Zoning Districts: Commercial (C) District and Planned Development (PD) District

**EXISTING LAND USE EXAMPLES**

- 1 IH-30 Corridor

**PUBLIC LAND AND OPEN SPACE**

**PARKS AND OPEN SPACE (OS)**

The *Parks and Open Space* land use designation includes all floodplains and major public open spaces (e.g. neighborhood parks, community parks, greenbelts, trail systems, etc.). These areas should be preserved and are intended to provide citywide recreation/trail opportunities and natural drainage areas that help define the character of Rockwall.

**DESIGNATION CHARACTERISTICS**

- 1 Primary Land Uses: Floodplain, Open Space, Parks, and Trails Land Uses
- 2 Secondary Land Uses: N/A
- 3 Zoning Districts: N/A

**EXISTING LAND USE EXAMPLES**

- 1 Harry Myers Park



**PUBLIC (P)**

The *Public* land use designation includes uses that are operated exclusively by a public body that serve the public's health, safety or general welfare. This land use designation includes land uses such as public schools, libraries, the airport, the City's administrative and service facilities, and any other state or federal facilities.

**DESIGNATION CHARACTERISTICS**

- 1 Primary Land Uses: Schools, Libraries, Fire Stations, Pump Stations, Water Towers, Police Stations, City Administrative Offices, and County, State or Federal Facilities
- 2 Secondary Land Uses: Open Space, Parks, and Trails Land Uses
- 3 Zoning Districts: N/A

**EXISTING LAND USE EXAMPLES**

- 1 City Place
- 2 County Courthouse
- 3 Municipal Courts Building

**QUASI-PUBLIC (QP)**



## ● TECHNOLOGY/EMPLOYMENT CENTERS (TEC)

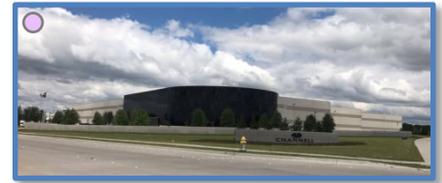
The *Technology/Employment Centers* land use category is characterized by employment-oriented businesses, which are generally situated in larger centers (e.g. *Rockwall Technology Park*) with access to key transportation networks. These uses should utilize large setbacks, campus style green spaces and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

### DESIGNATION CHARACTERISTICS

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

### EXISTING LAND USE EXAMPLES

- 1 Rockwall Technology Park
- 2 Channell Commercial Corporation



## SPECIAL DISTRICTS ● ● ● ●

### ● LIVE/WORK (LW)

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

### DESIGNATION CHARACTERISTICS

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

### EXISTING LAND USE EXAMPLES

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



### ● MIXED-USE (MU)

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

### DESIGNATION CHARACTERISTICS

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

### EXISTING LAND USE EXAMPLES

- 1 Rockwall Commons
- 2 Harbor District

### ● DOWNTOWN (DT)

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT AND LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR LIGHT INDUSTRIAL (LI) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING AN 80.50-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-2, 2-5, 2-8, 2-9, & 20 OF THE D. HARR SURVEY, ABSTRACT NO. 102 AND LOT 1, BLOCK A, ROCKWALL COMMERCIAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND FURTHER DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a *Zoning Change* from an Agricultural (AG) District and a Light Industrial (LI) District to Planned Development District XX (PD-XX) for Light Industrial (LI) District and Commercial (C) District land uses on an 80.50-acre tract of land identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

granting this zoning change, and as may be amended in the future;

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

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

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

**SECTION 5.** That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, outlined in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 6.** That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

**SECTION 7.** 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 8.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 9.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (*including references to the Unified Development Code [UDC]*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 10.** 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 6<sup>th</sup> DAY OF APRIL, 2026.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: March 16, 2026

2<sup>nd</sup> Reading: April 6, 2026

**Exhibit 'A'**  
**Legal Description**

**BEING** a tract of land situated in the E. M. Elliott Survey, Abstract No. 77 and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Rockwall Commercial, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20210000008470 of the Plat Records of Rockwall County, Texas, a portion of a tract of land, described in a deed to James Collier Properties Inc., recorded in Instrument No. 20190000002250, all of a called 21.554-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017597, all of a called 0.165-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009013, all of a called 8.114-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017598, all of a called 4.115-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009011, a portion of a called 6.027-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009012, and a portion of a called 6.149-acre tract of land, described in a deed to the City of Rockwall, Texas, recorded in Volume 5418, Page 54, all of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northeast corner of said Lot 1, Block A, same being on the current west right of way line of F. M. Highway 3549, a variable width right of way;

**THENCE** South 01°08'02" East, along the east line of said Lot 1, Block A and the west right of way line of said F. M. Highway 3549, a distance of 399.55 feet to a point for the easterly, southeast corner of said Lot 1, same being the intersection of the west right of way line of said Lot 1 with the northerly right of way line of Justin Road, a variable width right of way at this point;

**THENCE** in a westerly direction, departing the westerly right of way line of said F. M. Highway 3549, along the southerly line of said Lot 1, Block A and the northerly right of way line of said Justin Road, the following:

South 43°51'50" West, a distance of 42.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°52'34" West, a distance of 49.82 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 4,064.40 feet, a central angle of 18°16'32", and a chord bearing and distance of South 79°44'18" West, 1,290.93 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 1,296.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 1,507.50 feet, a central angle of 17°40'38", and a chord bearing and distance of South 79°26'21" West, 463.26 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 465.10 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°16'40" West, a distance of 916.91 feet to a point for the southwest corner of said Lot 1, Block A and the northwest corner of the westerly terminus of said Justin Road, same being on the east line of aforesaid 21.554-acre tract;

**THENCE** South 01°22'57" East, along the westerly terminus of said Justin Road and the east line of said 21.554-acre tract, passing at a distance of 42.5 feet, a found 1/2-inch iron rod, passing at a distance of 85.0 feet, the southwest corner of said westerly terminus, and the northerly, northwest corner of Lot 1R, Block C of aforesaid Rockwall Commercial, continuing along a westerly line of said Lot 1R, a total distance of 99.36 feet to a 1/2-inch iron rod found for the southeast corner of said 21.554-acre tract;

**THENCE** South 89°44'43" West, along the southerly line of said 21.554-acre tract, passing the westerly, northwest corner of said Lot 1R, and the northeast corner of a called 19.99-acre tract of land, described in

**Exhibit 'A'**  
*Legal Description*

a deed to Rafizadeh M & M Family Ltd., recorded in in Volume 5359, Page 179 of the Real Property Records of Rockwall County, Texas, continuing along the north line of said 19.99-acre tract, a total distance of 776.32 feet to the northwest corner of said 19.99-acre tract, and the northeast corner of Tract 2 (called 1.76-acres), described in a deed to Columbia North Texas Healthcare System, L.P., recorded in Instrument No. 20230000018917 of the Real Property Records of Rockwall County, Texas;

**THENCE** South 89°51'46" West, continuing along the southerly line of said 21.554-acre tract and the northerly line of said Tract 2 (called 1.76-acres), passing the southwest corner of said 21.554-acre tract, the southeast corner of aforesaid 0.165-acre tract, the southwest corner of said 0.165-acre tract and the southeast corner of aforesaid 8.114-acre tract, continuing along the southerly line of said 8.114-acre tract, a total distance of 564.90 feet to a point for the northwest corner of said Tract 2 (called 1.76-acres);

**THENCE** South 89°47'42" West, continuing along the southerly line of said 8.114-acre tract, a distance of 613.84 feet to the southwest corner of said 8.114-acre tract, and the southeast corner of aforesaid 6.027-acre tract;

**THENCE** South 89°54'17" West, along the southerly line of said 6.027-acre tract, a distance of 301.89 feet to a point for corner on the easterly right of way line of the John King Boulevard (S. H. 205 Bypass), a variable width right of way as described as Parcel 24 in a deed to the City of Rockwall, Texas, recorded in Volume 5659, Page 36 of the Real Property Records of Rockwall County, Texas;

**THENCE** North 30°30'49" West, departing the southerly line of said 6.027-acre tract and along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 54.36 feet to a point for the southwest corner of a called Parcel 6, described in a deed to the State of Texas, recorded in Instrument No. 20220000025271, of the Real Property Records of Rockwall County, Texas;

**THENCE** North 62°24'11" East, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.86 feet to a point for the southeast corner of said Parcel 6;

**THENCE** North 27°34'28" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 101.37 feet to a point for corner;

**THENCE** North 30°36'15" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.13 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,638.00 feet, a central angle of 17°06'10", and a chord bearing and distance of North 21°53'07" West, 487.13 feet;

**THENCE** in a northerly direction, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), passing the north corner of said Parcel 6, the westerly line of said 6.027-acre tract and the easterly line of aforesaid 6.149-acre tract, continuing across said 6.149-acre tract, with said non-tangent curve to the right, an arc distance of 488.94 feet to a point for corner;

**THENCE** North 13°12'04" West, continuing across said 6.149-acre tract, a distance of 83.44 feet to a point for corner on the northerly line of said 6.149-acre tract, same being on the south line of the M. K. & T. Railroad Company right of way;

**THENCE** North 88°17'24" East, along the northerly line of said 6.149-acre tract, the northerly line of aforesaid 6.027-acre tract, the northerly line of aforesaid 4.115-acre tract and the northerly line of aforesaid 8.114-acre tract, and the southerly line of said M. K. & T. Railroad Company right of way, a distance of 1,293.06 feet to a point for the northeast corner of said 8.114-acre tract and the northwest corner of aforesaid 21.554-acre tract;

**THENCE** North 88°08'36" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said 21.554-acre tract, a distance of 1,206.75 feet to a point for the northeast corner of said 21.554-acre tract and the northwest corner of aforesaid Lot 1, Block A;

**Exhibit 'A'**  
*Legal Description*

**THENCE** North 88°12'00" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said Lot 1, Block A, a distance of 2,732.04 feet to the **POINT OF BEGINNING**, and containing 77.86 acres (3,391,721 square feet) of land, more or less.

DRAFT  
ORDINANCE  
02.24.2026

**Exhibit 'B'**  
Subdistrict Plan



**Exhibit 'C'**  
Concept Plan for Subdistrict A



**Exhibit 'D'**  
*Conceptual Building Elevations for Subdistrict A*



**Exhibit 'E'**  
*Development Standards*

**(A) ESTABLISHMENT AND INTENT OF THE SUBDISTRICTS**

The *Subject Property* shall be divided into three (3) subdistricts as depicted on the *Subdistrict Plan*, which is contained in *Exhibit 'B'* of this ordinance. The intent of each of the established *Subdistricts* is as follows:

- (1) Subdistrict A & B. The intent of *Subdistricts A & B* is to establish a corporate headquarters with *Office* and *Light Industrial* land uses. Specifically, *Subdistrict A* is intended to be a *Sheet Metal Facility* as depicted in *Exhibit 'C'* and *Exhibit 'D'*.
- (2) Subdistrict C. The intent of *Subdistrict C* is to provide a *Regional Commercial/Retail and Entertainment Center* that consists of retail, restaurant, and/or entertainment land uses.

**(B) PROCESSES FOR EACH SUBDISTRICT**

- (1) Subdistrict A. *Subdistrict A* shall be developed in general conformance with the *Concept Plan for Subdistrict A* contained in *Exhibit 'C'* of this ordinance, the *Conceptual Building Elevations for Subdistrict A* contained in *Exhibit 'D'* of this ordinance, and the development standards contained in this subsection (*i.e. Exhibit 'E'*) of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict A*, a *PD Site Plan -- that conforms to the requirements of this Planned Development District ordinance and the Unified Development Code (UDC) --* shall be submitted and approved in accordance with the requirements of Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]. The Director of Planning and Zoning may require a *PD Development Plan for Subdistrict A* if it is determined that the *PD Site Plan* does not meet the intent of this Planned Development District Ordinance
- (2) Subdistrict B. *Subdistrict B* shall be developed in general conformance with the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance, and the development standards contained in *Exhibit 'E'* of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict B*, a *PD Development Plan* and *PD Site Plan* shall be submitted and approved in accordance with the requirements of Article 10, *Planned Development District Regulations*, and Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and in conformance with this ordinance.
- (3) Subdistrict C. *Subdistrict C* shall be developed in general conformance with the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance, and the development standards contained in *Exhibit 'E'* of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict C*, a *PD Development Plan* and *PD Site Plan -- that conforms to the requirements of this Planned Development District ordinance and the Unified Development Code (UDC) --* shall be submitted and approved in accordance with the requirements of Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and in conformance with this ordinance.
- (4) PD Site Plans. If a *PD Site Plan* is submitted that does not meet the intent of this Planned Development District Ordinance or an approved *PD Development Plan*, the Director of Planning and Zoning shall prepare a recommendation outlining how the proposed *PD Site Plan* fails to meet the intent, and bring the *PD Site Plan* and recommendation to the Planning and Zoning Commission for action. Should the Planning and Zoning Commission determine that the *PD Site Plan* does meet the intent of this ordinance or the approved *PD Development Plan*, the *PD Site Plan* may be approved in accordance with the

**Exhibit 'E'**  
*Development Standards*

procedures of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and with the requirements of this ordinance; however, should the Planning and Zoning Commission determine that the *PD Site Plan* does not meet the intent of this ordinance or an approved *PD Development Plan*, the Planning and Zoning Commission shall deny the *PD Site Plan* and the applicant shall be required to submit a *PD Development Plan* or an *Amended PD Development Plan* in accordance with Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and this ordinance.

**(C) GENERAL STANDARDS.**

The following general standards shall apply for all *Subdistricts* as depicted on the *Subdistrict Plan* contained in *Exhibit 'C'* of this ordinance:

(1) Development Standards. Unless otherwise stipulated by this Planned Development District, all property situated within any *Subdistrict* shall be subject to the development standards stipulated by the *General Overlay District Standards* as outlined in Section 06.02, *General Overlay District Standards*, of Article 5, *Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(2) Landscape Buffers. All landscape buffers shall be provided as follows:

(a) Landscape Buffer Adjacent to the N. John King Boulevard. A minimum of a 50-foot landscape buffer shall be provided along the frontage of the N. John King Boulevard (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. A meandering/curvilinear ten (10) foot sidewalk/trail shall be constructed within the 50-foot landscape buffer.

(b) Landscape Buffer Adjacent to Stodghill Road (FM-3549). A minimum of a 20-foot landscape buffer shall be provided along the frontage of the Stodghill Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 20-foot landscape buffer.

(c) Landscape Buffer Adjacent to Justin Road (Subdistrict 'A' and 'B'). A minimum of a 50-foot landscape buffer shall be provided along the frontage of Justin Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 50-foot landscape buffer.

(d) Landscape Buffer Adjacent to Justin Road (Subdistrict 'C'). A minimum of a 20-foot

**Exhibit 'E'**  
*Development Standards*

landscape buffer shall be provided along the frontage of Justin Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 20-foot landscape buffer.

(e) Landscape Buffer Adjacent to the Railroad (i.e. Union Pacific/Dallas Garland). A minimum of a ten (10) foot landscape buffer shall be provided along the railroad, and shall incorporate a row of canopy trees on 20-foot centers.

(3) Variances/Exceptions. Variances and exceptions to the requirements of this ordinance shall be submitted and approved in accordance with the process and procedures set forth in Article 11, *Development Applications and Review procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

**Exhibit 'E'**  
*Development Standards*

**(D) SUBDISTRICT A:**

- (1) Concept Plan. Development within *Subdistrict A* -- as depicted on the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance -- shall generally conform with the *Concept Plan* depicted in the *Concept Plan* for *Subdistrict A* -- contained in *Exhibit 'C'* of this ordinance --.
- (2) Building Elevations. Development within *Subdistrict A* -- as depicted on the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance -- shall generally conform to the *Conceptual Building Elevations* depicted in the *Conceptual Building Elevations* for *Subdistrict A* contained in *Exhibit 'D'* of this ordinance.
- (3) Permitted Land Uses. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict A* -- as depicted on the *Subdistrict Plan* contained in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the Light Industrial (LI) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following shall apply:

(a) The following land uses shall be expressly Prohibited:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL CLINIC FOR SMALL ANIMALS WITHOUT OUTDOOR PENS
- ANIMAL HOSPITAL OR CLINIC
- ANIMAL SHELTER OF LOAFING SHED
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- LIMITED-SERVICE HOTEL
- FULL-SERVICE HOTEL
- RESIDENCE HOTEL
- MOTEL
- ASSISTED LIVING FACILITY
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- CONVALESCENT CARE FACILITY/NURSING HOME
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- CREMATORIUM
- DAYCRE WITH SEVEN (7) OR MORE CHILDREN
- GOVERNMENT FACILITY
- HOSPICE
- HOSPITAL
- PUBLIC LIBRARY, ART GALLERY OR MUSEUM
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- REGIONAL POST OFFICE
- PRISON/CUSTODIAL INSTITUTION
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TRADE SCHOOL

**Exhibit 'E'**  
**Development Standards**

- RESCUE MISSION OR SHELTER FOR THE HOMELESS
- SOCIAL SERVICE PROVIDER (*EXCEPT RESCUE MISSION OR HOMELESS SHELTER*)
- FINANCIAL INSTITUTION WITH DRIVE THROUGH
- FINANCIAL INSTITUTION WITHOUT DRIVE-THROUGH
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR COMMERCIAL AMUSEMENT/RECREATION
- OUTDOOR COMMERCIAL AMUSEMENT/RECREATION
- PUBLIC OR PRIVATE COMMUNITY OR RECREATION CLUB AS AN ACCESSORY USE
- PRIVATE COUNTRY CLUB
- GOLF DRIVING RANGE
- TEMPORARY FUNDRAISING EVENTS BY NON-PROFIT
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- HEALTH CLUB OR GYM
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- PRIVATE SPORTS ARENA, STADIUM, AND/OR TRACK
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- THEATER
- ALCOHOLIC BEVERAGE PACKAGE SALES
- PORTABLE BEVERAGE SERVICE FACILITY
- BREWPUB
- BUSINESS SCHOOL
- CATERING SERVICE
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- CRAFT/MICRO BREWERY, DISTILLERY AND/OR WINE
- INCIDENTAL DISPLAY
- FOOD TRUCKS/TRAILERS
- GARDEN SUPPLY/PLANT NURSERY
- GENERAL PERSONAL SERVICE
- HAIR SALON AND/OR MANICURIST
- LAUNDROMAT WITH DROP-OFF/PICKUP SERVICES
- SELF-SERVICE LAUNDROMAT
- PRIVATE MUSEUM OR ART GALLERY
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH LESS THAN 2,000 SF WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (*I.E. MAXIMUM OF FOUR [4] VEHICLES*)
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- SECONDHAND DEALER
- ART, PHOTOGRAPHY, OR MUSIC STUDIO
- TAXIDERMIST SHOP
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH OUTSIDE STORAGE
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITH OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- COMMERCIAL CLEANERS
- ELECTRICAL, WATCH, CLOCK, JEWELRY AND/OR SIMILAR REPAIR
- FEED STORE OR RANCH SUPPLY
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE
- GUBSMITH REPAIR AND SALES
- HEAVY MACHINERY AND EQUIPMENT RENTAL, SALES, AND SERVICE

**Exhibit 'E'**  
**Development Standards**

- LOCKSMITH
- MEDICAL OR SCIENTIFIC RESEARCH LAB
- SHOE AND BOOT REPAIR AND SALES
- MAJOR AUTO REPAIR GARAGE
- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- COMMERCIAL PARKING LOT
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TOWING AND IMPOUND YARD
- TOWING SERVICE WITHOUT STORAGE
- TRUCK STOP WITH GASOLINE SALES AND ACCESSORY USES
- ASPHALT OR CONCRETE BATCH PLANTS
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- BOTTLE WORKS FOR MILK OR SOFT DRINKS
- BREWERY OR DISTILLERY
- CARPET AND RUG CLEANING
- ENVIRONMENTALLY HAZARDOUS MATERIALS
- FOOD PROCESSING WITH NO ANIMAL SLAUGHTERING
- METAL PLATING OR ELECTROPLATING
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- PRINTING AND PUBLISHING
- SALVAGE OR RECLAMATION OF PRODUCTS INDOORS
- SALVAGE OR RECLAMATION OF PRODUCTS OUTDOORS
- HEAVY CONSTRUCTION TRADE YARD
- MINI-WAREHOUSE
- OUTSIDE STORAGE AND/OR OUTSIDE DISPLAY
- RECYCLING COLLECTION CENTER
- WHOLESALE SHOWROOM FACILITY
- AIRPORT, HELIPORT OR LANDING FIELD
- ANTENNA FOR AN AMATEUR RADIO
- ANTENNA DISH
- FREESTANDING COMMERCIAL ANTENNA (I.E. MONOPOLE OR A SIMILAR STRUCTURE)
- MOUNTED OR ATTACHED COMMERCIAL ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- COMMERCIAL DRONE DELIVERY HUB
- HELIPAD
- UTILITIES (NON-MUNICIPALLY OWNED OR CONTROLLED), INCLUDING SANITARY LANDFILL, WATER TREATMENT, AND SUPPLY, AND WASTEWATER TREATMENT
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- RECORDING STUDIO
- SATELLITE DISH
- TRANSIT PASSENGER FACILITY
- TRUCKING COMPANY
- TV BROADCASTING AND OTHER COMMUNICATION SERVICE

(4) Density and Development Standards. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict A* -- as depicted on the *Subdistrict Plan* contained in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as required by Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development*

**Exhibit 'E'**  
*Development Standards*

Standards, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

(E) SUBDISTRICT B:

(1) Permitted Land Uses. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict B* -- as depicted on the *Subdistrict Plan* contained in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the Light Industrial (LI) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02], as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following shall apply:

(a) The following land uses shall be permitted By-Right:

- HELIPAD

(b) The following land uses shall be expressly Prohibited:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL CLINIC FOR SMALL ANIMALS WITHOUT OUTDOOR PENS
- ANIMAL HOSPITAL OR CLINIC
- ANIMAL SHELTER OF LOAFING SHED
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- LIMITED-SERVICE HOTEL
- FULL-SERVICE HOTEL
- RESIDENCE HOTEL
- MOTEL
- ASSISTED LIVING FACILITY
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- CONVALESCENT CARE FACILITY/NURSING HOME
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- CREMATORIUM
- DAYCRE WITH SEVEN (7) OR MORE CHILDREN
- GVERNMENT FACILITY
- HOSPICE
- HOSPITAL
- PUBLIC LIBRARY, ART GALLERY OR MUSEUM
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- REGIONAL POST OFFICE
- PRISON/CUSTODIAL INSTITUTION
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TRADE SCHOOL
- RESCUE MISSION OR SHELTER FOR THE HOMELESS
- SOCIAL SERVICE PROVIDER (*EXCEPT RESCUE MISSION OR HOMELESS SHELTER*)

**Exhibit 'E'**  
**Development Standards**

- FINANCIAL INSTITUTION WITH DRIVE THROUGH
- FINANCIAL INSTITUTION WITHOUT DRIVE-THROUGH
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR COMMERCIAL AMUSEMENT/RECREATION
- OUTDOOR COMMERCIAL AMUSEMENT/RECREATION
- PUBLIC OR PRIVATE COMMUNITY OR RECREATION CLUB AS AN ACCESSORY USE
- PRIVATE COUNTRY CLUB
- GOLF DRIVING RANGE
- TEMPORARY FUNDRAISING EVENTS BY NON-PROFIT
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- HEALTH CLUB OR GYM
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- PRIVATE SPORTS ARENA, STADIUM, AND/OR TRACK
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- THEATER
- ALCOHOLIC BEVERAGE PACKAGE SALES
- PORTABLE BEVERAGE SERVICE FACILITY
- BREWPUB
- BUSINESS SCHOOL
- CATERING SERVICE
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- CRAFT/MICRO BREWERY, DISTILLERY AND/OR WINE
- INCIDENTAL DISPLAY
- FOOD TRUCKS/TRAILERS
- GARDEN SUPPLY/PLANT NURSERY
- GENERAL PERSONAL SERVICE
- HAIR SALON AND/OR MANICURIST
- LAUNDROMAT WITH DROP-OFF/PICKUP SERVICES
- SELF-SERVICE LAUNDROMAT
- PRIVATE MUSEUM OR ART GALLERY
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH LESS THAN 2,000 SF WITHOUT DRIVE-THROUGH OR DRIVE-IN
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- RESTAURANT WITH 2,000 SF OR MORE WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (*I.E. MAXIMUM OF FOUR [4] VEHICLES*)
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- SECONDHAND DEALER
- ART, PHOTOGRAPHY, OR MUSIC STUDIO
- TAXIDERMIST SHOP
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH OUTSIDE STORAGE
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITH OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- COMMERCIAL CLEANERS
- ELECTRICAL, WATCH, CLOCK, JEWELRY AND/OR SIMILAR REPAIR
- FEED STORE OR RANCH SUPPLY
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE
- GUBSMITH REPAIR AND SALES
- HEAVY MACHINERY AND EQUIPMENT RENTAL, SALES, AND SERVICE
- LOCKSMITH
- MEDICAL OR SCIENTIFIC RESEARCH LAB

**Exhibit 'E'**  
*Development Standards*

- SHOE AND BOOT REPAIR AND SALES
- MAJOR AUTO REPAIR GARAGE
- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
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- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- BOTTLE WORKS FOR MILK OR SOFT DRINKS
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- CARPET AND RUG CLEANING
- ENVIRONMENTALLY HAZARDOUS MATERIALS
- FOOD PROCESSING WITH NO ANIMAL SLAUGHTERING
- METAL PLATING OR ELECTROPLATING
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- PRINTING AND PUBLISHING
- SALVAGE OR RECLAMATION OF PRODUCTS INDOORS
- SALVAGE OR RECLAMATION OF PRODUCTS OUTDOORS
- HEAVY CONSTRUCTION TRADE YARD
- MINI-WAREHOUSE
- OUTSIDE STORAGE AND/OR OUTSIDE DISPLAY
- RECYCLING COLLECTION CENTER
- WHOLESALE SHOWROOM FACILITY
- AIRPORT, HELIPORT OR LANDING FIELD
- ANTENNA FOR AN AMATEUR RADIO
- ANTENNA DISH
- FREESTANDING COMMERCIAL ANTENNA (I.E. MONOPOLE OR A SIMILAR STRUCTURE)
- MOUNTED OR ATTACHED COMMERCIAL ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- COMMERCIAL DRONE DELIVERY HUB
- UTILITIES (NON-MUNICIPALLY OWNED OR CONTROLLED), INCLUDING SANITARY LANDFILL, WATER TREATMENT, AND SUPPLY, AND WASTEWATER TREATMENT
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- RECORDING STUDIO
- SATELLITE DISH
- TRANSIT PASSENGER FACILITY
- TRUCKING COMPANY
- TV BROADCASTING AND OTHER COMMUNICATION SERVICE

(2) *Density and Development Standards*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict B* -- as depicted on the *Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as required by Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

**Exhibit 'E'**  
*Development Standards*

(F) SUBDISTRICT C:

(1) Permitted Land Uses. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict C* -- as depicted on the *Subdistrict Plan* contained in Exhibit 'C' of this ordinance -- shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02], as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following shall apply:

(a) The following land uses shall be expressly Prohibited:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL HOSPITAL OR CLINIC
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- MOTEL
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- HOSPICE
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TEMPORARY EDUCATION BUILDINGS FOR PUBLIC OR PRIVATE SCHOOL
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- ASTROLOGER, HYPNOTIST, OR PSYCHIC
- PORTABLE BEVERAGE SERVICE FACILITY
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- GARDEN SUPPLY/PLANT NURSERY
- LAUNDROMAT WITH DROPOFF/PICKUP SERVICES
- SELF SERVICE LAUNDROMAT
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS <sup>(1)</sup>
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- SECONDHAND DEALER
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE <sup>(2)</sup>
- RENTAL, SALES, AND SERVICE OF HEAVY MACHINERY AND EQUIPMENT
- LOCKSMITH
- SHOE AND BOOT REPAIR AND SALES
- TRADE SCHOOL

**Exhibit 'E'**  
**Development Standards**

- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- MINI-WAREHOUSE
- WHOLESALE SHOWROOM FACILITY
- COMMERCIAL ANTENNA
- COMMERCIAL FREESTANDING ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- HELIPAD
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- TRANSIT PASSENGER FACILITY
- WIRELESS COMMUNICATION TOWER

**NOTES:**

- (1): UNLESS ACCESSORY TO A SPA OR HAIR SALON.
- (2): UNLESS ACCESSORY TO A GENERAL RETAIL STORE.

(2) **Density and Development Standards.** Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict C* -- as depicted on the *Subdistrict Plan* contained in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional requirements stipulated for a property in a Commercial (C) District as required by Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, all development on *Subdistrict C* shall conform to the standards depicted in *Table 3*, which are as follows:

**TABLE 3: LOT DIMENSIONAL REQUIREMENTS**

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK <sup>(1)</sup>	25'
MINIMUM SIDE YARD SETBACK <sup>(2)</sup>	10'
MINIMUM REAR YARD SETBACK <sup>(2)</sup>	10'
MINIMUM BETWEEN BUILDINGS <sup>(2)</sup>	15'
MAXIMUM BUILDING HEIGHT <sup>(3)</sup>	60'
MAXIMUM LOT COVERAGE <sup>(4)</sup>	60%
MINIMUM LANDSCAPING	20%

**GENERAL NOTES:**

- 1: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- 2: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.
- 3: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
- 4: NO ADDITIONAL FLOOR AREA RATIO (FAR) REQUIREMENTS WILL REGULATE THE LOT COVERAGE OR FORM OF THE BUILDING.

# PROJECT COMMENTS



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

DATE: 2/20/2026

PROJECT NUMBER: Z2026-008  
PROJECT NAME: SUP for a Residential Infill  
SITE ADDRESS/LOCATIONS: 213 S Clark Street

CASE CAPTION: Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes on behalf of Ruben Fragoso of SixFold Ventures for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	02/20/2026	Approved w/ Comments

02/20/2026: Z2026-008; Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 213 S. Clark Street

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

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street.

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

M.3 For reference, include the case number (Z2026-008) in the lower right-hand corner of all pages on future submittals.

M.4 The subject property shall be replatted prior to issuance of a Building Permit.

I.5 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is within 500-feet of the Dawson Subdivision which has been in existence for more than ten (10) years, consists of 16 lots, and is more than 90% developed.

I.6 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."

M.7 Driveway. The minimum length of driveway pavement from public right-of-way for rear and side yard is 20-feet. Please correct and indicate this on the plot plan.

M.8 Ordinances. Please review the attached draft ordinance prior to the March 10, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by March 3, 2026.

I.9 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 3, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 10, 2026 Planning and Zoning Commission Public Hearing Meeting.

I.10 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 24, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on March 10, 2026.

I.11 City Council Meeting Dates. The projected City Council meeting dates for this case will be March 16, 2026 (1st Reading) and April 6, 2026 (2nd Reading).

I.12 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/18/2026	Approved w/ Comments

- 02/18/2026:
1. Add a north arrow
  2. Please label the main roads. Is this Hartman Street?
  3. Please label the main roads. Is this S Clark St?
  4. AC cannot block drainage.
  5. What is this easement for? There is not existing sewer back here.

General Items:

- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with the Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There is an existing 6" sewer main along Hartman St available for use.
- There is an existing 8" water main along S Clark St available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls. Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, gravel, or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/18/2026	Approved w/ Comments

02/18/2026: If approved, the applicant will need to obtain a Building Permit prior to starting any work.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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FIRE	Ariana Kistner	02/19/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/17/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/17/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/17/2026	Approved
No Comments			

**SITE PLAN NOTES:**

1. BUILDER TO VERIFY ALL UTILITY LOCATIONS.

**SQUARE FOOTAGE CALCS**

SF	AREAS
194	FIRST FLOOR PLAN
144	ESTIMATED SECOND FLOOR PLAN
2105	TOTAL CONDITIONED
591	2 CAR GARAGE
41	COVERED FRONT PORCH
255	COVERED PATIO
899	TOTAL
3404	TOTAL UNDER ROOF

FAR: IMPERVIOUS / 412 SF LOTCOVER

SF = 2194/412 = 44%

**General Items:**

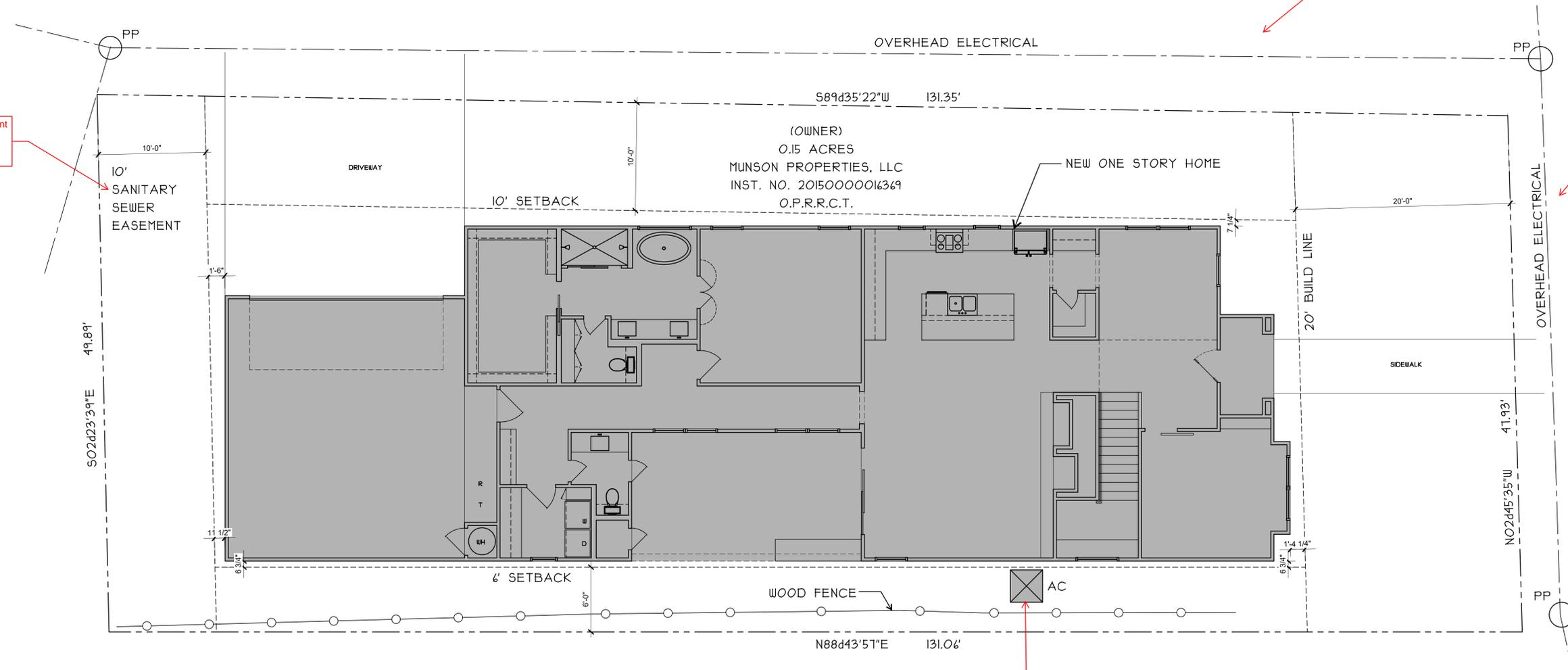
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- Additional comments may be provided at time of Building Permit.

Add a north arrow

Please label the main roads. Is this Hartman Street?

What is this easement for? There is not existing sewer back here.

Please label the main roads. Is this S Clark St?



AC cannot block drainage.

A NEW RESIDENCE  
213 S. CLARK STREET  
JMS CUSTOM HOMES

**ISSUE LOG**

DATE	DESCRIPTION
02/12/26	SUP

**REVISION LOG**

DATE	DESCRIPTION	REV. NO.
------	-------------	----------

**ISSUED FOR:**

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



FANNINGPHILIPS DESIGN

CONTRACTOR: JAVIER SILVA  
support@jmscustomhomes.net  
972-514-9462  
DESIGNER: PATRA PHILIPS  
patra@fanningphilips.com  
214-284-8734

ARCH. PROJ. #: 26103  
SCALE: REF. DRAWING

SHEET NO.

**A2.1**  
ARCHITECTURAL SITE PLAN

1 ARCHITECTURAL SITE PLAN  
Scale: 3/16" = 1'-0"



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

#### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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 213 S Clark St 75087

PID 14424

SUBDIVISION B F BOYDSTUN

LOT

BLOCK

48B

GENERAL LOCATION

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER

SixFold Ventures

APPLICANT

JMS Custom Homes

CONTACT PERSON

Ruben Fragoso

CONTACT PERSON

Javier Silva

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 Ruben Fragoso [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \$215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF February, 2026 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION." April Ridley-Cutts

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF February, 2026.

OWNER'S SIGNATURE

*Ruben Fragoso*

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TX~~ VA  
County of Chesapeake

*April Ridley-Cutts*



REGISTRATION NUMBER  
00358833  
COMMISSION EXPIRES  
July 31, 2029

MY COMMISSION EXPIRES 07/31/2029

Notarized remotely online using communication technology via Proof.



Z2026-008: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 213 S. Clark Street

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.

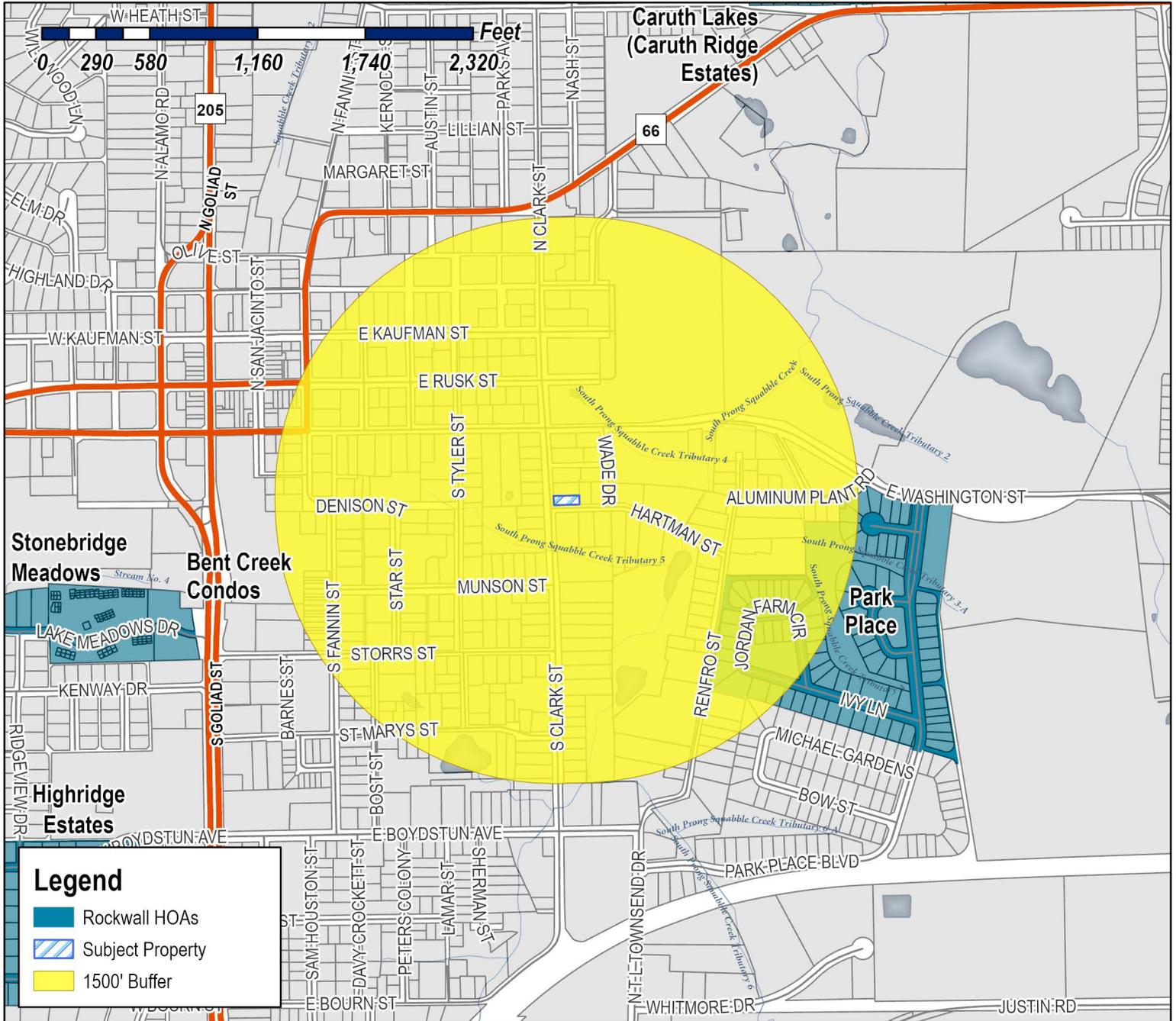




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**Case Number:** Z2026-008  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 213 S. Clark Street

**Date Saved:** 2/13/2026  
 For Questions on this Case Call (972) 771-7745



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2026-008]  
**Date:** Thursday, February 19, 2026 1:48:13 PM  
**Attachments:** [Public Notice \(02.13.2026\).pdf](#)  
[HOA Map \(02.13.2026\).pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, February 20, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, March 10, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, March 16, 2026 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-  
Z2026-008: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes on behalf of Ruben Fragoso of SixFold Ventures for the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

*Melanie Zavala*

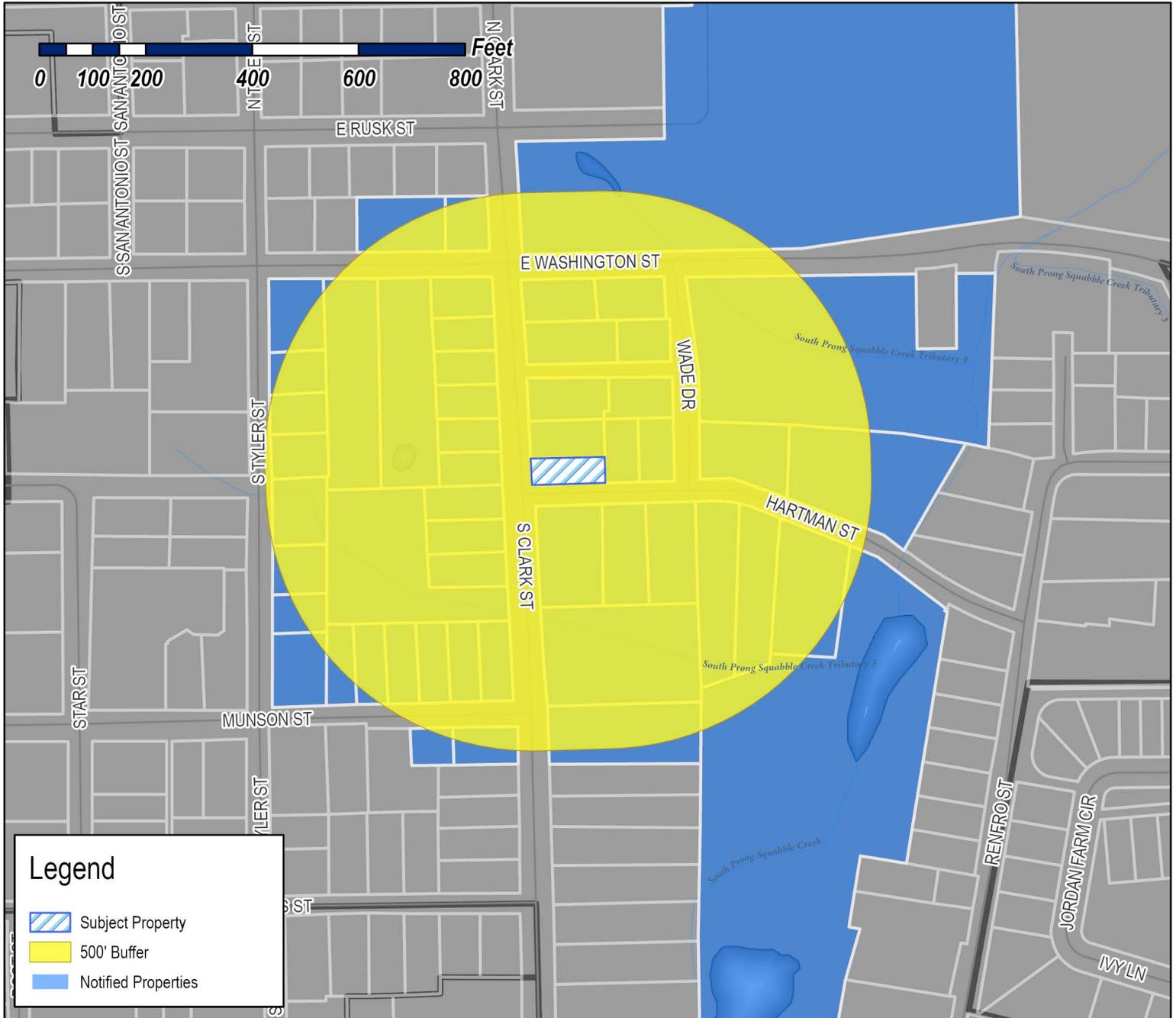
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2026-008  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 213 S. Clark Street



**Date Saved:** 2/13/2026

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

RESIDENT  
106 SCLARK ST  
ROCKWALL, TX 75087

TRES PUERTAS LLC  
2002 Primrose Dr  
Richardson, TX 75082

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

RICH LISA  
202 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
204 SCLARK ST  
ROCKWALL, TX 75087

FOX JONATHAN  
205 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
205 SCLARK ST  
ROCKWALL, TX 75087

RESIDENT  
206 SCLARK ST  
ROCKWALL, TX 75087

BOREN TERRY L ETUX  
207 GNARLY OAKS WAY  
LTL RVR ACAD, TX 76554

WOOD WILLIAM AND SANDIE  
207 WADE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
208 SCLARK ST  
ROCKWALL, TX 75087

LEFERE KEVIN M AND  
AMANDA HENRY  
209 S CLARK ST  
ROCKWALL, TX 75087

HARRIS DARRIN COLE  
210 GLENN AVE  
ROCKWALL, TX 75087

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

RESIDENT  
210 SCLARK ST  
ROCKWALL, TX 75087

WELLS RHONDA  
210 WADE DR  
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID  
211 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
211 TYLER ST  
ROCKWALL, TX 75087

ZAKEM KYNSIE JO  
212 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
213 SCLARK ST  
ROCKWALL, TX 75087

RESIDENT  
213 TYLER ST  
ROCKWALL, TX 75087

RESIDENT  
214 SCLARK ST  
ROCKWALL, TX 75087

RESIDENT  
215 TYLER ST  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
2241 AUBURN AVE  
DALLAS, TX 75214

CONFIDENTIAL  
2420 Conrad Cir  
Heath, TX 75032

CAUBLE LINDA  
301 S CLARK ST  
ROCKWALL, TX 75087

BURGESS JULIA ANN  
302 S CLARK ST  
ROCKWALL, TX 75087

FLINCHUM RITA  
305 TYLER ST  
ROCKWALL, TX 75087

RESIDENT  
306 SCLARK ST  
ROCKWALL, TX 75087

RESIDENT  
307 SCLARK ST  
ROCKWALL, TX 75087

TWOMEY ELIZABETH  
307 TYLER STREET  
ROCKWALL, TX 75087

RESIDENT  
309 TYLER ST  
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH  
401 SOUTH CLARK STREET  
ROCKWALL, TX 75087

SADLER LESLIE A  
402 S CLARK ST  
ROCKWALL, TX 75087

HUDSON KATIE  
501 MUNSON ST  
ROCKWALL, TX 75087

SAMPLES ELVA NELL  
502 RENFRO ST  
ROCKWALL, TX 75087

RICHARDSON JEANETTE  
503 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
505 MUNSON ST  
ROCKWALL, TX 75087

WYCKOFF MICHELE M  
507 MUNSON ST  
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1  
508 HIGHVIEW LANE  
ROCKWALL, TX 75087

RESIDENT  
508 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
509 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
511 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
513 MUNSON ST  
ROCKWALL, TX 75087

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

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

CARSON HEATHER  
606 E WASHINGTON ST  
ROCKWALL, TX 75087

WALLACE KATHERINE  
608 E WASHINGTON ST  
ROCKWALL, TX 75087

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

ROBINSON MARK A  
DBA MARKS LAWN AND LANDSCAPING  
6217 LOCUST ST  
ROWLETT, TX 75089

RESIDENT  
705 HARTMAN ST  
ROCKWALL, TX 75087

RESIDENT  
706 HARTMAN ST  
ROCKWALL, TX 75087

RESIDENT  
707 HARTMAN ST  
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON  
708 HARTMAN ST  
ROCKWALL, TX 75087

RESIDENT  
709-711 HARTMAN ST  
ROCKWALL, TX 75087

RENDON MARCELINO J JR  
710 HARTMAN ST  
ROCKWALL, TX 75087

ANDERSON TREVOR  
711 HARTMAN ST  
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN  
712 HARTMAN ST  
ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER  
713 HARTMAN  
ROCKWALL, TX 75087

HOOVER LINDA WEST-  
716 HARTMAN STREET  
ROCKWALL, TX 75087

RESIDENT  
801 EWASHINGTON  
ROCKWALL, TX 75087

SIMMONS JOHN V & JOAN M  
802 AGAPE CIR  
ROCKWALL, TX 75087

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

AUBE JEAN-PAUL III  
PO BOX 868  
ROCKWALL, TX 75087

# PUBLIC NOTICE



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

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

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

**Z2026-008: SUP for Residential Infill**

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes on behalf of Ruben Fragoso of SixFold Ventures for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Angelica Guevara**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, March 16, 2026 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

**Case No. Z2026-008: SUP for Residential Infill**

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

A NEW RESIDENCE  
 213 S. CLARK STREET  
 JMS CUSTOM HOMES

**ISSUE LOG**

DATE	DESCRIPTION
02/12/26	SUP

**REVISION LOG**

DATE	DESCRIPTION	REV. NO.

**ISSUED FOR:**

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



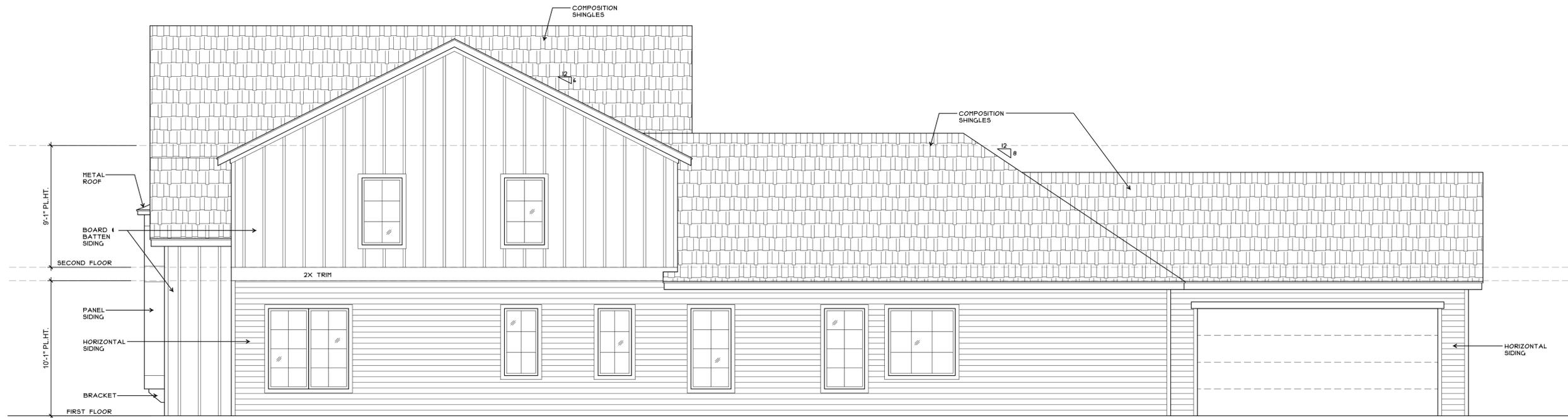
FANNINGPHILIPS DESIGN

CONTRACTOR: JAVIER SILVA  
 support@jmscustomhomes.net  
 972-514-9462  
 DESIGNER: PATRA PHILIPS  
 patra@fanningphilips.com  
 214-284-8734

ARCH. PROJ. #: 26103  
 SCALE: REF. DRAWING

SHEET NO.

**A5.1**  
 ELEVATIONS



**2 SOUTH ELEVATION**  
 Scale: 1/4" = 1'-0"



**1 WEST ELEVATION**  
 Scale: 1/4" = 1'-0"









# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-008

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
201 S. Clark Street	Single-Family Home	1911	3,373	240	Siding
202 S. Clark Street	Single-Family Home	1990	2,254	160	Siding
204 S. Clark Street	Single-Family Home	1980	1,658	N/A	Siding
205 S. Clark Street	Single-Family Home	1980	2,761	140	Siding
206 S. Clark Street	Single-Family Home	1985	1,209	N/A	Siding
208 S. Clark Street	Single-Family Home	1985	1,670	100	Siding
209 S. Clark Street	Single-Family Home	1980	1,690	36	Siding
210 S. Clark Street	Single-Family Home	1950	1,800	N/A	Siding
211 S. Clark Street	Single-Family Home	1999	2,345	64	Siding
212 S. Clark Street	Single-Family Home	1960	1,295	100	Siding
213 S. Clark Street	Vacant	N/A	N/A	N/A	N/A
214 S. Clark Street	Single-Family Home	1975	1,896	N/A	Siding
	AVERAGES:	1972	1,996	120	



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-008

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



201 S. Clark Street



202 S. Clark Street



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-008

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



204 S. Clark Street



205 S. Clark Street



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-008

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



206 S. Clark Street



208 S. Clark Street



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-008

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



209 S. Clark Street



210 S. Clark Street



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-008

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



211 S. Clark Street



212 S. Clark Street



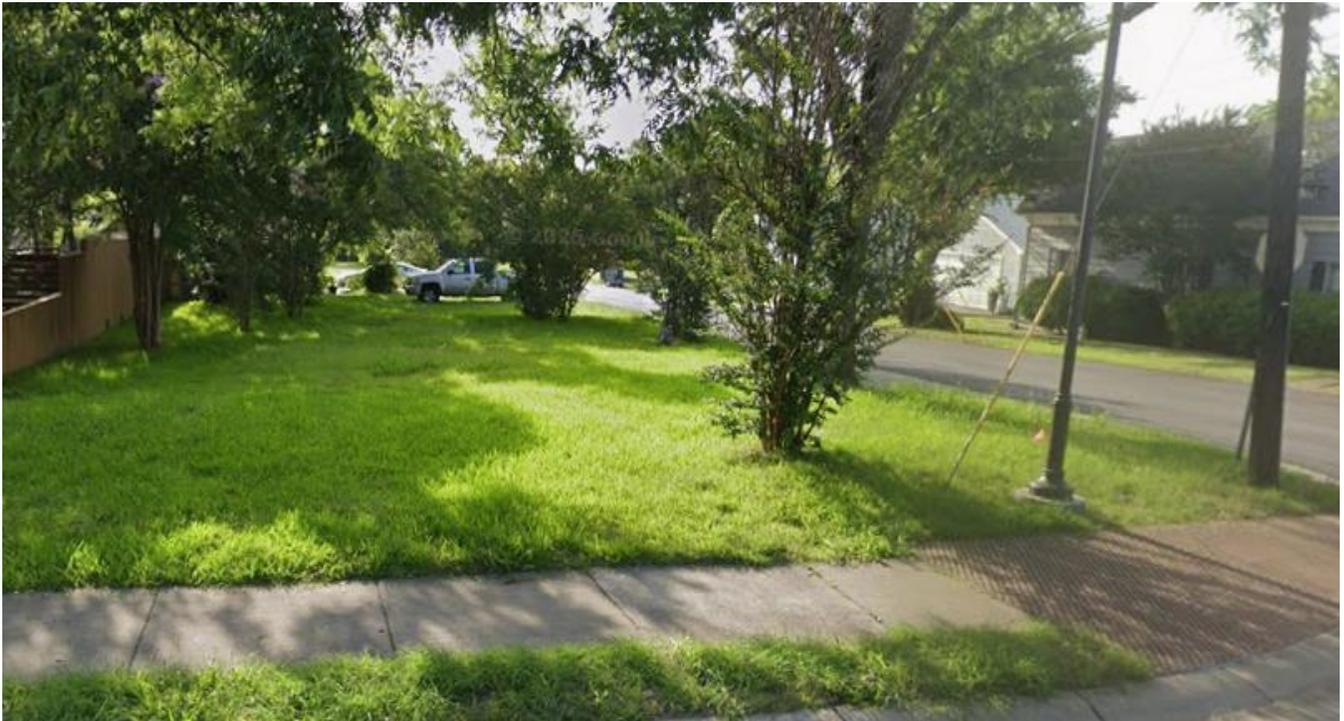
## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-008

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



213 S. Clark Street



214 S. Clark Street

CITY OF ROCKWALL

ORDINANCE NO. 26-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 ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME A ON A 0.150-ACRE TRACT OF LAND, IDENTIFIED AS BLOCK 48B OF THE B.F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.150-acre tract of land identified as Block 48B of the B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

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

## 2.2 COMPLIANCE

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the 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 6<sup>TH</sup> DAY OF APRIL, 2026.

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: March 16, 2026

2<sup>nd</sup> Reading: April 6, 2026

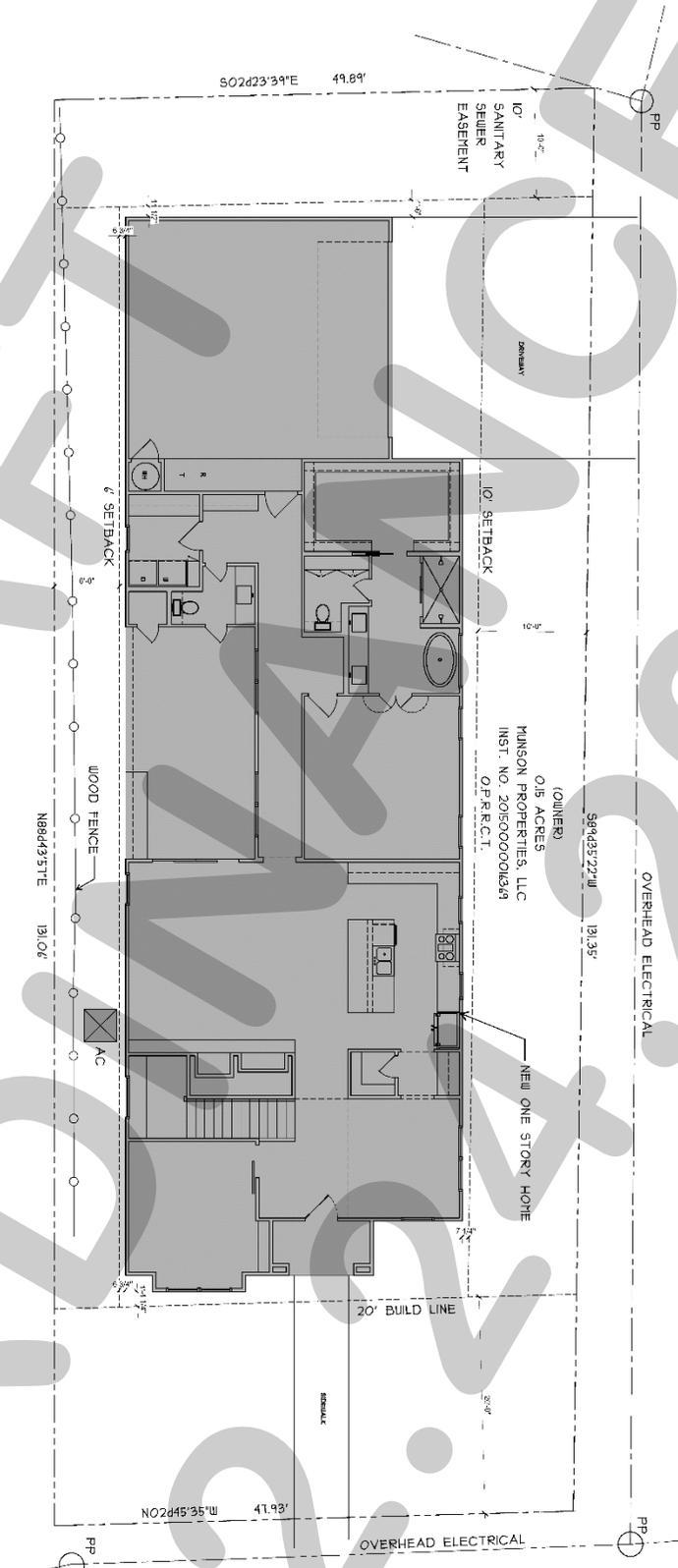
**Exhibit 'A':  
Location Map**

Address: 213 S. Clark Street

Legal Description: Block 48B of the B.F. Boydston Addition



**Exhibit 'B':  
Residential Plot Plan**



1 ARCHITECTURAL SITE PLAN  
SCALE: 1/8" = 1'-0"



# PROJECT COMMENTS



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

DATE: 2/19/2026

PROJECT NUMBER: Z2026-009  
PROJECT NAME: SUP for a Heavy Auto Repair  
SITE ADDRESS/LOCATIONS: 1765 T L Townsned

CASE CAPTION: Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of a Specific Use Permit (SUP) for a Major Auto Repair Garage on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	02/19/2026	Needs Review

02/19/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for a Major Auto Repair Garage on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive.

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

M.3 For reference, include the case number (Z2026-009) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property is Light Industrial (LI) District. In the Light Industrial (LI) District the Major Auto Repair Garage land use is permitted by Specific Use Permit (SUP). The SUP process allows "...discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." In addition, the Specific Use Permit (SUP) allows the Planning and Zoning Commission and City Council the discretion to consider certain land uses to mitigate for the proliferation of one (1) land use within close proximity to each other.

I.5 According to Subsection 02.02(H)(1), Major Auto Repair Garage, of Article 13, Definitions, of the Unified Development Code (UDC), a Major Auto Repair Garage a facility that completes "(m)ajor repair, rebuilding or reconditioning of engines, transmissions, or other major components for motor vehicles; collision services including body, frame, or fender straightening or repair; customizing; overall painting or paint shop; automotive glass and upholstery; those uses listed under Automobile repair, minor, and other similar uses. All repair work shall be performed inside an enclosed building. Vehicles shall not be stored on site no longer than 90-days."

I.6 According to the Conditional Land Use Standards required by Subsection 02.03(H)(1), of Article 04, Permissible Uses, of the Unified Development Code (UDC), a Major Auto Repair Garage shall meet the following:

- (1) Garage doors shall not face a public right-of-way, park or open space, or residentially zoned or used property.
- (2) Vehicles, equipment, parts or inventory shall not be stored outside overnight unless granted by the Planning and Zoning Commission and City Council through a Specific Use Permit (SUP). If permitted all stored items shall be screened from public right-of-way, sidewalks and open space, and any residentially zoned or used property.

M.7 Please provide the operational plan that was provided in the previous submittal, that describes how the proposed business will operate.

M.8 According to Subsection 02.02(J)(5), Outside Storage, of Article 13, Definitions, of the Unified Development Code (UDC), Outside Storage is defined as “(t)he permanent or continuous keeping, displaying, or storing of unfinished goods, material, merchandise, equipment, service vehicles or heavy vehicles outside of a building on a lot or tract overnight or for more than 24-hours.” There is a note on the concept plan that states there will be no Outside Storage; however, there is one (1) space shown as Outside Storage. In addition, all Outside Storage is to be screened with a masonry wall and canopy trees on 20-foot centers or through three (3) tiered landscaping. In this case, the proposed Outside Storage is being screened by one (1) row of shrubs. Please clarify if this is the proposed screening method.

M.9 Concept Plan.

(1) The subject property is located within an Overlay District. Given this only one (1) row of parking may be located parallel to the roadway, between the building and a roadway. In this case, there is a perpendicular row of parking between the building and the roadway (i.e. S. TL Townsend).

M.11 Building Elevations.

(1) According to the General Overlay District Standards of the UDC, all buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In this case, the proposed elevations do not meet this requirement.

(2) According to the General Overlay District Standards of the UDC, all sides of the building must meet the primary articulation standards. Looking at the building footprint, it appears that at a minimum the north elevation does not meet these requirements.

(3) According to the General Overlay District Standards of the UDC, no light standard, light fixture, light pole, pole base or combination thereof shall exceed 20-feet in total height in any overlay district. In this case, the backlit panel exceeds 20-feet.

M.12 Ordinances. Please review the attached draft ordinance prior to the February 24, 2026 Planning & Zoning Commission Work Session meeting, and provide staff with your markups by March 3, 2026.

I.13 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 3, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 10, 2026 Planning and Zoning Commission Public Hearing Meeting.

I.14 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 24, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on March 10, 2026.

I.15 City Council Meeting Dates. The projected City Council meeting dates for this case will be March 16, 2026 (1st Reading) and April 6, 2026 (2nd Reading).

I.16 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the Planning and Zoning Commission or City Council.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/18/2026	Approved w/ Comments

02/18/2026: General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements.
- No structures, including walls and fences, allowed within easements or ROW.
- No signage is allowed within easements or ROW.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground.

- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- 5' sidewalk along TL Townsend Drive required.
- TXDOT Permits required for any improvements within the TXDOT ROW.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering Design.

#### Paving Items:

- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum. Parallel parking shall be minimum 22'x9'. Parking may not be off a public roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be minimum 24' wide.
- Fire lane (if needed) to be minimum 24' wide and in a platted easement.
- Fire lane (if needed) to have a minimum 20' radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be a minimum 30' radius.
- Culverts for driveways (if needed) will need to be engineered.
- TXDOT Permits required for any improvements within the TXDOT ROW.
- TXDOT and City driveway spacing requirements must be met. Variances will be required. Location of existing drives can be used without a variance, but must be reconstructed.
- 10' utility easements required along all roadway frontages.
- 5' sidewalk required along TL Townsend Drive.
- TIA is required along with review fees

#### Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There is an existing 20" water main located along TL Townsend and SH 276 NOT available for use.
- There is an existing 10" water main located along TL Townsend and SH 276 available for use.
- There is an existing 15" sewer main located on the other side of TL Townsend Drive available for use. (12" on map is abandoned)
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any utility connection made underneath of an existing City roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements. No structures allowed in easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- \$401.89/acre sewer pro-rata

#### Drainage Items:

- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
- Detention must be provided for the entire site.
- Detention calculations are based on zoning, not land use area.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at the free-board elevation.
- Detention ponds must provide an emergency spillway.
- Detention ponds must be irrigated.
- No vertical walls are allowed in detention easement.
- No public water or sanitary sewer are allowed in detention easement.

- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- 100-year WSEL must be called out for detention ponds.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.
- Ditch along SH276 will have to be reestablished.
- Must provide drainage for all off-site water draining through the site from the south and east.

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/18/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/17/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/17/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/17/2026	Approved
No Comments			





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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 1765 T.L. Townsend Drive

SUBDIVISION N/A - Prop ID 10233

LOT Tract 1 BLOCK N/A

GENERAL LOCATION NE Corner of Townsend Drive and Highway 276

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE Vacant

PROPOSED ZONING LI - SUP

PROPOSED USE Heavy Auto Repair

ACREAGE .9

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER Max Realty Holdings, LLC

APPLICANT Greenlight Studio, LLC

CONTACT PERSON Michael Grose

CONTACT PERSON Tyler Adams

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

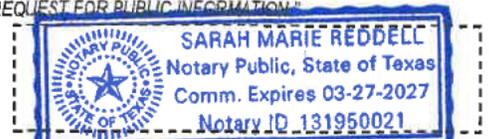
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Grose [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13<sup>th</sup> DAY OF February, 2020

OWNER'S SIGNATURE

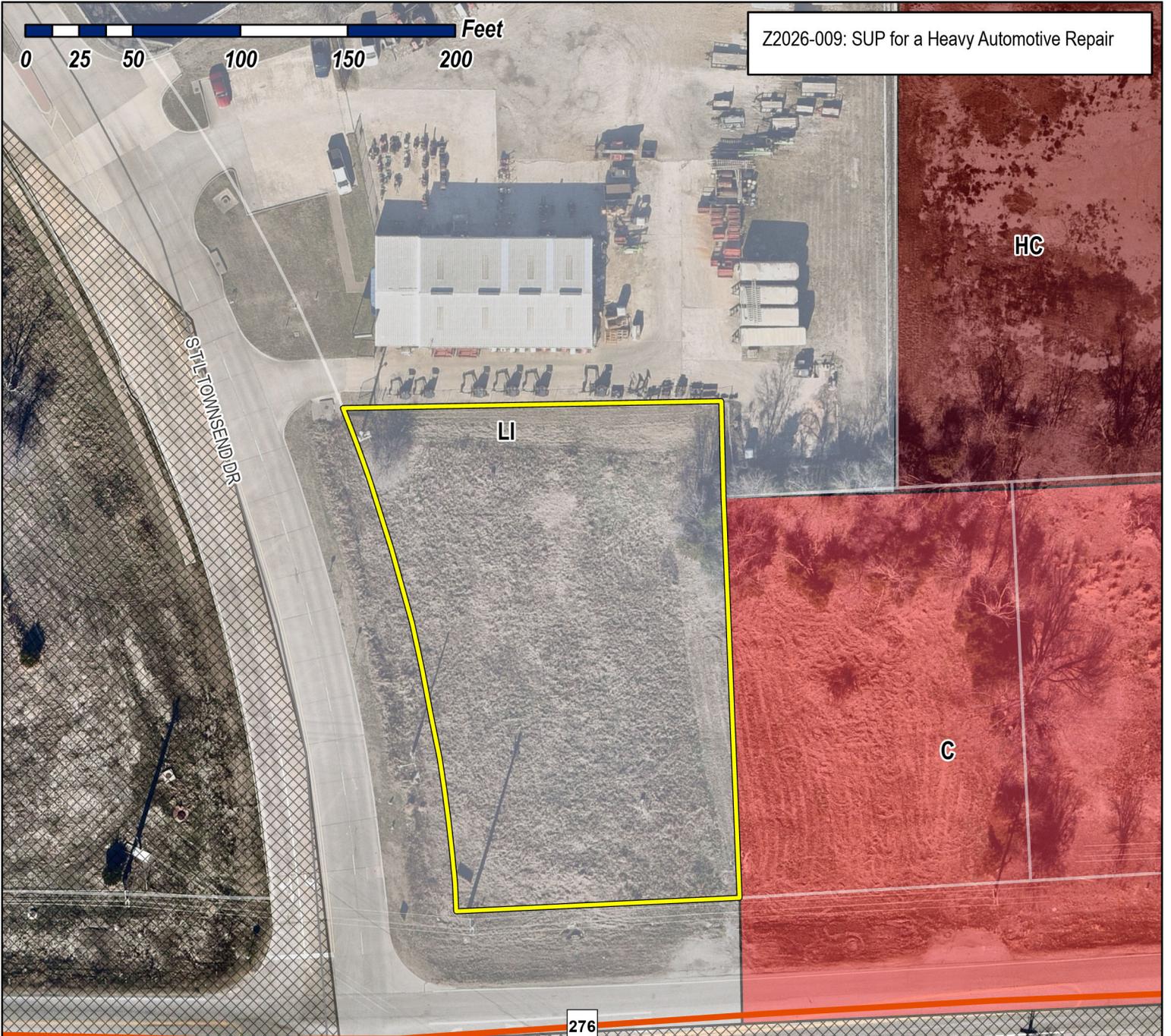
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



Z2026-009: SUP for a Heavy Automotive Repair



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.

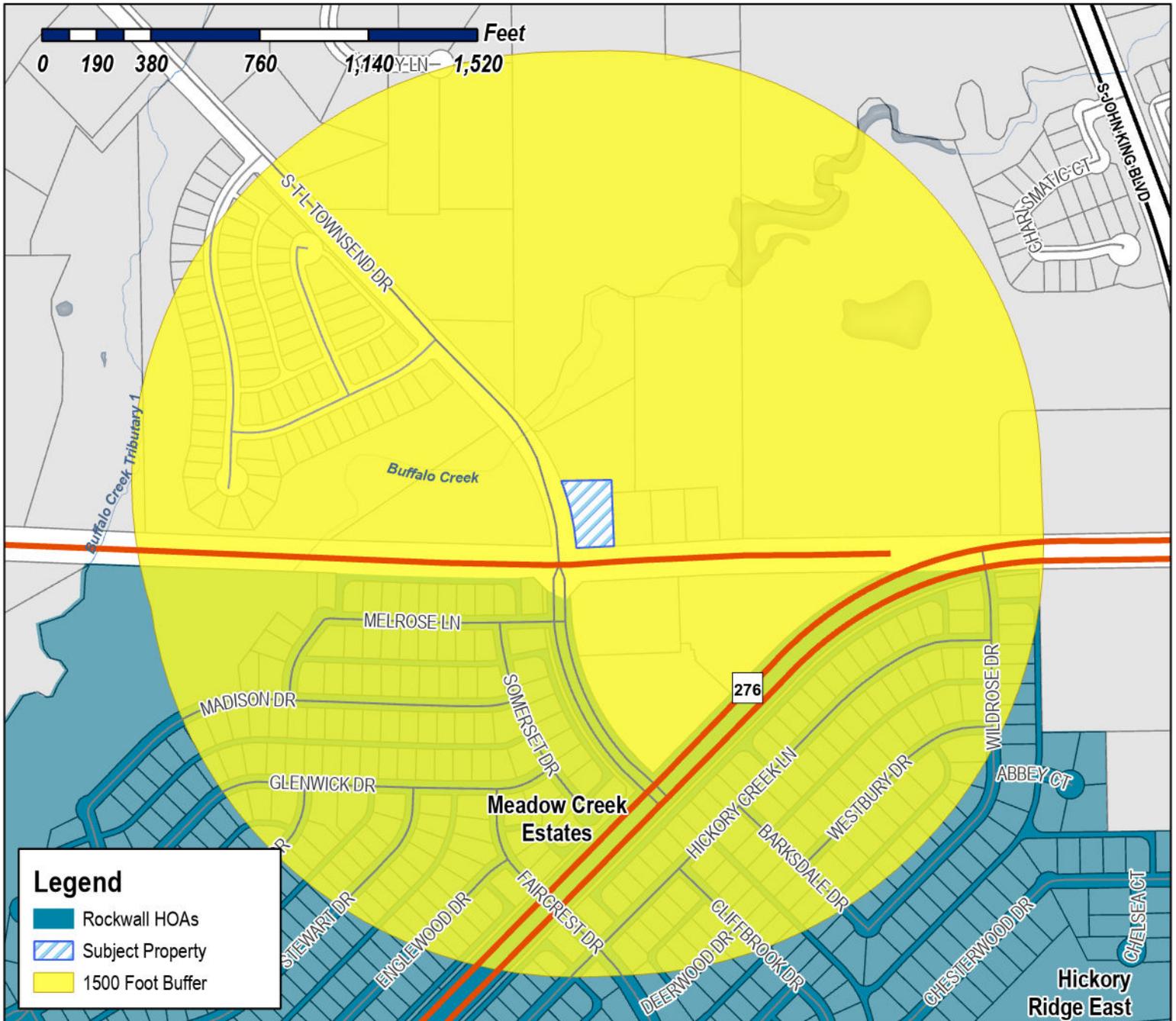




# City of Rockwall

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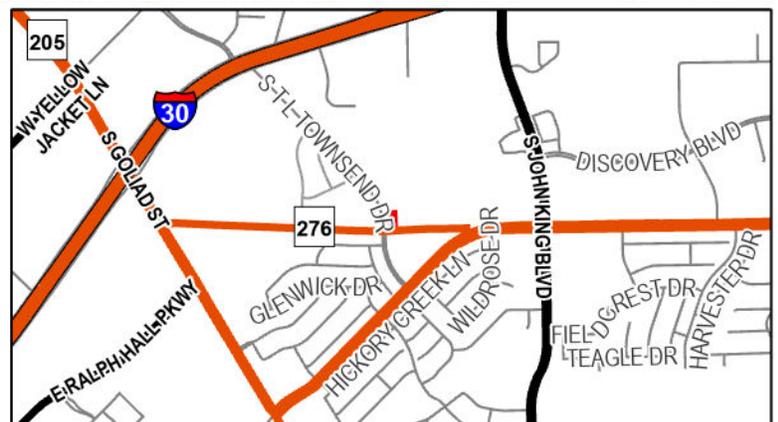
### Legend

-  Rockwall HOAs
-  Subject Property
-  1500 Foot Buffer

**Case Number:** Z2026-009  
**Case Name:** SUP for a Heavy Automotive Repair  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** NE Corner of TL Townsend and SH-276

**Date Saved:** 2/17/2026

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



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2026-009]  
**Date:** Thursday, February 19, 2026 1:53:18 PM  
**Attachments:** [Public Notice \(02.13.2026\).pdf](#)  
[HOA Map.pdf](#)

---

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, February 20, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, March 10, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, March 16, 2026 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-  
Z2026-009: SUP for a Major Auto Repair Garage

Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of a [Specific Use Permit \(SUP\)](#) for a Major Auto Repair Garage on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary.

*Melanie Zavala*

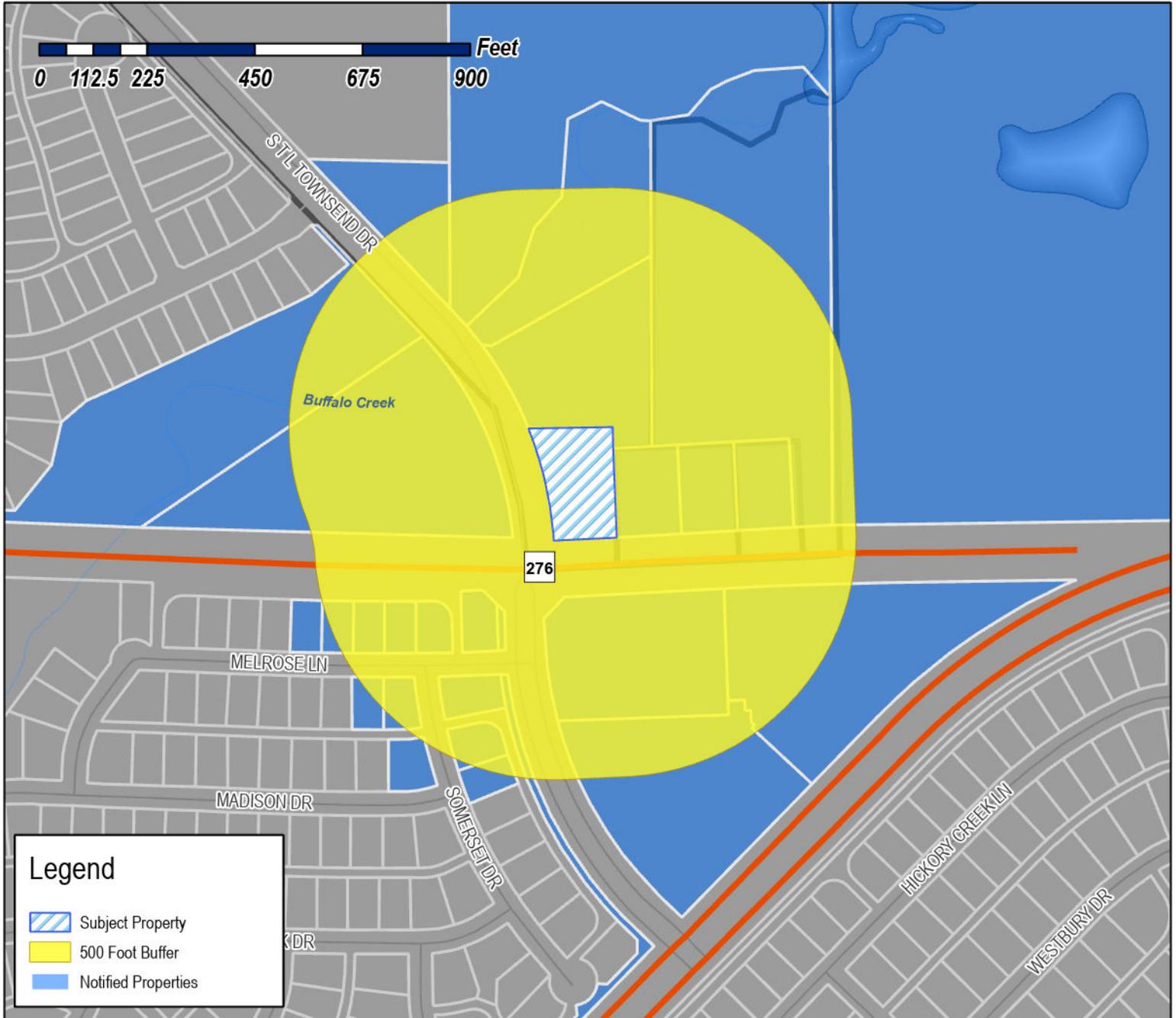
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

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

- Subject Property
- 500 Foot Buffer
- Notified Properties

**Case Number:** Z2026-009  
**Case Name:** SUP for a Heavy Automotive Repair  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** NE Corner of TL Townsend and SH-276

**Date Saved:** 2/17/2026

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

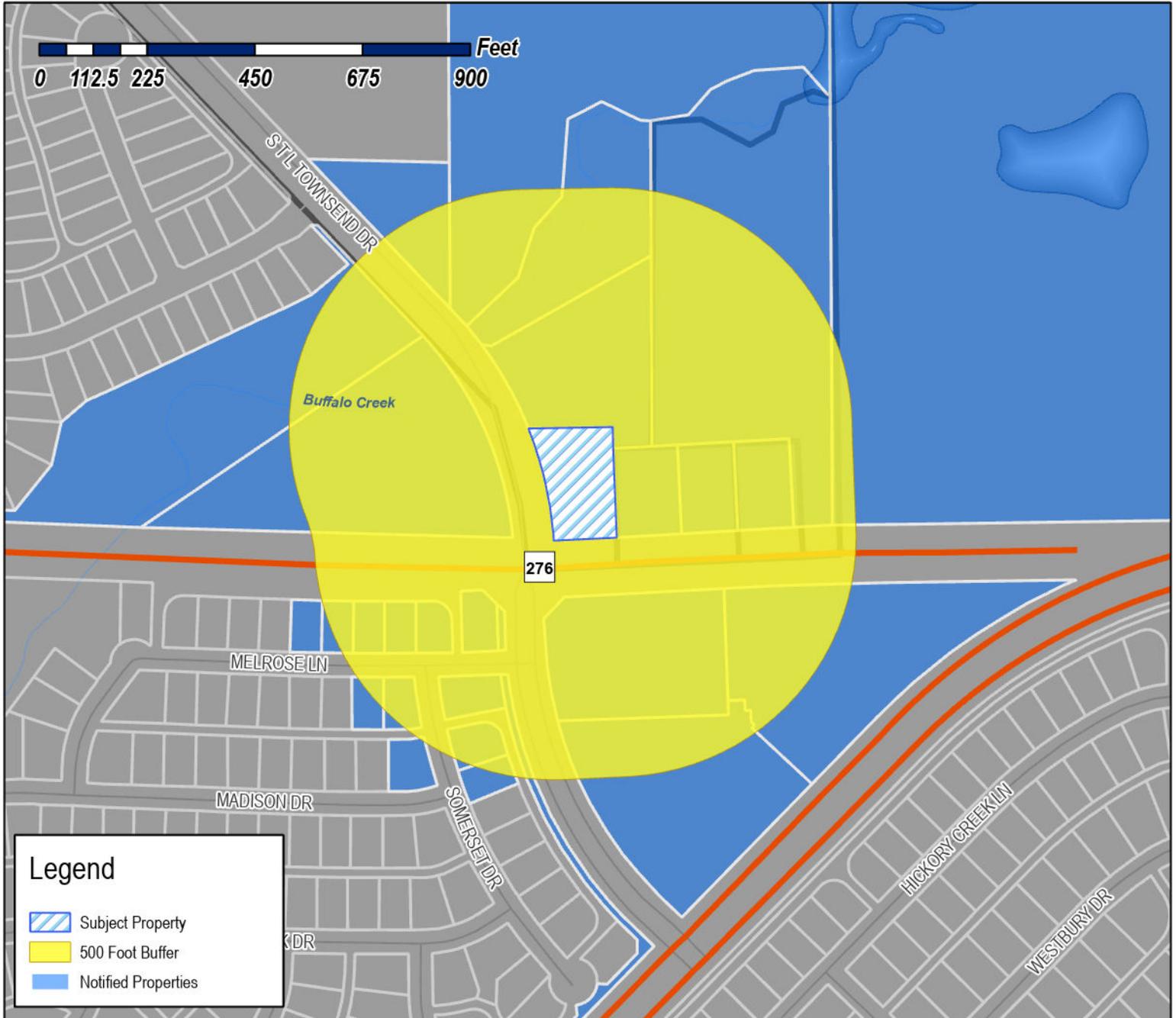




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
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**Case Number:** Z2026-009  
**Case Name:** SUP for a Heavy Automotive Repair  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** NE Corner of TL Townsend and SH-276

**Date Saved:** 2/17/2026

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



HOYOS JOEL  
11214 GARLAND RD  
DALLAS, TX 75218

SRP SUB, LLC  
1131 W WARNER RD STE 102  
SCOTTSDALE, AZ 85284

VALK TRUST THE  
JAMES VALK SR AND CAROLYN C TRUSTEES  
1158 CHISHOLM RIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
1415 HWY276  
ROCKWALL, TX 75087

RESIDENT  
1425 HWY276  
ROCKWALL, TX 75087

327 HOLDINGS LTD  
1500 COUNTY ROAD 303  
TERRELL, TX 75160

HAILE TADESSE T &  
TSEGU T HAKIM  
1524 MELROSE LN  
ROCKWALL, TX 75032

JENKINS PHILLIP & PEARLIE M  
1530 MELROSE LN  
ROCKWALL, TX 75032

LOYD AMANDA &  
SUSAN LOYD & PAUL LOYD  
1536 MELROSE LN  
ROCKWALL, TX 75032

RESIDENT  
1542 MELROSE LN  
ROCKWALL, TX 75087

SCOTT MONTE K & APRIL E  
1542 MADISON DR  
ROCKWALL, TX 75032

BYRD BLAIR S & GAYLA D  
1543 MELROSE LN  
ROCKWALL, TX 75032

CORTEZ LIDIA G  
1548 Melrose Ln  
Rockwall, TX 75032

WAKO GIZAW L & TSIYON E  
1549 MELROSE LN  
ROCKWALL, TX 75032

ZAREMBA MICHAEL J  
1554 MELROSE LN  
ROCKWALL, TX 75032

MOTA SAMUEL  
1557 Trowbridge Cir  
Rockwall, TX 75032

CURRIN CONSTRUCTION GROUP LLC  
1604 VISTA COURT  
MCCLENDON CHISHOLM, TX 75032

RESIDENT  
1611 HWY276  
ROCKWALL, TX 75087

RESIDENT  
1615 T L TOWNSEND DR  
ROCKWALL, TX 75087

RESIDENT  
1650 S JOHN KING  
ROCKWALL, TX 75087

RESIDENT  
1725 T L TOWNSEND  
ROCKWALL, TX 75087

MEADOWCREEK ESTATES HOMEOWNERS ASSOC  
INC  
1800 Preston Park Blvd Ste 101  
Plano, TX 75093

RESIDENT  
1835 T L TOWNSEND DR  
ROCKWALL, TX 75087

RESIDENT  
1855 TL TOWNSEND DR  
ROCKWALL, TX 75087

GALAXY RANCH SHOPPING CENTER LP  
2101 FIREWHEEL PKWY  
GARLAND, TX 75040

MAX REALTY HOLDINGS LLC  
229 PIONEER CT  
ROCKWALL, TX 75189

MAYSON MERCY  
2362 SOMERSET DR  
ROCKWALL, TX 75032

RESIDENT  
2368 SOMERSET DR  
ROCKWALL, TX 75087

RESIDENT  
2374 SOMERSET DR  
ROCKWALL, TX 75087

CHERUKURU NANDGOPAL  
909 SUNNYVALE DR  
ROCKWALL, TX 75087

RDMS PROPERTIES LLC- SERIES L (RS)  
A SERIES OF RDMS PROPERTIES  
PO BOX 1569  
ROCKWALL, TX 75087

KAMY REAL PROPERTY TRUST  
PO BOX 50593  
DENTON, TX 76206

STAR HUBBARD LLC  
C/O STEADFAST COMPANIES  
PO BOX 530292  
BIRMINGHAM, AL 35253

COLIN-G PROPERTIES LTD  
A TEXAS LIMITED PARTNERSHIP  
PO BOX 847  
ROCKWALL, TX 75087

# PUBLIC NOTICE



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

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

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

### Z2026-009: SUP for Major Auto Repair Garage

Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of a Specific Use Permit (SUP) for a Major Auto Repair Garage on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend 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, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, March 16, 2026 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

### Case No. Z2026-009: SUP for Major Auto Repair Garage

Please place a check mark on the appropriate line below:

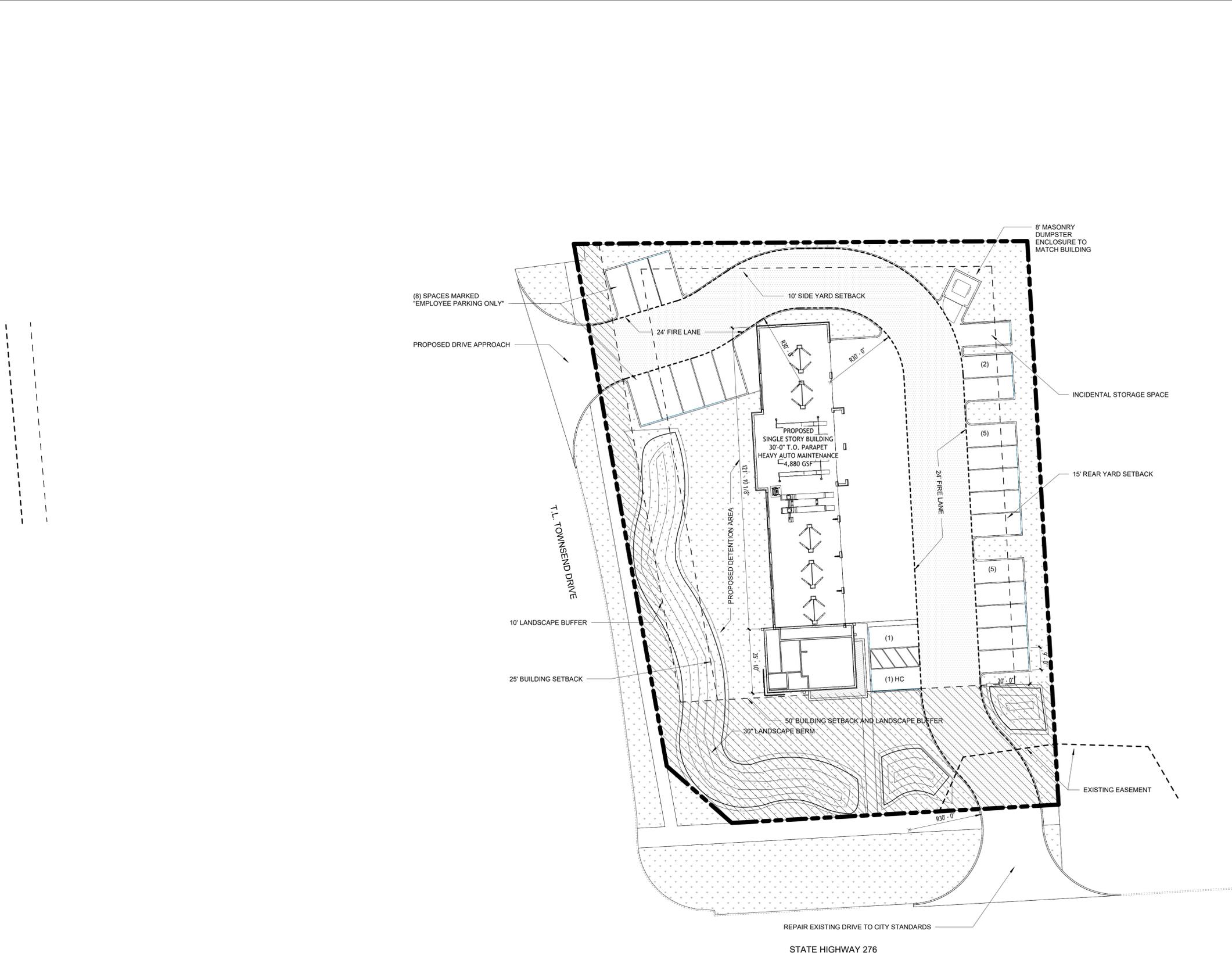
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

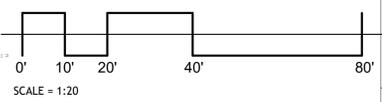
Address:

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

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



- SITE PLAN GENERAL NOTES**
- ALL WORK MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION.
  - RETAINING WALLS OVER 3' MUST BE ENGINEERED.
  - ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED.
  - ALL UTILITIES MUST BE UNDERGROUND.
  - ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE.
  - NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE PERMITTED.
- DRAINAGE NOTES**
- AS-BUILT/EXISTING FLOWS SHALL BE MAINTAINED.
  - PROPERTY OWNER RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF DETENTION/DRAINAGE SYSTEMS.
- WATER AND WASTEWATER NOTES**
- ANY UTILITY CONNECTION MADE UNDERNEATH AN EXISTING ROADWAY MUST BE BORED.
  - ALL UTILITY CROSSINGS MUST BE DRY BORE AND STEEL ENCASED.
  - NO TREES SHALL BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
  - NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".
  - NO LANDSCAPE BERMS OR TREE PLANTINGS SHALL BE LOCATED ON TOP OF CITY UTILITIES OR WITHIN EASEMENTS.



**GREENLIGHT**  
STUDIO, LLC  
www.greenlightcompany

**Applicant:**  
Greenlight Studio LLC  
100 N. Cottonwood Drive  
Suite 104  
Richardson, Texas 75080  
P: 214.810.4535

**Owner:**  
Max Realty Holdings LLC  
229 Fanner Court  
Royce City, Texas 75189



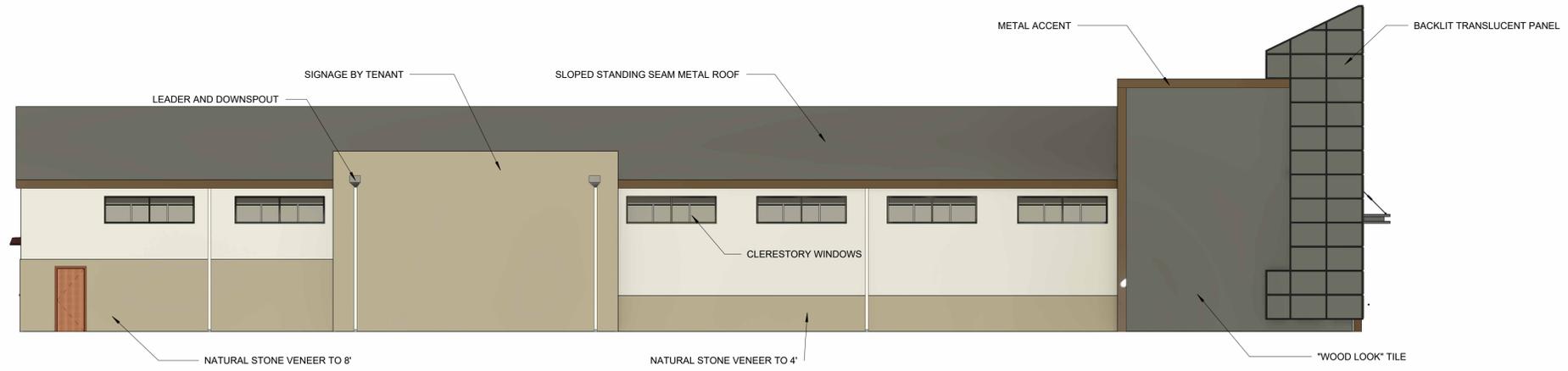
Site Data Summary Table	
General Site Data	
Zoning	LI
Proposed Land Use	Auto Repair, Heavy (SUP)
Lot Area	39,005
Lot Area	0.90
Building Footprint Area (Approximate)	4,880
Area Covered by Canopy	150
Maximum Building Height (# Stories)	1
Maximum Building Height (Feet)	35'
Lot Coverage	13%
Floor Area Ratio	1/8

Parking	
Parking Required 2 per Bay	16
Parking Required Office = 1:300	4
Total Parking required	20
Standard Parking Provided	22
Accessible Parking Required	1
Accessible Parking Provided	1
Total Parking Provided	23

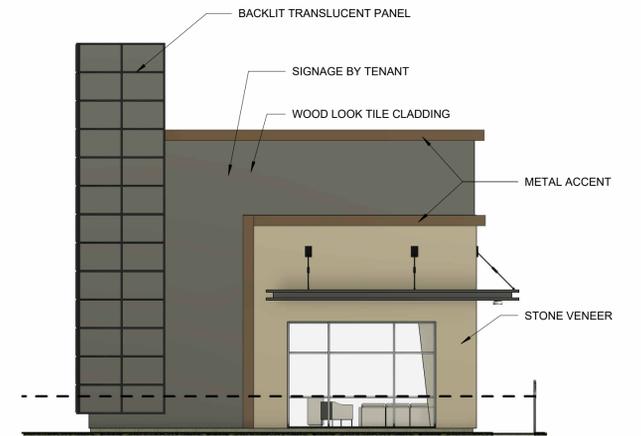
Landscaping Area	
Landscape Buffer Area	9490
Street Yard Landscape Provided	7810
Internal LS Provided	10,228
Total LS Area Provided:	18,419
Other Planting Area	0
Permeable Areas	
Permeable Pavement	0
Other Permeable Area	0
Total permeable Area	18,419
Impervious Area	
Building Area	4,880
Sidewalks, Pavement, and other Impervious Flatwork	15,527
Other Impervious Area (curbs)	179
Total Impervious Area	20,586
Total Landscape Area, Impervious Area, Permeable Area	39,005
Total Area for Outdoor Storage	None



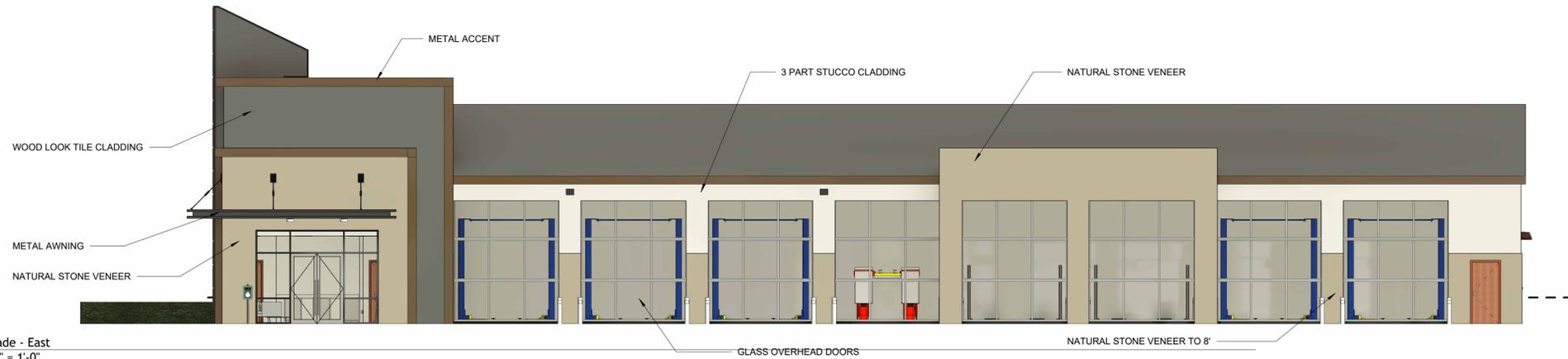
1 Site Plan  
1" = 20'-0"



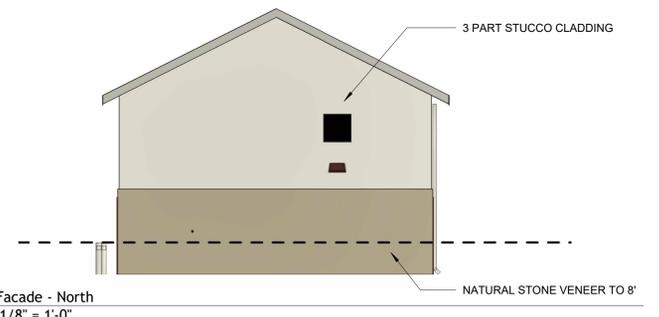
5 Facade - West  
1/8" = 1'-0"



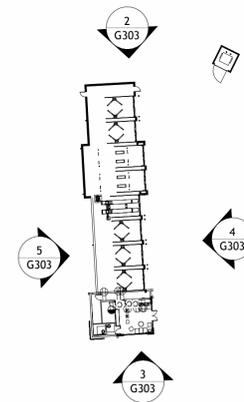
3 Facade - South  
1/8" = 1'-0"



4 Facade - East  
1/8" = 1'-0"



2 Facade - North  
1/8" = 1'-0"



1 Facade Key Plan  
1" = 50'-0"

**GREENLIGHT**  
STUDIO, LLC  
www.greenlightcompany

**Applicant:**  
Greenlight Studio LLC  
100 N. Cottonwood Drive  
Suite 104  
Richardson, Texas 75080  
P: 214.810.4535

**Owner:**  
Max Realty Holdings LLC  
229 Flanders Court  
Royce City, Texas 75189

City Project No. \_\_\_\_\_  
Facade Plans  
**INTEGRITY 1ST ADDITION  
(PROPOSED)  
BLOCK A, LOT 1**  
.9ACRES  
City of Rockwall, Rockwall County, Texas  
N.M. BALLARD SURVEY, Abstract No. A0024  
Prepared February 13, 2026



**GREENLIGHT**

STUDIO, LLC  
www.greenlight-company

**Applicant:**  
Greenlight Studio LLC  
100 N. Cottonwood Drive  
Suite 104  
Richardson, Texas 75080  
t: 214.810.4535

**Owner:**  
Max Realty Holdings LLC  
229 Hanser Court  
Royce City, Texas 75189

City Project No. \_\_\_\_\_

Color Renderings

**INTEGRITY 1ST ADDITION  
(PROPOSED)  
BLOCK A, LOT 1**

.9ACRES  
City of Rockwall, Rockwall County, Texas  
N.M. BALLARD SURVEY, Abstract No. A0024

Prepared February 13, 2026

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *MAJOR AUTO REPAIR GARAGE* ON A 0.90-ACRE TRACT OF LAND IDENTIFIED AS 4-6 OF THE N. M. BALLARD SURVEY, ABSTRACT NO. 24, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a request has been made by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of a *Specific Use Permit (SUP)* for a *Major Auto Repair Garage* on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend 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 the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow a *Major Auto Repair Garage* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 05.01, *General Industrial District Standards*, Subsection 05.02, *Light Industrial (LI) District Standards*, and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- as *heretofore amended and may be amended in the future* -- and with the following conditions:

### 3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Major Auto Repair Garage* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development of a *Major Auto Repair Garage* on the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *Major Auto Repair Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance; however, the proposed *Major Auto Repair Garage* shall be subject to all of the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC). Review for conformance to these requirements shall be completed with the site plan submittal. In addition, a recommendation by the Architecture Review Board (ARB) shall be required prior to approval of the building elevations by the Planning and Zoning Commission. The approval of this Specific Use Permit (SUP) shall not constitute the approval of variances or exceptions to any of the standards stipulated by the Unified Development Code (UDC) with regard to the design of the *Major Auto Repair Garage*.
- 3) All outside storage on the subject property shall conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 4) Any maintenance of motor vehicles shall be performed in a completely enclosed building, and no work on motor vehicles shall be performed outdoors.

### 3.2 COMPLIANCE

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

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

**SECTION 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 5.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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

**SECTION 7.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged

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

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 6<sup>th</sup> DAY OF APRIL, 2026.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

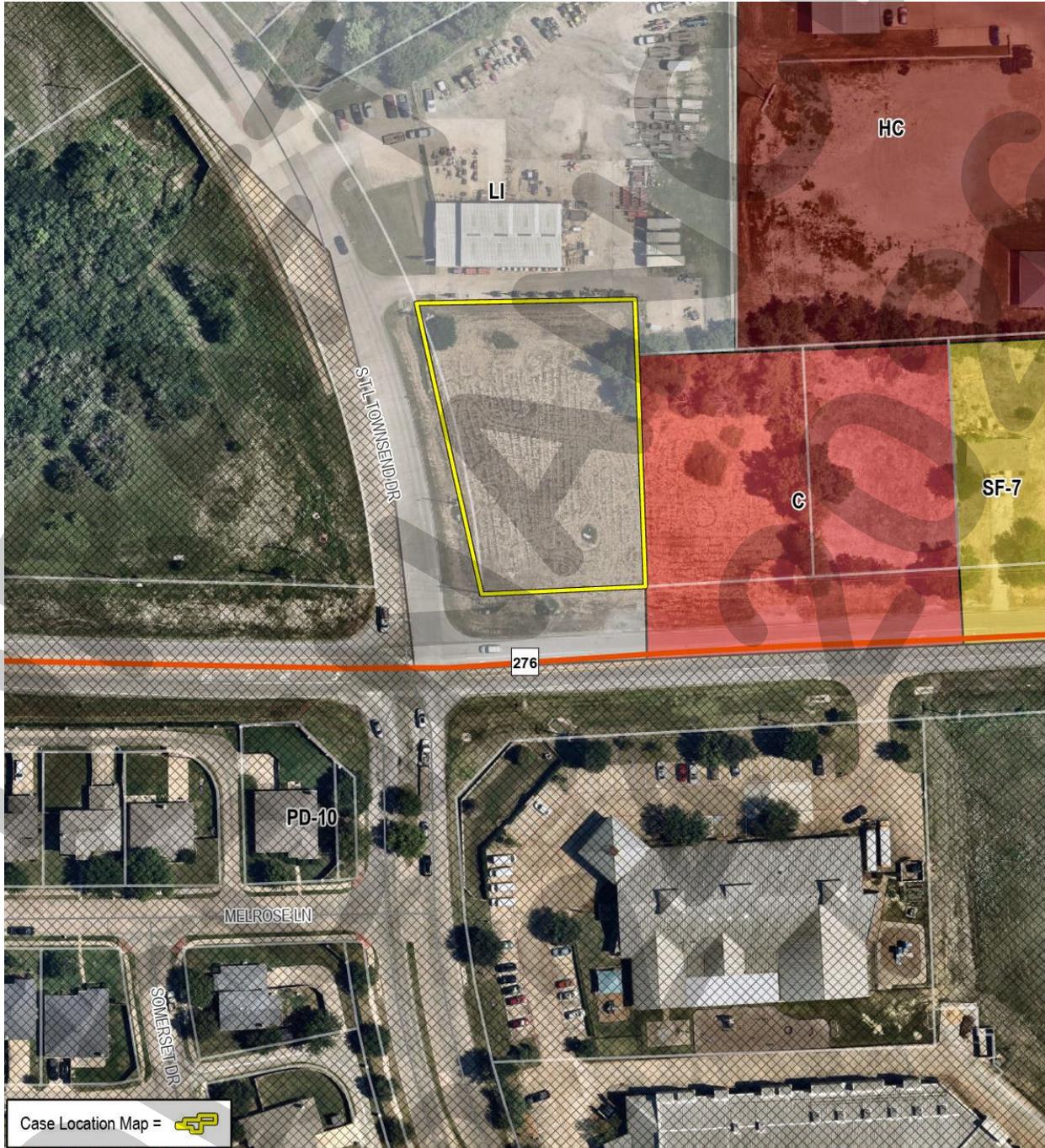
\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: March 16, 2026

2<sup>nd</sup> Reading: April 6, 2026

**Exhibit 'A':  
Location Map**

Legal Description: Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24



**Exhibit 'B':  
Concept Plan**

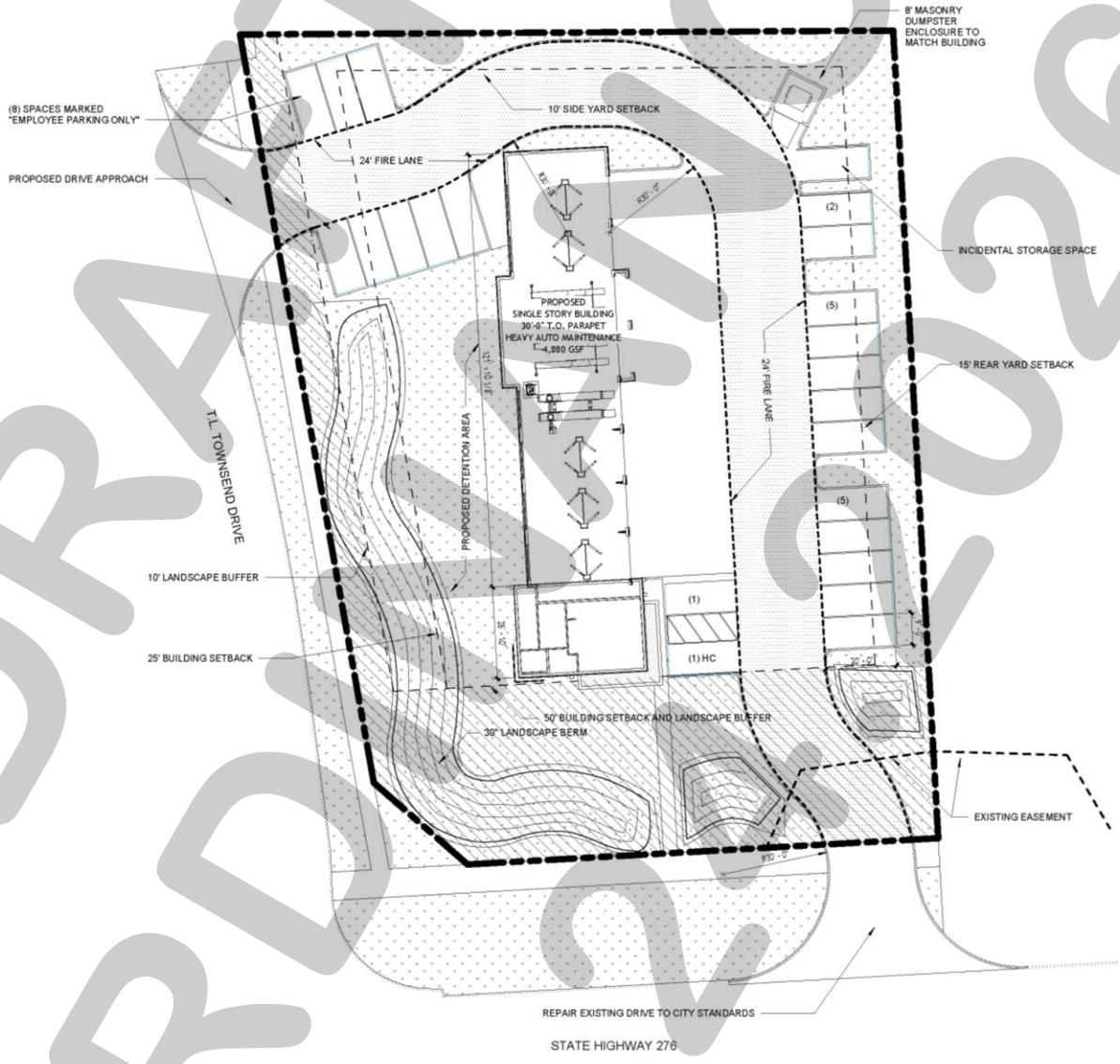
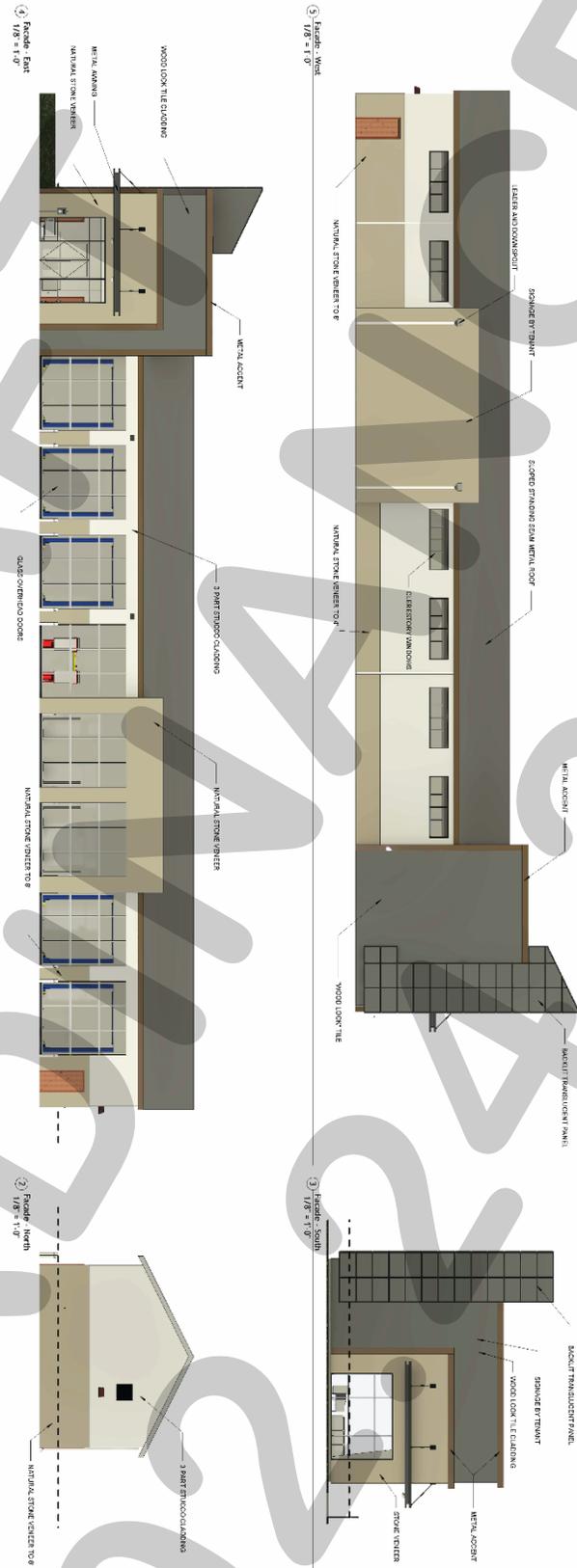


Exhibit 'C':  
Building Elevations



# PROJECT COMMENTS



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

DATE: 2/20/2026

PROJECT NUMBER: Z2026-010  
PROJECT NAME: SUP for a Residential Infill  
SITE ADDRESS/LOCATIONS: 709 Forest Trace

CASE CAPTION: Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina 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 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	02/20/2026	Approved w/ Comments

02/20/2026: Z2026-010; Specific Use Permit (SUP) for Residential Infill for 709 Forest Trace  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estates Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace.

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

M.3 For reference, include the case number (Z2026-010) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located within the Highridge Estates Subdivision, which is 90% or more developed, consists of 99 lots, and has been in existence since June 1, 1972.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."

M.6 Ordinances. Please review the attached draft ordinance prior to the March 10, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by March 3, 2026.

I.7 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 3, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to

give staff ample time to review the case prior to the March 10, 2026 Planning and Zoning Commission Public Hearing Meeting.

I.8 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 24, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on March 10, 2026.

I.9 City Council Meeting Dates. The projected City Council meeting dates for this case will be March 16, 2026 (1st Reading) and April 6, 2026 (2nd Reading).

I.10 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/18/2026	Approved w/ Comments

- 02/18/2026: 1. How will the lot be graded for the house? Everything needs to drain to Forest Trace like existing conditions.  
 2. Lot and driveway will need to be graded so that drainage does not flow towards the house or other properties.

General Items:

- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with the Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There is an existing 6" sewer main along Forest Trace and in the Alley available for use.
- There is an existing 8" water main along Forest Trace available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls. Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, gravel, or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/18/2026	Approved w/ Comments

02/18/2026: If approved, the applicant must obtain a Building Permit prior to any work. Building Permits Issued After October 6, 2025. Any building permit issued by the City of Rockwall on or after October 6, 2025, shall expire in six (6) months from October 6, 2025, if at the time of issuance, the permit did not have an expiration date and no progress has been made towards the completion of the project as determined by the Chief Building Official.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/17/2026	Approved

No Comments

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/17/2026	Approved

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No Comments

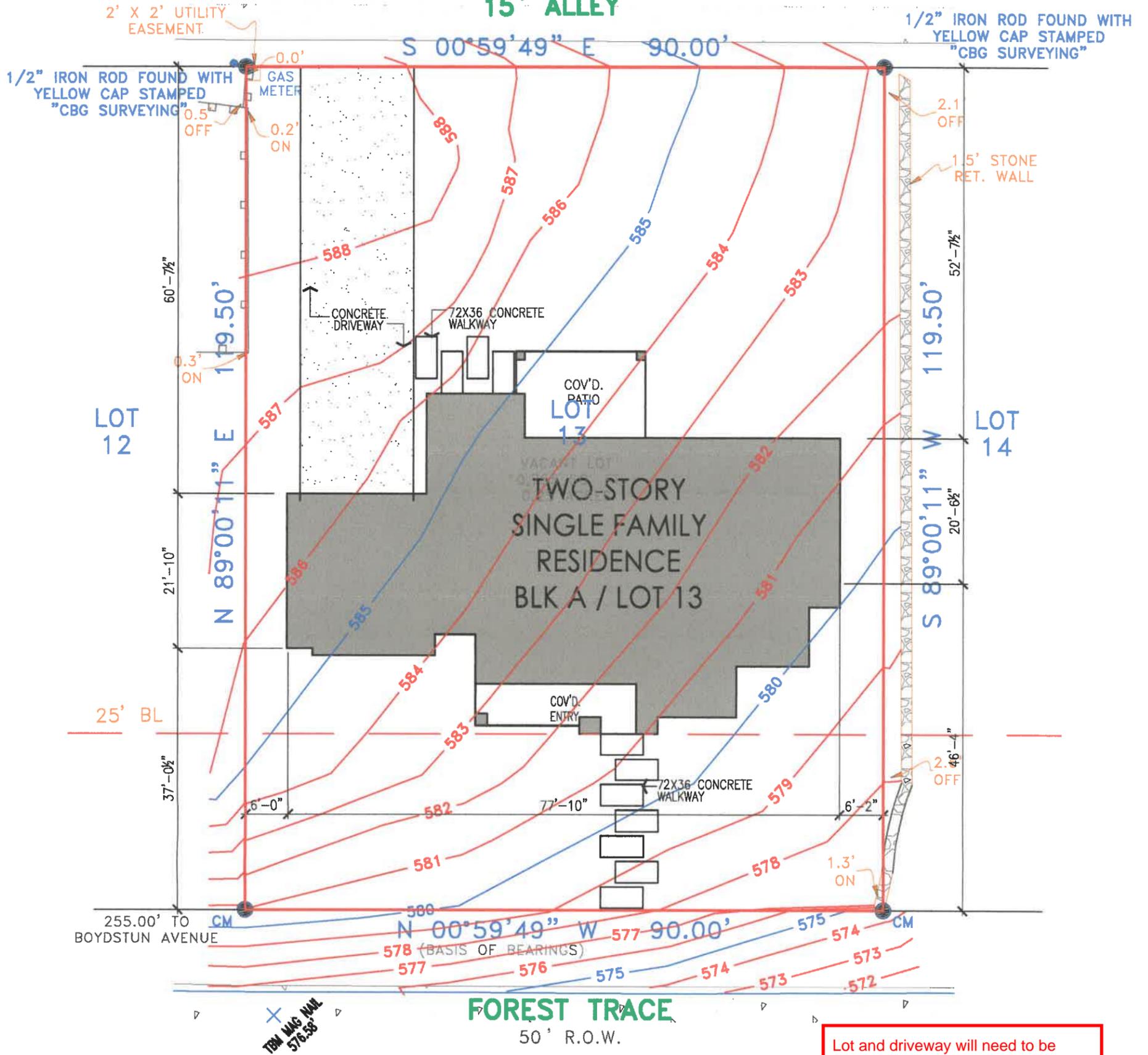
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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/17/2026	Approved

---

No Comments

**15' ALLEY**



Lot and driveway will need to be graded so that drainage does not flow towards the house or other properties.

How will the lot be graded for the house? Everything needs to drain to Forest Trace like existing conditions.

LEGEND:	
	DRAINAGE ARROW

709 FOREST TRACE  
BLK A / LOT 13 / HIGH RIDGE STATE

- General Items:**
- Must meet City's 2023 Standards of Design and Construction
  - Impact Fees (Water, Wastewater & Roadway)
  - Existing flow patterns must be maintained.
  - Lot to lot drainage is not allowed.
  - Retaining walls 3' and over must be engineered.
  - All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
  - Will need to show A/C concrete pad and also any proposed fencing on the lot with the Building Permit.
  - Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
  - Will need to show how proposed home will be accessing utilities.
  - There is an existing 6" sewer main along Forest Trace and in the Alley available for use.
  - There is an existing 8" water main along Forest Trace available for use.
  - Water and sanitary sewer and storm sewer must be 10' apart.
  - Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
  - Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
  - An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls. Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
  - No rock, gravel, or asphalt allowed in any area.
  - Additional comments may be provided at time of Building Permit.

SHEET NO. <b>SP1</b> OF <b>13</b>	DRAWN BY: LRN	DESIGN PLAN NAME/NUMBER: 3235 PLAN	NEW RESIDENCE FOR: <b>MANUEL TIJERILLA</b>	ADDRESS: 709 FOREST TRACE ROCKWALL, ROCKWALL COUNTY, TX BLK A/LOT 13/HIGH RIDGE STATE
ISSUED FOR REVIEW 06-28-2023	ELEVATION: STONE	GARAGE: REAR ENTRY		



# 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)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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: 709 Forest Trace  
 SUBDIVISION: High Ridge Estates LOT: 13 BLOCK: A  
 GENERAL LOCATION: S Goliad & Boydston

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: SF-10 CURRENT USE: VACANT  
 PROPOSED ZONING: SF-10 PROPOSED USE: NEW HOME CONSTRUCTION  
 ACREAGE: .248 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 1

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF 483167 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 type="checkbox"/> OWNER	_____	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>Manuel Tijerina</u>	CONTACT PERSON	<u>Otilio Posadas</u>
ADDRESS	_____	ADDRESS	_____
CITY, STATE & ZIP	_____	CITY, STATE & ZIP	_____
PHONE	_____	PHONE	_____
E-MAIL	_____	E-MAIL	_____

## NOTARY VERIFICATION [REQUIRED]

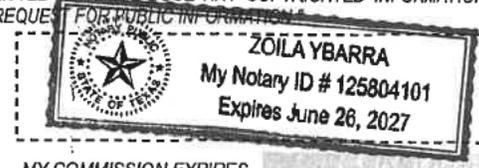
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Manuel Tijerina [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 30<sup>th</sup> DAY OF JANUARY, 2020 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED 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 January, 2020

OWNER'S SIGNATURE Manuel Tijerina

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Zoila Ybarra



MY COMMISSION EXPIRES \_\_\_\_\_



Z2026-010: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 709 Forest Trace



SF-10

PD-12

W. ROSS ST

S. SALAMO RD

ZL-5

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.

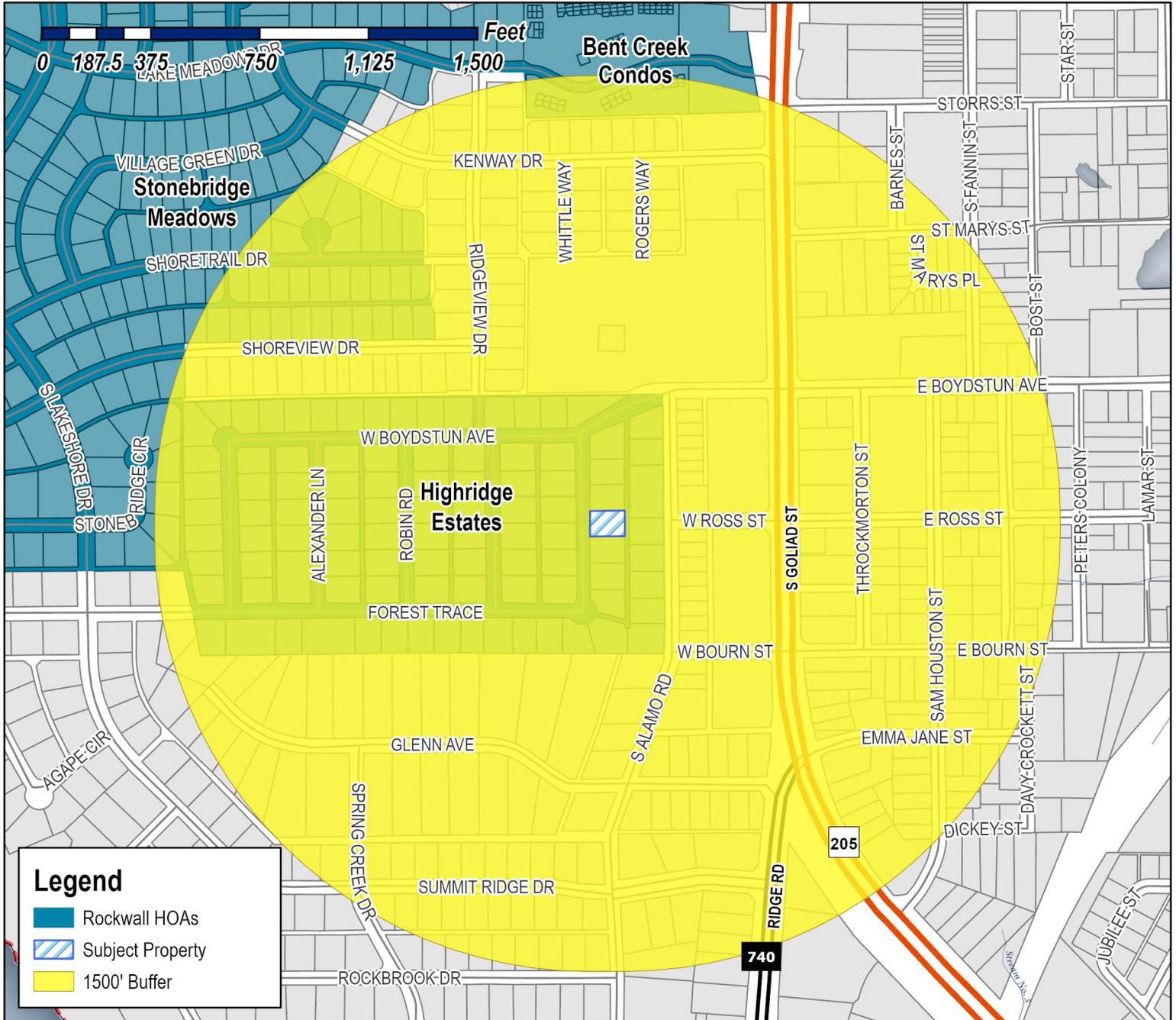




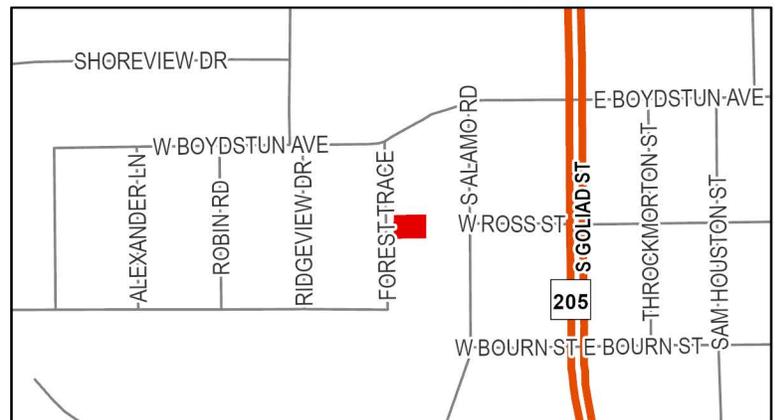
# City of Rockwall

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**Case Number:** Z2026-010  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 709 Forest Trace



**Date Saved:** 2/13/2026

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

**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2026-010]  
**Date:** Thursday, February 19, 2026 1:56:56 PM  
**Attachments:** [Public Notice \(02.13.2026\).pdf](#)  
[HOA Map \(02.13.2026\).pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, February 20, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, March 10, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, March 16, 2026 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-  
Z2026-010: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina 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 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary.

*Melanie Zavala*

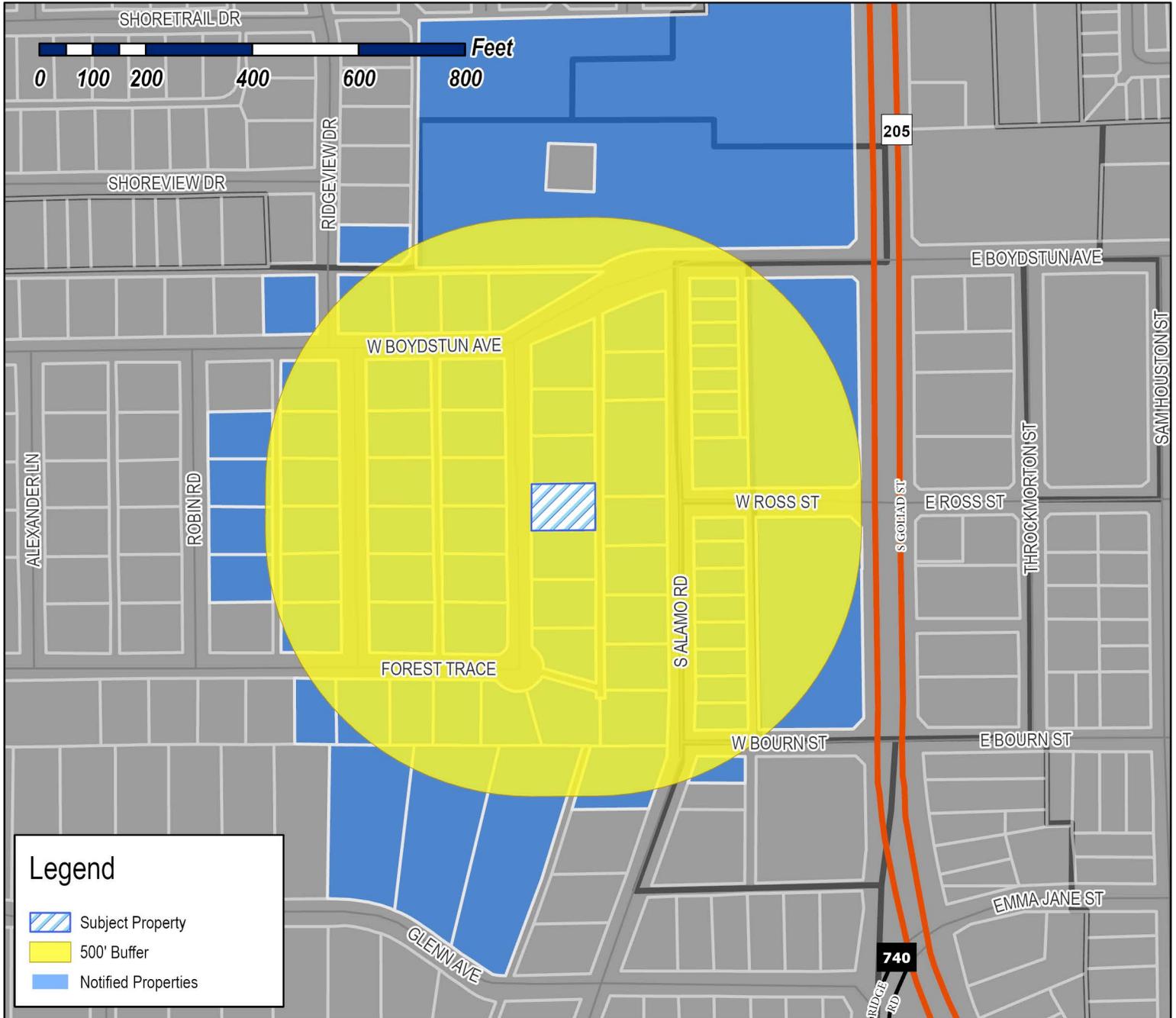
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

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

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**Legend**

-  Subject Property
-  500' Buffer
-  Notified Properties

**Case Number:** Z2026-010  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 709 Forest Trace

**Date Saved:** 2/13/2026

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



BAUMANN HARRY EDWARD  
10 WATERS EDGE CT  
HEATH, TX 75032

FIRST BAPTIST CHURCH OF ROCKWALL  
108 W ROSS ST  
ROCKWALL, TX 75087

FLEMING LINDA  
1116 SQUAW VALLEY  
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S  
1203 WYNDEN CREEK DR  
HOUSTON, TX 77056

MERU INVESTMENTS LLC  
1228 WOODSEY CT  
SOUTHLAKE, TX 76092

OTTO IRIS  
1502 S 1st St Ste 3  
Garland, TX 75040

SCROGGS CHARLES E AND MARLA D  
1748 BISON MEADOW LANE  
HEATH, TX 75032

RADNEY JAMES C  
1972 CR 2296  
QUINLAN, TX 75474

RICE JAKIE & KATY DESPAIN  
201 FOREST TRCE  
ROCKWALL, TX 75087

BARTON BRETT & HILLARY  
202 GLENN AVE  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
202 N SAN JACINTO ST  
ROCKWALL, TX 75087

RUESS JOHN CHARLES & KATHY LEA  
202 W BOYDSTUN ST  
ROCKWALL, TX 75087

RESIDENT  
203 FOREST TRACE  
ROCKWALL, TX 75087

CHANHMISAY KESONE & SYAMPHAY  
204 GLENN AVE  
ROCKWALL, TX 75087

VEST JEREMY DEREK  
204 W BOYDSTUN AVE  
ROCKWALL, TX 75087

HAYDICKY JOSEPH N  
205 FOREST TRACE  
ROCKWALL, TX 75087

ANGIEL JOHN H & KAY M  
206 GLENN AVE  
ROCKWALL, TX 75087

REX AND PATTY PREDDY FAMILY TRUST OF 2011  
REX M PREDDY AND PATTI S PREDDY- TRUSTEES  
206 WEST BOYDSTUN AVE  
ROCKWALL, TX 75087

BROWN BREANNE ELIZABETH STRAWN AND  
AARON KRISTOPHER  
207 FOREST TRACE  
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA  
208 BOYDSTUN AVE  
ROCKWALL, TX 75087

STOVALL RAYMOND P  
2404 DOVE CREEK DR  
LITTLE ELM, TX 75068

ST CLAIR DOUG & KELLY  
301 FOREST TRACE  
ROCKWALL, TX 75087

COMPTON HAYDEN AND TAYLOR LOVERA  
302 W Boydston Ave  
Rockwall, TX 75087

CONFIDENTIAL  
303 FOREST TRACE  
ROCKWALL, TX 75087

ROGGE CONNIE PENNINGTON  
517 RIDGEVIEW DR  
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL  
610 S GOLIAD ST  
ROCKWALL, TX 75087

THE SCUDDER FAMILY LIVING TRUST  
664 Sorita Cir  
Heath, TX 75032

2025 D REED REVOCABLE TRUST  
DARLENE PIERSON REED - TRUSTEE  
701 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
702 S ALAMO RD  
ROCKWALL, TX 75087

CRESPO DENYS AND HALEY  
703 FOREST TRACE  
ROCKWALL, TX 75087

JOHNSON ROBERT M AND CATHY  
703 RIDGEVIEW DRIVE  
ROCKWALL, TX 75087

RESIDENT  
703 S ALAMO RD  
ROCKWALL, TX 75087

FREED SARAH  
704 FOREST TRACE  
ROCKWALL, TX 75087

PASSON BRETT A & LAURIE J  
704 RIDGEVIEW DR  
ROCKWALL, TX 75087

SMITH JERRET R & ALICIA N  
704 S ALAMO RD  
ROCKWALL, TX 75087

CULLINS JENNIFER L  
705 FOREST TRACE  
ROCKWALL, TX 75087

SCHLUMPF REVOCABLE TRUST  
C/O ROBERT LOUIS AND  
705 RIDGEVIEW DR  
ROCKWALL, TX 75087

STROMAN ROBERT E & JUDY DANIELS  
705 ROBIN RD  
ROCKWALL, TX 75087

RESIDENT  
705 S ALAMO RD  
ROCKWALL, TX 75087

KIM LYNN & TODD J MOUNCE  
706 FOREST TRACE  
ROCKWALL, TX 75087

REYNOLDS MICHAEL EUGENE & FRANCES S  
706 RIDGEVIEW DRIVE  
ROCKWALL, TX 75087

MILLS CHARLES O  
706 S ALAMO RD  
ROCKWALL, TX 75087

WRIGHT MELISSA ANN &  
DAVID SCOTT  
707 FOREST TRCE  
ROCKWALL, TX 75087

BRADFORD KENNETH AND LESLIE  
707 RIDGEVIEW DR  
ROCKWALL, TX 75087

FLOWERS DONALD  
707 ROBIN DR  
ROCKWALL, TX 75087

RESIDENT  
707 S ALAMO RD  
ROCKWALL, TX 75087

KELEMEN ANNA V AND  
MATTHEW BURBRIDGE  
708 FOREST TRACE  
ROCKWALL, TX 75087

FLOURA ROSEANN EXECUTOR  
708 RIDGEVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
709 FOREST TRACE  
ROCKWALL, TX 75087

RESIDENT  
709 ROBIN RD  
ROCKWALL, TX 75087

FALCON ANN L & LEONARD  
709 RIDGEVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
709 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
710 RIDGEVIEW DR  
ROCKWALL, TX 75087

PERSYN KYLE AND LINDSEY  
710 FOREST TRACE  
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT  
710 S ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
710 S GOLIAD ST  
ROCKWALL, TX 75087

SMITH MARY  
711 FOREST TRACE  
ROCKWALL, TX 75087

CONWAY SCOTT A & DEIRDRE M  
711 RIDGEVIEW  
ROCKWALL, TX 75087

MUNOZ THOMAS & SUZANNE  
711 ROBIN DR  
ROCKWALL, TX 75087

POPP KATHLEEN  
711 S ALAMO  
ROCKWALL, TX 75087

JAMES EDWIN GRAY REVOCABLE TRUST  
JAMES EDWIN GRAY & TERESA ANN HABECKER -  
CO-TRUSTEES  
712 FOREST TRCE  
ROCKWALL, TX 75087

MORI DANIEL J & JUDY  
712 RIDGEVIEW DR  
ROCKWALL, TX 75087

HILLMAN DORIANN AND  
JOEL OTT  
713 FOREST TRACE  
ROCKWALL, TX 75087

COHEN MARK A  
713 RIDGEVIEW DR  
ROCKWALL, TX 75087

SHERA DEBORAH K  
713 S ALAMO RD  
ROCKWALL, TX 75087

COLLETT CYNTHIA DAVISS  
714 FOREST TRCE  
ROCKWALL, TX 75087

SIPLE MARIAN C  
714 RIDGEVIEW DR  
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P  
715 FOREST TRCE  
ROCKWALL, TX 75087

RESIDENT  
715 S ALAMO RD  
ROCKWALL, TX 75087

WATSON RONNIE BILL AND BARBARA JEAN  
801 S ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
802 S GOLIAD  
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S  
803 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
804 S ALAMO DR  
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA  
805 S ALAMO RD  
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST  
SHARON K FRENCH, TRUSTEE  
806 SOUTH ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
807 S ALAMO RD  
ROCKWALL, TX 75087

KELLY RYAN AND  
LACEY WALLACE  
808 S ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
809 ALAMO RD  
ROCKWALL, TX 75087

BRANNON CHRISTOPHER AND MELANIE  
810 S ALAMO ROAD  
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE  
811 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
813 S ALAMO RD  
ROCKWALL, TX 75087

RAMSEY JUDY LYNN  
815 S ALAMO RD  
ROCKWALL, TX 75087

BRUNNER WILLIAM E & MARGIE L  
895 S ALAMO ROAD  
ROCKWALL, TX 75087

COLLINS LARRY SCOTT  
902 S Alamo Rd  
Rockwall, TX 75087

# PUBLIC NOTICE



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

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

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

## Z2026-010: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina 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 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Angelica Guevara**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, March 16, 2026 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

## Case No. Z2026-010: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

Name:

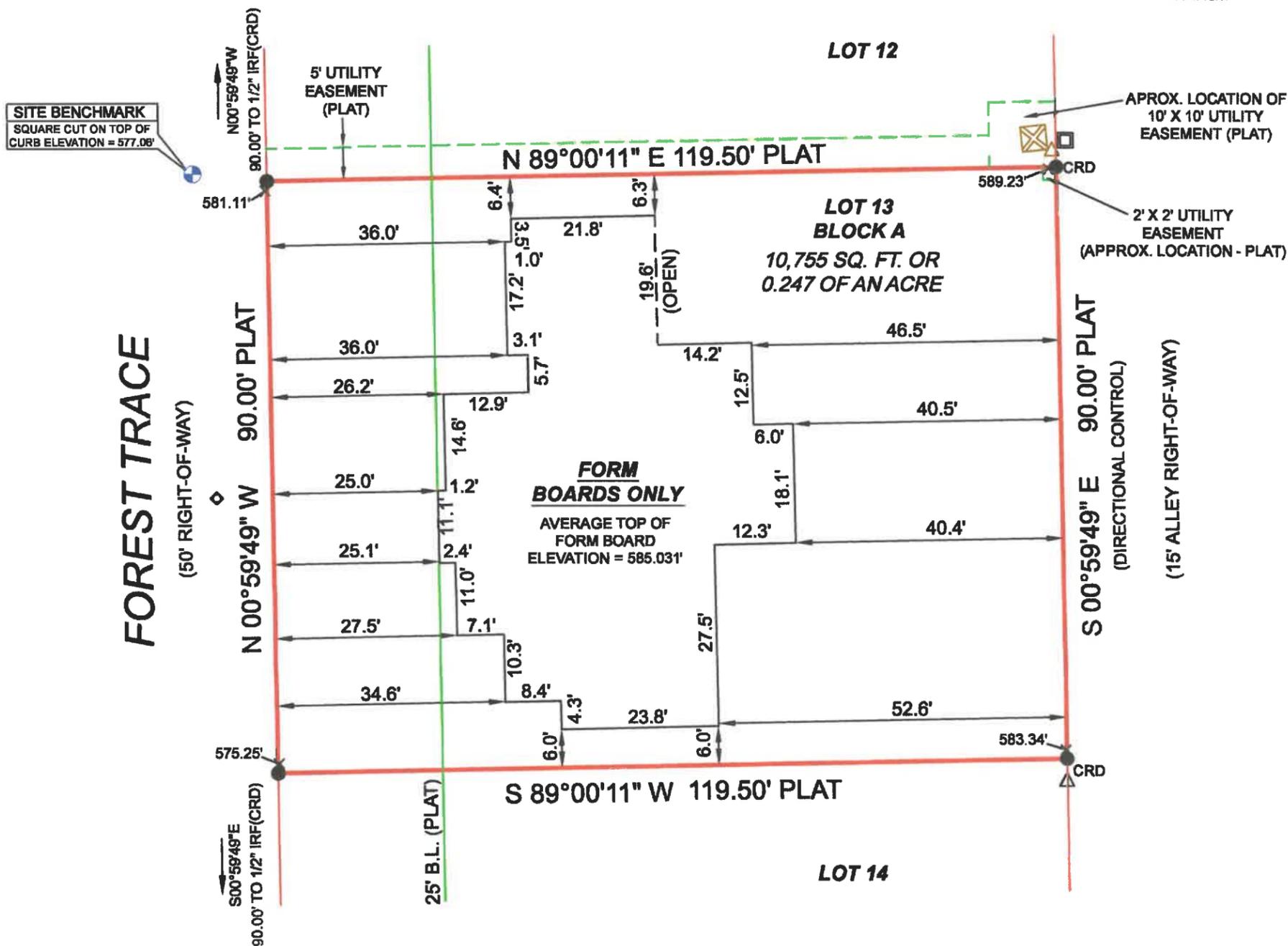
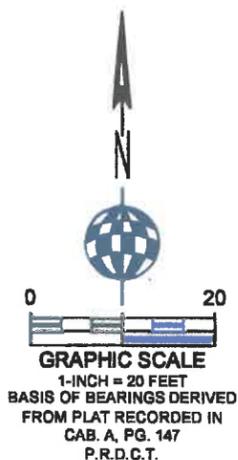
Address:

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

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

**FORM BOARD SURVEY: 709 FOREST TRACE**

Being Lot 13, Block A, of HIGH RIDGE ESTATES, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof, recorded in Cabinet A, Slide 147, Plat Records, Dallas County, Texas.



NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".  
CRD = Corner of Record Dignity

**NOTES**

- 1) This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.
- 2) The purpose of this survey is to locate the existing forms. Other improvements not shown.

**LEGEND**

● 1/2" IR FOUND	⊙ X-FOUND	☒ TELE. BOX	⊙ BOLLARD POST	⊙ UTILITY POLE	—OHU— OVERHEAD UTILITY LINE	▭ COVERED AREA	▭ CONCRETE	▭ BUILDING LINE
○ 1/2" IR SET	⊙ X-SET	☒ CABLE BOX	⊙ SEPTIC COVER	⊙ WATER METER	—GWA— GUY WIRE ANCHOR	▭ ASPHALT	▭ GRAVEL	▭ EASEMENT
● 5/8" IR FOUND	● 1" IR FOUND	⊙ ELECTRIC BOX	⊙ SAN. SEW. MH.	⊙ GAS METER	—X— BARBED WIRE FENCE	▭ FIRE LANE STRIPE	▭ BRICK	▭ BOUNDARY
● 3/8" IR FOUND	● 1" IP FOUND	☒ BRICK COLUMN	⊙ IRRIGATION VALVE	⊙ A.C. PAD	—O— IRON FENCE	▭ BRICK RET. WALL	▭ STONE	▭ HIGH BANK LINE
● 50-D NAIL FOUND	⊙ POINT FOR CORNER	☒ STONE COLUMN	⊙ WATER VALVE	☒ TRANS. BOX	—C— CHAINLINK FENCE	▭ STONE RET. WALL	▭ WOOD DECK	▭ FEMA FLOOD LINE
● PK NAIL SET	⊙ CON. MONUMENT	⊙ STORM DRAIN MH.	⊙ FIRE HYDRANT	☒ POOL EQUIP.	—W— WOOD FENCE	▭ CON. RET. WALL	▭ BUILDING WALL	♿ HANDICAP SPACE
● 1/2" IP FOUND	● 3/4" IP FOUND	⊙ SAN. SEW. CO.	⊙ LIGHT POLE		—P— PIPE RAIL FENCE	▭ STUC. RET. WALL	▭ TILE	

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Engineers and Land Surveyors.

This survey was performed exclusively for the parties shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

*John S. Turner*  
JOHN S. TURNER RPLS 5310



**A&W SURVEYORS, INC.**  
*Professional Land Surveyors*

TEXAS REGISTRATION NO. 100174-DD  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 881-4975 FAX: (972) 881-4954  
WWW.AWSURVEY.COM

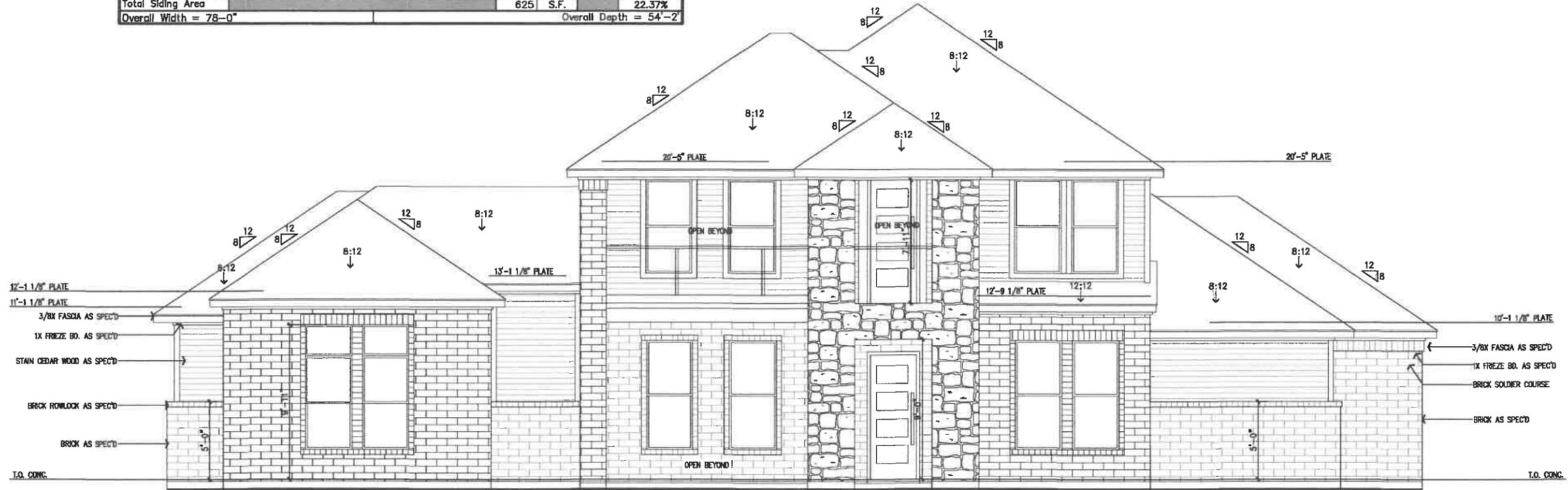
JOB# 24-0411FB  
DATE 02-05-2025

DRAWN BY: BCO CERTIFY  
TO: DEMD Construction

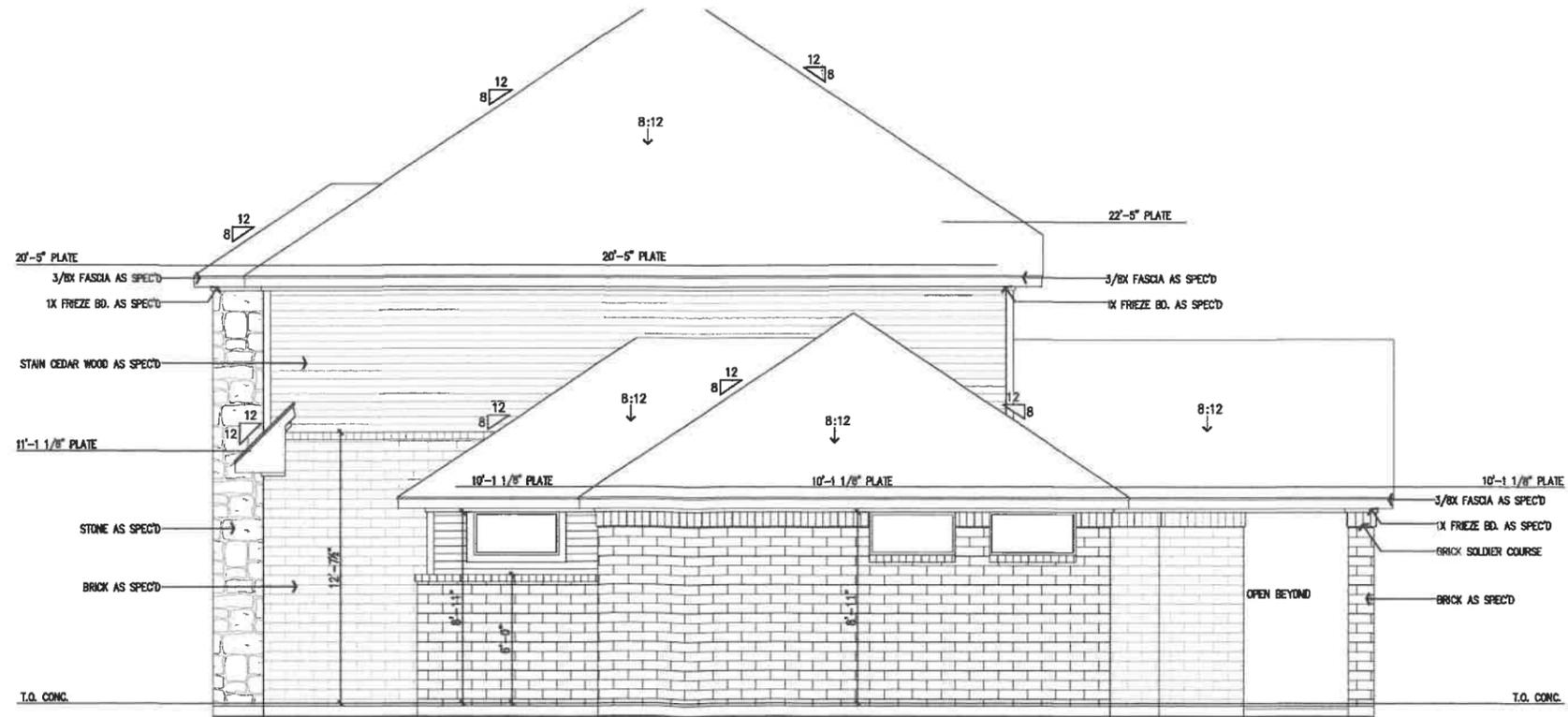
"A professional company operating in your best interest"



MATERIAL AREA TABULATIONS		709 FOREST TRACE									
	BRICK VENEER		STONE VENEER		SIDING/STUCCO		TOTAL				
Front Elevation	487	S.F.	53.22%	256	S.F.	27.98%	172	S.F.	18.80%	915	S.F.
Right Side Elevation	413	S.F.	67.48%	44	S.F.	7.19%	155	S.F.	25.33%	612	S.F.
Rear Elevation	458	S.F.	71.23%	0	S.F.	0.00%	185	S.F.	28.77%	643	S.F.
Left Side Elevation	489	S.F.	78.37%	22	S.F.	3.53%	113	S.F.	18.11%	624	S.F.
Total Area	1,847	S.F.		322	S.F.		625	S.F.		2,794	S.F.
Total Brick Area							1,847	S.F.		66.11%	
Total Stone Area							322	S.F.		11.52%	
Total Siding Area							625	S.F.		22.37%	
Overall Width = 78'-0"		Overall Depth = 54'-2"									



1 FRONT ELEVATION  
A3 SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION  
A3 SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A/LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

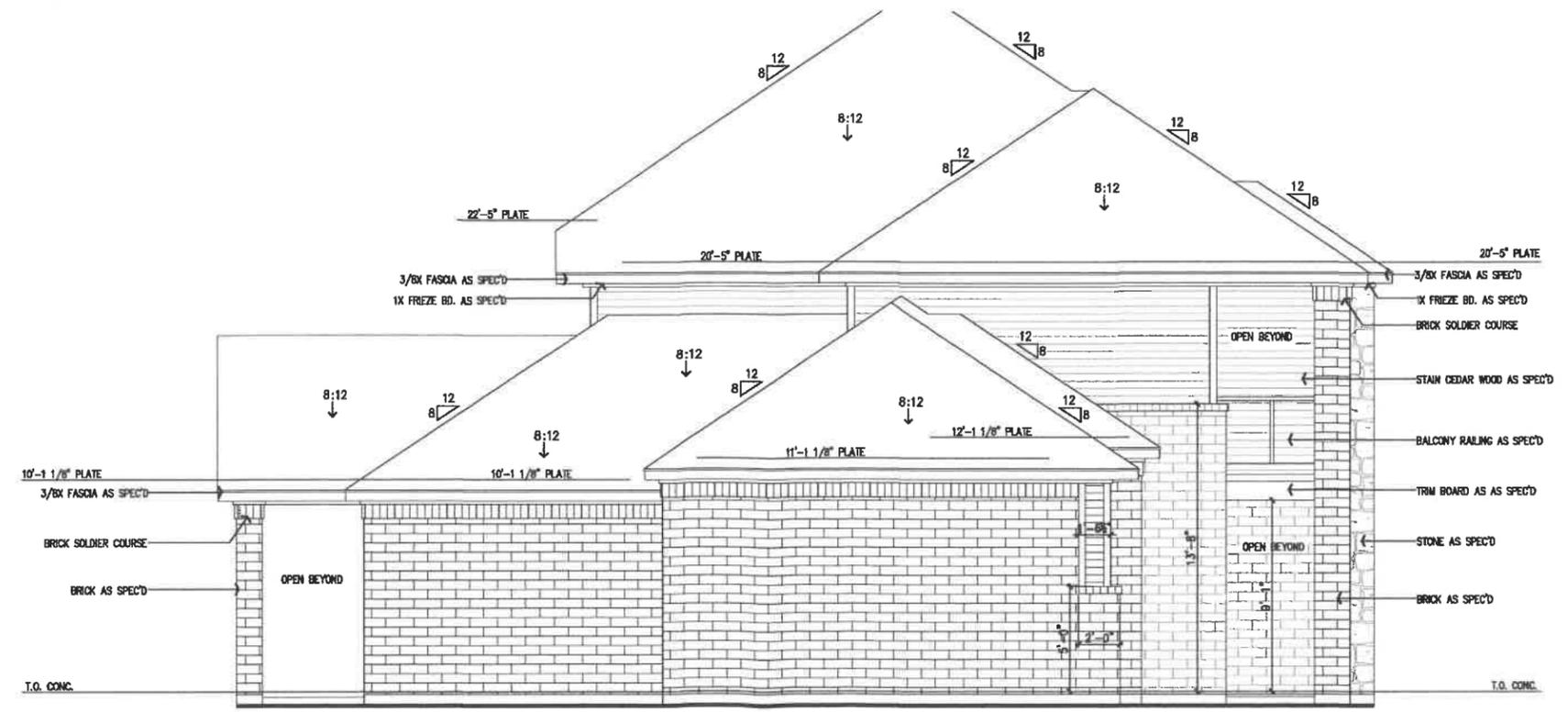
DRAWN BY:  
LRN

ISSUED ON  
06-28-2023

SHEET NO.  
A3  
OF  
13



1 REAR ELEVATION  
A4 SCALE: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION  
A4 SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

DRAWN BY:  
LRN

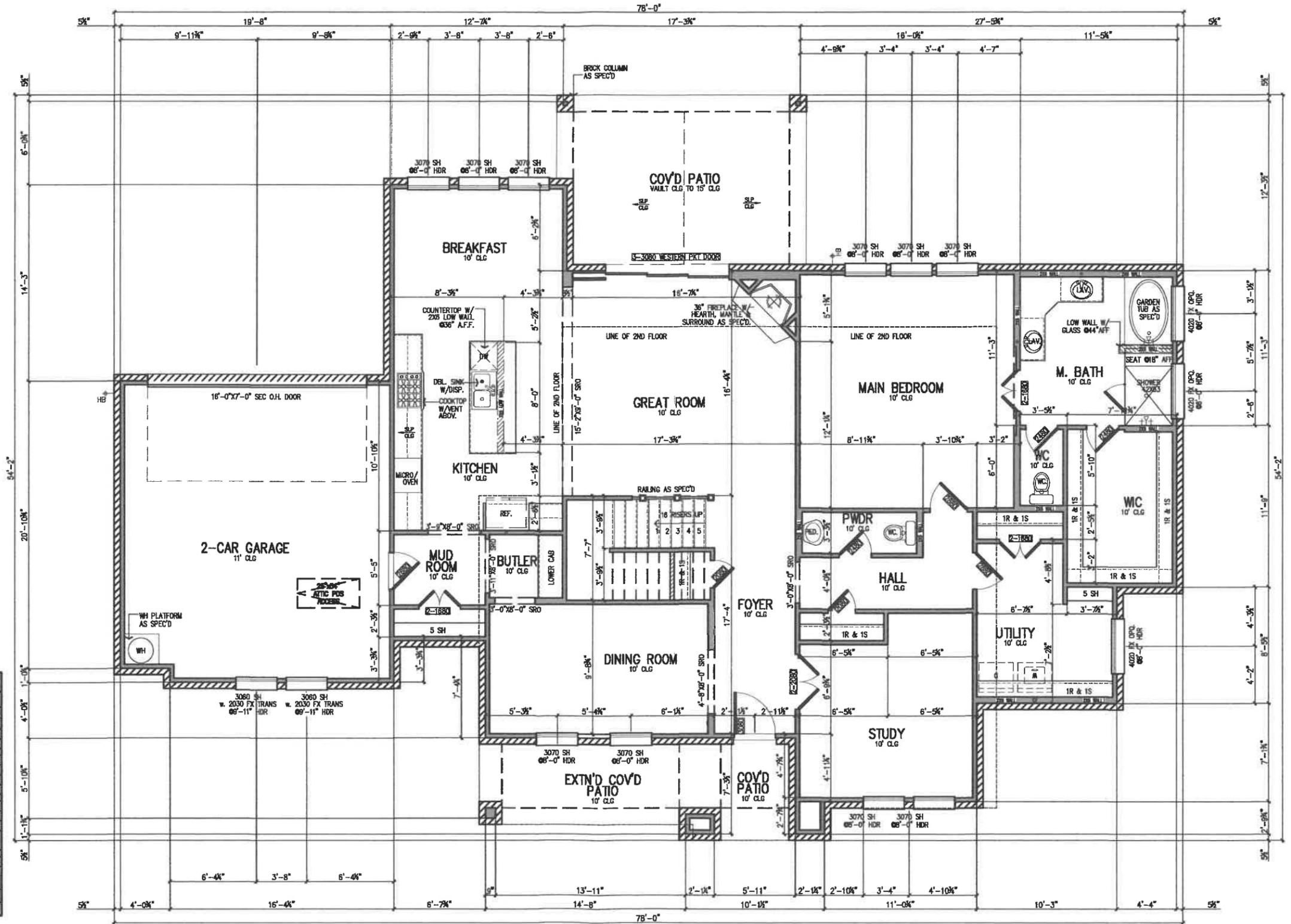
ISSUED ON  
06-28-2023

SHEET NO.  
A4  
OF  
13

AREA CALCULATIONS\_709 FOREST TRACE

	INTERIOR FRAME	EXTERIOR FRAME	W/MASONRY		
First Floor	1,911	SQ. FT.	1,970	SQ. FT.	2,055
Second Floor	981	SQ. FT.	1,046	SQ. FT.	1,052
Total	2,892	SQ. FT.	3,016	SQ. FT.	3,107
Total Living Area					3,107
1-Car Garage	0	SQ. FT.	0	SQ. FT.	0
2-Car Garage	411	SQ. FT.	429	SQ. FT.	458
3-Car Garage	0	SQ. FT.	0	SQ. FT.	0
Total Garage Area	411	SQ. FT.	429	SQ. FT.	458
Covered Porch	0	SQ. FT.	147	SQ. FT.	149
Covered Patio	0	SQ. FT.	211	SQ. FT.	217
Covered Balcony	0	SQ. FT.	151	SQ. FT.	167
Total Covered Porch/Patio Area	0	SQ. FT.	509	SQ. FT.	533
Total Slab Area					2,879
Total Under Roof					4,098
Total Interior Frame	3,303	SQ. FT.			
Total Exterior Frame			3,954	SQ. FT.	
Overall Width = 78'-0"			Overall Depth = 54'-2"		

1 FIRST FLOOR PLAN  
 A1 SCALE: 1/8" = 1'-0"



ADDRESS: 709 FOREST TRACE  
 ROCKWALL, ROCKWALL COUNTY, TX  
 BLK A LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
 MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
 3235 PLAN  
 ELEVATION: STONE  
 GARAGE REAR ENTRY

DRAWN BY:  
 LRN

ISSUED ON  
 06-28-2023

SHEET NO.  
 A1  
 OF  
 13

ADDRESS: 709 FOREST TRACE  
 ROCKWALL, ROCKWALL COUNTY, TX  
 BLK A LOT 13/HIGH RIDGE STATE

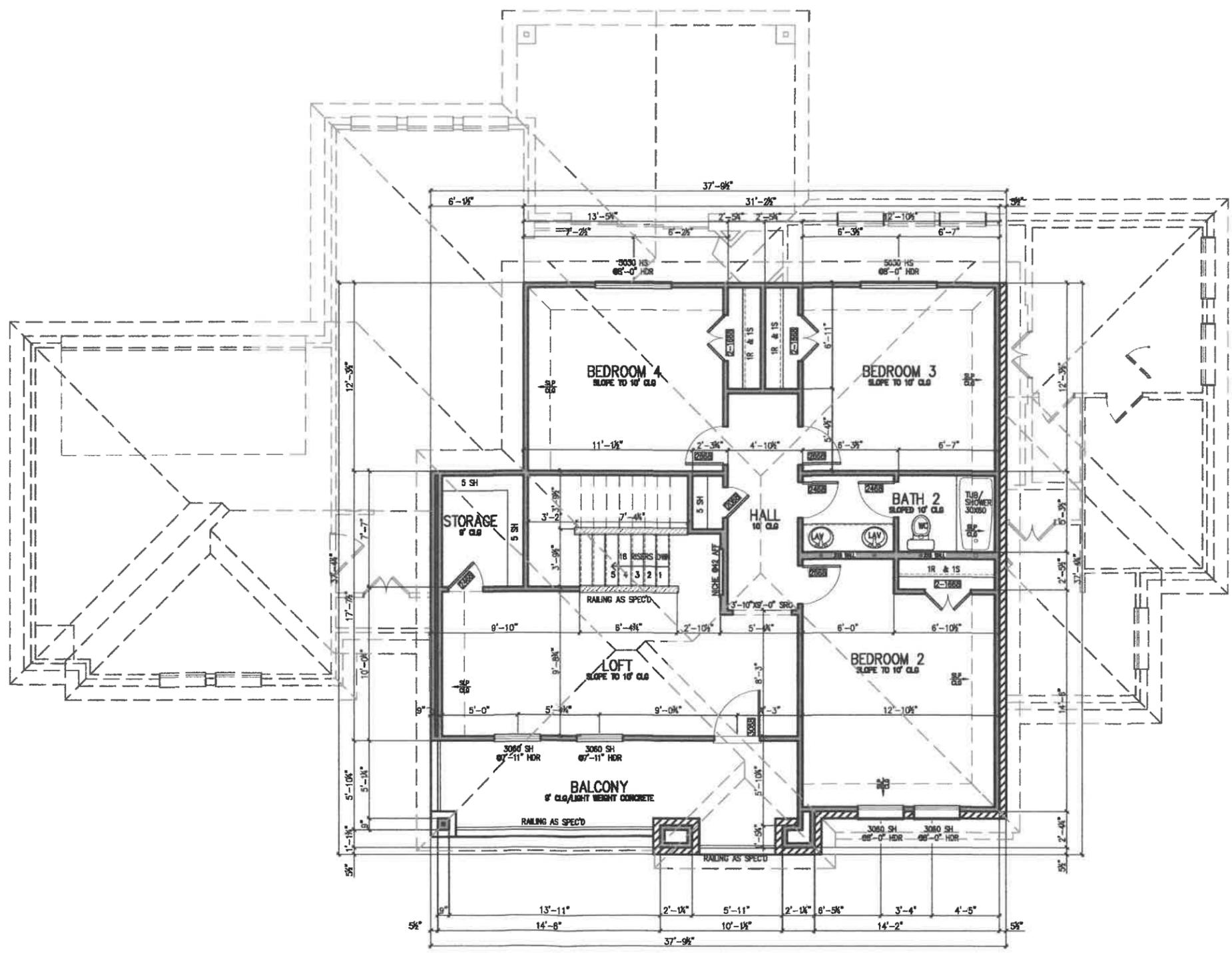
NEW RESIDENCE FOR:  
 MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
 3235 PLAN  
 ELEVATION: STONE  
 GARAGE: REAR ENTRY

DRAWN BY:  
 LRN

ISSUED ON  
 06-28-2023

SHEET NO.  
 A1.1  
 OF  
 13

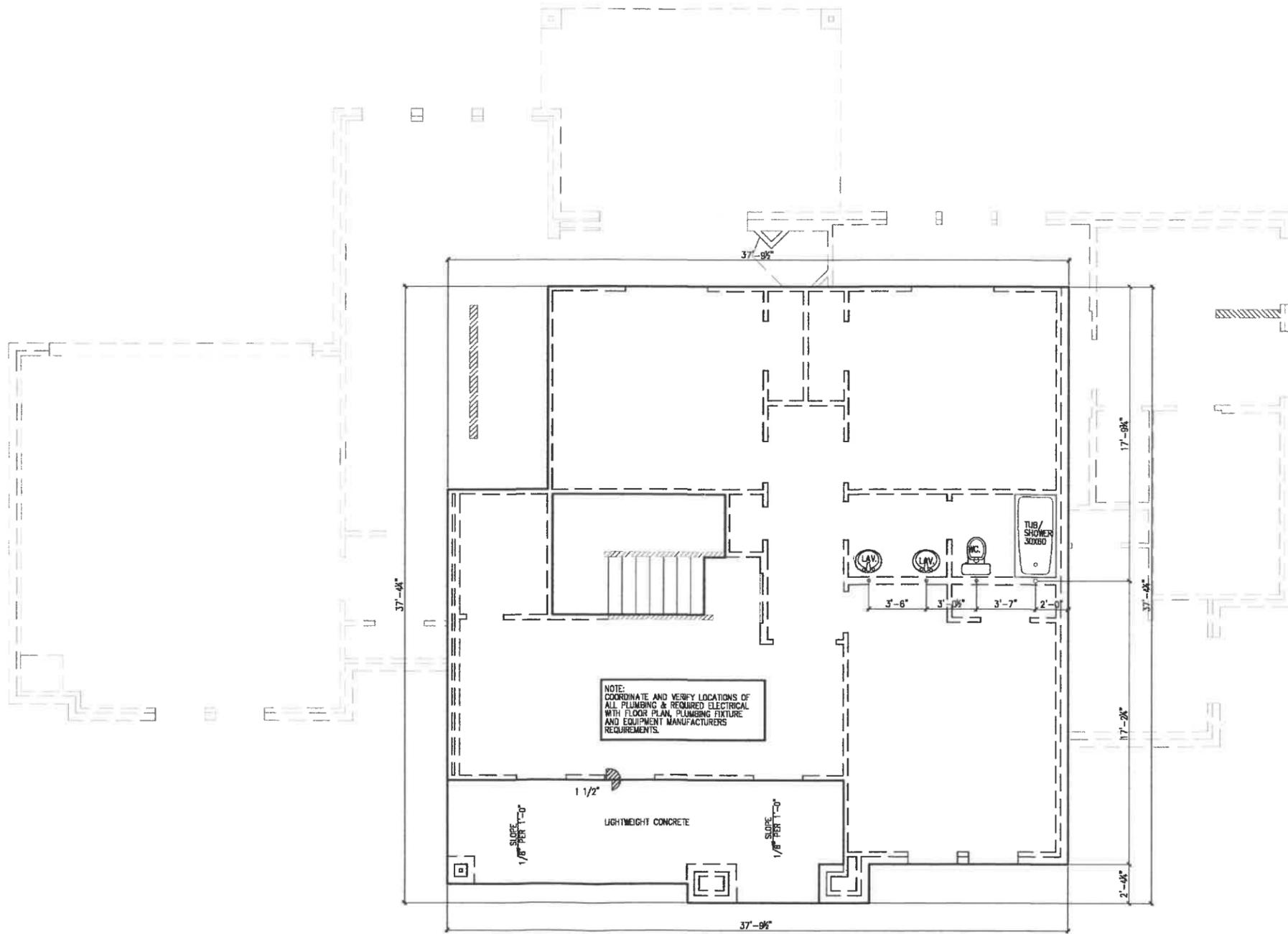


AREA CALCULATIONS\_709 FOREST TRACE

	INTERIOR FRAME	EXTERIOR FRAME	W/MASONRY		
First Floor	1,911 SQ. FT.	1,970 SQ. FT.	2,055 SQ. FT.		
Second Floor	981 SQ. FT.	1,046 SQ. FT.	1,052 SQ. FT.		
<b>Total</b>	<b>2,892 SQ. FT.</b>	<b>3,016 SQ. FT.</b>	<b>3,107 SQ. FT.</b>		
Total Living Area			3,107 SQ. FT.		
1-Car Garage	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.		
2-Car Garage	411 SQ. FT.	429 SQ. FT.	458 SQ. FT.		
3-Car Garage	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.		
Total Garage Area	411 SQ. FT.	429 SQ. FT.	458 SQ. FT.		
Covered Porch	0 SQ. FT.	147 SQ. FT.	149 SQ. FT.		
Covered Patio	0 SQ. FT.	211 SQ. FT.	217 SQ. FT.		
Covered Balcony	0 SQ. FT.	151 SQ. FT.	167 SQ. FT.		
Total Covered Porch/Patio Area	0 SQ. FT.	509 SQ. FT.	533 SQ. FT.		
Total Slab Area			2,879 SQ. FT.		
Total Under Roof			4,098 SQ. FT.		
Total Interior Frame	3,303 SQ. FT.				
Total Exterior Frame		3,954 SQ. FT.			
Overall Width = 78'-0"		Overall Depth = 54'-2"			

1 SECOND FLOOR PLAN  
 A1.1 SCALE: 1/8" = 1'-0"

1 SECOND FLOOR  
PLUMBING PLAN  
S1.1 SCALE: 1/8" = 1'-0"



ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A/LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE REAR ENTRY

DRAWN BY:  
LRN

ISSUED ON  
06-28-2023

SHEET NO.  
S1.1  
OF  
13

GENERAL ROOF NOTES:

**ROOF PITCH:**  
8:12 UNLESS OTHERWISE NOTED.

**OVERHANG:**  
1'-4 1/2" FROM FRAME UNLESS OTHERWISE NOTED.

SLOPE DOWN IN DIRECTION OF ARROWS.

GUTTER & DOWNSPOUT LOCATIONS AS SPECIFIED.

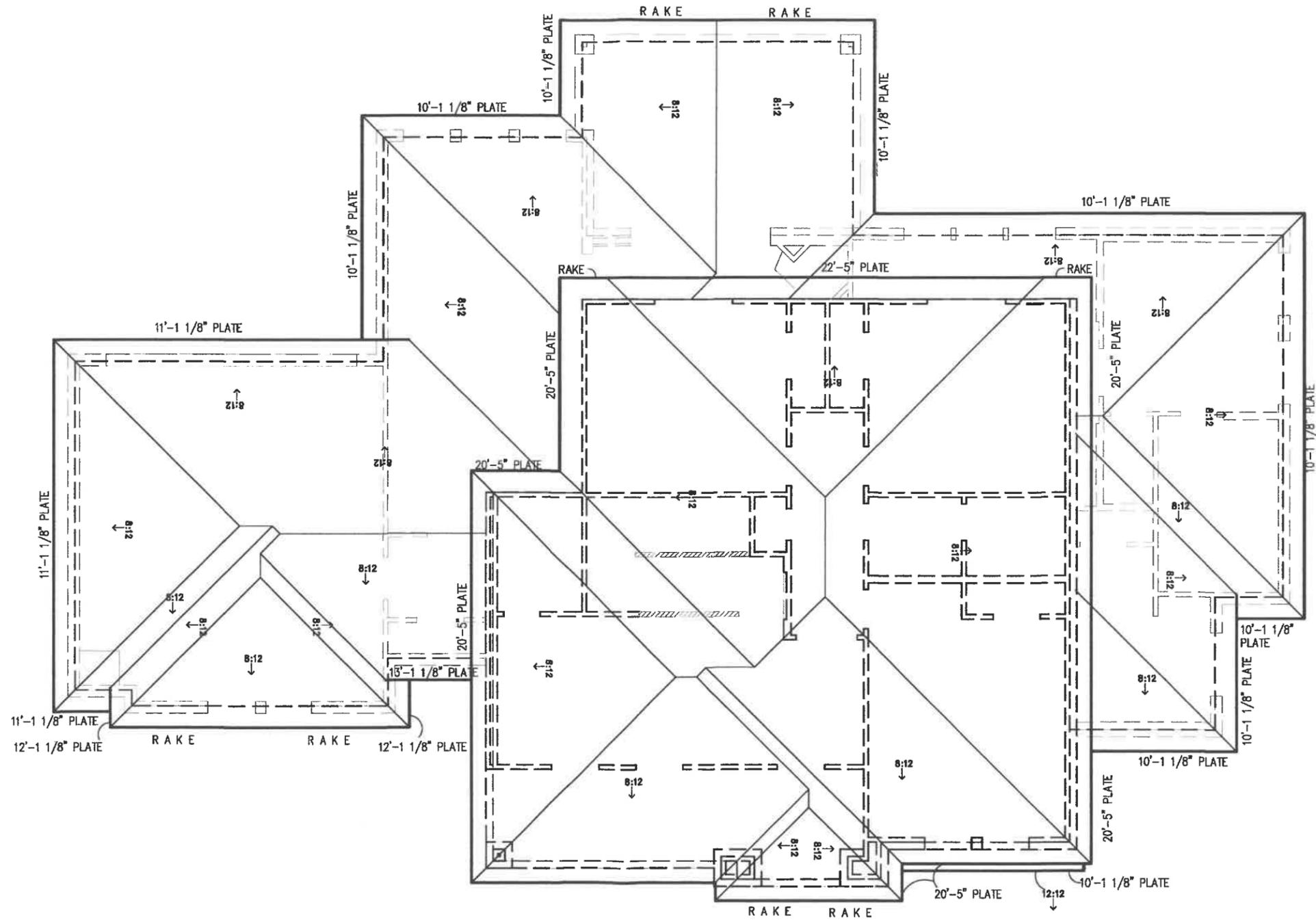
ROOFING MATERIAL AS SPECIFIED.

PRE-FINISHED GALV. METAL FLASHING AND DRIP EDGE SHALL BE USED AT ALL APPLICABLE LOCATIONS.

METAL VENT STACKS SHALL BE PRE-FINISHED OR PAINTED TO MATCH ROOF.

REFER TO ROOF PLAN FOR ROOF SLOPES, PLATE HEIGHTS AND INFORMATION NOT PROVIDED IN THESE NOTES.

PROPER ATTIC VENTILATION REQUIRES THAT THE RATIO OF TOTAL NET FREE VENTILATING AREA TO THE AREA OF THE CEILING SHALL BE NO LESS THAN 1/300 PROVIDED THAT A VAPOR RETARDED HAVING A PERMANENCE NOT EXCEEDING ONE PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING OR AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED (AT LEAST 3' ABOVE EAVE OR CORNICE VENTS) WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. VERIFY VENTILATION REQUIREMENTS WITH ROOF SYSTEM MANUFACTURER



1 ROOF PLAN  
A5 SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A/LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

DRAWN BY:  
LRN

ISSUED ON  
06-28-2023

SHEET NO.  
A5  
OF  
13



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
703 Forest Trace	Single-Family Home	1978	4,730	N/A	Brick
705 Forest Trace	Single-Family Home	2003	4,085	N/A	Brick and Stone
707 Forest Trace	Single-Family Home	1976	3,346	90	Brick, Stone, and Siding
709 Forest Trace	Vacant	N/A	N/A	N/A	N/A
711 Forest Trace	Single-Family Home	1985	3,540	N/A	Brick
713 Forest Trace	Single-Family Home	1993	2,509	N/A	Brick
715 Forest Trace	Single-Family Home	1980	4,075	N/A	Brick
714 Forest Trace	Single-Family Home	1981	3,165	N/A	Brick and Siding
712 Forest Trace	Single-Family Home	1985	3,631	384	Brick
710 Forest Trace	Single-Family Home	1979	3,818	N/A	Brick
708 Forest Trace	Single-Family Home	1981	3,016	164	Brick
706 Forest Trace	Single-Family Home	1976	4,103	N/A	Brick
	AVERAGES:	1983	3,638	213	



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



703 Forest Trace



705 Forest Trace



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

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707 Forest Trace



709 Forest Trace



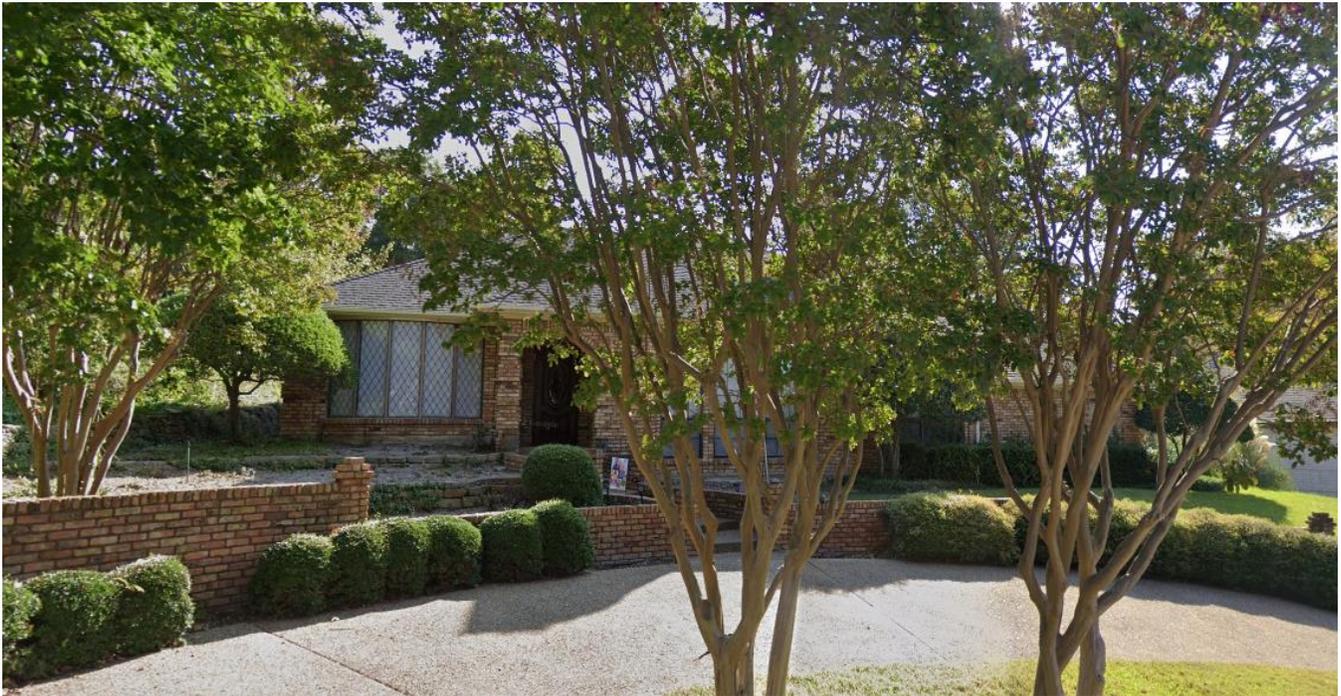
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711 Forest Trace



713 Forest Trace



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

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715 Forest Trace



714 Forest Trace



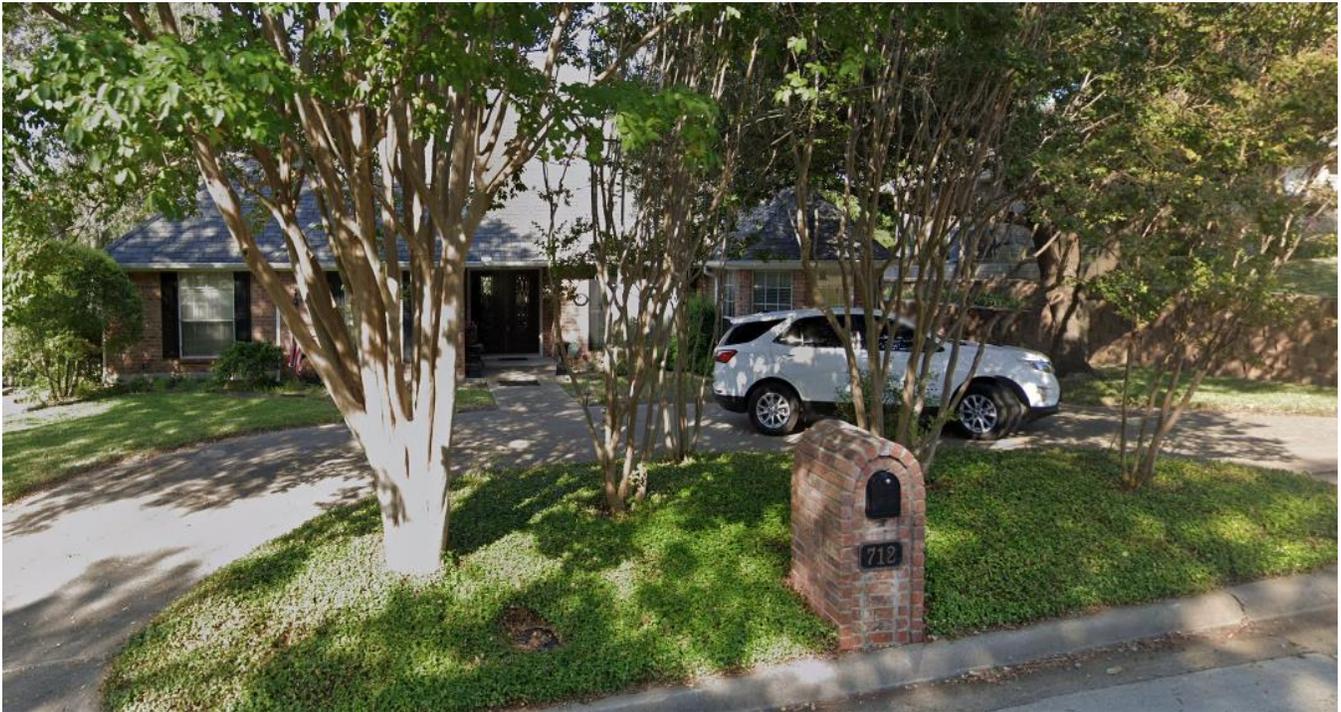
# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

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712 Forest Trace



710 Forest Trace



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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708 Forest Trace



706 Forest Trace

CITY OF ROCKWALL

ORDINANCE NO. 26-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 THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.248-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 13, BLOCK A, HIGHRIDGE ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Manuel Tijerina for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.248-acre parcel of land identified as Lot 13, Block A, of the Highridge Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development 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 6<sup>th</sup> DAY OF APRIL, 2026.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: March 16, 2026

2<sup>nd</sup> Reading: April 6, 2026

**Exhibit 'A':  
Location Map**

Address: 709 Forest Trace

Legal Description: Lot 13, Block A, Highridge Estates Addition



**Exhibit 'B':**  
**Residential Plot Plan**

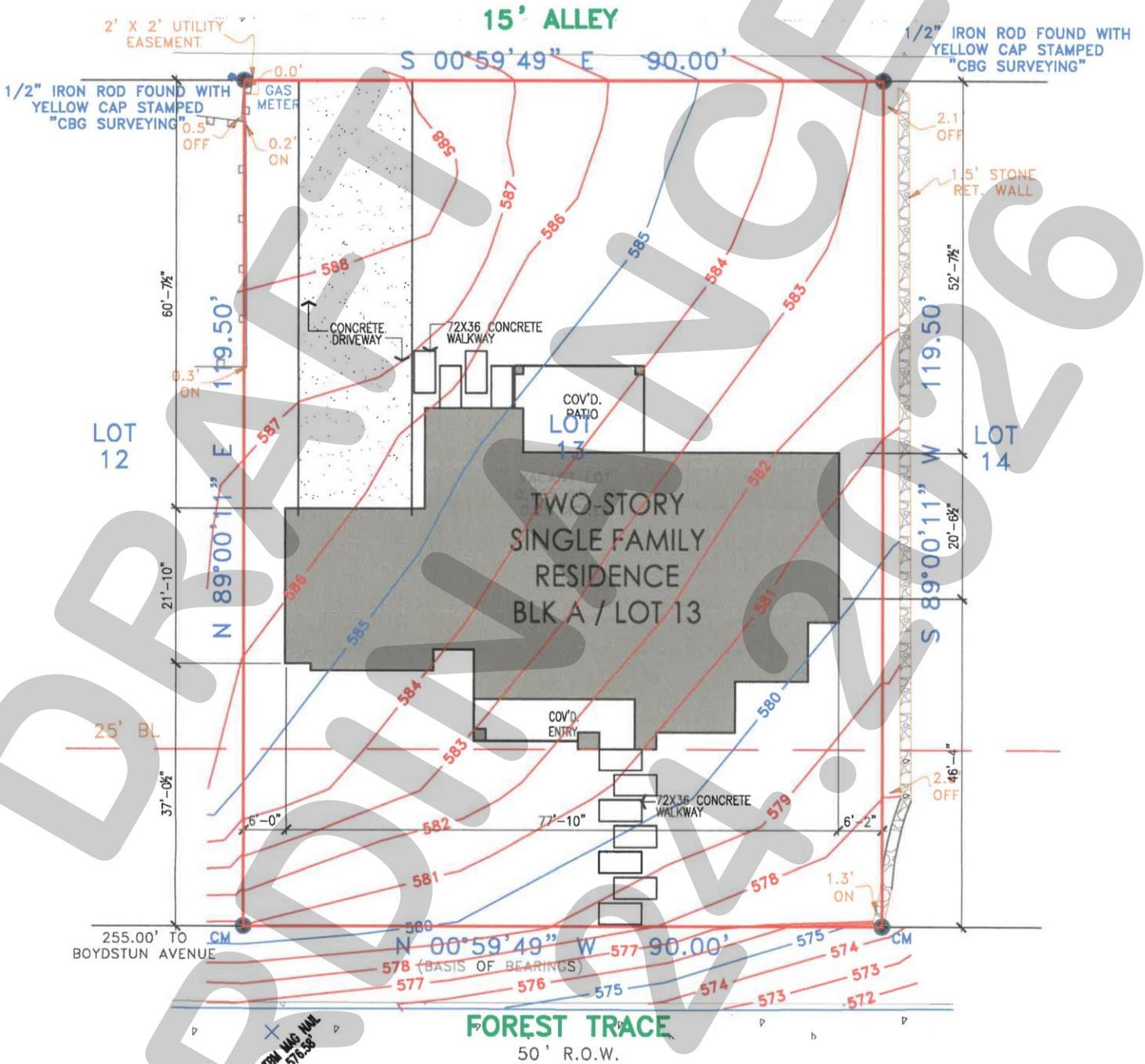
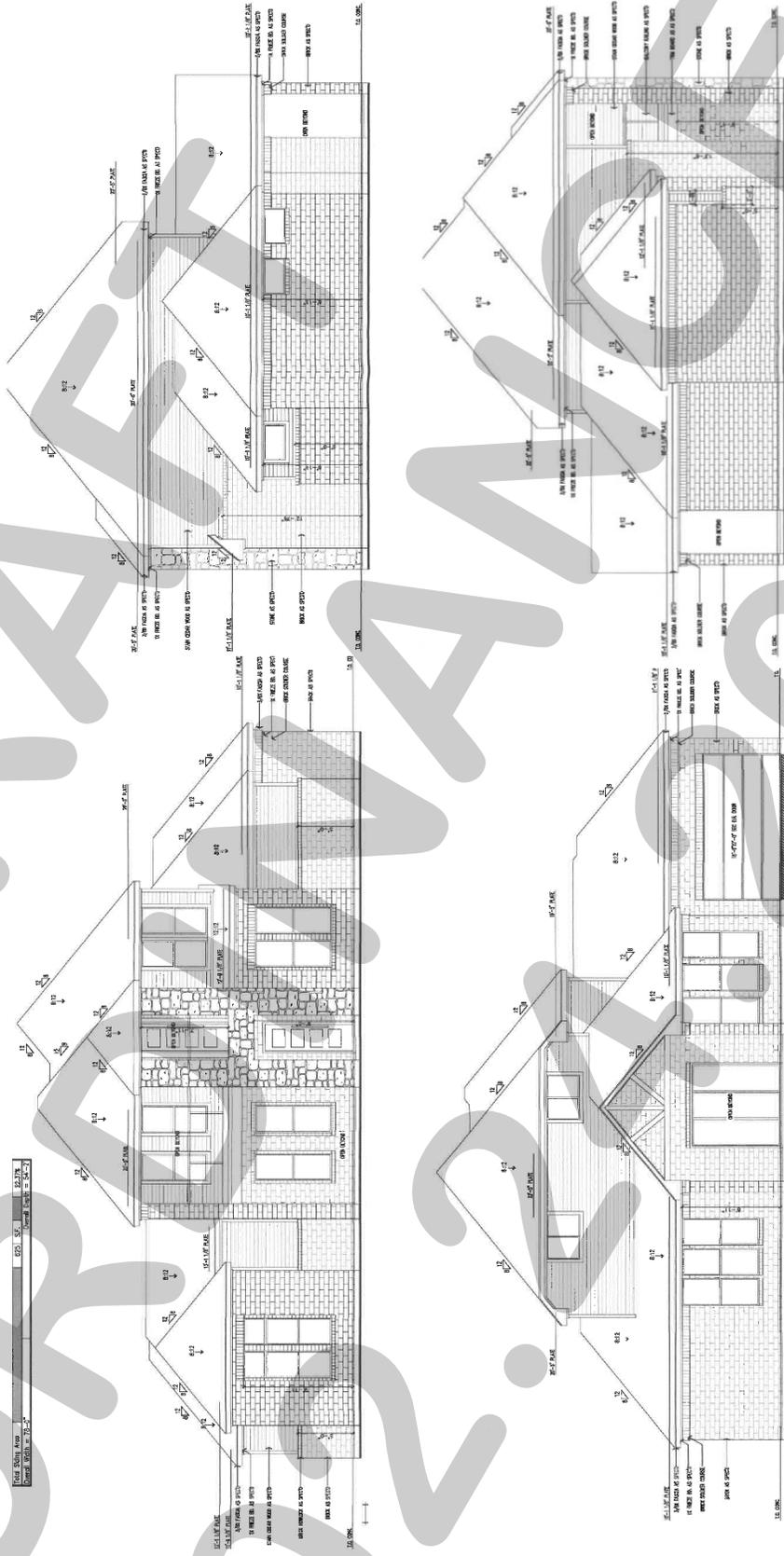


Exhibit 'C':  
Building Elevations



# PROJECT COMMENTS



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

DATE: 2/20/2026

PROJECT NUMBER: SP2026-005  
PROJECT NAME: Site Plan for 5013 Coffee  
SITE ADDRESS/LOCATIONS: 1011 S Goliad

CASE CAPTION: Discuss and consider a request by Holly Marshall for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In on a 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	02/20/2026	Approved w/ Comments

02/20/2026: SP2026-005; Site Plan for 5013 Coffee [1011 S. Goliad Street]

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

I.1 This is a request for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In on a 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [SH-205].

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

M.3 For reference, include the case number (SP2026-005) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be plat in order to any new establish easements or new lot lines.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages (i.e. Site Plan, Building Elevations, Landscape Plan, Photometric Plan) of the plans. (Subsection 03.04. A, of Article 11)

#### APPROVED:

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

M.6 Please provide the correct title block in the lower right-hand corner of all sheets that contains the project name, street address, and/or the lot and block designation. (Subsection 03.04, of Article 11, UDC)

M.7 Please provide the owners name, address, and phone number in the lower right-hand corner left of the title block. (Subsection 03.04, of Article 11, UDC)

M.8 Please provide the name, address, and phone number of the person or company that prepared all plans in the lower right-hand corner left of the title block. (Subsection 03.04, of Article 11, UDC)

M.9 Please provide a numeric and graphic scale on the site plan. (Subsection 03.04, of Article 11, UDC)

M.10 Please provide a vicinity map on the site plan. This should locate the site relative to the nearest major roadways in a one-half mile radius. (Subsection 03.04, of Article 11, UDC)

M.11 Site Plan.

- (1) Please indicate the total square footage of the proposed building. (Subsection 03.04, of Article 11, UDC)
- (2) Please indicate the wall lengths of the building on the site. (Subsection 03.04, of Article 11, UDC)
- (3) Please indicate the distance between the proposed building and the property lines. (Subsection 03.04, of Article 11, UDC)
- (4) Please indicate all building setbacks adjacent to right-of-way. (Subsection 03.04, of Article 11, UDC)
- (5) Please indicate all utilities both existing and proposed. (Subsection 03.04, of Article 11, UDC)
- (6) Indicate all drive/turning radii. (Subsection 03.04, of Article 11, UDC)
- (7) Indicate all drive widths. The minimum driveway width is 24-feet. (Subsection 03.04. B, of Article 11, UDC)
- (8) Please indicate any proposed fire lanes. They must be labeled as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
- (9) Please label all adjacent street names. (Subsection 03.04, of Article 11, UDC)
- (10) Please indicate all street centerlines for existing streets. (Subsection 03.04, of Article 11, UDC)
- (11) Please label and existing or new fire hydrants. (Subsection 03.04. B, of Article 11, UDC)
- (12) The required parking for Restaurant is one (1) parking space per 100 SF, and remainders are rounded up. Please ensure the correct number of spaces are provided. (Subsection Table 5, of Article 06, UDC)
- (13) Please indicate the type and depth of all paving material. (Subsection 03.04. B, of Article 11, UDC)
- (14) Please note that all signage is handled through a separate building permit. (Subsection 03.04. B, of Article 11, UDC)
- (15) Please indicate any existing or proposed fencing. Please delineate the location and provide the material and height. (Subsection 08.02. F, of Article 08, UDC)
- (16) All pad mounted equipment must be shown on the site plan. This equipment must be screened with five (5) gallon evergreen shrubs, which should be shown on the landscape plan. (Subsection 01.05.C, of Article 05, UDC)
- (17) Please provide a note that there shall no above ground storage tanks or outside storage, which includes vehicles. (Subsection 01.05. B, of Article 05, UDC)
- (18) Please provide a detail of the dumpster enclosure. In addition, the dumpster enclosure must be a minimum of eight (8) feet in height and use the same materials as the building. (Subsection 01.05. B, of Article 05, UDC)

M.12 Landscape Plan.

- (1) Provide the site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
- (2) Please indicate the names of plant materials used. (Subsection 05.03, of Article 08, UDC)
- (3) Please indicate all locations of existing and proposed landscaping. (Subsection 05.03, of Article 08, UDC)
- (4) Please indicate the locations and dimensions of the required landscape buffers. (Subsection 05.01, of Article 08, UDC)
- (5) Large trees shall be provided in the required landscape buffer in numbers equal to one (1) tree per 50-feet of street frontage. (Subsection 05.01, of Article 08, UDC)
- (6) Please note that trees must be planted at least five (5) feet from water, sewer, and storm sewer lines. (Subsection 05.03, of Article 08, UDC)
- (7) Please provide a note that the irrigation will meet the requirements of the UDC. (Subsection 05.04, of Article 08, UDC)
- (8) Any provisions of the landscape standards that are not met will require approval of a Minor Waiver. (Subsection 04.07, of Article 05, UDC)

M.13 Photometric Plan

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
- (2) The foot-candles at all property lines must not exceed 0.2 FC. In this case, there are areas on the property where this 0.2 FC requirement is exceeded. Please correct the

photometric plan to address this requirement. (Subsection 03.03, of Article 07, UDC)

(3) Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc. for the entirety of the property. (Subsection 03.03D, if Article 07, UDC)

(4) Please provide the cut sheets for all of the proposed light fixtures. (Subsection 03.03, of Article 07, UDC)

#### M.14 Building Elevations

(1) Please provide color elevations. (Subsection 03.04. B, of Article 11, UDC)

(2) Exterior walls should consist of 90% masonry materials excluding doors and windows. (Subsection 06.02, of Article 05, UDC)

(3) Please indicate the amount and location of the minimum 20% stone requirement. (Subsection 06.02, of Article 05, UDC)

(4) Please indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade. (Subsection 04.01, of Article 05, UDC)

(5) Please indicate the roofing material and color. (Subsection 04.07, Article 05, UDC)

(6) Please indicate the following on the building elevations: total height and wall height. (Subsection 07.03, of Article 05, UDC)

(7) Indicate any roof mounted or ground mechanical equipment if any. (Subsection 01.05C, of Article 05, UDC)

(8) Indicate other design elements if any. (Section 6.1 of this checklist)

(9) All buildings less than 50,000 SF shall incorporate a minimum of four (4) architectural elements. The current request is not meeting this requirement.

(10) All buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building.

(11) Provide dumpster enclosure elevations. Trash/Recycling Enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. t (Subsection 01.05. B, of Article 05, UDC)

I.15 Staff has identified the following variances associated with the proposed request: [1] primary materials, [2] four (1) sided architecture, [3] primary articulation, and [4] secondary articulation. Per the Unified Development Code Subsection 09.01, of Article 11, two (2) compensatory measures are required for each variance requested. In this case eight (8) compensatory measures must be provided to offset the two (2) variances requested. The same section of code outlines examples of compensatory measures, however other requests may be made to serve as compensatory measures. The variances are discretionary for the Planning and Zoning Commission. Staff suggests that the building elevations and other non-conformities of the submittal be changed to meet the requirements of the UDC.

M.16 Provide staff with a variance request letter outlining the variances requested, the reasons for the request (i.e. the hardship or reason that you cannot meet the code requirements), and the subsequent compensatory measures. (Subsection 09.01, of Article 11)

I.17 Please note that failure to address all comments provided by staff by 3:00 PM on March 3, 2026 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.18 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 3, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 10, 2026 Planning & Zoning Meeting.

I.19 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on February 24, 2026.

2) Planning & Zoning meeting/public hearing meeting will be held on March 10, 2026.

I.20 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). Please note that a representative(s) is required to be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/18/2026	Approved w/ Comments

02/18/2026: 1. What storm system?

2. Will need testable backflow device installed and tested annually

3. Will need to be verified that it is still up to code and registered with City's 3rd party vendor for 90 day service
4. Will need a stop sign here for safety.
5. All drive aisle to be 24' wide reinforced concrete
6. Show how you tie into existing driveway here.
7. Will need a one-way sign here for safety.

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway)
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls (if needed) 3' and over must be engineered.
- Retaining walls (if needed) 18" or taller must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences are allowed within easements or ROW.
- The site will need to be platted if changing existing easements or adding easements.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:

- Existing flow patterns must be maintained.
- Detention will be required if increasing impervious area.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- Grate inlets are not allowed.
- No vertical walls allowed in detention or drainage easements.
- No public water or sanitary sewer allowed in detention or drainage easements.
- FFE for all buildings must be called out when adjacent to a detention system or drainage swale. FEE must be a minimum 2' above the 100-year WSEL for the detention system and drainage swale.
- Dumpster areas must drain to an oil/water separator and then into the storm drainage system.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- There is an existing 8" sewer main available for use on the northeast side of the site.
- There appears to be an existing water meter for this site, existing water service will need to be verified.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:

- A TXDOT Permit will be required for any improvements made within the SH-205 ROW.
- Must meet City and TXDOT driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.

- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Culverts (if needed) must be engineered.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Landscape berms may not be on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2026	Needs Review

02/19/2026: Provide fire hydrant coverage for the proposed building in accordance with the 2021 IFC, as adopted and amended by the City of Rockwall.

Fire hydrants shall be located and spaced to provide required coverage with a maximum 400-foot hose lay to all portions of the building (IFC §507 as amended).

Submit a revised site plan showing hydrant locations demonstrating compliance.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/17/2026	Approved

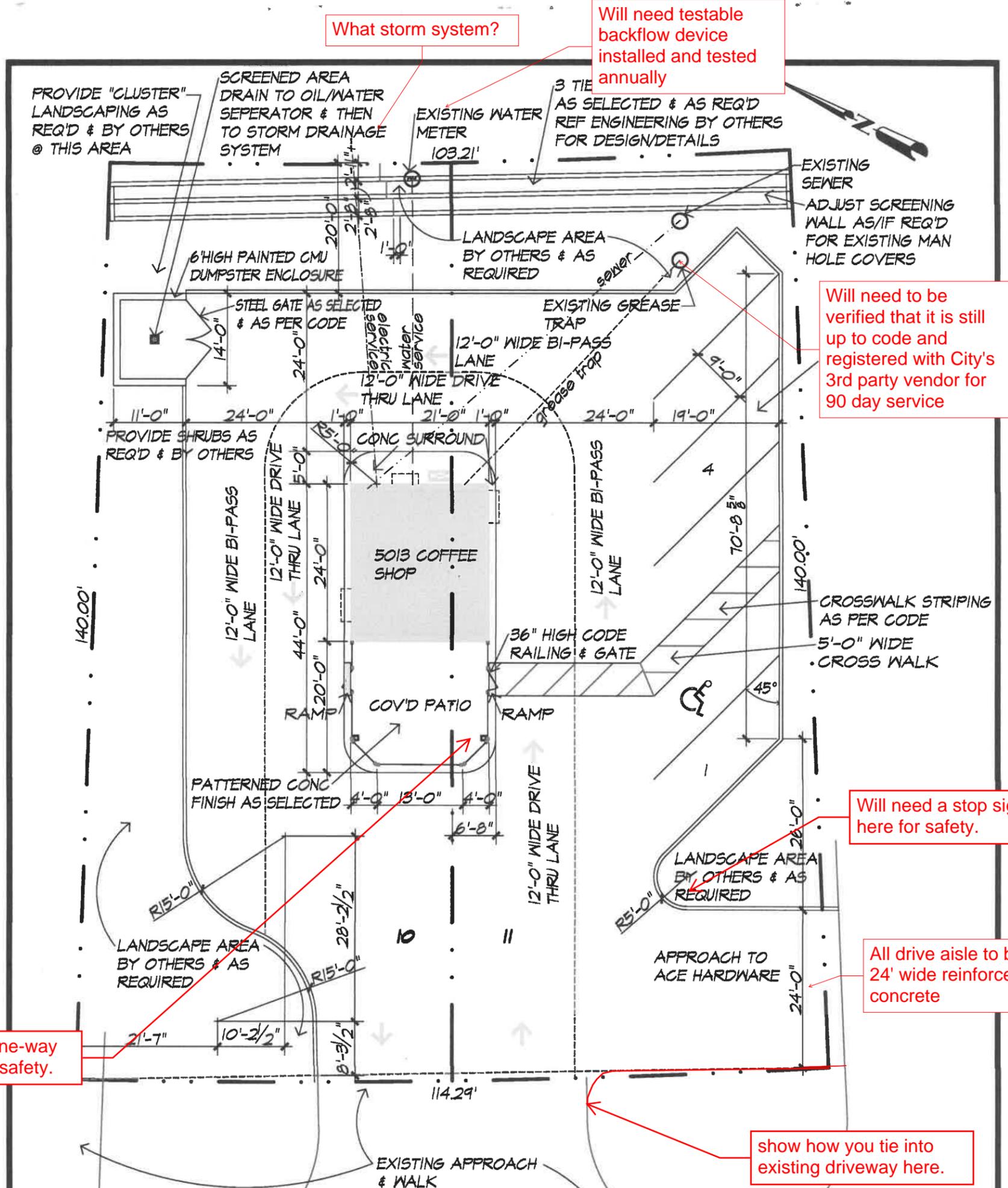
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/17/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/17/2026	Approved w/ Comments

02/17/2026: Please provide detailed landscape plan with required vs propose landscaping and quantities and container sizes



**General Items:**

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway)
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls (if needed) 3' and over must be engineered.
- Retaining walls (if needed) 18" or taller must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences are allowed within easements or ROW.
- The site will need to be platted if changing existing easements or adding easements.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

**Drainage Items:**

- Existing flow patterns must be maintained.
- Detention will be required if increasing impervious area.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- Grate inlets are not allowed.
- No vertical walls allowed in detention or drainage easements.
- No public water or sanitary sewer allowed in detention or drainage easements.
- FFE for all buildings must be called out when adjacent to a detention system or drainage swale. FEE must be a minimum 2' above the 100-year WSEL for the detention system and drainage swale.
- Dumpster areas must drain to an oil/water separator and then into the storm drainage system.

**Water and Wastewater Items:**

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- There is an existing 8" sewer main available for use on the northeast side of the site.
- There appears to be an existing water meter for this site, existing water service will need to be verified.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" of a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

**Roadway Paving Items:**

- A TXDOT Permit will be required for any improvements made within the SH-205 ROW.
- Must meet City and TXDOT driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Culverts (if needed) must be engineered.

**Landscaping:**

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Landscape berms may not be on top of City utilities or within easements.



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup> 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.  
<sup>2</sup> 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 1011 S Goliad St Rockwall, TX 75032

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION Next door to ACE Hardware

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	_____	CURRENT USE	_____
PROPOSED ZONING	_____	PROPOSED USE	_____
ACREAGE	_____	LOTS [CURRENT]	_____
		LOTS [PROPOSED]	_____

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

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

OWNER

APPLICANT

CONTACT PERSON Holly Marshall  
ADDRESS 3160 Sunshine Ave.

CONTACT PERSON \_\_\_\_\_  
ADDRESS \_\_\_\_\_

CITY, STATE & ZIP Phonoth 97370

CITY, STATE & ZIP \_\_\_\_\_

PHONE [REDACTED]

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

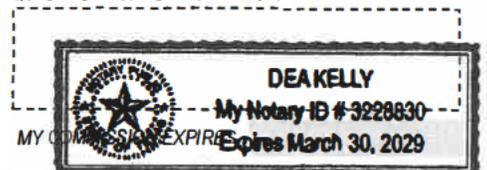
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Holly Marshall [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

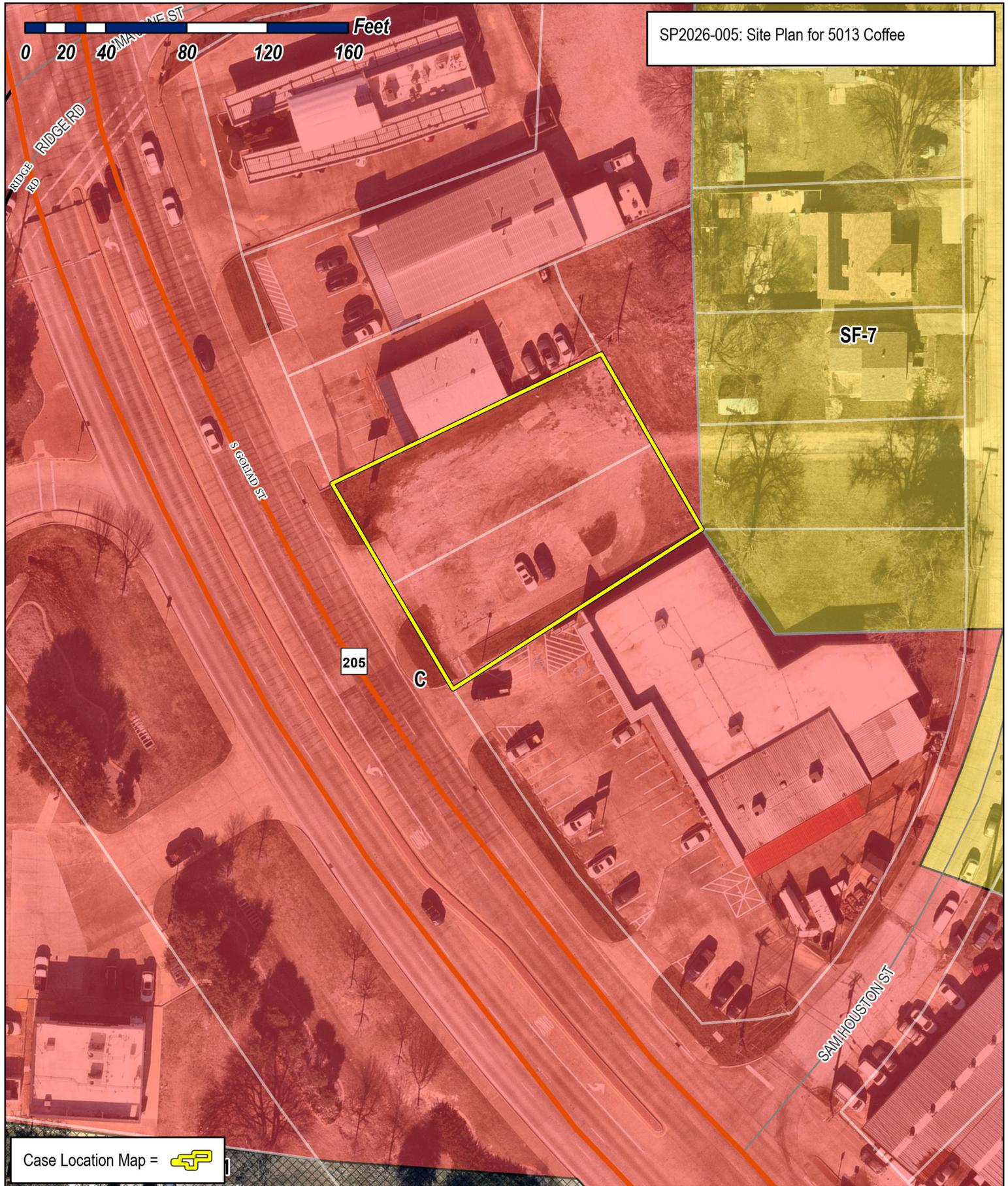
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ February 26 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF February 2026 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF February 2026

OWNER'S SIGNATURE Holly Marshall

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_





SP2026-005: Site Plan for 5013 Coffee



Case Location Map = 

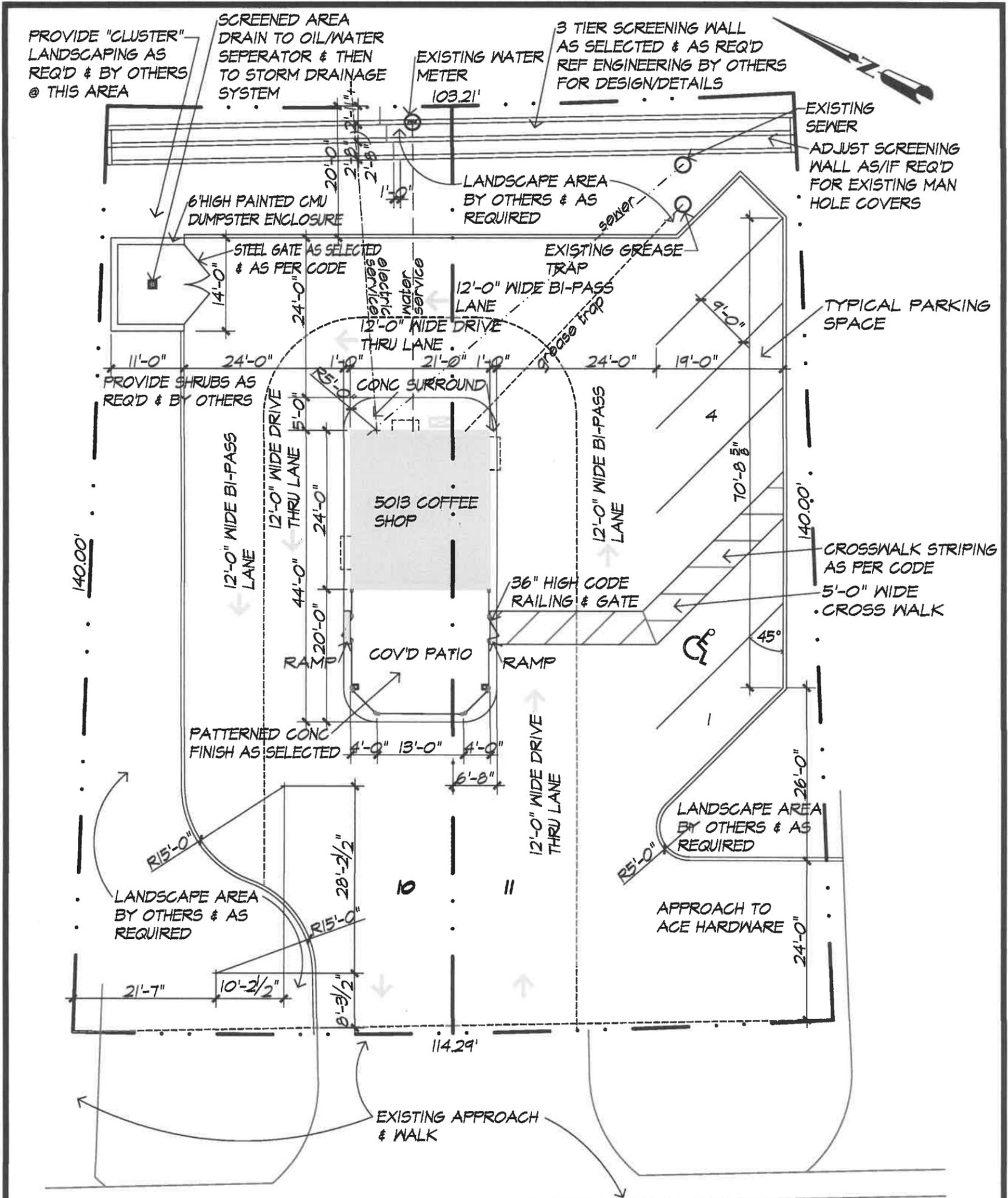


# City of Rockwall

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.





GENERAL NOTES
* REF CIVIL ENGINEERING BY OTHERS FOR ALL FINISH GRADES & REQUIRED DRAINAGE
* REF LANDSCAPE DESIGN DRAWINGS BY OTHERS FOR ALL REQUIRED LANDSCAPING
* SEE OWNER FOR SIGNAGE OPTIONS & DESIGN
* TOTAL STANDARD 9'X20' PARKING = 5 SPACES
* TOTAL ADA ACCESSIBLE PARKING = 1 SPACES
* TOTAL PARKING = 6 SPACES
TOTAL PAVING AS SHOWN = 9440.23 SF
PATIO AREA WITHIN FENCE = 383.00 SF

1011 S. GOLIAD STREET

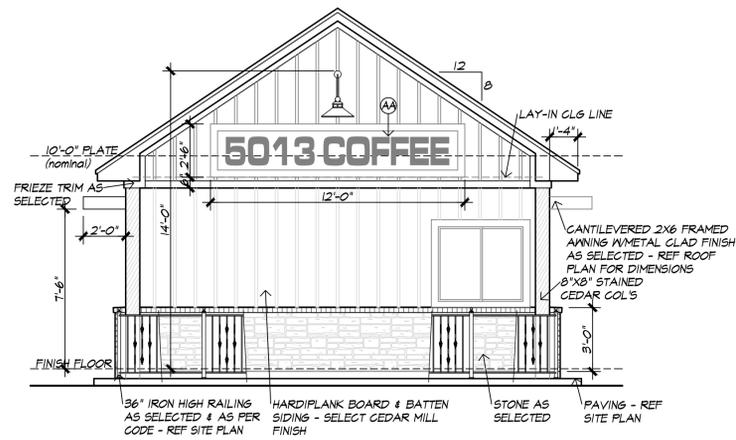
PLAN #C-5013-CS  
DATE: X/x/2026

**SITE PLAN**  
 LOT 10 & 11  
 CANUP'S SUBDIVISION  
 ROCKWALL, TEXAS

SCALE: 1" = 20'-0"

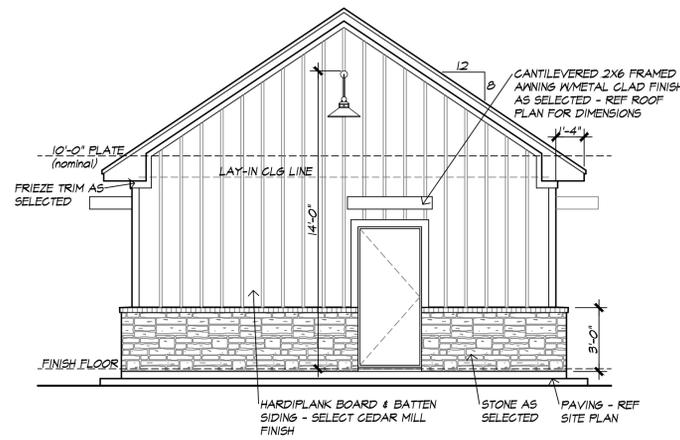
**M Rouse Designs**  
 2307 HIGHRIDGE  
 SACHSE, TEXAS 75048  
 (214) 801-9944  
 mrousedesigns.com  
 "WHERE DESIGN EXCELLENCE BEGINS"  
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PRIOR TO ANY CONSTRUCTION, BUILDER, CONTRACTORS, & ENGINEERS SHALL CHECK THIS JOB & VERIFY ALL DIMS., PROPERTY LINES, BUILDING LINES, EASEMENTS & UTILITIES, CIVIL & SOIL ENGINEERING, GRADE & DRAINAGE, FENCES & RETAINING WALLS, LANDSCAPE & POOL REQUIREMENTS, TREE LOCATION AND REMOVAL, & DEED RESTRICTIONS TO COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & RESTRICTIONS.



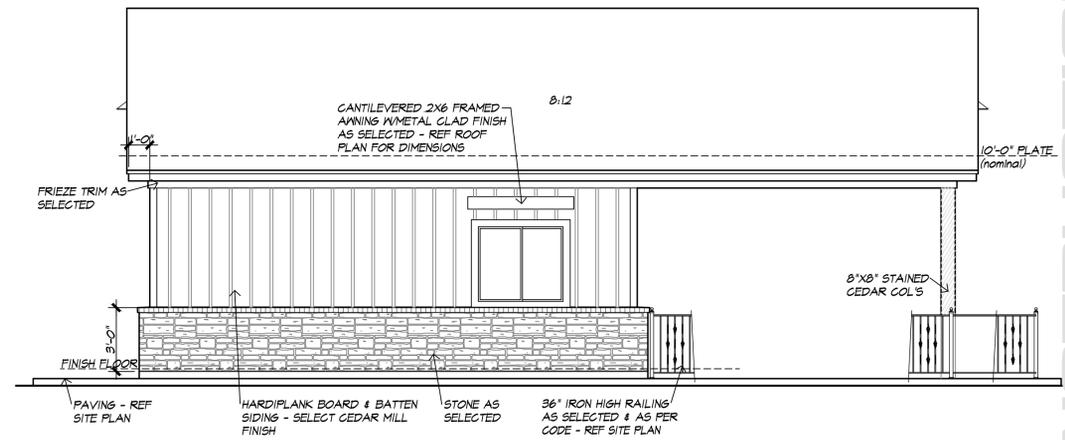
**FRONT ELEVATION**

SCALE 1/4"=1'-0"  
25.19% STONE



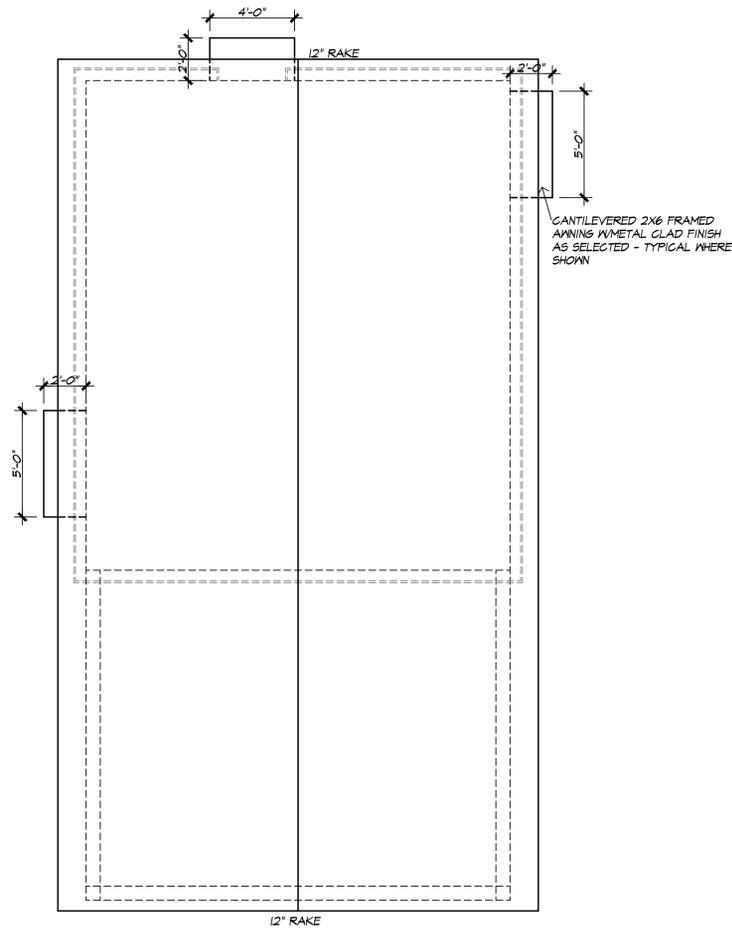
**REAR ELEVATION**

SCALE 1/4"=1'-0"  
22.12% STONE



**LEFT SIDE ELEVATION**

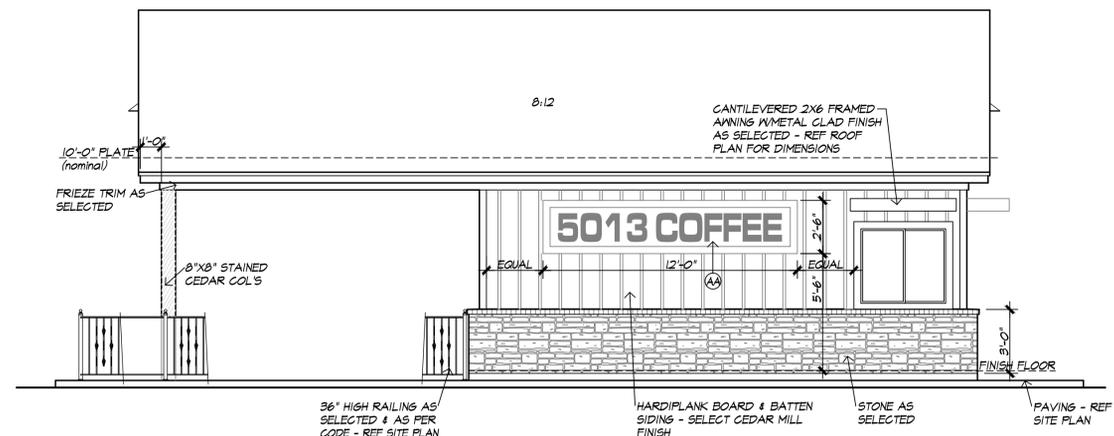
SCALE 1/4"=1'-0"  
36.3% STONE



**ROOF PLAN**

SCALE 1/4"=1'-0"

- ROOF AS SPECIFIED @ 8:12 UNLESS NOTED
- SCREENED CORNICE VENTS AS PER CODE
- ATTIC VENTILATION AS PER CODE & AS SELECTED
- GUTTERS & DOWNSPOUTS STYLE & LOCATIONS, IF ANY, TO BE AS SELECTED
- 10'-0" PLATE (NOMINAL)
- RAFTER & RIDGE FRAMING MEMBER SIZING TO BE AS PER CURRENT GOVERNING CODES



**RIGHT SIDE ELEVATION**

SCALE 1/4"=1'-0"  
36.3% STONE

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

**5013 COFFEESHOP**  
1011 S. GOLIAD ST.  
ROCKWALL, TX

*M. Rouse Designs*

2307 HIGHRIDGE  
SACHSE, TEXAS 75048  
(214) 801-9944  
mrousedesigns.com

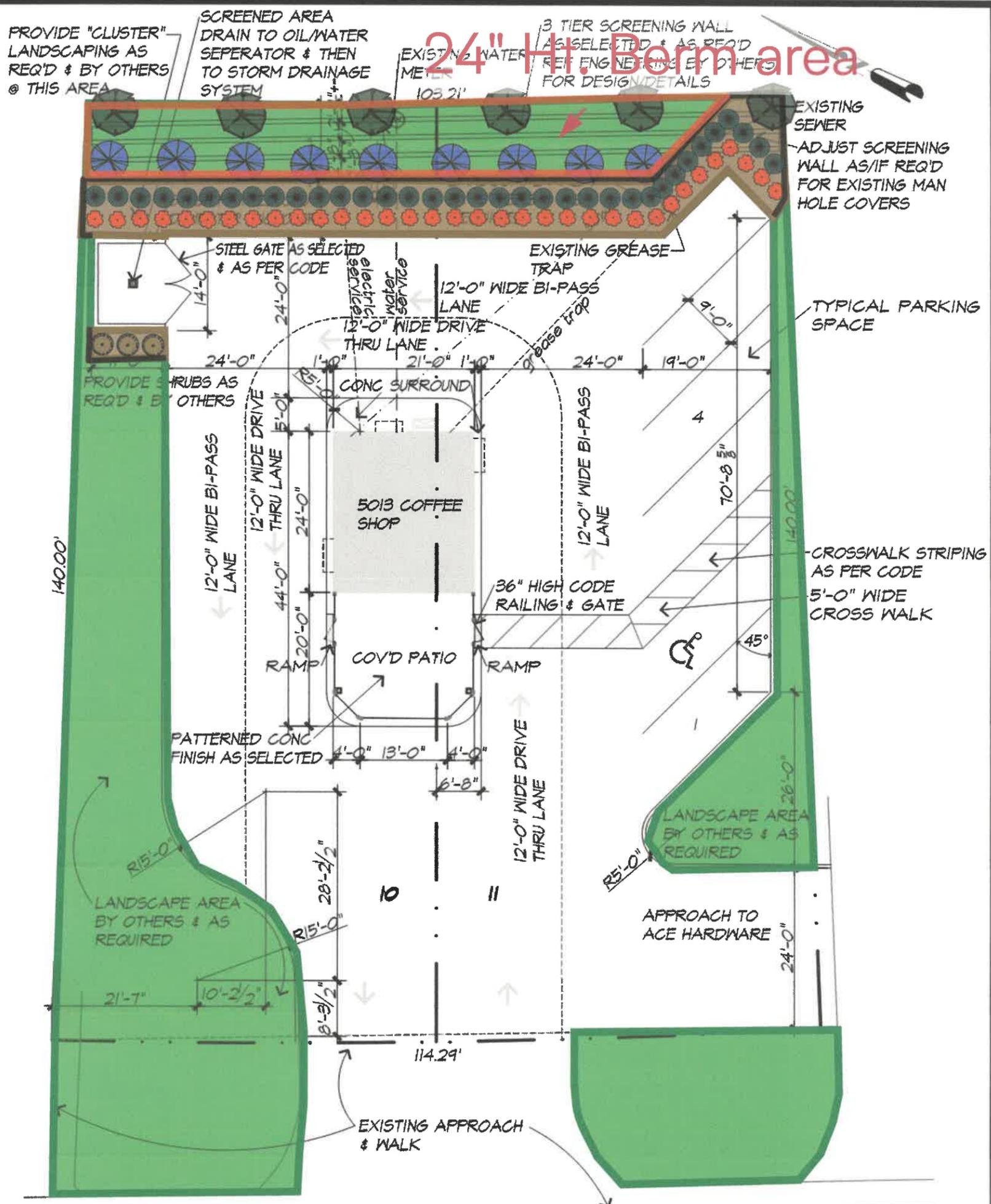
TRADE DESIGN BY MROUSE DESIGNS  
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REVISED DATE

SHEET  
A2

DESIGN NUMBER  
C-5013-CS

of these construction documents and shall notify MROUSE DESIGNS of any discrepancies and/or the revision/correction of these construction documents. These construction documents are intended for general construction purposes only and are not exhaustively detailed nor shall they be used for any other purpose. MROUSE DESIGNS shall not be responsible for any construction and it shall be his/her responsibility to select, verify, resolve, and install all equipment and materials and to control the quality thereof. All work performed on this project shall meet or exceed the current edition of the applicable IBC, ASCE Codes and all applicable state and local codes. It is the responsibility of the general contractor to provide any engineering necessary to the stability of the structure. MROUSE DESIGNS, its members, and its representatives, do not warrant, recommend, or guarantee that these construction documents be reviewed by a qualified professional engineer.



**Legend**

Icon	Name	Qty
<b>Miscellaneous</b>		
	Bermuda Grass	5,371 SF
	Beds - Mulch 2"	952 SF
	Black Steel Edging	154.5 LF
	Canopy Trees 4" cal.	6
	Nellie R. Stevens 4' Tall	3
	Accent Trees 4' Ht.	9
	Shrubs 3 gal. 18" Tall	34
	Shrubs 5 gal. 24" Tall	35
	24" Tall Berm Boundary	206.07 LF

ROCKWALL, TEXAS

1011 S. GOLIAD STREET

PLAN #C-5013-CS  
DATE: X/x/2026

SCALE: 1" = 20'-0"

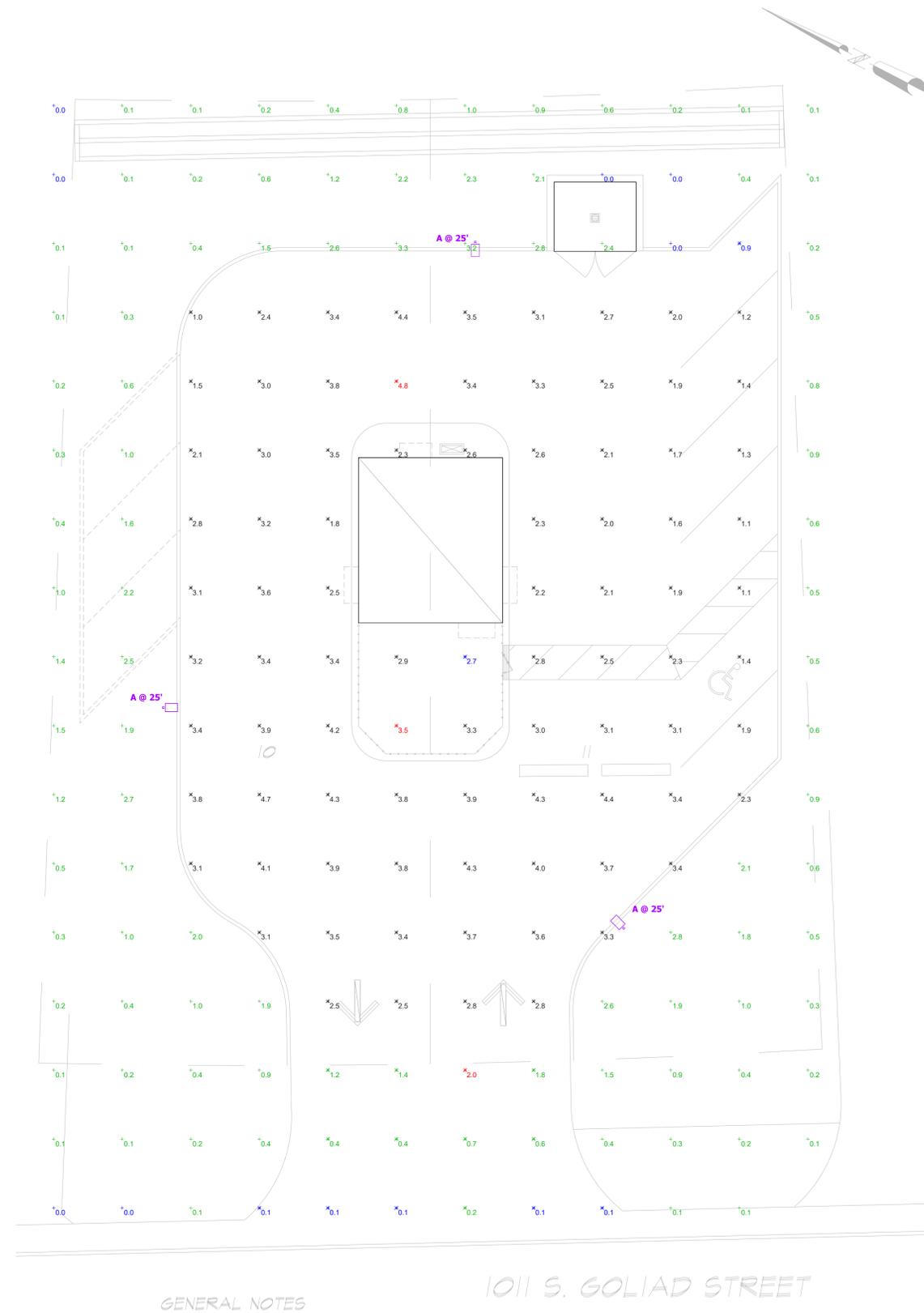
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DESCRIPTION								
SYMBOL	LABEL	QTY	MANUFACTURER	CATALOG NUMBER	FILENAME	LUMENS	LLF	WATTAGE
	A	3	ADVANTAGE LIGHTING SOLUTIONS	AL2-10040T4	AL2-10040T4.IES	13124	1	100.2

STATISTICS							
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX / MIN	AVG / MIN	GRID Z
ENTRY ONLY	X	0.7 fc	2.0 fc	0.1 fc	20.0:1	7.0:1	0
LOUNGE AREA ONLY	X	3.1 fc	3.5 fc	2.7 fc	1.3:1	1.1:1	0
OVERALL SITE	+	1.7 fc	4.8 fc	0.0 fc	N/A	N/A	0
PARKING & DRIVE LANE ONLY	X	2.9 fc	4.8 fc	0.9 fc	5.3:1	3.2:1	0

NOTES:  
 - WHEN LLF IS NOT 1 OR 0 THE WATTAGE DATA WILL NOT BE CORRECT.  
 - LUMINAIRES WERE DEFINED WITH PROPOSED OUTPUTS AND OPTICS.  
 - LUMINAIRES WERE PLACED AT PROPOSED LOCATIONS.  
 - CALCULATION VALUES ARE AT HEIGHT INDICATED ON STATISTICS TABLE.  
 - MOUNTING HEIGHTS ARE DESIGNATED AFTER TYPE LETTER - @ XX'.  
 - LUMINAIRE DESCRIPTION DOES NOT REFLECT EXACT SPECIFICATION MODEL NUMBER.  
 CONTACT SALESPERSON FOR COMPLETE MODEL NUMBERS AND LIGHT FIXTURE SCHEDULE.  
 - BACKGROUND WAS A PDF CONVERTED INTO A WORKING SCALED DWG FILE MAKING LUMINAIRE LOCATIONS AND VALUES BE CONSIDERED APPROXIMATE.

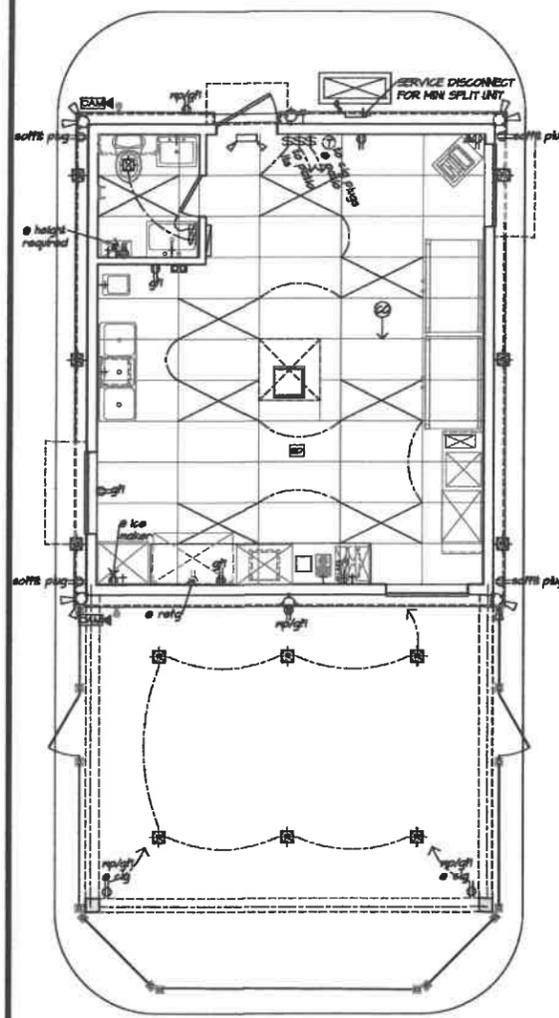


GENERAL NOTES

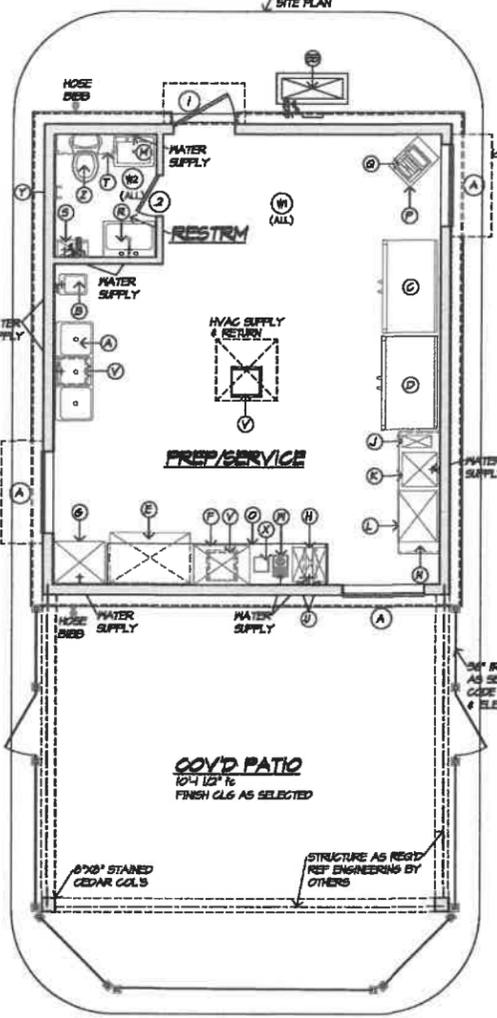
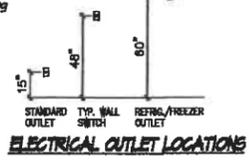
Plan View

5013 COFFEE  
 1011 S GOLIAD ST.  
 ROCKWALL, TX 75087

Designer  
 B. MOORE  
 Date  
 02/16/2026  
 Scale  
 1' = 10'  
 Drawing No.  
 1  
 SALES REP:  
 E. ASBURY



**REFLECTIVE CLG/LIGHTING & ELECTRICAL PLAN**  
 SCALE 1/4"=1'-0"  
 NOTE: FINAL SELECTION & PLACEMENT OF ALL INTERIOR & EXTERIOR LIGHTING & ELECTRICAL AS PER BUILDER/OWNER AGREEMENT



**NOTATION/FIXTURE PLAN**  
 SCALE 1/4"=1'-0"  
 COFFEE SHOP 304 SF  
 COVERED PATIO 888 SF

GANTILEVERED 2x8 FRAMED FINISH METAL CLAD FINISH AS SELECTED - REF ROOF PLAN FOR DIMENSIONS PROVIDE STRUCTURAL GANTILEVER SUPPORT AS REQ'D

**FRAMING NOTES**

- REFER TO STRUCTURAL ENGINEERING DRAWINGS BY OTHERS FOR ALL STATIC & DYNAMIC DESIGN SELECTIONS OF MATERIAL USE & ASSEMBLY OF ALL ELEMENTS INCLUDING BUT NOT LIMITED TO ALL HORIZONTAL & VERTICAL FRAMES, COLUMN PLATES, CONNECTIONS, BEAMS, WALLS, PLATES, PENETRATIONS, ROOF FRAMING, WIND BRACINGS, DRAINAGE & CONNECTIONS
  - FOUNDATION DESIGN BY OTHERS TO RECOGNIZE ALL LOAD TRANSFERS & TO APPROPRIATELY ACCOMMODATE THEM
  - STANDARD INTERIOR WALLS TO BE 2x4 @ 16" OC, BLOCKED @ MID-SPAN 1x6 @ 6" PITCH
  - EXTERIOR WALLS TO BE 2x6
- GENERAL NOTES:**
- PLATE LINE TO BE @ 10'-0" NOMINAL
  - LAY-IN FINISH CEILING @ 9'-0" AFF
  - ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION & SHALL NOTIFY DESIGNER IF ANY DISCREPANCIES ARE FOUND
  - ALL PLATE LINES AS NOTED ON ELEVATIONS
  - ALL WINDOW HEADERS AS NOTED
  - WATER HEATER TO BE TANKLESS TYPE AS REQUIRED & PLACED WHERE SHOWN OR BEST SUITED
  - ALL INTERIOR FINISHES TO BE AS SELECTED & AS NOTED
  - EXTERIOR WALLS TO BE 2x6

**DOOR SCHEDULE**

TYPE	SIZE	DESCRIPTION	#
1	STEEL EXTERIOR	3'-0" X 6'-6" NON FIRE RATED	1
2	SOLID CORE	2'-0" X 6'-6" INTERIOR AS SELECTED	1

W/CLOSER, PUSH BAR EXIT DEVICE & DEAD BOLT LOCK SET  
 \*\* - PAINT GRADE W/PRIVACY LOCK

**WINDOW SCHEDULE**

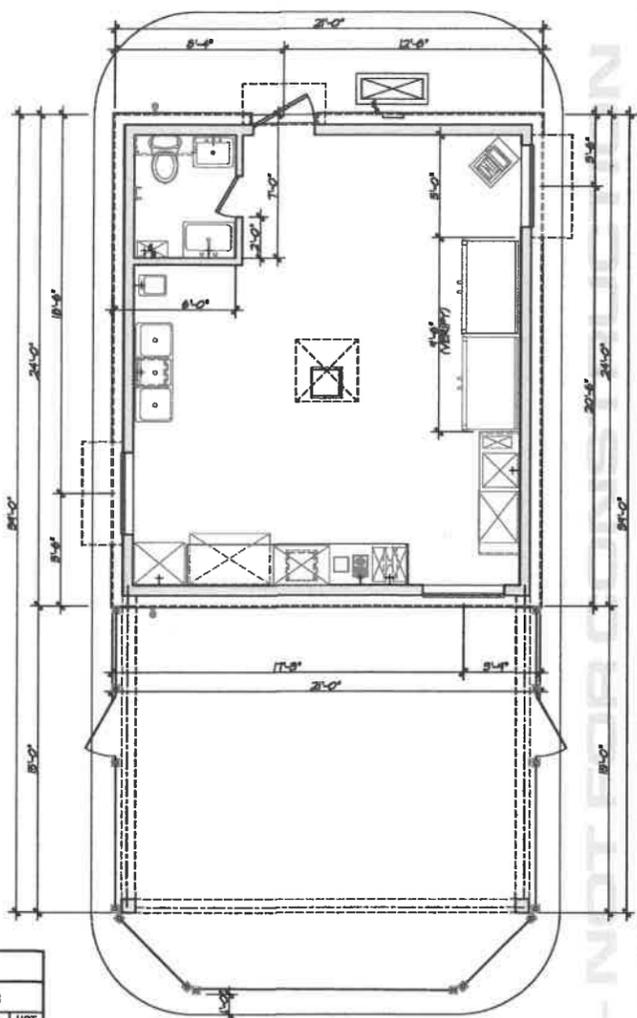
TYPE	SIZE	DESCRIPTION	#
A	HORIZ SL'DR	4'-0" X 3'-6" @ 6'-6" HDR	3

**ROOM FINISH SCHEDULE**

ROOM NAME	FLOORS		BASE		WALLS		CEILING	
	MATL	MATL FIN.	MATL	MATL FIN.	WALL 1/ALL	WALL 2/ALL	MATL	HGT
PREP/SERVICE	STAINED CONC	RUBBER	GYP BD	F.R.P BOARD	GYP BD	PAINT	LAY-IN/2x4 GRID	9'-0"
RESTROOM	STAINED CONC	RUBBER	GYP BD	F.R.P BOARD	GYP BD	PAINT	LAY-IN/2x4 GRID	9'-0"

**FIXTURE SCHEDULE**

ITEM	QTY	DESCRIPTION
A	3	COMP FREESTANDING SINK
B	1	FREESTANDING HAND WASH SINK
C	1	REFRIGERATOR
D	1	FREEZER
E	1	UNDER COUNTER REFRIGERATOR
F	1	GROUP ESPRESSO
G	1	ICE MAKER
H	1	REVERSE OSMOSIS WATER FILTER
J	1	BULK GRINDER
K	1	DOUBLE BATEIN BREWER
L	1	COUNTERTOP 30" MICROWAVE
M	1	FREESTANDING MOP SINK
N	1	PRE-FAB COUNTER/TABLE
O	1	MOB-BUILT COUNTER
P	1	CASH REGISTER TABLE
Q	1	CASH REGISTER
R	1	WALL MOUNT SINK
S	1	TANKLESS WATER HEATER
T	1	WALL MOUNT CABINET
U	2	COFFEE GRINDER
V	3	FLOOR SINK
W	1	CUP/GLASS WASHER
X	1	COUNTERTOP TRASH DROP
Y	1	TOILET PAPER HOLDER
Z	1	TOILET
AA	2	W/PR-FAB SIGN AS SELECTED
BB	1	NO BOX TRAY TO BE OR TOP OF BUILDING WITH
CC	1	BEHIND SPLIT HVAC UNIT
DD	1	AS REQUIRED/AS SELECTED ON CONC. PAD
EE	1	AS SELECTED @ 9'-0" AFF



**DIMENSION PLAN**  
 SCALE 1/4"=1'-0"

**LIGHTING/ELECTRICAL LEGEND**

SYMBOL	DESCRIPTION	NO.	NOTES
[Symbol]	ELECTRIC PANEL	1	AS REQUIRED BY CODE
[Symbol]	4" RECESSED SOFFIT LIGHT	12	AS SELECTED & ON TIMER
[Symbol]	DOUBLE FLOOD LIGHT	4	AS SELECTED & ON MOTION SENSOR
[Symbol]	WALL MOUNT BARN LIGHT	2	AS SELECTED & ON TIMER/REF ELEVATIONS
[Symbol]	C.CAMERA	2	AS SELECTED
[Symbol]	2x4 RECESSED FLUORESCENT FIXTURE	7	2x4 RECESSED FLUORESCENT FIXTURE, 3-IN LAMP, 32 WATT - SAFETY GRIDS REQUIRED ON ALL FIXTURES. DIMENSIONS OF 2x4 LAY-IN FIXTURES. THIS MUST BE SPECIFIC TO CEILING GRID
[Symbol]	STANDARD TELE/DATA OUTLET	1	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STD QUADRIPLEX OUTLET	3	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STD 220/240 OUTLET	1	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STANDARD TELEPHONE/ANALOG FAX	4	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STD DUPLEX OUTLET	10	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STANDARD GR DUPLEX OUTLET	2	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STANDARD SWITCH	4	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	RECESSED EXHAUST FAN	1	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	THERMOSTAT	1	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	SMOKE DETECTOR	1	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	EMERGENCY LIGHTING/EXIT	1	EXTERIOR EXIT LIGHTS SHALL HAVE A MINIMUM 90 MINUTE BATTERY BACK-UP POWER FOR EMERGENCY USE

The general contractor shall verify the accuracy of all dimensions and conditions of the site and building prior to the start of construction. MROUSE DESIGNS will not be responsible for any discrepancies or errors in the construction documents. These construction documents are provided for informational purposes only and do not constitute a contract. The general contractor (or their representative) shall be responsible for verifying all dimensions and conditions of the site and building prior to the start of construction. MROUSE DESIGNS shall be notified immediately of any discrepancies with these construction documents prior to the start of construction. It is the responsibility of the contractor to verify all dimensions and conditions of the site and building prior to the start of construction. MROUSE DESIGNS does not warrant any aspect of the construction documents. All construction documents are prepared by a qualified professional engineer.

**5013 COFFEESHOP**  
**1011 S. GOLIAD ST.**  
**ROCKWALL, TX**

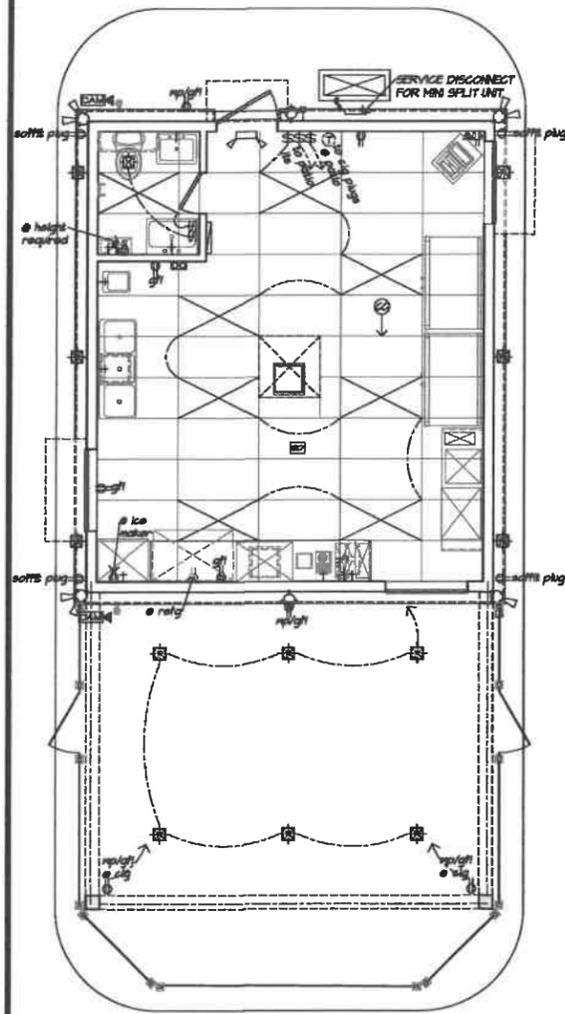
**MRowse Designs**  
 2307 HIGHWAY 82  
 SACHSE, TEXAS 75048  
 (214) 801-9944  
 mrowse designs.com  
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REVISED DATE  
 1/22/26

SHEET  
 A/1

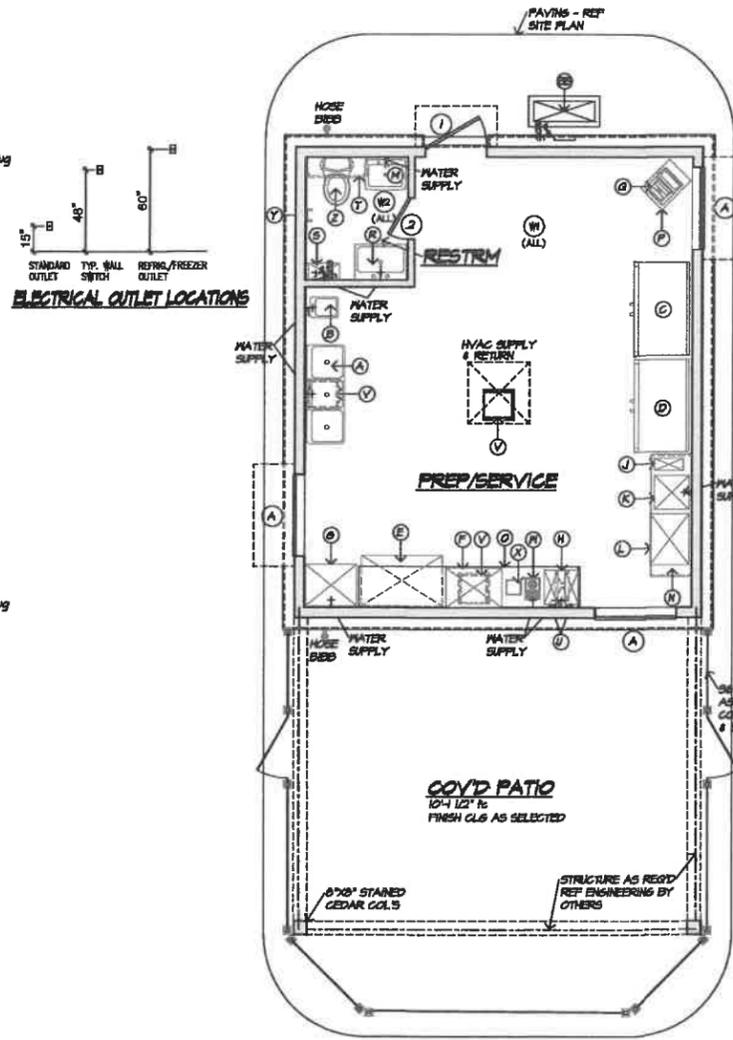
DESIGN NUMBER  
 C-5013-CS

FOR REVIEW ONLY - NOT FOR CONSTRUCTION



**REFLECTIVE CLG/LIGHTING & ELECTRICAL PLAN**

SCALE 1/4"=1'-0"  
 NOTE:  
 FINAL SELECTION & PLACEMENT OF ALL INTERIOR & EXTERIOR LIGHTING & ELECTRICAL AS PER BUILDER/OWNER AGREEMENT



**NOTATION/FIXTURE PLAN**

SCALE 1/4"=1'-0"  
 COFFEE SHOP 304 SF  
 COVERED PATIO 365 SF

**FRAMING NOTES**

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- EXTERIOR WALLS TO BE 2x6

**GENERAL NOTES:**

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- LAY-IN FINISH CEILING @ 9'-0" AFF
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- ALL WINDOW HEADERS AS NOTED
- WATER HEATER TO BE TANKLESS TYPE AS REQUIRED & PLACED WHERE SHOWN OR BEST SUITED
- ALL INTERIOR FINISHES TO BE AS SELECTED & AS NOTED
- EXTERIOR WALLS TO BE 2x6

**DOOR SCHEDULE**

TYPE	SIZE	DESCRIPTION	#
1	3'-0" X 6'-8"	NON FIRE RATED	1
2	2'-0" X 6'-8"	INTERIOR AS SELECTED	1

W/CLOSER, PUSH BAR EXT DEVISE & DEAD BOLT LOCK SET  
 \*\* - PAINT GRADE W/PRIVACY LOCK

**WINDOW SCHEDULE**

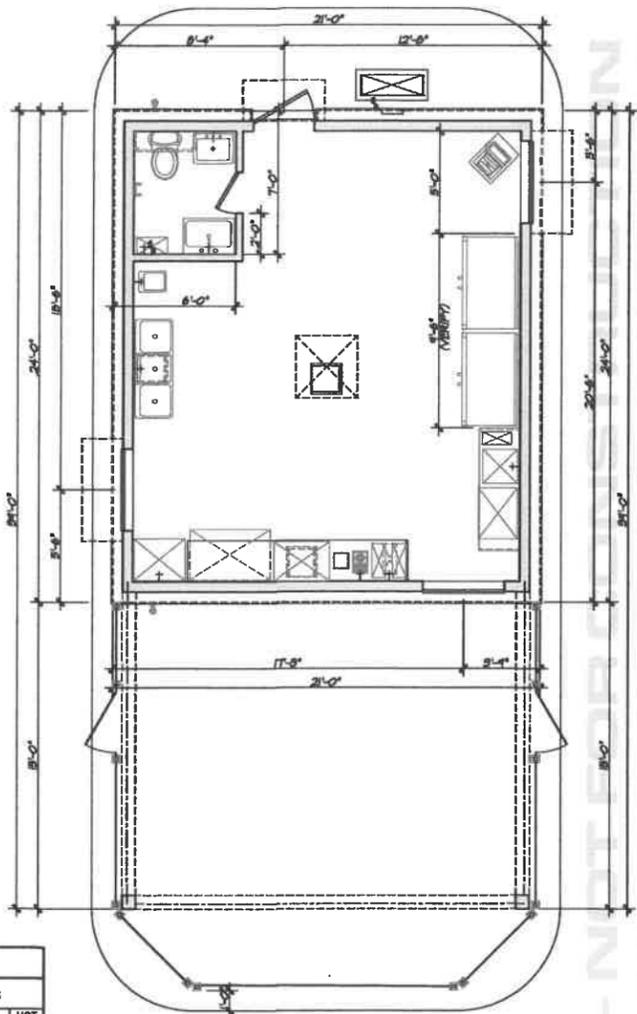
TYPE	SIZE	DESCRIPTION	#
A	4'-0" X 3'-6"	@ 8'-6" HDR	3

**ROOM FINISH SCHEDULE**

ROOM NAME	FLOORS	BASE	WALLS		CEILING	
			WALL 1/ALL	WALL 2/ALL	MATL	HGT
PREP/SERVICE		STAINED CONC	RUBBER	GYP BD / F.R.P. BOARD	LAY-IN/2x4 GRID	9'-0"
RESTROOM		STAINED CONC	RUBBER	GYP BD/PAINT	LAY-IN/2x4 GRID	9'-0"

**FIXTURE SCHEDULE**

ITEM	QTY	DESCRIPTION
A	3	COMP FREESTANDING SINK
B	1	STAINLESS STEEL
C	1	AS SELECTED
D	1	AS SELECTED
E	1	AS SELECTED
F	1	AS SELECTED
G	1	AS SELECTED
H	1	AS SELECTED
I	1	AS SELECTED
J	1	AS SELECTED
K	1	AS SELECTED
L	1	AS SELECTED
M	1	AS SELECTED
N	1	AS SELECTED
O	1	AS SELECTED
P	1	AS SELECTED
Q	1	AS SELECTED
R	1	AS SELECTED
S	1	AS SELECTED
T	1	AS SELECTED
U	2	AS SELECTED
V	3	AS SELECTED
W	1	AS SELECTED
X	1	AS SELECTED
Y	1	AS SELECTED
Z	1	FLOOR MOUNT AS SELECTED
AA	2	NO SIDE TRIM @ 5' OR 2x4 OF BUILDING WITH BRUSHED SPLIT HVAC UNIT
BB	1	AS REQUIRED/AS SELECTED ON CONC. PAD
CC	2	AS SELECTED @ 9'-0" AFF



**DIMENSION PLAN**

SCALE 1/4"=1'-0"

The general contractor shall verify the accuracy of all dimensions and conditions of the site prior to the start of construction. MR/RAISE DESIGNS shall not be responsible for the accuracy of any dimensions or conditions of the site. The general contractor shall be responsible for the accuracy of any dimensions or conditions of the site. MR/RAISE DESIGNS shall not be responsible for the accuracy of any dimensions or conditions of the site. MR/RAISE DESIGNS shall not be responsible for the accuracy of any dimensions or conditions of the site.

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REVISED DATE  
 1/22/22

SHEET  
 A/

DESIGN NUMBER  
 C-5013-CS

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